**CITY OF CHESTERFIELD**
**PLANNING COMMISSION MEETING**
**MONDAY - MAY 14, 2007**
**7:00 PM**

# AGENDA

## I. ROLL CALL

## II. INVOCATION

## III. PLEDGE OF ALLEGIANCE

## IV. PUBLIC HEARINGS

**A.** **P.Z. 11-2007 J&T Holdings (612 Cepi)**: A request for a change of zoning from an "M3" Planned Industrial District to a "PC" Planned Commercial District for an approximately 0.75 acre tract of land located at 612 Cepi Drive south of the intersection of Chesterfield Airport Road and Cepi Drive.

*The public may speak on this item tonight.*

**B.** **P.Z. 15-2007 Cambridge Engineering (Kramer Commerce Center):** A request for an amendment to City of Chesterfield Ordinance 1717 to amend the parking setbacks and development requirements for a 19.8 acre tract of land zoned "PI" Planned Industrial District located north of the intersection of Spirit Drive North and Chesterfield Airport Road, south of I-64/ U.S. 40-61, and west of Trade Center Boulevard. (17V610040, 17V620083, 17V620094, and 17V629402)

*The public may speak on this item tonight.*

**C.** **P.Z. 18-2007 Stoneridge Office Building (Ordinance Amendment)**: A request for an amendment to City of Chesterfield Ordinance 2145 to amend the parking requirements for a 9.3 acre "PC" Planned Commercial District located east of Highway 40 and Timberlake Manor at 14532 South Outer Forty Drive (19R610026 and 19R610312)

*The public may speak on this item tonight. There will be no vote taken tonight.*

## V. APPROVAL OF MEETING MINUTES

**A.** Approval of April 23, 2007 Planning Commission Minutes

## VI. PUBLIC COMMENT

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

**A.** **Bacana Brasil**: Amended Architectural Elevations for a 3.7 acre parcel zoned "C-8" Planned Commercial located on the north side of Chesterfield Parkway, east of Justus Post Road.

*The Planning Commission may vote on this item tonight.*

**B.** **Larry Enterprises/Lynch Hummer (MPD Investments, LLC):** Amended Site Development Concept Plan and Conceptual Landscape Plan for a 14.11 acre parcel zoned "PI" Planned Industrial District located west of Boone's Crossing on the north side of North Outer Forty Road.

*The Planning Commission may vote on this item tonight.*

**C.** **MPD Investments, LLC (Larry Enterprises/Lynch Hummer Lot A1)**: Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 7.02 acre parcel zoned "PI" Planned Industrial District located west of Boone's Crossing on the north side of North Outer Forty Road.

*The Planning Commission may vote on this item tonight.*

**D.** **Mobil Mart (Clayton and Baxter)**: Amended Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a gas station/convenience store in a "PC" Planned Commercial District located on the northwest corner of Baxter and Clayton Roads.

*The Planning Commission may vote on this item tonight.*

**E.** **Pfizer PGM Biopharma Building Amended Site Development Concept Plan**: An Amended Site Development Concept Plan for a 200.51 acre lot of land located at the northeast corner of 700 Chesterfield Parkway West.

*The Planning Commission may vote on this item tonight.*

**F.** **Pfizer PGM Biopharma Building Site Development Section Plan**: A Site Development Section Plan, Landscape Plan and Architectural Elevations for a 200.51 acre lot of land located at the northeast corner of 700 Chesterfield Parkway West.

*The Planning Commission may vote on this item tonight.*

**G.** **The Village at Olde Baxter Square:** A Record Plat for a 2.0 acre lot of land zoned "R-4" Residence District, under a Planned Environment Unit Procedure, located at the southwest corner of Old Baxter Road and Century Lake Drive.

*The Planning Commission may vote on this item tonight.*

**H.** **Tuscany Reserve**: A Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, and Architectural Elevations for a 58.15 acre lot of land zoned "E-One Acre" Estate Residence District, and "E-Two Acre" Estate Residence District, located north of Strecker Road and east of Church Road.

*The Planning Commission may vote on this item tonight.*

**I.** **Chesterfield Commons Six Lot 3 (Chick-Fil-A)**: Amended Sign Package for a "C-8" Planned Commercial District located on the north side of Chesterfield Airport Road and 1,450 feet west of Boones Crossing.

*The Planning Commission may vote on this item tonight.*

## VIII. OLD BUSINESS

**A.** **P.Z. 9-2006 St. Luke's Episcopal Presbyterian Hospitals (Parcel D):** A request for a change of zoning from "NU" Non-Urban District, "FPNU" Flood-Plain Non-Urban District and "R1" Residence District/FPR1" Flood-Plain Residence District to "MU" Medical Use District for four (4) parcels of land located ¼ mile north of the Woods Mill and Conway Roads intersection. The total area to be rezoned 14.0 acres. (Locator Numbers: 18Q420023,18Q510014,18Q510025, 18Q510036)

*The Planning Commission may vote on this item tonight.*

**B.** **P.Z. 02-2007 The Estates at Upper Kehrs Mill (Miceli Construction):** A request for a change of zoning from "NU" Non-Urban to "E" One Acre District for a 10.2 acre tract of land located on the eastern side of Kehrs Mill Road, 4,100 feet south of its intersection with Wild Horse Creek Road. (19U530062, 19U530392)

*The Planning Commission may vote on this item tonight.*

**C.** **P.Z. 07-2007 Spirit Valley Business Park (18652, 18630, 18650, and 18660 Olive Road):** A request for a change of zoning from "NU" Non-Urban to "PI" Planned Industrial for 52.89 acres of land located south of Olive Street Road, east of Wardenburg. (17W420057, 17W420035, 17W230010, 17W230021)

*The Planning Commission may vote on this item tonight.*

**D.** **P.Z. 10-2007 Surrey Place (St. Luke's Episcopal Presbyterian Hospital)**: A request to amend Conditional Use Permit Number 561 to add hospital as a permitted use for an approximately 10.751 acre tract of land located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard. (17R530197)

*The Planning Commission may vote on this item tonight.*

**E.** **P.Z. 11-2007 J&T Holdings (612 Cepi)**: A request for a change of zoning from an "M3" Planned Industrial District to a "PC" Planned Commercial District for an approximately 0.75 acre tract of land located at 612 Cepi Drive south of the intersection of Chesterfield Airport Road and Cepi Drive.

*The Planning Commission may vote on this item tonight.*

**F.** **P.Z. 14-2007a Wilson Bluffs (SMS Group, L.L.C.):** A request for a change of zoning from "NU" Non-Urban District to "E-One Acre" Estate District for a 3.28 acre tract of land located on the west side of Wilson road, directly north of Wilson Manors II Subdivision.

*The Planning Commission may vote on this item tonight.*

G. **P.Z. 15-2007 Cambridge Engineering (Kramer Commerce Center)**: A request for an amendment to City of Chesterfield Ordinance 1717 to amend the parking setbacks and development requirements for a 19.8 acre tract of land zoned "PI" Planned Industrial District located north of the intersection of Spirit Drive North and Chesterfield Airport Road, south of I-64/U.S. 40-61, and west of Trade Center Boulevard. (17V610040, 17V620083, 17V620094, and 17V629402)

*The Planning Commission may vote on this item tonight.*

H. **P.Z. 16-2007 Valley Gates Subdivision (16845 N. Outer 40 Road):** A request for an amendment to City of Chesterfield Ordinance 2154 to allow for a change to the parking and building setbacks, building height and number of permitted buildings for a 7.698 acre tract of land zoned "PC" Planned Commercial located north of North Outer Forty and east of Boone's Crossing at 16845 North Outer Forty Road. (17T520073)

*The Planning Commission may vote on this item tonight.*

## IX. NEW BUSINESS

### A. Appointment of Nominating Committee

## X. COMMITTEE REPORTS

## XI. ADJOURNMENT

Note: The Planning Commission will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

IV. A.

**NOTICE OF PUBLIC HEARING**
**CITY OF CHESTERFIELD**
**PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold Public Hearings on May 14, 2007, at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.
Said hearings will be as follows:

**P.Z. 11-2007 J&T Holdings (612 & 614 Cepi)**: A request for a change of zoning from an "M3" Planned Industrial District to a "PC" Planned Commercial District for an approximately 0.75 acre tract of land located at 612 & 614 Cepi Drive south of the intersection of Chesterfield Airport Road and Cepi Drive. (17V330122)
Permitted Uses:
(e) Associate work and storage areas required by a business, firm or service to carry on business operations.
(x) Medical and dental offices.
(z) Offices or office buildings.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Jennifer Yackley, Project Planner, by telephone at 636-537-4743 or by email at jyackley@chesterfield.mo.us.

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

Description of Property

All of Lot 5 of the Amended Plat of Chesterfield Executive Park as recorded in Plat Book 231, Page 59 of the St. Louis County Records.

# IV. B.

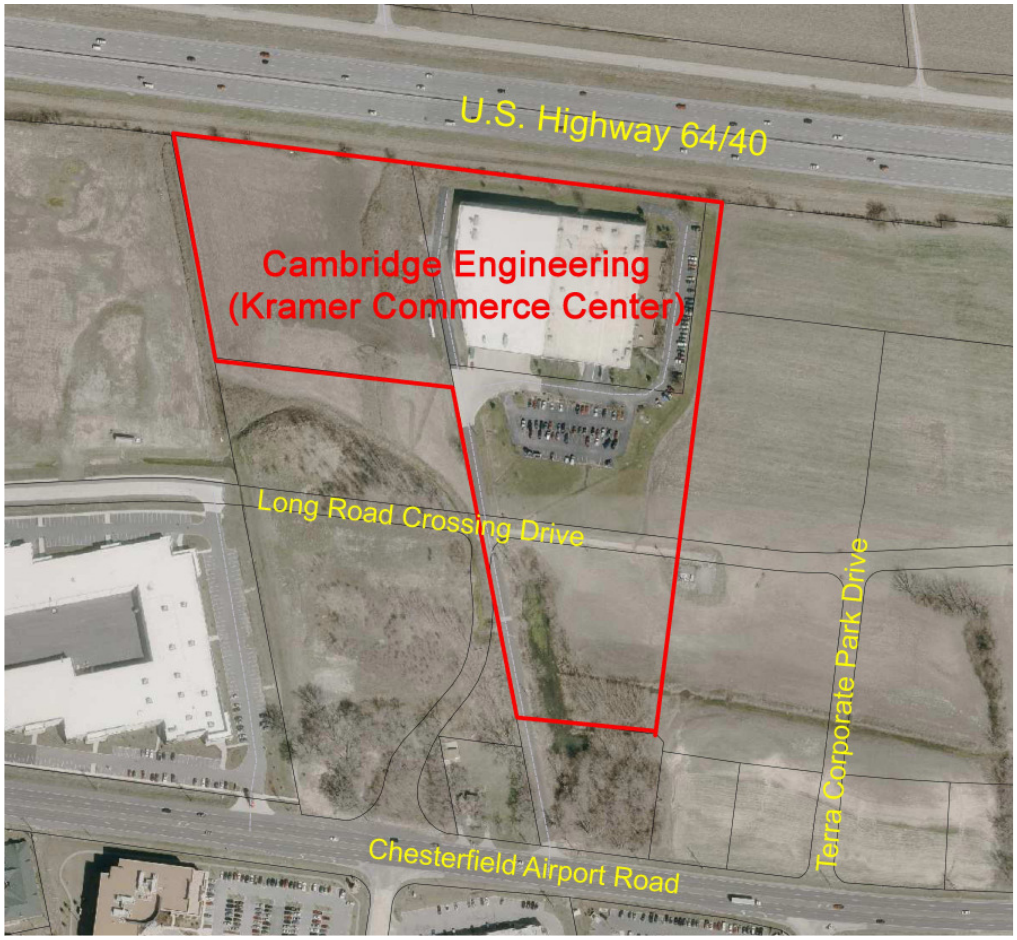
**NOTICE OF PUBLIC HEARING**
**CITY OF CHESTERFIELD**
**PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, May 14, 2007, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.
Said hearings will be as follows:

**P.Z. 15-2007 Cambridge Engineering (Kramer Commerce Center)**: a request for an amendment to City of Chesterfield Ordinance 1717 to amend the parking setbacks and development requirements.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mrs. Mara Perry, Senior Planner, by telephone at 636-537-4744 or by email at mperry@chesterfield.mo.us

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



Description of Property

A tract of land being part of U.S. Survey 1010 and part of Lot 1 of the Subdivision of Lands of Spencer Tyler, according to the plat thereof recorded in Deed Book 7 Page 25 of the St. Louis County Recorder's Office located in U.S. Survey 419, all in Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Southerly line of Missouri Interstate Highway 64 and the Northeasterly line of above said U.S. Survey 419, said point also being the Northwesterly corner of a tract of land as conveyed to Kramer Assets Group, LLC, as recorded in Book 11776 Page 2307 of above said records; thence along the Southerly line of said Interstate 64 and the Northerly line of said Kramer Assets Group, LLC and the Northerly line of a tract of land as conveyed to Kramer Assets Group, LLC, as recorded in Book 12523 Page 1389 of above said records the following courses and distances; thence South 83 degrees 04 minutes 20 seconds East 611.18 feet to a point of curvature to the left for which the radius point bears North 06 degrees 55 minutes 40 seconds East 34517.47; thence along said curve to the left with a chord which bears South 83 degrees 05 minutes 43 seconds East 27.51 feet an arc length of 27.51 feet to the Northwesterly corner of a tract of land as conveyed to Terra Investments, L.L.C. by instrument recorded in Book 11999 Page 1013 of said Recorder's Office; thence along the Westerly and Northerly lines of said Terra Investments, L.L.C. tract the following courses and distances; thence South 06 degrees 55 minutes 24 seconds West 1095.67 feet; thence North 83 degrees 06 minutes 20 seconds West 289.72 feet to the Northeasterly line of above said U.S. Survey 419, said point also being the Southwesterly line of said U.S. Survey 1010; thence along said Northeasterly line of U.S. Survey 419 North 10 degrees 51 minutes 03 seconds West 688.01 feet; thence departing said Northeasterly line North 83 degrees 04 minutes 20 seconds West 494.08 feet to the Southwesterly line of above said Lot 1 of the Subdivision of Lands of Spencer Tyler, said point also being on the Southeasterly line of a tract of land as conveyed to Danna Development, L.L.C. by instrument recorded in Book 12836 Page 324 of above said records; thence along said Southwesterly line of Lot 1 of the Subdivision of the Lands of Spencer Tyler, North 10 degrees 53 minutes 25 seconds West 462.87 feet to the Southerly line of above said Missouri Interstate Highway 64; thence along said Southerly line South 83 degrees 04 minutes 20 seconds East 494.41 feet to the Point of Beginning and containing 727,738 square feet or 16.707 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on June 28, 2006.

# KRAMER COMMERCE CENTER
# PRELIMINARY PLAN

A TRACT OF LAND BEING PART OF U.S. SURVEY 1010 AND PART OF LOT 1
OF THE SUBDIVISION OF SPENCER TYLER ESTATE IN U.S. SURVEY 419 TOWNSHIP 45
NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI

## GENERAL NOTES

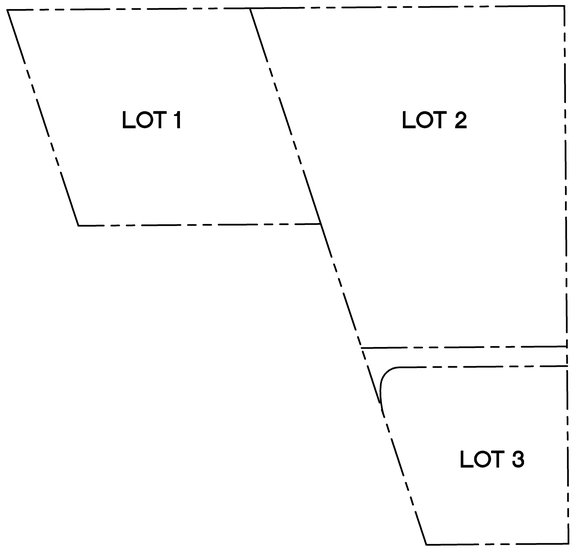
1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. GRADING & STORM WATER PER THE CITY OF CHESTERFIELD AND THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
3. NO SLOPE SHALL EXCEED A 3:1 SLOPE, EXCLUDING LANDSCAPING BERMS.
4. ALL UTILITIES SHOWN HAVE BEEN 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
5. **ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.**
6. FOR CLARITY, STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED ALONG LONG ROAD CROSSING DRIVE AS REQUIRED PER THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE SECTION 1005.320.
7. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
8. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
9. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
10. ALL BUILDINGS SHALL BE CONSTRUCTED OF DECORATIVE MASONRY, GLASS TILT-UP CONCRETE AND/OR PRE CAST CONCRETE PANELS. DESIGN TO SIMILAR TO BUILDINGS CONSTRUCTED WITHIN THE SPIRIT TRADE CENTER DEVELOPMENT.
11. REQUIRED SITE SETBACKS:
    BUILDING AND STRUCTURE SETBACKS:
    - 90' FROM NEW ROW OF I-64/US 40-61
    - 55' FROM SOUTHERN DISTRICT BOUNDARY AT BUILDING "B"
    - 165' FROM SOUTHERN DISTRICT BOUNDARY AT BUILDING "C"
    - 30' FROM WESTERN DISTRICT BOUNDARY
    - 90' FROM EASTERN DISTRICT BOUNDARY
    - 60' FROM THE PROPOSED LONG ROAD CROSSING DRIVE
    - 10' FROM THE PROPOSED ROW BETWEEN BUILDING "A" AND BUILDING "C"

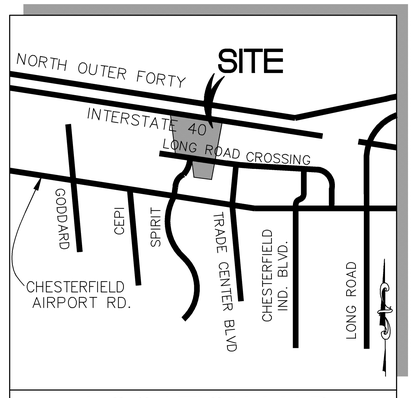
    PARKING AND LOADING SETBACKS
    - 30' FROM NEW ROW OF I-64/US 40-61
    - 30' FROM SOUTHERN DISTRICT BOUNDARIES
    - 25' FROM THE EAST AND WEST DISTRICT BOUNDARIES
    - 15' FROM ROW FROM PRINCIPAL INTERNAL STREETS
    - 10' FROM INTERNAL LOT LINES - WITH THE EXCEPTION OF SHARED DRIVEWAYS
12. NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE DITCHES.
13. ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
14. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY
15. ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
16. STREET TREES SHALL BE PROVIDED ALONG BOTH SIDES OF THE PUBLIC ROAD IN ACCORDANCE WITH SECTION 1005.340 OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
17. STREET LIGHTING ALONG LONG ROAD CROSSING DRIVE TO BE REQUIRED AS PER THE CHESTERFIELD VALLEY MASTER STREET LIGHTING PLAN.
18. SLEEVES FOR FUTURE TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED ADJACENT AND/OR PARALLEL TO ANY PROPOSED ROADWAY, OR OTHER LOCATION AS DIRECTED BY THE CITY OF CHESTERFIELD, IN ORDER TO FACILITATE THE INSTALLATION OF UTILITIES AND TELECOMMUNICATION INFRASTRUCTURE FOR CURRENT
19. TEMPORARY OFF-SITE GRADING EASEMENTS SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF ANY OFF-SITE GRADING
20. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
21. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
22. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
23. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

    SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA OF 500-YEAR FLOOD, AREA OF 100-YEAR FLOOD WITH AVERAGE
24. DEPTHS OF LESS ONE (1) FOOT OR WITH DRAINAGE AREA LESS THAN ONE (1) SQUARE MILE, AND AREAS PROTECTED BY LEVEE FROM 100-YEAR FLOOD) AND FLOOD ZONE "AH" (FLOOD DEPTHS OF 1-3 FEET, USUALLY AREAS OF PONDING, BASE FLOOD ELEVATIONS = 454 AND 455) PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
25. A BOUNDARY ADJUSTMENT PLAT WILL BE PREPARED AND SUBMITTED PRIOR TO BUILDING PERMIT APPLICATION.
26. THIS SITE WILL BE REQUIRED TO PARTICIPATE IN THE CITY OF CHESTERFIELD'S VALLEY WIDE MITIGATION BANK. THERE IS 1.36 ACRES OF WETLANDS DEDICATED ON THIS SITE WHICH WILL REQUIRE A TOTAL OF 1.40 ACRES OF MITIGATION CREDIT TOTALING $35,063.00.
27. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

## LEGEND

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING




LOCATION MAP
(NOT TO SCALE)

## ABBREVIATIONS

| | | |
|---|---|---|
| C.O. | - | CLEANOUT |
| DB. | - | DEED BOOK |
| E | - | ELECTRIC |
| FL | - | FLOWLINE |
| FT | - | FEET |
| FND. | - | FOUND |
| G | - | GAS |
| M.H. | - | MANHOLE |
| N/F | - | NOW OR FORMERLY |
| PB. | - | PLAT BOOK |
| PG. | - | PAGE |
| P.V.C. | - | POLYVINYL CHLORIDE PIPE |
| R.C.P. | - | REINFORCED CONCRETE PIPE |
| SQ. | - | SQUARE |
| T | - | TELEPHONE CABLE |
| TYP. | - | TYPICAL |
| V.C.P. | - | VETRIFIED CLAY PIPE |
| W | - | WATER |
| (86'W) | - | RIGHT-OF-WAY WIDTH |

## PERTINENT DATA

| | | |
|---|---|---|
| OWNER | = | KRAMER ASSET GROUP L.L.C. |
| ZONING | = | M3 & P.C. ORDINANCE No. 129-78 |
| LOCATOR NUMBER | = | 17V62-0083, 17V62-0094 & 17V61-0040 |
| SITE ACREAGE | = | 16.707 Acres ± |
| FIRE DISTRICT | = | CHESTERFIELD FIRE PROTECTION DISTRICT |
| SCHOOL DISTRICT | = | ROCKWOOD R6 |
| SEWER DISTRICT | = | M.S.D. |
| WATER SHED | = | BONHOMME CREEK |
| WATER SERVICE | = | ST. LOUIS CO. WATER COMPANY |
| GAS SERVICE | = | LACLEDE GAS COMPANY |
| ELECTRIC SERVICE | = | AMERENUE ELECTRIC COMPANY |
| PHONE SERVICE | = | S.W.B.T. |

## PROPERTY DESCRIPTION

Total Tract

A tract of land being part of U.S. Survey 1010 and part of Lot 1 of the Subdivision of Lands of Spencer Tyler, according to the plat thereof recorded in Deed Book 7 Page 25 of the St. Louis County Recorder's Office located in U.S. Survey 419, all in Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Southerly line of Missouri Interstate Highway 64 and the Northeasterly line of above said U.S. Survey 419, said point also being the Northwesterly corner of a tract of land as conveyed to Kramer Assets Group, L.L.C, as recorded in Book 11776 Page 2307 of above said records; thence along the Southerly line of said Interstate 64 and the Northerly line of said Kramer Assets Group, L.L.C and the Northerly line of a tract of land as conveyed to Kramer Assets Group, L.L.C, as recorded in Book 12523 Page 1389 of above said records the following courses and distances; thence South 83 degrees 04 minutes 20 seconds East 611.18 feet to a point of curvature to the left for which the radius point bears North 06 degrees 55 minutes 40 seconds East 3451.7.47; thence along said curve to the left with a chord which bears South 83 degrees 05 minutes 43 seconds East 27.51 feet an arc length of 27.51 feet to the Northwesterly corner of a tract of land as conveyed to Terra Investments, L.L.C. by instrument recorded in Book 11999 Page 1013 of said Recorder's Office; thence along the Westerly and Northerly lines of said Terra Investments, L.L.C. tract the following courses and distances; thence South 06 degrees 55 minutes 24 seconds West 1095.67 feet; thence North 83 degrees 06 minutes 20 seconds West 289.72 feet to the Northeasterly line of above said U.S. Survey 419, said point also being the Southwesterly line of said U.S. Survey 1010; thence along said Northeasterly line of U.S. Survey 419 North 10 degrees 51 minutes 03 seconds West 688.01 feet; thence departing said Northeasterly line North 83 degrees 04 minutes 20 seconds West 494.08 feet to the Southwesterly line of above said Lot 1 of the Subdivision of Lands of Spencer Tyler, said point also being on the Southeasterly line of a tract of land as conveyed to Danna Development, L.L.C. by instrument recorded in Book 12836 Page 324 of above said records; thence along said Southwesterly line of Lot 1 of the Subdivision of the Lands of Spencer Tyler, North 10 degrees 53 minutes 25 seconds West 462.87 feet to the Southerly line of above said Missouri Interstate Highway 64; thence along said Southerly line South 83 degrees 04 minutes 20 seconds East 494.41 feet to the Point of Beginning and containing 727,738 square feet or 16.707 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on June 28, 2006.

## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from record survey information only and does not represent a property boundary survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D

Daniel Ehlmann, Missouri L.S. No. 2215

This Preliminary Plan was approved by the City of Chesterfield Planning Commission and duly verified on the_____day of_____, of 2007, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Concept Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

_____

_____

**PREPARED FOR:**
KRAMER ASSET GROUP L.L.C.
#17825 CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO 63005
(636)532-2233

**SITE BENCHMARK**

ELEV.=458.00
RAILROAD SPIKE IN POWER POLE IS APPROXIMATELY 190' SOUTH OF SOUTHWEST CORNER OF CAMBRIDGE ENGINEERING WAREHOUSE BUILDING.

**M.S.D. BENCHMARK**

M.S.D. BENCHMARK #11-44 ELEV.=461.85
"SQ" ON SOUTHWEST CORNER OF CONCRETE STEP TO HOUSE #17839 CHESTERFIELD AIRPORT ROAD.

M.S.D. P# XXXXX
BASE MAP # 17-V

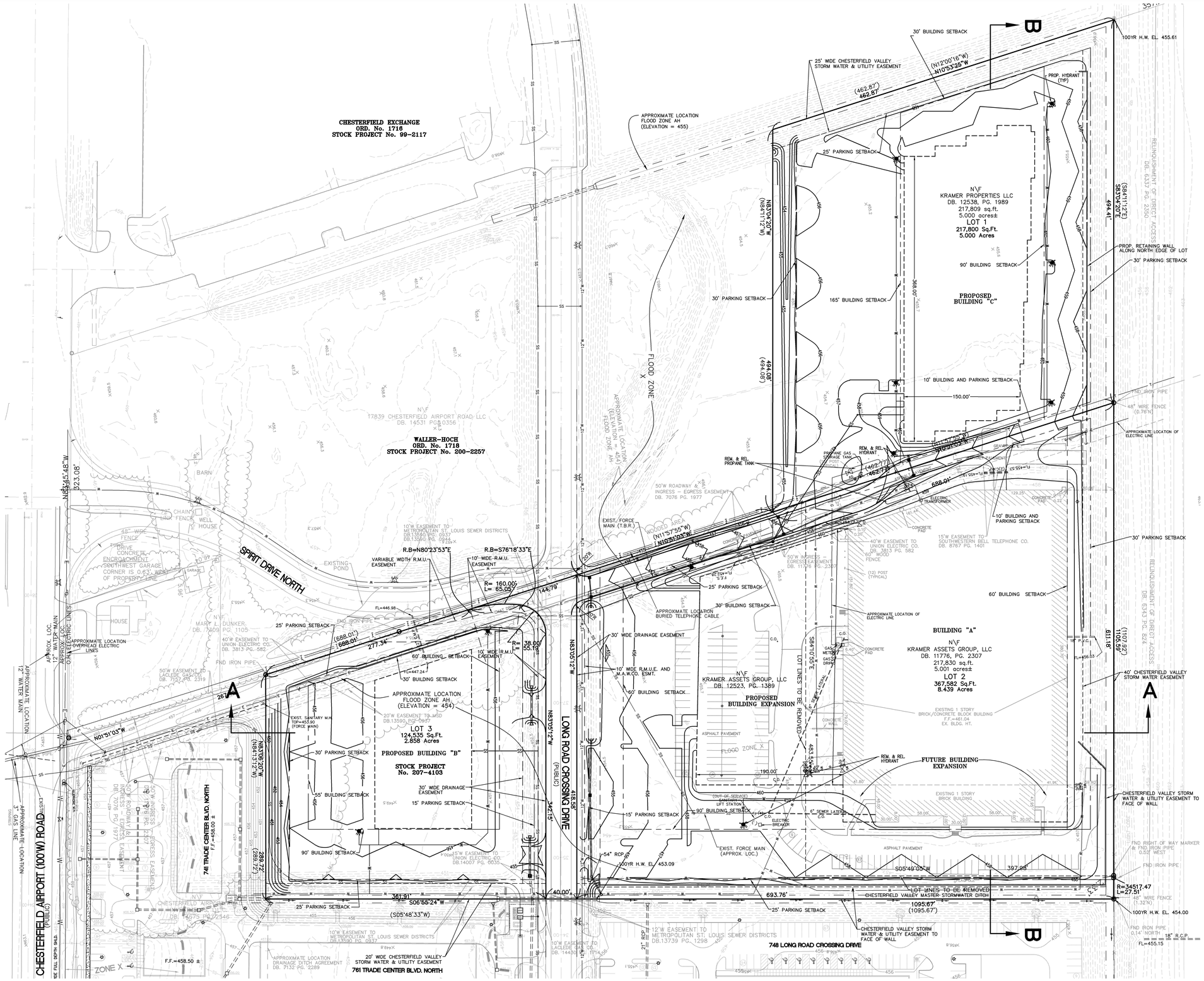
04/27/07
GEORGE M. STOCK E-25116

⚠1 04/27/07 - REVISED PER CITY COMMENTS

KRAMER COMMERCE CENTER
PRELIMINARY PLAN

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| A.C.D. | 04/12/07 | D.P.B. | 04/12/07 | 99-1990.04 | 1 of 3 |




⚠ 04/27/07 – REVISED PER CITY COMMENTS

M.S.D. P# XXXXX

BASE MAP # 17–V

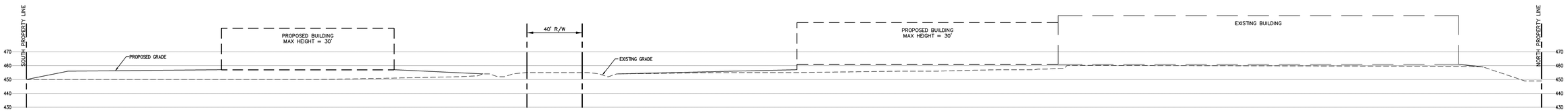
# KRAMER COMMERCE CENTER

## PRELIMINARY PLAN


STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

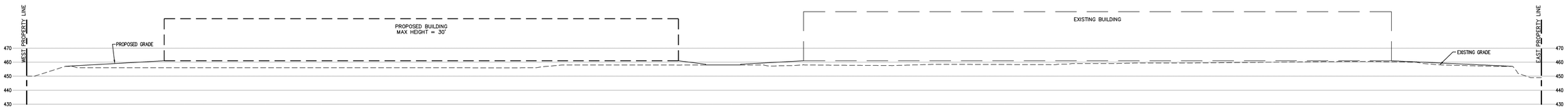

04/27/07
GEORGE M. STOCK E-25116

| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| A.C.D. | 04/12/07 | D.P.B. | 04/12/07 | 99–1990.04 | 2 of 3 |




## SECTION A-A

SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=30'




## SECTION B-B

SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=30'

⚠ 04/27/07 – REVISED PER CITY COMMENTS

M.S.D. P# XXXXX
BASE MAP # 17–V

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| A.C.D. | 04/12/07 | D.P.B. | 04/12/07 | 99–1990.04 | 3 of 3 |

IV.C

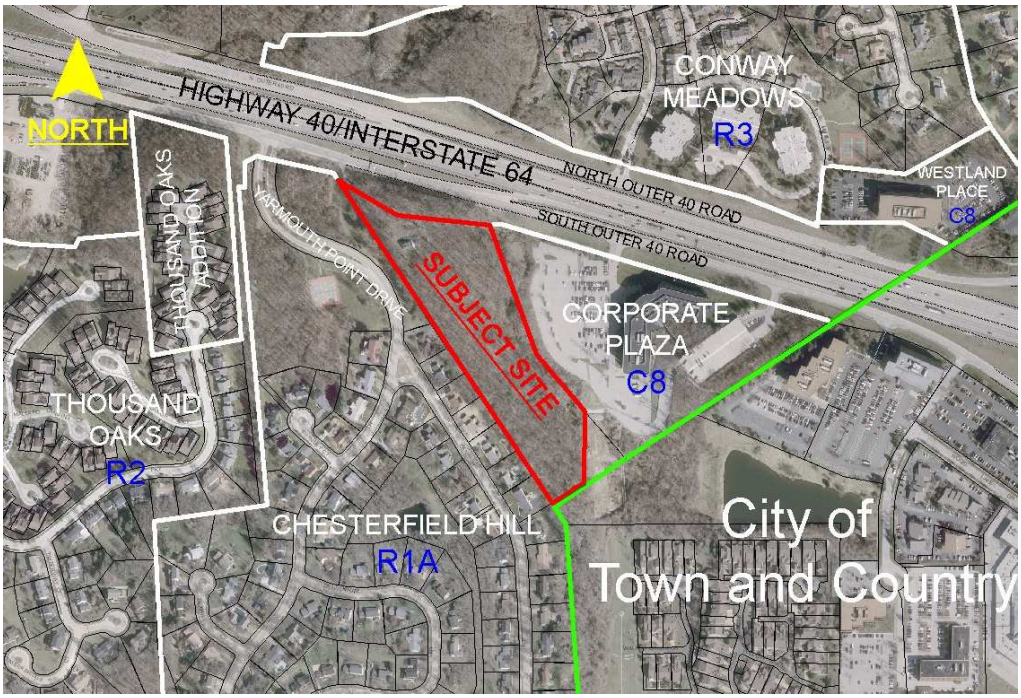
**NOTICE OF PUBLIC HEARING**
**CITY OF CHESTERFIELD**
**PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, May 14, 2007, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.
Said hearings will be as follows:

**P.Z. 18-2007 Stoneridge Office Building (Ordinance Amendment)**: a request for an amendment to City of Chesterfield Ordinance 2145 to amend the parking requirements for a 9.3 acre "PC" Planned Commercial District located East of Highway 40 and Timberlake Manor at 14532 South Outer Forty Drive (19R610026 and 19R610312)

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mr. Jarvis Myers, Project Planner, by telephone at 636-537-4741 or by email at jmyers@chesterfield.mo.us

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




Description of Property

A Tract of land being part of U.S. Survey 369, Township 45 North, Range 4 East of the 5th Principal Meridian, St. Louis County, Missouri, and being part of the property as acquired by the Missouri Department of Transportation by instrument recorded in Book 5054 Page 349 of the Recorder of Deeds Office in St. Louis County, Missouri.

# STONERIDGE OFFICE BUILDING

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY No. 369,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
ST. LOUIS COUNTY, MISSOURI.

## PERTINENT DATA

| | | |
|---|---|---|
| EXISTING ZONING | = | "PC" – PLANNED COMMERCIAL (ORD. NO. 2145) |
| LOCATOR No.s | = | 19R61–0026 |
| | = | 19R61–0312 |
| SEWER DISTRICT | = | METROPOLITAN ST. LOUIS SEWER DISTRICT |
| FIRE DISTRICT | = | CHESTERFIELD FIRE PROTECTION |
| WATERSHED | = | MISSOURI RIVER/CREVE COEUR CREEK |
| SCHOOL DISTRICT | = | PARKWAY DISTRICT |
| WATER SERVICE | = | ST. LOUIS COUNTY WATER CO. |
| GAS SERVICE | = | LACLEDE GAS |
| ELECTRIC SERVICE | = | AmerenUE ELECTRIC |
| TELEPHONE SERVICE | = | SOUTHWESTERN BELL TELEPHONE |
| FIRM | = | 29189C0145 H (DATE AUG. 2, 1995) DETAIL STUDY LIMITS, DOWNSTREAM OF HWY 40/61. ELEV. 499.5 ± |
| SITE ADDRESS | = | 14532 SOUTH OUTER FORTY ROAD CHESTERFIELD, MO 63017 |

## GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing and the undersigned engineer have not prepared the plan on this sheet. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the plans and that, in his opinion, the grading and improvements relative to slope and retaining wall construction, as shown on the plans, as well as the foundations, are compatible with the soil and geologic conditions at the site as described in the geotechnical report for the development, titled Geotechnical Exploration–MT Job No. 4683–Stoneridge Office Building–Chesterfield, Missouri and dated August 12, 2004.

Midwest Testing and the undersigned assume no responsibility for services by others, pursuant to RSMO 327.411.

Construction means and methods for implementation of the grading plan shall be left to the developer/contractor. Observations of the developer/contractor's compliance with the applicable specifications shall be identified and verified in writing

MIDWEST TESTING

Daniel J. Barczykowski, P.E.
Missouri PE No. E–25861

## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Plan from record survey information only and does not represent a property boundary survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

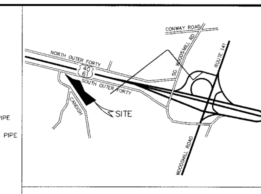
Donald W. Taylor, Missouri P.L.S. No. 2041

## LEGEND

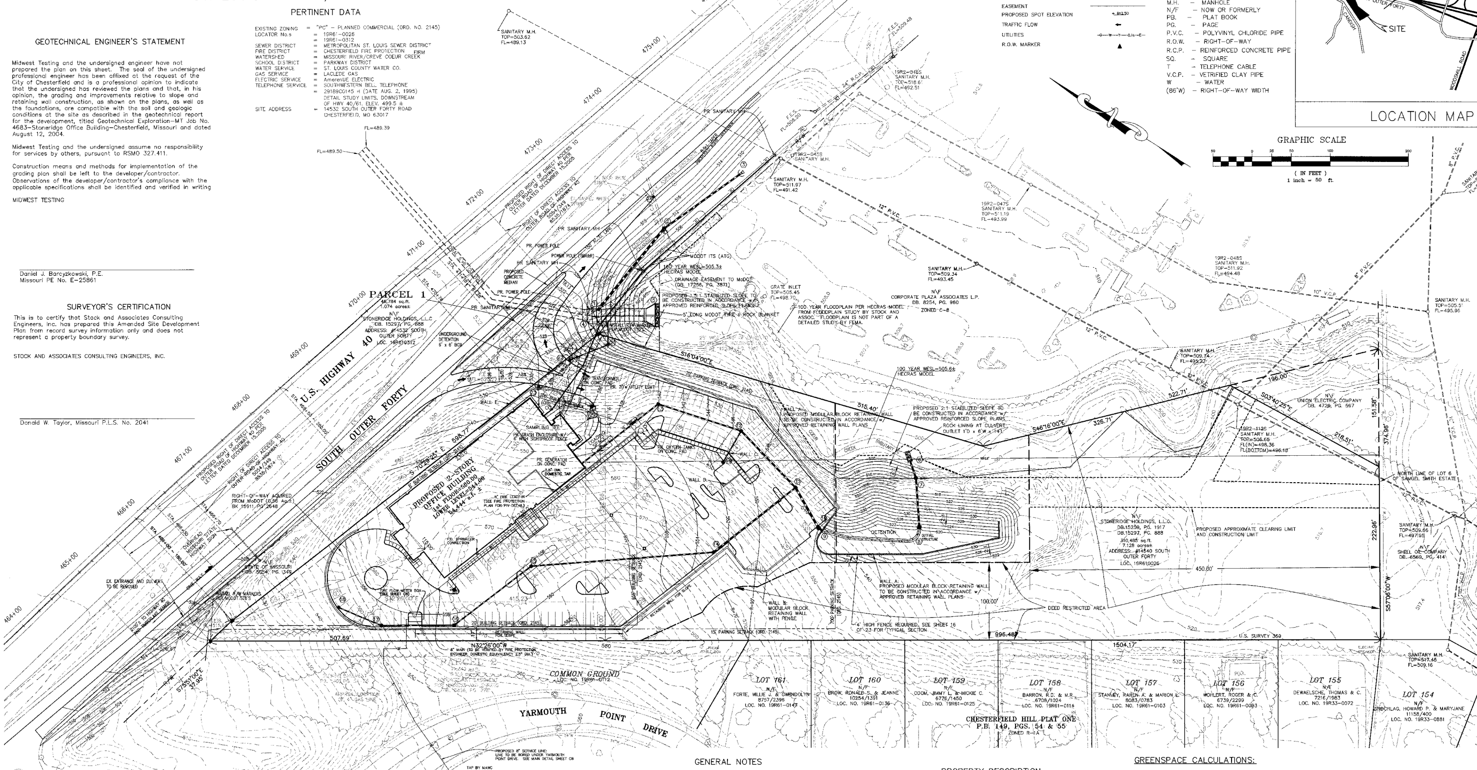
| | |
|---|---|
| EXISTING CONTOURS | 450 |
| PROPOSED CONTOURS | 450 |
| EXISTING SANITARY SEWERS | |
| EXISTING STORM SEWERS | |
| PROPOSED SANITARY SEWERS | |
| PROPOSED STORM SEWERS | |
| CENTERLINE | |
| EASEMENT | |
| PROPOSED SPOT ELEVATION | + 812.50 |
| TRAFFIC FLOW | |
| UTILITIES | –G–W–T–O.H.–E– |
| R.O.W. MARKER | ▲ |

## ABBREVIATIONS

| | | |
|---|---|---|
| C.O. | – | CLEANOUT |
| DB. | – | DEED BOOK |
| E | – | ELECTRIC |
| FL | – | FLOWLINE |
| FT | – | FEET |
| FND. | – | FOUND |
| G | – | GAS |
| LOC. | – | LOCATOR NUMBER |
| M.H. | – | MANHOLE |
| N/F | – | NOW OR FORMERLY |
| PB. | – | PLAT BOOK |
| PG. | – | PAGE |
| P.V.C. | – | POLYVINYL CHLORIDE PIPE |
| R.O.W. | – | RIGHT–OF–WAY |
| R.C.P. | – | REINFORCED CONCRETE PIPE |
| SQ. | – | SQUARE |
| T | – | TELEPHONE CABLE |
| V.C.P. | – | VETRIFIED CLAY PIPE |
| W | – | WATER |
| (86'W) | – | RIGHT–OF–WAY WIDTH |




LOCATION MAP

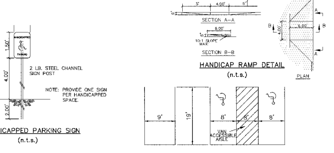



HYDROLOGIC/HYDRAULIC STUDY:
A Hydrologic/Hydraulic study evaluating the impacts of the proposed work in, near and above the natural watercourse shall be performed and submitted to the City of Chesterfield for review and approval prior to the issuance of any grading permit. Changes to the layout of the site due to the findings of the study may require amendment and resubmittal of the site development plan for review and approval by the City of Chesterfield. Be advised, the hydrologic/Hydraulic study must evaluate impacts of the proposed work in, near and above the natural watercourse through this site. The study will need to evaluate the 10, 50, 100 and 500 year flood events. The study will also need to evaluate the impact of the proposed storm sewer outfall on the stability of the channel and propose methods for mitigating the impact of the proposed outfall. This study will need to be based on the current condition of the watercourse.

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..


PREPARED FOR:
BJC – WASHINGTON UNIVERSITY
WASHINGTON UNIVERSITY IN ST. LOUIS – SCHOOL OF MEDICINE
DEPARTMENT OF ORTHOPAEDIC SURGERY
CAMPUS BOX 8233
660 SOUTH EUCLID AVENUE
ST. LOUIS, MISSOURI 63110–1093
PHONE: (314) 747–2520
FAX: (314) 747–2521
CONTACT: RONALD FAULBAUM


HANDICAPPED PARKING SIGN (n.t.s.)

HANDICAP RAMP DETAIL (n.t.s.)

TYPICAL STALL    HANDICAPPED STALL

### SITE BENCHMARK

TBM #4 "⊔" CUT ON SOUTH SIDE OF SOUTH CONCRETE SIGN BASE ON SOUTH SIDE OF SOUTH OUTER FORTY (420± EAST OF YARMOUTH POINT DRIVE)

ELEV.=522.26

### M.S.D. BENCHMARK

DESTROYED
12–152 – "□" ON THE NORTHEAST WING WALL OF BRIDGE #205 OVER CREVE COEUR CREEK ALONG CONWAY ROAD; 500' EAST OF WHITE ROAD.

ELEV.=498.90

## GENERAL NOTES

1. ENTRANCE PER MO. DEPARTMENT OF TRANSPORTATION AND THE CITY OF CHESTERFIELD
2. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
3. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
4. STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MODOT, & ST. LOUIS CO. HWY. DEPT. STANDARDS.
5. PROJECT I.D. SIGN SHALL HAVE A MAXIMUM AREA OF FIFTY SQ. FT. A MAXIMUM HEIGHT OF SIX FEET.
6. NO STANDARD SLOPE SHALL EXCEED 3:1. STEEPER ROCK SLOPES NOTED ON PLAN. PROPOSED 1.5:1 AND 2:1 STABALIZED SLOPE TO BE DESIGNED IN ACCORDANCE WITH GEOTECHNICAL RECCOMENDATION. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. REVIEW OF THE PROPOSED STEEP SLOPE WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT
7. PARKING CALCULATIONS: (NOTE GROSS BUILDING–OUTSIDE WALL PERIMETER=54,444 S.F.)
   GENERAL OFFICE: 4 SPACES PER 1,000 SQ. FT. OF OFFICE SPACE
   54,444 SQ. FT. OF OFFICE SPACE (INSIDE WALL PERIMETER)
   REQUIRED = 218 SPACES (INCLUDES 7 H.C. SPACES)
   PROVIDED = 272 SPACES (INCLUDES 7 H.C. SPACES)
   LOADING SPACES = (2) 10'x25' + (1) 10'x40' – REQUIRED
   LOADING SPACES = (2) 10'x25' + (1) 10'x40' – PROVIDED
8. FLOOR AREA RATIO:
   TOTAL FLOOR AREA = 54,444 SQ. FT.
   TOTAL SITE AREA = 9.27 AC. = 403,801 SQ. FT.
   FLOOR AREA RATIO = 54,444/403,801 = 0.135
9. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY STOCK & ASSOC..
10. ALL EXISTING STRUCTURES AND PAVEMENTS ARE TO BE REMOVED FROM SITE.
11. FLOOD INFORMATION:
    SUBJECT PROPERTY LIES IN ZONE "X", AREA DETERMINED OUTSIDE 500–YEAR FLOODPLAIN. FLOOD INSURANCE RATE MAP NUMBER 29189C0145, EFFECTIVE DATE: AUGUST 2, 1995.
12. PRIOR TO INSTALLATION OF ANY LANDSCAPING, THE CITIZENS OF CHESTERFIELD HILL SUBDIVISION MUST BE CONSULTED REGARDING THE TYPE AND SIZE UTILIZED. IF THIS INFORMATION DIFFERS FROM THAT SHOWN ON THE LANDSCAPE PLAN, THE LANDSCAPE PLAN WILL HAVE TO BE AMENDED.
13. GEOGRID CANNOT EXTEND BEYOND DEED RESTRICTED LINES OR PROPERTY LINES

## PROPERTY DESCRIPTION

Total Tract

A tract of land being part of U.S. Survey 369, Township 45 North, Range 4 East of the 5th Principal Meridian, St. Louis County, Missouri, and also being part of the property as acquired by the Missouri Department of Transportation by instrument recorded in Book 5054 Page 349 of the Recorder of Deeds Office in St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Southwesterly line of U.S. Survey 369 and the Southerly right–of–way of U.S. Highway 40 (Missouri Interstate Highway 64); thence along last said Southerly line South 75 degrees 51 minutes 00 seconds East 37.95 feet; thence departing last said Southerly line South 70 degrees 29 minutes 25 seconds East 598.77 feet to a point on the Southwesterly line of a tract of land as conveyed to Corporate Plaza Associates, L.P., by instrument recorded in Book 8254 Page 960 of the above said Recorders Office; thence along said Southwesterly line the following courses and distances; thence South 16 degrees 04 minutes 00 seconds East 515.40 feet; thence South 46 degrees 16 minutes 00 seconds East 326.71 feet to a point on the Westerly line of a tract of land as conveyed to Union Electric Company (AmerenUE) according to instrument recorded in Book 4726 Page 597 of the above said Recorders Office; thence along said Westerly line South 03 degrees 40 minutes 25 seconds East 218.51 feet to a point on the Northwesterly line of a tract of land as conveyed to Shell Oil Company by instrument recorded in Book 6569 Page 414 of the above said Recorders Office; thence along said Northwesterly line South 57 degrees 06 minutes 00 seconds West 222.96 feet to a point on the Northeasterly line of Chesterfield Hill Plat One, a subdivision according to the plat thereof recorded in Plat Book 149 Pages 54 and 55 of the above said Recorders Office; thence along said Northeasterly line North 32 degrees 26 minutes 00 seconds West 1504.17 feet to the POINT OF BEGINNING and containing 403,859 square feet or 9.271 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. during November 25, 2002.

## GREENSPACE CALCULATIONS:

| | | |
|---|---|---|
| TOTAL SITE | = | (100 %) 9.27 ACRES ± |
| TOTAL IMPERVIOUS | = | (33.12 %) 3.07 ACRES ± |
| TOTAL GREENSPACE | = | (66.88 %) 6.20 ACRES ± |

DETENTION REQUIREMENT BASED ON FINAL RELEASE RATE:
1.2 c.f.s./Acre (ALLOWABLE RELEASE RATE FOR 100 YR./24 HR.
STORM = 1.2 c.f.s./Ac. x 9.271 Ac. = 11.13 c.f.s.
POST DEVELOPED RUNOFF =
[(6.20 Ac. x 1.7 c.f.s./Ac.)+(3.07 Ac. x 3.54 c.f.s./Ac.)] = 21.41 c.f.s.
DIFF. RUNOFF = 21.41 – 11.13
= 10.28 c.f.s.
APPROX. VOL. STORAGE = 10.28 x 1800 x 3
= 55,512 c.f.s.
DETENTION RELEASE RATE = 100yr/1.2c.f.s./Ac. x 9.3 = 11.16
2yr/0.13c.f.s./Ac. x 9.3 = 1.209

Architect
ACI BOLAND, INC.
11477 Olde Cabin Road, Suite 100
St. Louis, Missouri 63141
314.991.8878/Fax
314.991.9993

RECEIVED APR 12 2007 PLANNING DEPARTMENT

M.S.D. P# 27069
BASE MAP # 19R

STONERIDGE OFFICE BUILDING
PRELIMINARY DEVELOPMENT PLAN

STOCK & ASSOCIATES Consulting Engineers, Inc.
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GEORGE M. STOCK E–25116 03/19/07

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| A.C.D. | 03/19/07 | D.P.B. | 03/19/07 | 98–1771.05 | 1 of 1 |

G:\DRAW1700\981771\SDP\SDP–10–25–04\3RD AMENDED SDP\Prelim. Dev. Plan.dwg Mar 19, 2007 – 2:11pm

**V. A.**

**PLANNING COMMISSION**
**OF THE CITY OF CHESTERFIELD**
**AT CHESTERFIELD CITY HALL**
**APRIL 23, 2007**

The meeting was called to order at 7:03 p.m.

**I. PRESENT** **ABSENT**

Mr. David Asmus
Mr. David Banks
Mr. Fred Broemmer
Ms. Wendy Geckeler
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. Gene Schenberg
Ms. Victoria Sherman
Chairman Maurice L. Hirsch, Jr.

Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Mr. Mike Geisel, Acting Director of Planning
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Aimee Nassif, Senior Planner
Ms. Mara Perry, Senior Planner
Mr. Jarvis Myers, Project Planner
Ms. Mary Ann Madden, Planning Assistant

**II. INVOCATION:** Commissioner Asmus

**III. PLEDGE OF ALLEGIANCE –** All

Chair Hirsch welcomed Councilmember Connie Fults to the dais, who is now serving as Council Liaison to the Planning Commission. He then acknowledged the attendance of Councilmember Jane Durrell, Ward I; Councilmember Bruce Geiger, Ward II; Councilmember Lee Erickson, Ward II; Councilmember Bob Nation, Ward IV; and City Administrator Mike Herring.

**PUBLIC HEARINGS –** Commissioner Geckeler read the "Opening Comments" for the Public Hearings.

**A. P.Z. 10-2007 Surrey Place (St. Luke's Episcopal Presbyterian Hospital)**: A request to amend Conditional Use Permit Number 561 to add hospital as a permitted use for an approximately 10.751 acre tract of land located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard. (17R530197)

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, explained the Public Hearing posting requirements and then gave a PowerPoint presentation showing photographs of the site and surrounding area. She noted that the Comprehensive Land Use designation for the subject site is "Residential".

**PETITIONER'S PRESENTATION:**

1. Mr. Mike Doster, Doster, Mickes, Attorney representing the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
   - The proposal is the result of a Joint Venture between St. Luke's Episcopal Presbyterian Hospital and Rehab Care, Inc. St. Luke's will own the land upon which the proposed building will be located; the Joint Venture will own the building; and Rehab Care will manage the operations that will be contained within the proposed building.
   - They are requesting an amendment to the Conditional Use Permit to provide for the use of "hospital". The word "hospital" has to be used because it is the word used in the list of conditional uses in the R-1A District.
   - The current uses on the site are "nursing home" and "associated self-care units and recreation facilities for ages 55 and up". The Petitioner is proposing to add a specialized, limited use facility providing general physical rehabilitative and medical services, including nursing, clinical and therapeutic services.
   - The building will be limited to 35 beds for the Rehab Facility in addition to the 140 beds permitted under the existing Conditional Use Permit. The proposed building will be a single-story structure. There is an exposed lower level on the back side, which will be used for offices, storage, and deliveries. The existing building, known as Surrey Place, is a single-story building.
   - There will be no emergency room, no operating room, no surgical services, or no helipad on the subject site. The Petitioner is willing to restrict the use of "hospital" in the same fashion as language used in the Ordinance for St. John's Rehabilitation facility.
   - The Certificate of Need has already been issued with respect to this request.
   - The Monarch Fire Protection District has approved the Preliminary Development Plan.

Responding to questions from the Commission, Mr. Doster stated the following:

- **Regarding whether outpatient services will be offered at the proposed facility:** There is the possibility of outpatient services. There will be facilities within the building that will provide rehabilitation services. Residents in the existing nursing home facility will be able to use the services of the proposed rehab facility. The facility is primarily designed to accommodate St. Luke's Hospital's needs. The Hospital wants to be able to move patients to a rehabilitation facility, as opposed to keeping them in the hospital. At this time, St. Luke's has identified a need to place 28 beds – the proposal provides for 35 beds, which allows for a little expansion. Primarily, the patients entering the facility will be coming from St. Luke's Hospital, which is approximately two miles away. Rehab patients will stay at the facility until they are able to return home or the nursing home facility.
- **Regarding whether the facility would be used for outpatient therapy for patients who have returned to their homes after being treated at the rehab facility.** This is a possibility, but it is not likely. The primary addition is the 35 beds for patients who need acute rehabilitation services. It is not likely they will be returning very often once they are released.
- **Regarding whether the Certificate of Need is site-specific in its language:** The Certificate of Need is confined to the proposed use at the subject location. It specifically refers to 35 beds and the use of the facility by St. Luke's Hospital. Commissioner O'Connor requested that the Certificate of Need be made a part of the next meeting packet on this petition.
- **Regarding cross access to the west:** Cross access to the west already exists. Kendall Bluffs subdivision will also be using this access. Mr. George Stock of Stock & Associates stated that there are two points of access for Kendall Bluffs – the main entrance is on Olive Street Road, which serves both Surrey Place and Kendall Bluffs. There is also an emergency access point - a connection point from Kendall Bluffs that ties into the parking lot, which was a condition of the Monarch Fire District.
- **Regarding the sidewalk along Olive:** The sidewalk will be five-feet wide along the full length of the property along Olive.

2. Mr. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO stated the following:
   - The boundaries of the proposed site include Olive Street Road to the south; The Villages of Kendall Bluffs to the west and north; and the old Riverwoods Subdivision to the east.
   - The eastern half of the site basically remains untouched with the exception of some parking spaces.
   - The addition is 23,400 square feet. It is attached to the north leg of the existing Surrey Place and goes west.

- New parking is being proposed in the southwest portion of the site. The main entrance is in the south leg of the rehab hospital.
- Just to the west of the existing parking, which currently serves Surrey Place, is a detention basin. They intend to re-configure the parking lot to provide a total of 146 parking spaces, which would serve the 140 beds, the 35 requested beds, and the 80 employees. The new parking would be in the area of the existing parking lot and will be expanded to the west. The existing dry detention basin will also be moved further to the west and will be brought into compliance with the current MSD standards – resulting in a larger detention basin.
- The fire access road goes around the north side of the building, which also comes into a service area for the rehab hospital. Another fire access drive is provided and is the sole purpose of meeting the fire hose length, which is mandated by the Monarch Fire District.
- The improvements are limited to the western half of the site. They are trying to work with the topography as much as possible. They are utilizing the existing access, which is currently on Olive Boulevard. The site is serviced by utilities, which are of adequate capacity to serve the additional building.

For clarification, Chair Hirsch reminded the Commission that they would not be voting on the site this evening; there could be a vote on a change to the Conditional Use Permit.

Responding to questions from the Commission, Mr. Stock stated the following:

- **Regarding whether the existing berm will be removed on the southern portion of the site between Olive Road and the facility:** The berm will not be removed. They are not changing the embankment or the grading within the right-of-way.
- **Regarding the height of the building:** The proposed building is a single-story building. The north elevation has a lower level that is exposed to the service bay area.
- **Regarding whether the language in the Conditional Use Permit (C.U.P.) allows for a three-story building:** Mr. Doster replied that the existing C.U.P. refers to a height limitation of three building levels. The Petitioner is not asking for a three-story building. Surrey Place is currently one-story. If the Commission wants to amend the language to state "one building level", the Petitioner is agreeable to it. Ms. Mara Perry, Senior Planner, stated that since the "three building levels" language is part of the existing C.U.P., it was carried forward. She noted that the language could be amended this evening.
- **Regarding whether the C.U.P. includes any language that deals with buffering the lower level from the neighboring residential area:** Ms. McCaskill-Clay stated that the C.U.P. requirements includes language which states "All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified below . . ." The

Petitioner would have to meet the requirements of the Tree Manual regarding buffering against "Residential". The Petitioner will be required to submit a Landscape Plan for the Commission's review.

- **Regarding deliveries to the site in relationship to the proximity of neighboring residential areas:** There are no lots immediately adjacent to the north property line, where the deliveries would be taking place. Residences are at least 200 feet to the north of the property line and 80 feet lower than the subject site.
- **Regarding restriction of delivery hours:** Ms. Perry stated that there are no restrictions to the delivery hours specifically stated in the C.U.P. Commissioner Broemmer stated that since the site is zoned "Residential", trash pick-up would be restricted to after 7:00 a.m.

3. Mr. Don Miller, representing St. Luke's Hospital, 232 South Woods Mill Road, Chesterfield, MO indicated he was available for questions.

4. Mr. Brian Samberg, representing Rehab Care, 7733 Forsyth Boulevard, St. Louis, MO indicated he was available for questions.

**SPEAKERS IN FAVOR:** None

**SPEAKERS IN OPPOSITION:** None

**SPEAKERS – NEUTRAL:**

1. Mr. Steve Lander, 679 Old Riverwoods Lane, Chesterfield, MO stated the following:
   - The Villages of Kendall Bluffs, adjacent to Surrey Place, consists of 115 attached units and shares a common entrance with Surrey Place.
   - A traffic study was done on the site at the time Kendall Bluffs was going through its zoning change. Speaker recalls that the Surrey Place entrance was established to be a "D-rated" intersection by the firm conducting the study. With the addition of the 115 units of Kendall Bluffs, the intersection was projected to become an "F". There are no other entrances or exits serving the 140-bed, 80-employee nursing facility and the 115 units of Kendall Bluffs. This "F" rating, along with other concerns, resulted in a "no vote" by the Planning Commission of 1 to 8 on the Kendall Bluffs project.
   - He has concern regarding motor safety in connection with the proposed addition to Surrey Place. He feels that left-hand turns in or out of Surrey Place leaves motorists open for broad-side collisions. He feels that adding 60 employees, along with the additional use, would increase the volume of traffic and the danger to motorists in an already hazardous entrance.
   - He feels it is imperative that, as a condition of approval, a new traffic study be conducted with its results being a guide for the Commission's decision.
   - He feels that a disclosure should be required for potential buyers whose property would back up to the new addition.

**REBUTTAL:**
Mr. Doster stated the following:

- He does not believe the size of the proposed addition justifies doing a traffic study.
- The parking spaces for this facility are counted differently than other types of commercial or residential activity. The calculation for 35 beds allows 18 parking spaces because the number of visits to patients in this type of facility is very minimal. They plan on having approximately 60 employees, but at any one time, it's not likely that they will have more than 40 employees on site.

Commissioner Sherman asked if traffic was discussed with the Staff. Ms. Perry stated that the issue of traffic was not discussed.

Commissioner Sherman asked for information on the Olive Road configuration in front of the subject site. Mr. Mike Geisel, Acting Director of Planning, stated that in conjunction with the construction of the Kendall Bluffs subdivision, the entrance was relocated. There was a median that had to be modified to allow for left-turns in. Considering the fact that a residential development has been approved behind Surrey Place that accesses through the same entrance, restricting left turns into the site would be very difficult at this point. There is a limited amount of queuing room for left turns.

**ISSUES:**

1. Will there be any type of outpatient care at the proposed facility?
2. What are the requirements of the Certificate of Need?
3. What type of buffering would be provided for the subject site?
4. Address motor safety – particularly whether or not the access point would create a hazard for residents living in the area, as well as for motorists traveling along Olive Boulevard.
5. Is a traffic study for the site needed?
6. Should potential property owners at Kendall Bluffs be provided with a disclosure of the proposed addition?
7. Amend the C.U.P. language stating that there would be no emergency room, no operating rooms, no surgical services, or no helipad.
8. Amend the C.U.P. language regarding the number of building levels to be no more than one level, excluding basement and cellar areas.
9. Provide the traffic study done for Kendall Bluffs.
10. Provide a traffic accident report for the subject location.
11. Can the speed on Olive Boulevard be reduced as opposed to installing stop signs and stop lights in the residential area? Ms. McCaskill-Clay stated that Olive Boulevard is owned by the Missouri Department of Transportation. Commissioner Broemmer pointed out that the speed has been reduced in other municipalities and felt it could be reduced here also. Mr. Geisel stated that the speed on a roadway is directly related to a motorist's perception.

Without the presence of a police officer or a radar trailer, motorists will not necessarily reduce their speed even if the speed limit is lowered.

12. Show the differential in elevations of the subject site in relationship to Kendall Bluffs.

**B. P.Z. 12-2007 City of Chesterfield (Tree Manual):** A request to repeal City of Chesterfield Ordinance 2335 and replace it with a new ordinance that revises the procedures and requirements for Tree Protection Sureties, Escrows and Landscape Installation Bonds.

Project Planner Jarvis Myers gave a PowerPoint presentation. Mr. Myers stated that three amendments are being proposed to the Tree Manual with respect to:

- When Landscape Bond are collected;
- When Tree Preservation Escrows/Sureties are collected; and
- The calculation method for Escrows/Surety.

**Amendment 1 - Section XIII F.**
**LANDSCAPE PROPOSALS (page 20)**

Current language:

Prior to the signing of any mylar for recording at St. Louis County, a landscape bond is required. The requirements for landscape installation and landscape maintenance bonds in the City of Chesterfield are set forth in Table 5.

Proposed language**: (changes in bold)**

Prior to the signing of any mylar for **a record plat or approval of any Municipal Zoning Authorization other than for a display house**, a landscape bond shall be posted. The requirements for landscape installation and landscape maintenance bonds in the City of Chesterfield are set forth in Table 5. **Alternatively, landscape installation surety may be included in the subdivision escrow, as approved by the Director of Planning.**

The proposed change would allow developers to seek funds from financial institutions to gain the bond.

**Amendment 2 - Section XIV**
**SURETY AND ESCROW PROCEDURES (page 20)**

Current language:

Prior to the signing of any mylar to be recorded at St. Louis County, a surety or cash escrow shall be posted to account for trees that die, or are damaged beyond repair, as a result of grading or construction damage.

Proposed language: **(changes in bold)**

> Prior to the **issuance of any grading permit or improvement plan approval**, a surety or cash escrow shall be posted to account for trees that die, or are damaged beyond repair, as a result of grading or construction damage.

The proposed change would help developers obtain funds from financial institutions for escrow or surety.

**Amendment 3: Section XIV**
**SURETY AND ESCROW PROCEDURES (page 21)**

Current language:

> The amount of the surety or cash escrow shall be in the amount of $20,000 for each acre contained in the tree preservation area. The amount may be pro-rated for any tree preservation area less than one (1) acre.

Proposed language: **(changes in bold)**

> The amount of the surety or cash escrow shall be in the amount of **$10,000 per 100 lineal feet, or portion thereof, of wooded canopy perimeter to be preserved adjacent to any proposed clearing, grading, or other disturbance; or $20,000 per acre to be preserved whichever is less.**

The proposed language includes an additional method of calculating the amount required for a Tree Protection Surety. The current method calculates the entire area of protected canopy. The alternative method eliminates the entire canopy requirement for the Tree Protection Surety and calculates only the perimeter of the tree protected area.

**SPEAKERS IN FAVOR:** None

**SPEAKERS IN OPPOSITION:** None

**SPEAKERS – NEUTRAL:** None

**REBUTTAL:** None

**ISSUES:** None

**C. <u>P.Z. 16-2007 Valley Gates Subdivision (16845 N. Outer 40 Road):</u>** A request for an amendment to City of Chesterfield Ordinance 2154 to allow for a change to the parking and building setbacks, building height and number of permitted buildings for a 7.698 acre tract of land zoned "PC" Planned Commercial located north of North Outer Forty and east of Boone's Crossing at 16845 North Outer Forty Road. (17T520073)

<u>Ms. Aimee Nassif</u>, Senior Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Nassif explained the Public Hearing posting requirements and stated the following:

- The subject site is located just north of North Outer Forty Road and next to the Summit Center, which is zoned "Planned Commercial". On the other side of the site is the Chesterfield Valley Nursery, zoned "Non-Urban".
- The Preliminary Plan for Valley Gates Subdivision went through the process in 2005. The original plan showed two buildings being 90,000 square feet in size with open space at 40% and was rezoned from "Non-Urban" to "Planned Commercial". At that time, the Attachment A was written very specifically to what the Preliminary Plan showed – requiring two buildings with a specific square footage.
- The Petitioner is now requesting the following amendments:
    - A setback change for the buildings and parking.
    - A height change from two-stories to three-stories. - Retail buildings would remain at two-stories, as noted in the Attachment A. All other buildings would have a maximum height of three-stories. The requested change does not violate anything in the Ordinance or the Comprehensive Plan.
    - An increase in the number of buildings allowed.
- Starting in 2007, Staff has changed how the Attachment A is written for a rezoning. The Attachment A is no longer being written to the Preliminary Plan with respect to a specific number of lots and specific square footage. If an issue is made at the Public Hearing about the number of lots and/or square footage, it will then be included in the Attachment A.
- At the present time, the Attachment A is written requiring that the City Codes be met, along with the requirements of the Comprehensive Plan and any other specifically-exclusive design requirements specific to the site.
- The proposed Attachment for the subject petition does not limit the number of square footage or the number of buildings. The build-able square footage amount is dependent upon the floor area ratio requirement, the open space requirement, and the required setbacks.
- The setbacks for the subject site are written to Code and the open space is remaining at 40%.

- The Department of Planning has no issues with the Ordinance Amendment request. Staff was awaiting MoDOT comments before finalizing the Attachment A.
- The Comprehensive Plan designates the site as "Mixed Commercial" use.

Commissioner Perantoni asked what the height limit is for buildings in the urban core of the City. Ms. Nassif replied that the height limit is 75 feet.

**PETITIONER'S PRESENTATION:**

1. Mr. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO stated the following:
   - He is representing Summit Outer Forty Investors.
   - Ordinance 2154 was approved in February 2005. That Ordinance was written around a Preliminary Plan showing two 45,000 square foot buildings. At that time, the owners believed that the market would be for a flex-type building of office and retail. For the past two years, there has not been any activity for this type of building.
   - The Petitioner is now requesting amendments to react to the current market. The request is for smaller buildings, possibly three-stories in height, on six lots. The lots would range in size from 1acre to 1.5 acres.
   - The request does not increase the allowable square footage of 90,000 sq. ft. The open space will remain at 40%.
   - Access to the development remains the same with an entrance to the Outer Road. Permit comments have been received from MoDOT but the final comments from MoDOT have not yet been received.
   - Cross access is still allowed to the west to the Summit Ice Rink.

Responding to questions from the Commission, Mr. Stock stated the following:

- **Regarding cross access to the east:** If it is not already in the Ordinance, they are willing to provide cross access to the east. City Attorney Heggie pointed out that the Section I.1 of the draft Attachment A regarding "Access/Access Management" requires access to adjacent properties, as stated below:

  *Provide cross access easements or other appropriate legal instruments guaranteeing permanent access to adjacent properties as directed by the City of Chesterfield.*

**SPEAKERS IN FAVOR:** None

**SPEAKERS IN OPPOSITION:** None

**SPEAKERS – NEUTRAL:** None

**REBUTTAL:** None

**ISSUES:** None

Commissioner Geckeler read the Closing Comments for the Public Hearings.

## V. APPROVAL OF MEETING MINUTES

**Commissioner Broemmer made a motion to approve the minutes of the April 9, 2007 Planning Commission Meeting.** The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 9 to 0.**

## VI. PUBLIC COMMENT

### RE: P.Z. 28-2006 Chesterfield Neighborhood Office Park (17655 and 17659 Wild Horse Creek Road)

**Petitioner:**

1. Mr. Brandon A. Harp, Civil Engineering Design Consultants, representing Vision Ventures, 11402 Gravois Road, Ste. 100, St. Louis, MO stated the following:
   - They are requesting a rezoning from "Non-Urban" to "Planned Commercial" with the Wild Horse Creek Overlay District.
   - The Preliminary Development Plan, dated January 30, 2007, showed 48,000 square feet of total building floor area, which was comprised of four buildings at 12,000 square feet each. On the eight-acre site, this equated to 6,000 square feet per acre of building density.
   - Since that meeting, the Petitioner has worked to reduce the density of the overall floor area ratio on the site.
   - The Amended Preliminary Development Plan, dated April 4, 2007, shows a similar building configuration of four buildings; however, the building square footage has been reduced from 12,000 square feet per building to 10,000 square feet per building. This results in a reduction of 17% of the total building floor area on the eight acres.
   - In addition, the parking to the south of the buildings has been changed to phantom parking, which eliminated 34 net spaces. The plan also shows 42 additional phantom spaces. Seven parking spaces have been added just east of the southeastern-most building on the main drive aisle.
   - In order to make the site economically feasible, and taking into consideration the reduction in square footage, they are asking that the southern half of the roadway be financed by others. The southern half of the roadway is west of the child care center and just south of the subject development. It was noted that they would be designing and building the road.

Responding to questions from the Commission, Mr. Harp stated the following:

- **Regarding the floor area ratio and open space on the alternate proposal:** The floor area ratio on the alternate proposal is .13, which decreased from .15. The open space increased from 58% to 65%, which does not include the calculation for the phantom parking.

- **Regarding parking:** The January 30th plan had 192 parking spaces; the alternate plan, dated April 4th, has 158 parking spaces – a reduction of 34 spaces. The plan also shows 42 phantom parking spaces in the front (south of the building, north of the East/West Road). The 42 phantom spaces are in addition to the 158 spaces.

  The original plan had 4 spaces/1000 as required by the Planned Commercial zoning ordinance. The alternate plan has a reduced square footage of 40,000 – at 4 spaces/1000, 160 spaces are required – 2 more than the 158 being provided. They meet the parking requirements of 3.3 spaces/1000 for office space and 4.5 spaces/1000 for medical office – splitting it as 20,000 square feet for office and 20,000 square feet for medical. The phantom parking would increase the parking above 4 spaces/1000 and would only be used if a particular user needed more than 4.5 spaces for medical or 3.3 spaces for general office.

- **Regarding the requirements of the Attachment A:** The Petitioner is willing to have the requirements of the Attachment A changed with respect to.13 floor area ratio and 10,000 square feet per building. They would like to keep the open space percentage at 58% because of the phantom parking.

Commissioner Banks asked if the City is permitted to grant the Petitioner's request to have the southern half of the roadway financed by others. City Attorney Heggie replied that the City could consider this request. Mr. Harp pointed out that the Developer doesn't have development rights to the south side of that part of the roadway and is currently obligated to pay for the entire road.

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**RE: P.Z. 02-2007 The Estates at Upper Kehrs Mill (Miceli Construction)**

**Petitioner:**

1. Mr. David Volz, 10849 Indian Head, St. Louis, MO stated the following:
   - They do not yet have a final topographic survey so the original plan, presented at the last meeting, showed 30% tree retention. A revised plan has been submitted showing 40% tree retention, with a lot more trees along the northern edge of the site. When they have the final topographic survey, they will be able to make the final determination on tree retention, which they feel will be 35-40%.

- Regarding the issue of the cul-de-sac location, he noted that if the cul-de-sac is moved further to the south, more vegetation will be disturbed. On a 3:1 slope, every foot the cul-de-sac is moved to the south, three more feet of vegetation will be disturbed. They have located the cul-de-sac in a place where it would cause the least amount of disturbance on the site.
- The E-One zoning meets the City's Comprehensive Plan and is similar to the surrounding neighborhoods. Six of the eight lots are now one acre in size; the remaining two lots average out to .8 acre and are 20% larger than the adjacent lots in Country Place.
- With respect to protecting the "visual integrity" of Kehrs Mill Road, Speaker stated that the proposed site is quite a bit higher than Kehrs Mill Road. Speaker noted that driving south on Kehrs Mill Road, motorists will be looking into the second floor of homes in Tuscany Reserve. At the proposed site, they have been able to preserve the vegetation along the road and the house will be far above the road. As a motorist travels north, arriving at the southern property line, the car will be 50 feet lower than the finished floor of the house on Lot 8. They feel that the grade difference of the site, along with the vegetated buffer, will maintain the integrity of Kehrs Mill Road.

Commissioner Geckeler expressed concern with the tree removal on the north side with respect to the location of the cul-de-sac. She noted that the proximity of the contingent houses on the north is closer than the contingent houses on the south. Mr. Volz stated that they would be able to move the cul-de-sac about 10 feet to the south, but pointed out that there will be more disturbance. If the cul-de-sac is moved to the south, it is being pushed down the hill. The disturbance will not result from road construction; the disturbance will be caused by pushing the house further down the hill. Chair Hirsch pointed out that this issue would be reviewed at the Site Plan stage.

Responding to questions from the Commission, Mr. Volz stated the following:

- **Regarding concerns expressed by the Country Place residents with respect to possible erosion:** The drainage that currently goes to the north is about 1.9 acres of ground. When the development is complete, the drainage going to the north will be about 1.3 acres. With respect to the water flowing to the south, a sewer system will be installed near Lot 6 so most of the water flowing to the south will be piped through their detention basin.
- **Regarding concerns about possible erosion into Country Place's lakes:** They will test the lakes before and after construction to determine if any silt has entered the lakes as a result of the construction process. The developer has numerous enforcement factors for silt control that must be followed – such as, required escrows; stop work orders can be issued if a drainage problem arises; NPDES Permits are required; 404 Permits are required; DNR Permits are required; and EPA is also involved.

Councilmember Fults stated that if the Planning Commission chooses not to require testing of the lakes pre- and post-construction, the issue will be addressed at City Council.

Commissioner Perantoni stated that the Tuscany Place area is the introduction to the City and this area is very important visually. She felt that the one-acre lots for the proposed site are situated in a manner that would enhance the area and asked that the one-acre lots not be changed.

Mr. Geisel asked if the Petitioner would be both developing and selling the individuals homes. He stated that clarification is needed because of the controls that go with siltation. Bonds, pre-construction surveys, and the lake protection bonds will be required as part of the issuance of any grading permit. There are significantly different controls, and much more limited controls, if an individual building permit is issued. Mr. Volz stated that the developer is also the builder.

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**RE: P.Z. 14-2007a Wilson Bluffs (SMS Group, L.L.C.)**

**Petitioner:**

1. Mr. Sean Sortor, 15543 Country Ridge Drive, Chesterfield, MO stated the following:
   - They have changed the zoning request from E-Half Acre to E-One Acre.
   - During Site Plan development, a lake protection bond will be required with respect to Chesterfield Lakes. Run-off issues will also be addressed at the Site Plan review.
   - They will work within the Tree Preservation guidelines with respect to tree removal. He plans on building his home on the site and will be preserving as many trees as possible.
   - At this time, nothing is designed for the rear of the property. An access will be provided at the south side of the property off Wilson Road. The driveway on the north side will be closed off.
   - There will be approximately over 200 feet between the two proposed homes.

Chair Hirsch clarified that the plans presented still show two pieces. However, the discussion at tonight's meeting is only about the 3.2 acre parcel on Wilson Road. E-0ne Acre zoning is being requested for this site with only two lots.

**In Opposition:**

1. Mr. Nelson Wainwright, representing Chesterfield Lakes Subdivision as Lake Committee Chairman, 39 Chesterfield Lakes Road, Chesterfield, MO stated the following:
   - He noted that he addressed the Commission last month on the subject petition. He thanked Staff for being responsive to their needs.

- He requested that the Commission require a $1 million bond and pre- and post-construction soundings of the lakes.
- He invited the Commissioners and the Petitioner to walk the area to see how run-off could impact their lake.

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

**A. Paddington Hill:** Amended Record Plat for a 7.8 acre site zoned "R-3" Residence District with a Planned Environment Unit

**Commissioner Asmus, representing the Site Plan Committee, made a motion to approve the Amended Record Plat**. The motion was seconded by Commissioner Sherman and **passed by a voice vote of 9 to 0**.

**B. Somerset, Plat 1a, Lot 5 (1267 Somerset Drive):** A Residential Addition on an existing home zoned "R-2" Residence District and a "PEU" Planned Environmental Unit located at 1267 Somerset Field Drive in the Somerset Subdivision.

**Commissioner Asmus, representing the Site Plan Committee, made a motion to approve the Residential Addition**. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 9 to 0**.

(The meeting recessed for a five-minute break.)

## VIII. OLD BUSINESS

**A. P.Z. 28-2006 Chesterfield Neighborhood Office Park (17655 and 17659 Wild Horse Creek Road):** A request for a change of zoning from "NU" Non-Urban to "PC" Planned District with a "WH" Wild Horse Creek Road Overlay for 8.04 acre tract of land located north of Wild Horse Creek Road and west of Long Road. (18V510095 & 18V510040)

Ms. Aimee Nassif, Senior Planner, stated that the site is located in the area referred to as the "bowtie" area. The only permitted uses being requested are "Office, Medical Office, Parks and Wildlife Area".

The only open issue deals with the parking requirement. The Wild Horse Creek Road Overlay states that a parking modification can be requested when good urban planning and architecture is shown and demonstrated. The Petitioner is asking for such a modification.

Chair Hirsch stated that the parking issue will require a separate vote because the Wild Horse Creek Road Overlay requires that there only be nine parking spaces per lot. He then asked how many total parking spaces the Planning Commission would be voting upon. Ms. Nassif clarified that the Commission would be voting on the density of the site - the overall square footage of the buildings. In the Wild Horse Creek Road Overlay, the parking is based upon the square footage for the site. The current proposed Preliminary Plan shows 192 parking spaces. Any vote by the Commission would be to allow for a specific amount of square footage of buildings and the parking for the square footage. The Alternate Plan shows 158 built parking spaces with 42 phantom parking spaces.

If the Alternate Plan of 40,000 square feet of development is approved, the maximum parking requirement would be 160 parking spaces with a possible 42 additional phantom parking spaces. The phantom parking would only be constructed at the direction of the City.

Commissioner Perantoni asked if the Commission is required to vote on the phantom parking at this time. Chair Hirsch replied that if the motion is to limit the parking to the amount as required in the Chesterfield Code, it would be 160 spaces for 40,000 square feet – the phantom parking would not be included in such a motion. Ms. Nassif stated if additional parking over the 160 spaces would be required at a later time, the Petitioner would have to submit an Amended Site Development Plan for approval.

Mr. Geisel stated that a motion could be made requiring the maximum number of parking spaces to be as dictated by Chesterfield Code. The motion could also include language that would allow the Petitioner to construct some specific amount of phantom parking at the City's direction.

Commissioner Geckeler asked for clarification on whether the limits of clearing and tree removal had been exceeded. Mr. Geisel replied that, unrelated to this petition – but on the same site, the City previously granted a grading permit to repair an eroded condition, which was creating problems for the railroad and for the airport. There were specific trees and clearing limits identified with the grading permit. They are in violation of this grading permit. The City had inventoried the trees so it is clear which trees have been disturbed. The remedial action that the City will take on imposing sanctions on the violation is dependent upon what action is taken on the subject petition. The trees that were designated to be saved would be removed as part of this petition, if approved. It does not eliminate the violation – but it changes the remedy. In most circumstances, Staff would discourage the Commission not to vote on a petition submitted by a Petitioner who is in violation. However, in this case, slowing the progress – or stopping work – would exacerbate the problem.

Chair Hirsch stated that two motions are needed on the petition:

- A motion on the parking requirements, which would need six affirmative votes for passage; and
- A vote on the rezoning request.

Commissioner Sherman asked if language has been provided in the Attachment A with respect to the Petitioner's request that a portion of the roadway be funded from other sources. Ms. Nassif replied that the Alternate Attachment A provides such language under Section I.K.2.

Ms. Nassif referred to the Alternate Attachment A noting the following:

- The Floor Area Ratio has been amended to a maximum of .13.
- The total square footage has been amended to a maximum of 40,000 square feet.
- The parking requirement would need to be amended requiring that it meet City Code.
- Landscaping would be required for the phantom parking area until built.

**Commissioner Banks made a motion to waive the parking requirements of the Wild Horse Creek Road Overlay District and to substitute the requirements as provided in the Planned Commercial District of City Code for a maximum of 160 parking spaces.** The motion was seconded by Commissioner Schenberg.

**Upon roll call, the vote was as follows:**

**Aye: Commissioner Banks, Commissioner Broemmer, Commissioner O'Connor, Commissioner Perantoni, Commissioner Schenberg, Commissioner Sherman, Commissioner Asmus, Chairman Hirsch**

**Nay: Commissioner Geckeler**

**The motion passed by a vote of 8 to 1.**

City Attorney Heggie suggested that the Alternate Attachment A be amended as follows:

Section I.E.1.b.

Phantom parking may be utilized for 42 of the parking spaces ~~for this development as shown on the preliminary plan~~ **as directed by the City of Chesterfield.** ~~The portion of the site containing the phantom parking shall remain as open space with appropriate landscaping as approved by the City of Chesterfield until said parking is constructed.~~

Commissioner Schenberg asked whether the sentence requiring the phantom parking area to remain as landscaped open space should remain. City Attorney Heggie stated that it could remain; however, he felt that the language is "cleaner" without it.

Chair Hirsch asked if there is any underlying code dealing with phantom parking. Mr. Geisel stated that the phantom parking area, if not constructed, must remain as open space and landscaped.

**Commissioner Sherman made a motion to approve P.Z. 28-2006 Chesterfield Neighborhood Office Park (17655 and 17659 Wild Horse Creek Road), as amended in the above motion by Commissioner Banks, and using the Alternate Attachment A with the proposed amendment to Section I.E.1.b. as noted above.** The motion was seconded by Commissioner Banks.

**Upon roll call, the vote was as follows:**

**Aye: Commissioner Broemmer, Commissioner O'Connor, Commissioner Perantoni, Commissioner Schenberg, Commissioner Sherman, Commissioner Asmus, Commissioner Banks, Chairman Hirsch**

**Nay: Commissioner Geckeler**

**The motion passed by a vote of 8 to 1.**

**B. P.Z. 02-2007 The Estates at Upper Kehrs Mill (Miceli Construction)**: A request for a change of zoning from "NU" Non-Urban to "E" One Acre District for a 10.2 acre tract of land located on the eastern side of Kehrs Mill Road, 4,100 feet south of its intersection with Wild Horse Creek Road. (19U530062, 19U530392)

**ISSUES:**

1. Review language in the Westland Acres Ordinance dealing with drainage and siltation control with the possibility of adapting it to the subject petition. Ms. McCaskill-Clay stated that said language is based upon Chapter 12 of the City's Municipal Code, Section 21, paragraphs 1 and 2, which require base screenings and required measurements. This language can be added to the Attachment A.
2. Can the bond amount be calculated at this time? Mr. Geisel stated that the bond amount cannot be calculated until survey information is received.
3. What is the setback of the Perry house from Kehrs Mill Road?
4. Retain more trees on the north side of the cul-de-sac. Commissioner Sherman noted that this issue is the concern of one Commissioner and may

not be a consensus. Chair Hirsch stated that this is a Site Plan issue rather than an issue for the Attachment A.

C. **P.Z. 10-2007 Surrey Place (St. Luke's Episcopal Presbyterian Hospital)**: A request to amend Conditional Use Permit Number 561 to add hospital as a permitted use for an approximately 10.751 acre tract of land located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard. (17R530197)

**Commissioner Sherman made a motion to hold P.Z. 10-2007 Surrey Place (St. Luke's Episcopal Presbyterian Hospital) until the Department can provide more information on the following issues:**

- **The number of levels permitted in the development;**
- **The setback with respect to the fire lane;**
- **Clarification of the buffer requirements;**
- **Provide traffic study for the Kendall Bluffs development;**
- **Possibility of providing a disclosure to Kendall Bluffs property owners;**
- **Adding language to the Attachment A, similar to language used in the St. John's Rehabilitation facility, with respect to "hospital" use – not allowing emergency use, operating rooms, surgical services, or heliport or helipad;**
- **Possibility of providing a traffic accident report from the Police Department;**
- **Provide the differential between the residential properties in the Kendall Bluffs development and the proposed development.**
- **Provide the requirements of the Certificate of Need provided by the State, as well as whether the use would include outpatient services.**

The motion was seconded by Commissioner O'Connor.

Commissioner Broemmer stated he would like the scope of the traffic study to include the reducing of the speed limit on Olive Boulevard vs. installing a stop light. Chair Hirsch asked that this concern be held until a vote on the motion to hold is taken.

City Attorney Heggie felt that most of the issues stated above could be resolved this evening, with the exception of the issue of the traffic study.

Commissioner Asmus noted that the petition before the Commission tonight deals only with amending the C.U.P. by allowing "hospital" as a permitted use. He stated that he is not opposed to learning more about the traffic study but felt this was not the appropriate time to deal with it. He opposed the motion to hold.

Commissioner Schenberg stated that if all the issues, with the exception of traffic, could be resolved this evening, he didn't feel it was fair to prejudice the Petitioner

because “they’re the last one on the block”. If the development is approved and traffic issues arise because of it, he didn’t feel the Commission should presume the traffic issues wouldn’t be resolved. He didn’t think progress should be stopped because of a problem that might occur – he felt progress should be allowed and then if a problem arises, it should be resolved as necessary.

Commissioner Banks expressed concern that there is not a signalized intersection on Olive Street Road in connection with this project. He felt that the traffic study would aid the Commission’s judgment on whether the project has a possibility of working or not. He was not opposed to delaying the project for two weeks to get the information on traffic.

Ms. McCaskill-Clay stated that the draft Conditional Use Permit is based directly upon Conditional Use Permit 561, as approved by St. Louis County. The current Conditional Use Permit allows 100 self-care units associated with the C.U.P. development. It was pointed out that the site does not have 100 units but the C.U.P. does allow that many. The draft C.U.P. still includes this language – if the 100 units were built, it would substantially affect the amount of parking for the site. The C.U.P. was written when the Petitioner still owned the other 68 acres that has since become Kendall Bluffs. If the number of self-care units is adjusted, it may help address some of the parking and traffic concerns. It was noted that the patients using self-care units generate more traffic than the residents using the nursing care facilities.

Mr. Doster stated that there are currently 140 beds in the full-care nursing facility. The existing C.U.P. permits an additional 100 self-care units, which have not been built and which the Petitioner is not requesting. Mr. Doster indicated that the Petitioner would not be opposed to amending Section 2.ii of the C.U.P. as follows:

> ~~There shall be not more than 100 self-care units associated with this C.U.P. development.~~ The full care nursing facility shall have no more than 140 beds.

Chair Hirsch asked the Commissioners if their desire would be to have the City Attorney work with the Petitioner and Staff to draft amendments to the C.U.P. to resolve the open issues so the petition could be voted upon this evening. He also asked if the Commissioners still had any concerns with the traffic.

Commissioner Banks expressed concern about voting on the petition the same evening the Public Hearing was held. He did not see any problem with delaying the vote for two weeks.

Ms. Mara Perry, Senior Planner, pointed out that the petition is a Conditional Use Permit – not a petition for rezoning. The process for a Conditional Use Permit is to hold the Public Hearing and vote on the same night. Ms. McCaskill-Clay stated

that the Zoning Ordinance allows the Commission to delay the vote and/or to place conditions on the development.

At this point, Commissioner Sherman withdrew the motion to hold P.Z. 10-2007 Surrey Place (St. Luke's Episcopal Presbyterian Hospital).

It was agreed that the City Attorney, Staff and the Petitioner would work on amending specific language in the C.U.P.

Commissioner O'Connor made a motion to move Agenda Item VIII.C. P.Z. 10-2007 Surrey Place (St. Luke's Episcopal Presbyterian Hospital) below Agenda Item VIII.F. P.Z. 16-2007 Valley Gates Subdivision (16845 N. Outer 40 Road). The motion was seconded by Commissioner Asmus and **passed by a voice vote of 9 to 0.**

**D. P.Z. 12-2007 City of Chesterfield (Tree Manual):** A request to repeal City of Chesterfield Ordinance 2335 and replace it with a new ordinance that revises the procedures and requirements for Tree Protection Sureties, Escrows and Landscape Installation Bonds.

Councilmember Fults asked for clarification on how the amount required for a Tree Protection Surety would be calculated.

Mr. Jarvis Myers, Project Planner, stated that the Tree Manual allows two methods to calculate the required amount for a Tree Protection Surety. Staff would select the lesser amount for the bond amount. It is hoped this method will encourage petitioners to increase the tree preservation above the minimum requirement.

Mr. Geisel stated that the current language discourages tree retention. The existing language is based on the acreage to be preserved vs. the at-risk perimeter. The proposed language would allow two calculations so Staff can assess the risk based on the perimeter that is exposed to grading or the total acreage of trees to be disturbed. The proposed language would not penalize a developer that may want to leave a long buffer or a deep wooded area.

**Commissioner Schenberg made a motion to approve P.Z. 12-2007 City of Chesterfield (Tree Manual).** The motion was seconded by Commissioner O'Connor.

**Upon roll call, the vote was as follows:**

**Aye: Commissioner Geckeler, Commissioner O'Connor, Commissioner Perantoni, Commissioner Schenberg, Commissioner Sherman, Commissioner Asmus, Commissioner Banks, Commissioner Broemmer, Chairman Hirsch**

**Nay: None**

**The motion passed by a vote of 9 to 0.**

**E. P.Z. 14-2007a Wilson Bluffs (SMS Group, L.L.C.)**: A request for a change of zoning from "NU" Non-Urban District to "E-Half Acre" Estate District for a 3.28 acre tract of land located on the west side of Wilson road, directly north of Wilson Manors II Subdivision.

**ISSUES:**

1. Is an easement required for construction for the back portion of the site? Ms. Nassif stated that an easement will be required for the back portion lot. The new zoning does not allow for any landlocked parcels. Mr. Geisel pointed out that the access is permanent. The lot split plat will show a permanent easement and it will be recorded with the St. Louis County Recorder's Office.
2. Should language be included in the Attachment A requiring prospective buyers to be informed that a road will be constructed? Ms. Nassif stated that it will be shown on the plat. Mr. Geisel stated that it will also show up on the owner's title policy.
3. Amend the language from E-Half Acre to E-One Acre. Chair Hirsch stated that future agendas would show the petition as E-One Acre.

**F. P.Z. 16-2007 Valley Gates Subdivision (16845 N. Outer 40 Road):** A request for an amendment to City of Chesterfield Ordinance 2154 to allow for a change to the parking and building setbacks, building height and number of permitted buildings for a 7.698 acre tract of land zoned "PC" Planned Commercial located north of North Outer Forty and east of Boone's Crossing at 16845 North Outer Forty Road. (17T520073)

Ms. Nassif stated that after the meeting packets went out, Staff received the agency comments from the Missouri Department of Transportation, which was the only outstanding issue.

**ISSUES:**

1. Check with the Public Works Department to make sure they have everything they need with respect to the subject petition.
2. Are three-story buildings allowed along Highway 40 vs. two-story buildings? Ms. Perry pointed out that the Larry Enterprises/Lynch Hummer site has been approved for a three-story building. The subject site is just to the east of Larry Enterprises. Ms. Nassif stated that the urban core is allowed buildings not to exceed 70 feet.

**C. P.Z. 10-2007 Surrey Place (St. Luke's Episcopal Presbyterian Hospital)**: A request to amend Conditional Use Permit Number 561 to add hospital as a permitted use for an approximately 10.751 acre tract of land located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard. (17R530197)

City Attorney Heggie proposed the following seven amendments to Conditional Use Permit #25: **(changes shown in bold)**

The following Conditional Uses shall be allowed in this development:

1. Hospital. As proposed, this use is to be a specialized, limited use facility that will provide general physical rehabilitative and medical services, including nursing, clinical and therapeutic services. **There shall be no emergency room, operating room, or surgical services permitted on the subject site. There shall be no heliport or helipad services permitted on the subject site.**

2. Nursing home ~~with associated self-care units and recreational facilities for the elderly~~.

   i. Nursing facilities ~~and self-care units~~ shall be contained in not more than two (2) buildings.

   ii. ~~There shall be no more than 100 self-care units associated with this C.U.P. development.~~ The full care nursing facility shall have no more than 140 beds.

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

~~1. Self-care units shall be contained in a single building not more than three (3) building levels in height, excluding basement and cellar areas, underground parking and rooftop mechanical equipment.~~

2. All ~~other~~ building**s** shall not exceed ~~two (2)~~ **one (1)** building level~~s~~ in height, exclusive of basement and cellar areas, underground parking**, architectural features,** and rooftop mechanical equipment.

7. Structure Setbacks:
   No building or structure, other than boundary walls, retaining walls, signs, light standards, flag poles or fences, shall be located within the following setbacks:

   a. One hundred (100) feet of the right of way of Olive Boulevard
   b. ~~Fifty~~ Ten (10) feet from northeastern limits of this C.U.P.
   c. ~~Sixty (60)~~ **Fifty (50)** feet from the northern property boundary (N42°06'40"E)

8. No outdoor parking stall or internal roadway, except points of ingress, egress, **and the required fire lanes**, shall be located within the following setbacks:

Commissioner Banks expressed concern on voting on a petition with so many amendments verbally placed in the motion.

Commissioner Broemmer asked when the issue of traffic would be addressed. Chair Hirsch stated that traffic issues would be part of any Site Plan review. Mr. Geisel stated that, based upon the concerns raised this evening, he will investigate the traffic issues. He noted that Kendall Bluffs was recently approved allowing more than 100 units to utilize the intersection. He indicated he would report his findings back to the Commission.

Some of the Commissioners expressed concern about voting on the C.U.P. amendment prior to having information on the traffic issues.

Mr. Doster recommended that the petition be held for two weeks to give Mr. Geisel time to review the traffic issue. He noted, however, that the current C.U.P. allows considerably more density on the site than what is being requested. He pointed out that they are willing to eliminate the 100 self-care units and would be providing a very low traffic generator in its place. He felt that, conceptually, they are improving the traffic situation over what is permitted and he didn't think a traffic study is necessary under these circumstances.

**Commissioner Asmus made a motion to hold P.Z. 10-2007 Surrey Place (St. Luke's Episcopal Presbyterian Hospital) until the next meeting of the Planning Commission.** The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 8 to 1.** (Commissioner O'Connor voted "no".)

## IX. NEW BUSINESS - None

## X. COMMITTEE REPORTS

Chair Hirsch announced that the **Ordinance Review Committee** is scheduled to meet on April 24, 2007 at 3:00 p.m.

Thirty minutes prior to the next Site Plan Committee Meeting, the **Committee of the Whole** will meet to review a revised draft of the Commission's By-Laws.

## XI. ADJOURNMENT

The meeting adjourned at 9:45 p.m.

_____

David Banks, Secretary

City of Chesterfield

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

**VII. A.**

May 9, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **May 14, 2007** will include the following item for your consideration:

**Bacana Brasil:** Amended Architectural Elevations for a 3.7 acre parcel zoned "C-8" Planned Commercial located on the north side of Chesterfield Parkway, east of Justus Post Road.

Dear Planning Commission:

Grant Alexander, of SP Architects, has submitted Amended Architectural Elevations for your review. The Department of Planning has reviewed this submittal and submits the following report.

**BACKGROUND**

1. On July 16, 1973, St. Louis County approved Ordinance 6815 which amended the St. Louis County zoning ordinance by changing the boundaries of various districts and the "C-8" and "FP C-8" Planned Commercial and Flood Plain Planned Commercial Districts. At that time, St. Louis County approved the preliminary plans and provided approval for the final development plan.

2. On October 22, 1990, the Planning Commission approved the site development plan and landscape plan for the restaurant building with one amendment. The Planning Commission requested that all elevations be constructed of the submitted reddish-brown brick masonry and split faced block concrete.

**SUBMITTAL INFORMATION**

1. The request is for amended architectural elevations to the existing elevations of a restaurant use.

2. The exterior building materials will be comprised of painted brick and wood, cultured stone over existing brick columns and a new wood trellis. The existing roof is to remain.

**DEPARTMENTAL INPUT**

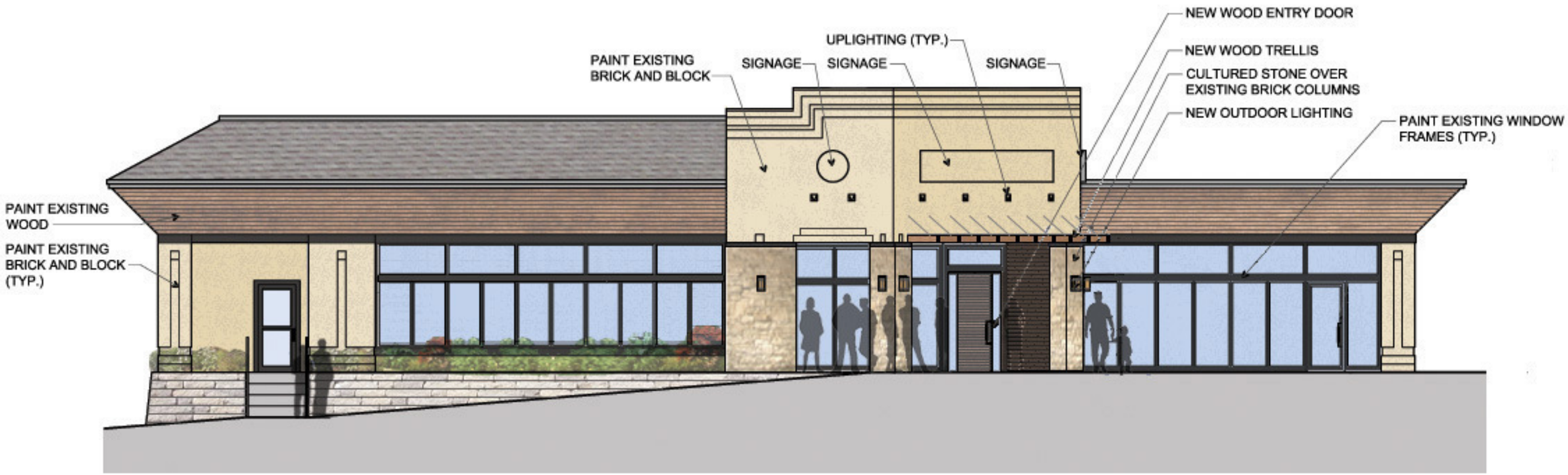
The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Amended Architectural Elevations.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Amended Architectural Elevations
Existing site plan for the site



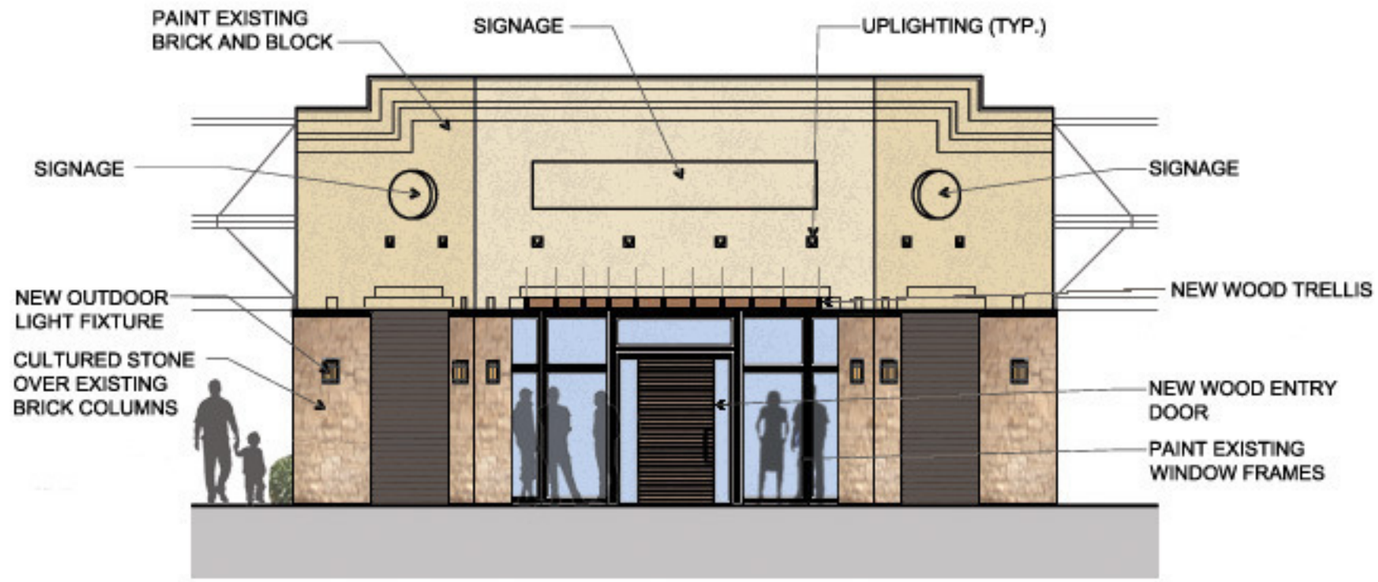

SOUTH ELEVATION
1/8"=1'-0"

# BACANA BRAZILIAN STEAKHOUSE

CHESTERFIELD, MISSOURI

EXTERIOR COLOR ELEVATIONS 4.18.07

S|P ARCHITECTS 314.872.9700



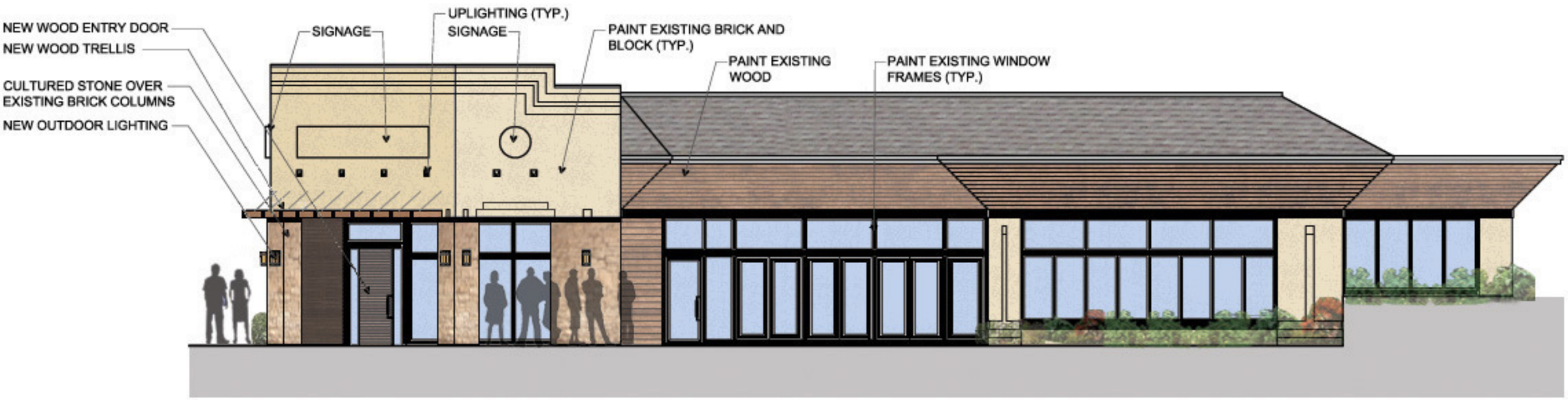

ENTRY ELEVATION
1/8"=1'-0"

# BACANA BRAZILIAN STEAKHOUSE

CHESTERFIELD, MISSOURI

EXTERIOR COLOR ELEVATIONS 4.18.07

S|P ARCHITECTS 314.872.9700




EAST ELEVATION
1/8"=1'-0"

# BACANA BRAZILIAN STEAKHOUSE

CHESTERFIELD, MISSOURI

EXTERIOR COLOR ELEVATIONS 4.18.07

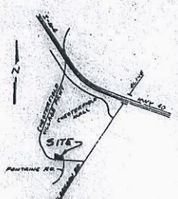
S|P ARCHITECTS 314.872.9700

# AMENDED SITE DEVELOPMENT PLAN FOR
# K.C. MASTERPIECE
## A TRACT OF LAND BEING LOT C108 OF "CHESTERFIELD VILLAGE AREA 'A' PHASE ONE PLAT ONE", U.S. SURVEY 2002, T.45N., R.4E., ST. LOUIS COUNTY, MISSOURI

Combo Fee 125.00
State Use Fee 5.00
Total 130.00

BOOK 158 PAGES 96 AND 97
FILED FOR RECORD
DEC 11 1990
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO.

511




LOCATION MAP
N.T.S.

N

SCALE: 1"=30'

## GENERAL NOTES

1) Underground utilities have been plotted from available information and therefore their locations will be considered approximate only. The verification of the location of all underground 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 the improvements.

2) All materials and methods of construction for streets to meet the requirements of the St. Louis County Department of Highways & Traffic.

3) All materials and methods of construction for sewers to meet the 1986 requirements of the Metropolitan St. Louis Sewer District, St. Louis County Department of Highways & Traffic and the St. Louis County Plumbing Code.

4) All concrete pipe shall be reinforced concrete pipe and meet current A.S.T.M. Specifications C-76 and shall be Class III.

5) All sewer structures to conform to the Standard Details shown in the 1986 Metropolitan St. Louis Sewer District "Standard Construction Specifications for Sewers and Drainage Facilities.

6) No slope shall be steeper than 3:1 or as called for in the Soils Report for the project. All slopes shall be sodded or seeded and mulched.

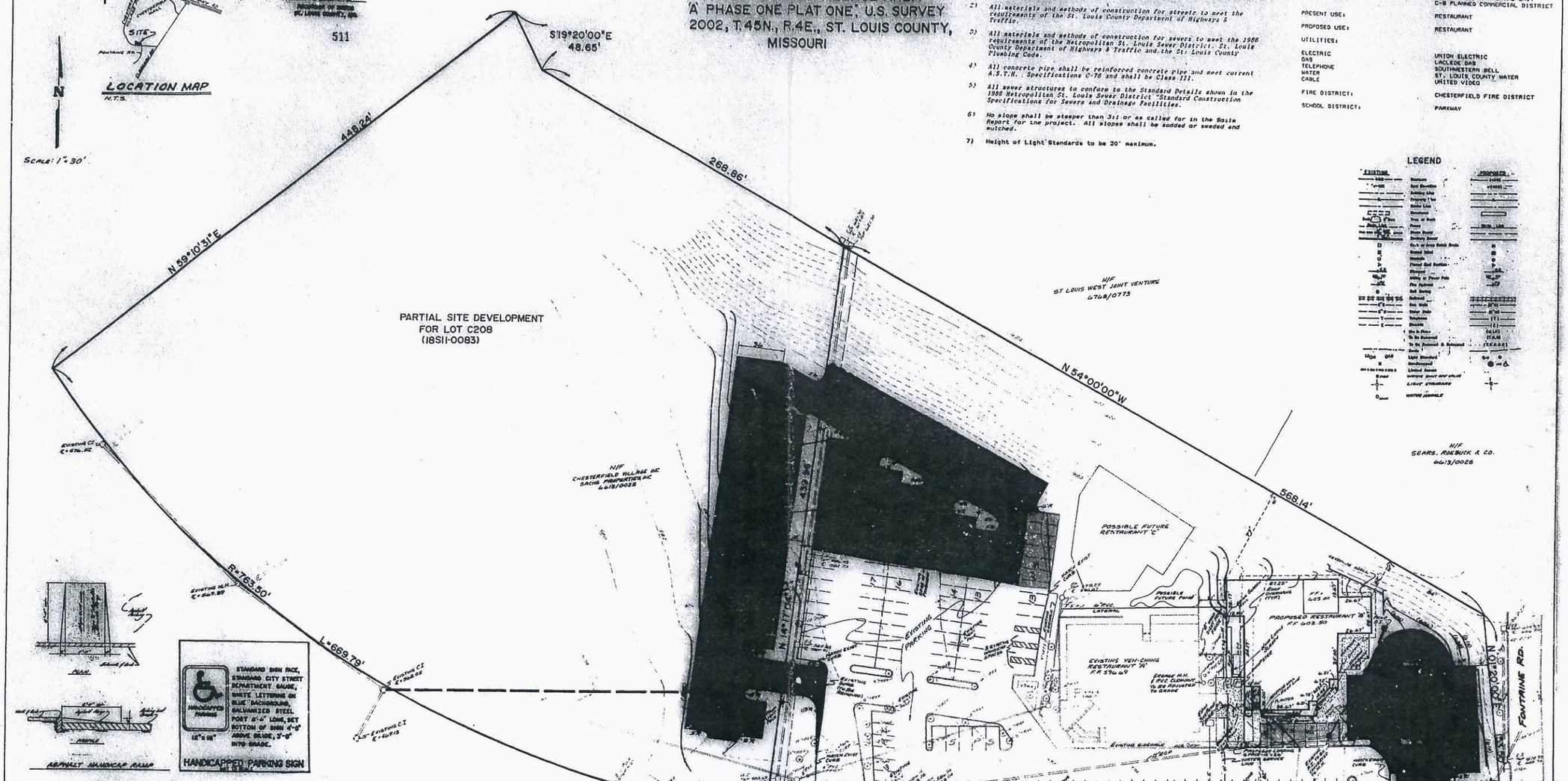
7) Height of Light Standards to be 20' maximum.

## SITE INFORMATION

| | |
|---|---|
| PRESENT SITE ADDRESS: | 16125 CHESTERFIELD VILLAGE PKWY. CHESTERFIELD, MO 63017 |
| ACREAGE OF TRACT: | 3.723 ACRES |
| PRESENT ZONING: | PLANNED ENVIRONMENTAL UNIT C-8 PLANNED COMMERCIAL DISTRICT |
| PRESENT USE: | RESTAURANT |
| PROPOSED USE: | RESTAURANT |
| UTILITIES: | |
| ELECTRIC | UNION ELECTRIC |
| GAS | LACLEDE GAS |
| TELEPHONE | SOUTHWESTERN BELL |
| WATER | ST. LOUIS COUNTY WATER |
| CABLE | UNITED VIDEO |
| FIRE DISTRICT: | CHESTERFIELD FIRE DISTRICT |
| SCHOOL DISTRICT: | PARKWAY |

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| 1000 | Contours | 1000 |
| 1+00 | Spot Elevation | +1000 |
| | Building Line | |
| | Property Line | |
| | Center Line | |
| | Easements | |
| | Top of Bank | |
| | Fence | Wood Fence |
| | Stone Retaining Wall | |
| | Cap & or Iron Rebar Found | |
| | Concrete Inlet | |
| | Manhole | |
| | Flared End Section | |
| | Flow Line | F.L. |
| | Utility or Power Pole | |
| | Fire Hydrant | |
| | Gate Valve | |
| | Gas Line | |
| | Water Line | |
| T | Telephone | (T) |
| E | Electric | (E) |
| | Sta in Place | (M.U.S) |
| | To Be Removed | (T.B.R.) |
| | To Be Removed & Relocated | (T.B.R.&R) |
| LGas GAS | Gas | |
| | Light Standard | |
| | Handicapped | |
| | Limited Access | |
| | Contour Guard Rail Posts | |
| | Light Standard | |
| | Water Manhole | |







ASPHALT HANDICAP RAMP




HANDICAPPED PARKING SIGN

CHESTERFIELD CENTER CORPORATION

In connection with a change of zoning for the following described property from ~ to C-8.

A tract of land being Lot C-108 of "Chesterfield Village Area 'A' Phase One Plat One", A subdivision according to the plat thereof recorded in Plat Book 158 Pages 96 and 97, of the St. Louis County Records, in U.S. Survey 2002, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the North line of Chesterfield Village Parkway, varying widths, and the West line of said Lot C-108; thence along the boundary line of said Lot C-108 the following courses and distances: North 14 degrees 17 minutes 4 seconds East 439.96, South 34 degrees East 268.14 feet, South 1 degree 20 minutes West 153.50 feet to the aforesaid North line of Chesterfield Village Parkway, along the said North line South 85 degrees 40 minutes 9 seconds West 25.05 feet, North 83 degrees 56 minutes 31 seconds West 450.73 feet and along a curve to the right whose radius point bears North 6 degrees 1 minutes 29 seconds West 763.50 feet from the last mentioned point, a distance of 92.76 feet, to the point of beginning and containing 3.723 Acres.

Chesterfield Center Corporation the owner 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, 1142 C-8 of City of Chesterfield Ordinance 4623, 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 changed by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Phillip E. Schrieber
Vice President of Chesterfield Center Corporation
Phillip E. Schrieber

State of Missouri )
) S.S
County of St. Louis )

On this 10th day of December, A.D., 1990, before me personally appeared Phillip Schrieber to me known, who, being by me sworn in, did say that he/she is the Vice President of Chesterfield Center Corporation a corporation in the State of Missouri, 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 Phillip E. Schrieber acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in Chesterfield, the day and year last above written. My term expires June 27, 1994

Notary Public Margaret A. Matthews
Margaret A. Matthews

This Site Plan was approved by the City of Chesterfield Planning Commission and duly verified on the 24th day of October, 1990, 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 Economic Development.

Director of Planning/Economic Development
City Clerk

Ordinance 6815 dated July 12, 1973, which prescribed conditions relating to approved is recorded as Daily Number 98 on the 14 day of February, 19 74 in the St. Louis County Recorder's Office.

This is to certify that we have during the month of September, 1990, by order of Chesterfield Center Corporation, prepared an Amended Site Development Plan of Lot C-108 of Chesterfield Village Area A, Phase One Plat One, recorded in Plat Book 158 pages 96 and 97 of the St. Louis County records, U.S. Survey 2002, Township 45 North, Range 4 East, St. Louis County, Missouri, this plat prepared from authenticated records, and the results are plotted hereon.

IN TESTIMONY WHEREOF, it has signed and sealed the foregoing this 1st day of October, 1990.

BAX ENGINEERING CO., INC.
Neal John Hirwald, No. Reg. L.S. #2117

### PARKING CALCULATIONS

| | SEATING | EMPLOYEES |
|---|---|---|
| RESTAURANT A | 200 | 10 |
| RESTAURANT B | 251 | 21 |
| RESTAURANT C | 53 | 8 |
| TOTAL | 504 | 39 |
| REQUIRED PARKING | 504÷3=168 | 39x2/3=26 |
| TOTAL PARKING PROVIDED (ONSITE) | 168+26=194 | |
| PARKING (OFFSITE) | 55 | |
| TOTAL PARKING PROVIDED | 249 | |

REV. 12-6-90

MSD BENCHMARK: 454-49 598.05 - "Sq." on northeast corner of traffic control box at southeast corner of Chesterfield Village Parkway and Lydia Hills Drive.

BAX ENGINEERING CO., INC.
35 NORTH CENTRAL AVE SUITE 235
ST. LOUIS, MISSOURI 63105
726-6588
Date: OCTOBER 1990 Order No.: 9010239

Sheet 1 of 2

City of Chesterfield

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

**VII. B.**

May 9, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **May 14, 2007** will include the following item for your consideration:

**Larry Enterprises/Lynch Hummer (MPD Investments, LLC):** Amended Site Development Concept Plan and Conceptual Landscape Plan for a 14.11 acre parcel zoned "PI" Planned Industrial District located west of Boone's Crossing on the north side of North Outer Forty Road.

Dear Planning Commission:

Stock & Associates, has submitted, on behalf of MPD Investments, L.L.C. an Amended Site Development Concept Plan and Conceptual Landscape Plan for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

## BACKGROUND

1. On October 3, 2001, the City of Chesterfield approved Ordinance 1790 which rezoned the property from "NU" Non Urban District and "FPNU" Non Urban Flood Plain District to "PI" Planned Industrial District.

2. On January 21, 2004, the City of Chesterfield approved Ordinance 2055 which repealed Ordinance 1790 to allow for outdoor storage and a change to building setbacks.

3. On May 24, 2004, the Planning Commission approved the Site Development Concept Plan with a vote of 9-0.

## SUBMITTAL INFORMATION

1. The request is for two new 66,000 square foot office buildings with first floor retail located on Lot A1 of the Larry Enterprises/ Lynch Hummer development. Exterior materials include architectural precast, brick accent panels and glass. Roof materials will be a flat membrane.

**DEPARTMENTAL INPUT**

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning requests approval of the Amended Site Development Concept Plan and Conceptual Landscape Plan.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

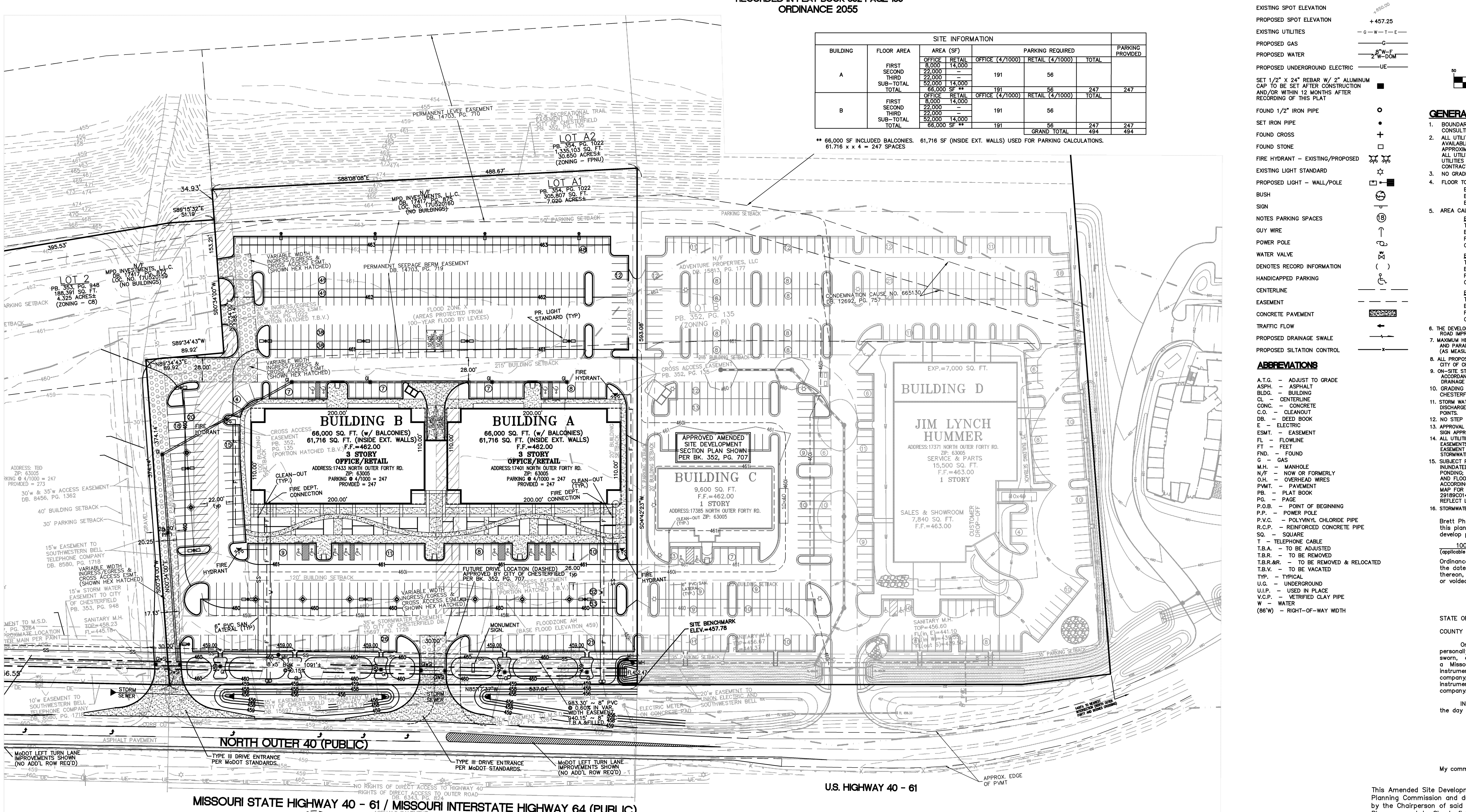
Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Amended Site Development Concept Plan
Conceptual Landscape Plan

# LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION
## AMENDED SITE DEVELOPMENT CONCEPT PLAN
FOR MPD INVESTMENTS DEVELOPMENT FOR A
## "PLANNED INDUSTRIAL" DISTRICT
A TRACT OF LAND BEING PART OF THE TRACTS OF LAND DESCRIBED IN DEED BOOK 7853 PAGE 1771
OF THE ST. LOUIS COUNTY RECORDER OF DEEDS
BEING PART OF THE SAME PROPERTY KNOWN AS THE RUPPEL FARM
LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
RECORDED IN PLAT BOOK 352 PAGE 135
ORDINANCE 2055

**PERTINENT DATA**

OWNER (1/9/07) = MPD INVESTMENTS, L.L.C.
(SPECIAL WARRANTY DEED, DB. 17417, PG. 875)
EXISTING ZONING = P.I. (ORD. #2055)
LOCATOR NUMBER = 17U520160
ACREAGE = 7.020 Acres ±
FIRE DISTRICT = CHESTERFIELD FIRE PROTECTION DISTRICT
SCHOOL DISTRICT = ROCKWOOD R6
SEWER DISTRICT = M.S.D.
WATER SHED = BONHOMME CREEK
WATER SERVICE = MISSOURI AMERICAN WATER COMPANY
GAS SERVICE = LACLEDE GAS COMPANY
ELECTRIC SERVICE = AMERENUE ELECTRIC COMPANY
PHONE SERVICE = SBC




| SITE INFORMATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| BUILDING | FLOOR AREA | AREA (SF) | | PARKING REQUIRED | | | PARKING PROVIDED |
| | | OFFICE | RETAIL | OFFICE (4/1000) | RETAIL (4/1000) | TOTAL | |
| A | FIRST | 8,000 | 14,000 | 191 | 56 | | |
| | SECOND | 22,000 | – | | | | |
| | THIRD | 22,000 | – | | | | |
| | SUB-TOTAL | 52,000 | 14,000 | | | | |
| | TOTAL | 66,000 SF ** | | 191 | 56 | 247 | 247 |
| | | OFFICE | RETAIL | OFFICE (4/1000) | RETAIL (4/1000) | TOTAL | |
| B | FIRST | 8,000 | 14,000 | 191 | 56 | | |
| | SECOND | 22,000 | – | | | | |
| | THIRD | 22,000 | – | | | | |
| | SUB-TOTAL | 52,000 | 14,000 | | | | |
| | TOTAL | 66,000 SF ** | | 191 | 56 | 247 | 247 |
| | | | | | GRAND TOTAL | 494 | 494 |

** 66,000 SF INCLUDED BALCONIES. 61,716 SF (INSIDE EXT. WALLS) USED FOR PARKING CALCULATIONS. 61.716 x x 4 = 247 SPACES

**LEGEND**

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWERS
EXISTING STORM SEWER
PROPOSED STORM SEWERS
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR — 650
PROPOSED CONTOUR — 460
PROPOSED INTERIM CONTOUR — 460
EXISTING SPOT ELEVATION — +650.00
PROPOSED SPOT ELEVATION — +457.25
EXISTING UTILITIES — G — W — T — E
PROPOSED GAS — G
PROPOSED WATER — 8"W-F 2"W-DOM
PROPOSED UNDERGROUND ELECTRIC — UE
SET 1/2" X 24" REBAR W/ 2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT – EXISTING/PROPOSED
EXISTING LIGHT STANDARD
PROPOSED LIGHT – WALL/POLE
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION ( )
HANDICAPPED PARKING
CENTERLINE
EASEMENT
CONCRETE PAVEMENT
TRAFFIC FLOW
PROPOSED DRAINAGE SWALE
PROPOSED SILTATION CONTROL

**ABBREVIATIONS**

A.T.G. – ADJUST TO GRADE
ASPH. – ASPHALT
BLDG. – BUILDING
CL – CENTERLINE
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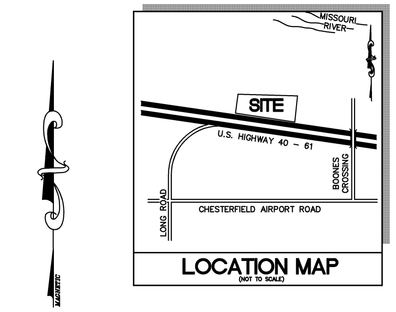



**LOCATION MAP** (NOT TO SCALE)

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

**GENERAL NOTES**

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. FLOOR TO AREA RATIO (FAR):
   BLDGS. A & B = 132,000 S.F./LOT = 0.43
   BLDGS. C & D = 39,940 S.F./LOT = 0.13
   ENTIRE DEVELOPMENT – BLDGS. A, B, C & D = 171,940 S.F./LOT = 0.28
5. AREA CALCULATIONS – (ENTIRE DEVELOPMENT BLDGS. A, B, C & D)
   BLDGS. A & B (LOT A1)
   TOTAL LOT AREA = 305,807 S.F. = 7.02 AC.
   BUILDINGS =42,078 S.F./LOT = 0.138
   PAVEMENT = 173,954 S.F /LOT = 0.569
   OPENSPACE = 89,775 S.F./LOT = 0.294
   BLDGS. C & D (LOT B)
   TOTAL LOT AREA = 308,898 S.F. = 7.09 AC.
   BUILDINGS = 39,940 S.F./LOT = 0.129
   PAVEMENT & DITCH @ 3' FULL = 171,174 S.F /LOT = 0.554
   OPENSPACE = 97,784 S.F /LOT = 0.317
   ENTIRE DEVELOPMENT – BLDGS. A, B, C & D
   TOTAL LOT AREA = 614,705 S.F. = 14.11 AC.
   BUILDINGS = 82,018 S.F./LOT = 0.133
   PAVEMENT & DITCH @ 3' FULL = 345,128 S.F /LOT = 0.561
   OPENSPACE = 187,559 S.F /LOT = 0.305
6. THE DEVELOPER SHALL BE REQUIRED TO CONTRIBUTE TO THE CHESTERFIELD VALLEY ROAD IMPROVEMENT PLAN TRUST FUND.
7. MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING AND PARAPET WALLS SHALL NOT EXCEED THREE STORIES OR 45 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
8. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
9. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
10. GRADING AND STORM WATER PER M.S.D. , CITY OF CHESTERFIELD AND THE MONARCH LEVEE DISTRICT.
11. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
12. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
13. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
14. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. UTILITIES EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENT SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS
15. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS DETERMINED; BASE FLOOD ELEVATION = 457, 459) AND FLOOD ZONE "X" (AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0140 H WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
16. STORMWATER DESIGN SHALL COMPLY WITH CHESTERFIELD VALLEY MASTER STORMWATER PLAN.

Brett Phillips, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter ________

1003.150 (applicable subsection) "PI" – Planned Industrial (present zoning) of the City of Chesterfield

Ordinance No. 2055 , do hereby agree 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 Commision, or voided or vacated by order of the City of Chesterfield Council.

(Signature) ________________
Brett Phillips

STATE OF MISSOURI )
) SS.
COUNTY OF ST. LOUIS )

On this _____ day of ____________, 2007, before me personally appeared Brett Phillips, who being by me duly sworn, did say he is the OWNER of MPD INVESTMENTS, L.L.C., a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, and that said Brett Phillips acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

________________
Notary Public

________________
Print Name

My commission expires: ________

This Amended Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, of 2007, by the Chairperson of said Commission, authorizing the recording of this Plan pursuant to Chesterfield Ordinance Number 200 as attested to by the Director of Planning and the City Clerk.

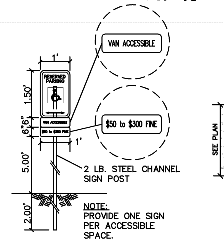
________________
Michael O. Geisel, Director of Planning

________________
Marty DeMay, City Clerk

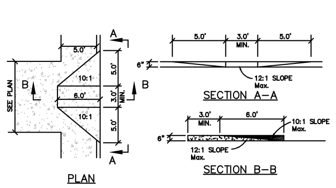
LEGAL DESCRIPTION

LOT A1

Beginning at the intersection of the Northern line of Missouri State Highway 40-61 with the Eastern line of Share 1 of the Subdivision of the Estate of Peter Steffan, as recorded in Deed Book 80, Page 457 in the St. Louis County Records; thence Northwardly along said Eastern line of Share 1 the following courses and distances: North 00 degrees 34 minutes 00 seconds East 374.14 feet, North 89 degrees 34 minutes, 43 seconds East 89.92 feet, and North 00 degrees 34 minutes 00 seconds East 188.00 feet; thence departing said Eastern, South 88 degrees 09 minutes 08 seconds East 488.67 feet to the Eastern Line of Lot A of Larry Enterprises and Lynch Hummer Subdivision, a subdivision according to the plat thereof recorded in Plat Book 352, Page 135 of the St. Louis County Records; thence along the common line of Lots A and B of said subdivision, South 04 degrees 42 minutes 23 seconds West, 593.08 to the Northern line of Missouri State Highway 40-61; thence North 85 degrees 17 minutes 37 seconds West, 537.04 feet to the point of beginning and containing 305,807 square feet or 7.02 acres more of less.

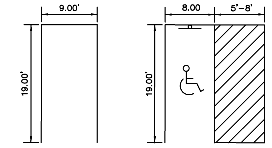



**HANDICAP PARKING SIGN**
(n.t.s.)

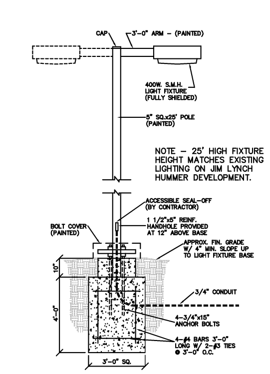



**TYPICAL HANDICAP RAMP DETAIL**
(n.t.s.)

**HANDICAP SIGN**
(n.t.s.)




**TYPICAL PARKING STALLS**
(n.t.s.)




**AREA LIGHT & POLE DETAIL**
(n.t.s.)

**SITE BENCHMARK**

ELEV. 457.78
"IRON ROD" BEING THE SOUTHEAST PROPERTY CORNER OF PROPERTY AT 17401 NORTH OUTER 40 DRIVE.
(U.S.G.S. (NGVD 1929))

**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.
(U.S.G.S. (NGVD 1929))

GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing, at the request of Larry Enterprises, has performed a geotechnical exploration for the property of which the project proposed hereon is a part thereof. Our findings indicated that the earth-related aspects are suitable for the development proposed hereon pursuant to the geotechnical recommendations and considerations set forth in our December 5, 2000 report, titled Geotechnical Exploration – MTI Job No. 3783 – Office Buildings – Chesterfield, Missouri.

MIDWEST TESTING
Daniel J. Barczykowski, P.E.
Missouri Registration No. E-
3-15-07
Date

STATE OF MISSOURI — DANIEL J. BARCZYKOWSKI — NUMBER E-25081 — REGISTERED PROFESSIONAL ENGINEER

**SURVEYOR'S CERTIFICATION**

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Concept Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222–D

________________
DANIEL EHLMANN, Missouri L.S. No. 2215

**PREPARED FOR:**
MPD INVESTMENTS, L.L.C.
c/o BRETT PHILLIPS
2445 DUNHEATH LANE
O'FALLON, MO 63368
PHONE: (314) 749–0000

**OWNER (as of 1/9/07)**
MPD INVESTMENTS, L.L.C.
c/o BRETT PHILLIPS
2445 DUNHEATH LANE
O'FALLON, MO 63368
PHONE: (314) 749–0000

**SHEET INDEX**

- C1 AMENDED SITE DEVELOPMENT CONCEPT PLAN
- C2 AMENDED SITE DEVELOPMENT CONCEPT PLAN-EASEMENTS
- C3 AMENDED SITE DEVELOPMENT CONCEPT PLAN-ORDINANCE

2 04/30/07 – PER MONARCH FPD 4/24 AND CITY 4/26 COMMENTS
1 04/18/07 – PER MONARCH FPD 3/20, CITY 3/30 AND MoDOT COMMENTS

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER E-25116 — REGISTERED PROFESSIONAL ENGINEER
GEORGE M. STOCK E–25116

LARRY ENTERPRISES & LYNCH HUMMER SUBDIVISION
AMENDED SITE DEVELOPMENT CONCEPT PLAN


STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com


| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| J.P.W. | 03/27/07 | G.M.S. | 03/27/07 | 206–3961.2 | 1 of 3 |

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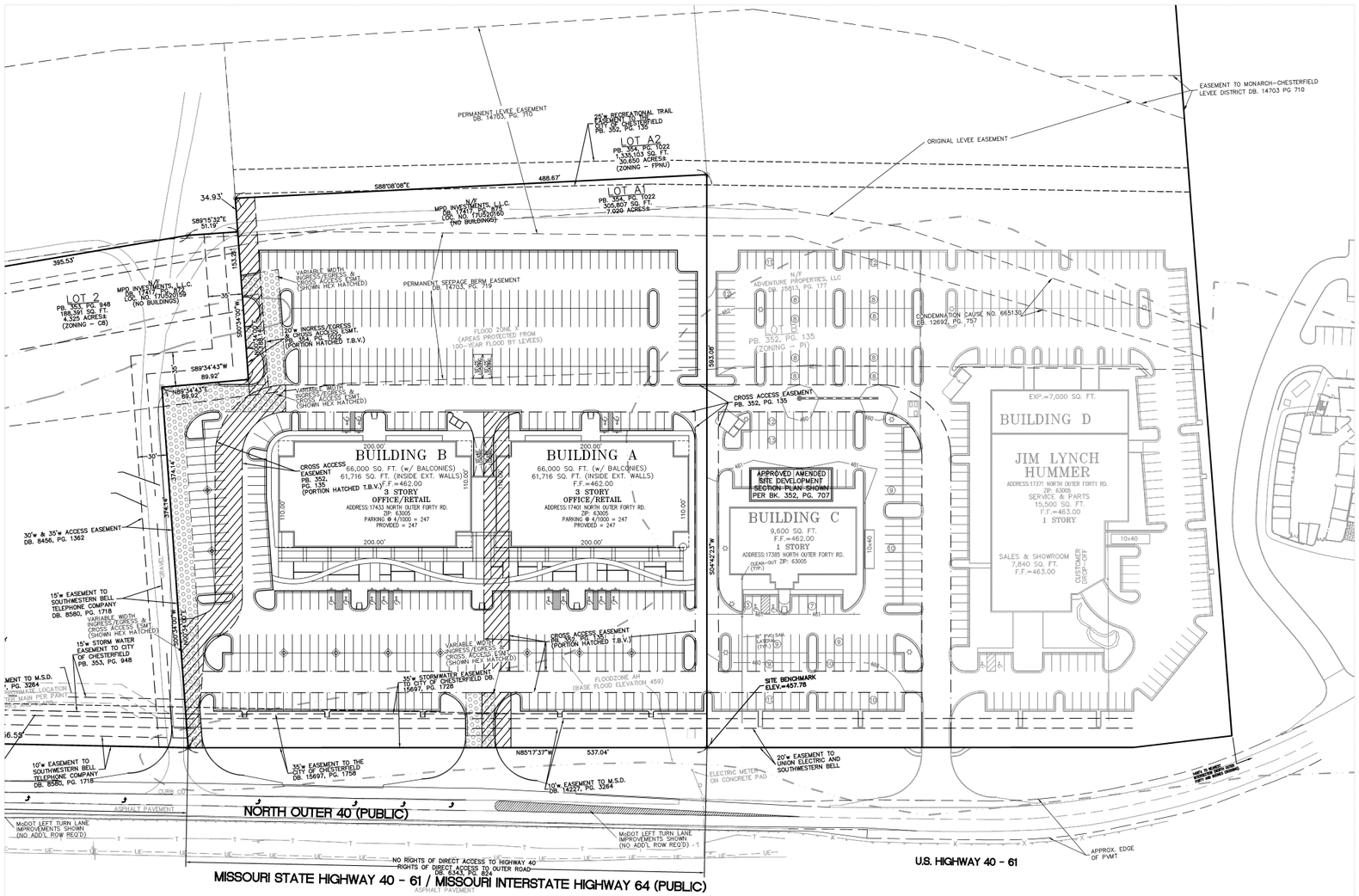
# LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION

## AMENDED SITE DEVELOPMENT CONCEPT PLAN

FOR MPD INVESTMENTS DEVELOPMENT FOR A

## "PLANNED INDUSTRIAL" DISTRICT




### LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWERS
- EXISTING STORM SEWER
- PROPOSED STORM SEWERS
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR — 650 —
- PROPOSED CONTOUR — 460 —
- PROPOSED INTERIM CONTOUR — 460I —
- EXISTING SPOT ELEVATION × 650.00
- PROPOSED SPOT ELEVATION + 457.25
- EXISTING UTILITIES — G — W — T — E —
- PROPOSED GAS — G —
- PROPOSED WATER — 8"W — F — 2"W — DOM —
- PROPOSED UNDERGROUND ELECTRIC — UE —
- SET 1/2" X 24" REBAR W/ 2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT – EXISTING/PROPOSED
- EXISTING LIGHT STANDARD
- PROPOSED LIGHT – WALL/POLE
- BUSH
- SIGN
- NOTES PARKING SPACES (18)
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION ( )
- HANDICAPPED PARKING
- CENTERLINE
- EASEMENT
- CONCRETE PAVEMENT
- TRAFFIC FLOW
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### ABBREVIATIONS

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(86'W) – RIGHT-OF-WAY WIDTH

LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE
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1 inch = 50 ft.

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△2 04/30/07 – PER MONARCH FPD 4/24 AND CITY 4/26 COMMENTS
△1 04/18/07 – PER MONARCH FPD 3/20, CITY 3/30 AND MoDOT COMMENTS

MPD INVESTMENTS DEVELOPMENT

AMENDED SITE DEVELOPMENT CONCEPT PLAN–EASEMENTS

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER E-25116 — PROFESSIONAL ENGINEER
GEORGE M. STOCK E-25116


STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
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PH. (636) 530-9100
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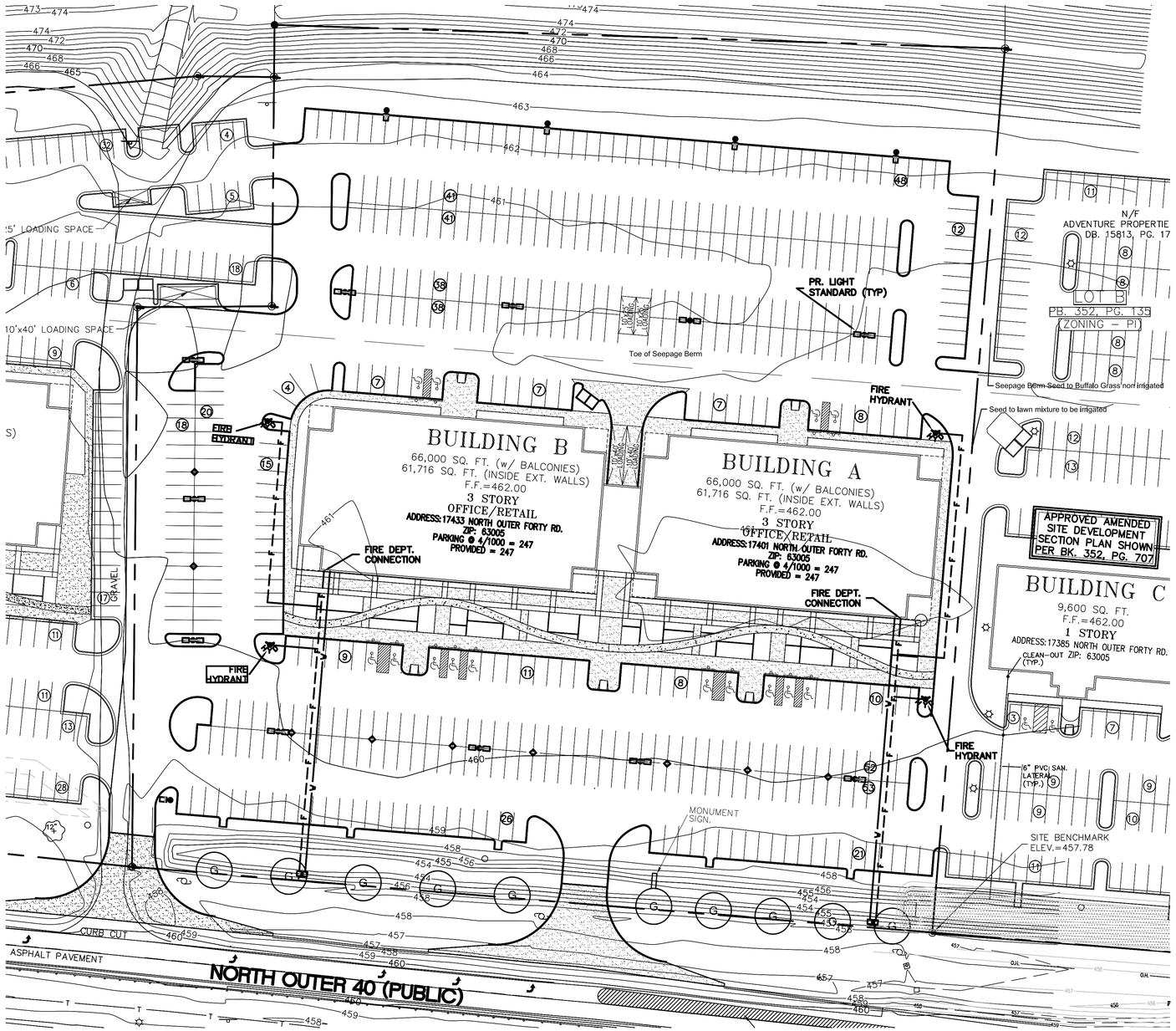
| J.P.W. | 03/27/07 | G.M.S. | 03/27/07 | 206–3961.2 | 2 of 3 |




## Landscape Plan

SCALE 1"=40'-0"

| STREET TREE SCHEDULE | | | | | |
|---|---|---|---|---|---|
| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
| G | 10 | Zelkova serrata 'Green Vase' | Green Vase Zelkova | 2 1/2" | 45'+ |

Landscape Requirements
Street Trees Required = 10- 2½" Trees
Street Trees Provided = 10

Note:
1) Lawn areas around building and parking islands to be sodded.
2) Lawn areas to be seeded.
3) In ground automatic irrigation system to be provided for landscape area south of the Seepage Berm.

STATE OF MISSOURI
DOUGLAS A. LOOMIS
LA-81
LANDSCAPE ARCHITECT
April 30, 2007

Consultants:

Larry Enterprises and Lynch Hummer Subdivision
Site Development Concept Plan for MPD Investments, L.L.C.
Chesterfield, MO

Revisions:

| Date | Description | No. |
|---|---|---|
| 3-28-07 | Site Revisions | 1 |
| 4-18-07 | Site Revisions | 2 |

Drawn: BD
Checked: DD

loomisAssociates
landscapeArchitects/planners
707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
636 519-8666 fax: 636 519-0997
e-mail: lla@mlink.com

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 3-13-07
Job #: 657.006

City of Chesterfield

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

**VII. C.**

May 9, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **May 14, 2007** will include the following item for your consideration:

**MPD Investments, LLC (Larry Enterprises/Lynch Hummer Lot A1):** Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 7.02 acre parcel zoned "PI" Planned Industrial District located west of Boone's Crossing on the north side of North Outer Forty Road.

Dear Planning Commission:

Stock & Associates, has submitted, on behalf of MPD Investments, L.L.C. a Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

## BACKGROUND

1. On October 3, 2001, the City of Chesterfield approved Ordinance 1790 which rezoned the property from "NU" Non Urban District and "FPNU" Non Urban Flood Plain District to "PI" Planned Industrial District.

2. On January 21, 2004, the City of Chesterfield approved Ordinance 2055 which repealed Ordinance 1790 to allow for outdoor storage and a change to building setbacks.

3. On May 24, 2004, the Planning Commission approved the Site Development Concept Plan with a vote of 9-0.

## SUBMITTAL INFORMATION

1. The request is for two new 66,000 square foot office buildings with first floor retail located on Lot A1 of the Larry Enterprises/ Lynch Hummer development. Exterior materials include architectural precast, brick accent panels and glass. Roof materials will be a flat membrane.

**ARB RECOMMENDATIONS**

This project was reviewed by the Architectural Review Board on April 12, 2007. The ARB did not have a quorum however it forwarded the Site Development Section Plan, Architectural Elevations, Lighting Plan and Landscape Plan to the Planning Commission with no additional recommendations.

**DEPARTMENTAL INPUT**

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning requests approval of the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Development Section Plan
Landscape Plan
Lighting Plan
Architectural Elevations

# LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION

## SITE DEVELOPMENT SECTION PLAN

FOR MPD INVESTMENTS DEVELOPMENT FOR A

## "PLANNED INDUSTRIAL" DISTRICT

A TRACT OF LAND BEING PART OF THE TRACTS OF LAND DESCRIBED IN DEED BOOK 7853 PAGE 1771
OF THE ST. LOUIS COUNTY RECORDER OF DEEDS
BEING PART OF THE SAME PROPERTY KNOWN AS THE RUPPEL FARM
LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
RECORDED IN PLAT BOOK 352 PAGE 135
ORDINANCE 2055

### PERTINENT DATA

OWNER (1/9/07) = MPD INVESTMENTS, L.L.C. (SPECIAL WARRANTY DEED, DB. 17417, PG. 875)
EXISTING ZONING = P.I. (ORD. #2055)
LOCATOR NUMBER = 17U520160
ACREAGE = 7.021 Acres ±
FIRE DISTRICT = CHESTERFIELD FIRE PROTECTION DISTRICT
SCHOOL DISTRICT = ROCKWOOD R6
SEWER DISTRICT = M.S.D.
WATER SHED = BONHOMME CREEK
WATER SERVICE = MISSOURI AMERICAN WATER COMPANY
GAS SERVICE = LACLEDE GAS COMPANY
ELECTRIC SERVICE = AMERENUE ELECTRIC COMPANY
PHONE SERVICE = SBC

| SITE INFORMATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| BUILDING | FLOOR AREA | AREA (SF) | | PARKING REQUIRED | | | PARKING PROVIDED |
| | | OFFICE | RETAIL | OFFICE (4/1000) | RETAIL (4/1000) | TOTAL | |
| A | FIRST | 8,000 | 14,000 | | | | |
| | SECOND | 22,000 | – | 191 | 56 | | |
| | THIRD | 22,000 | – | | | | |
| | SUB-TOTAL | 52,000 | 14,000 | | | | |
| | TOTAL | 66,000 SF ** | | 191 | 56 | 247 | 247 |
| | | OFFICE | RETAIL | OFFICE (4/1000) | RETAIL (4/1000) | TOTAL | |
| B | FIRST | 8,000 | 14,000 | | | | |
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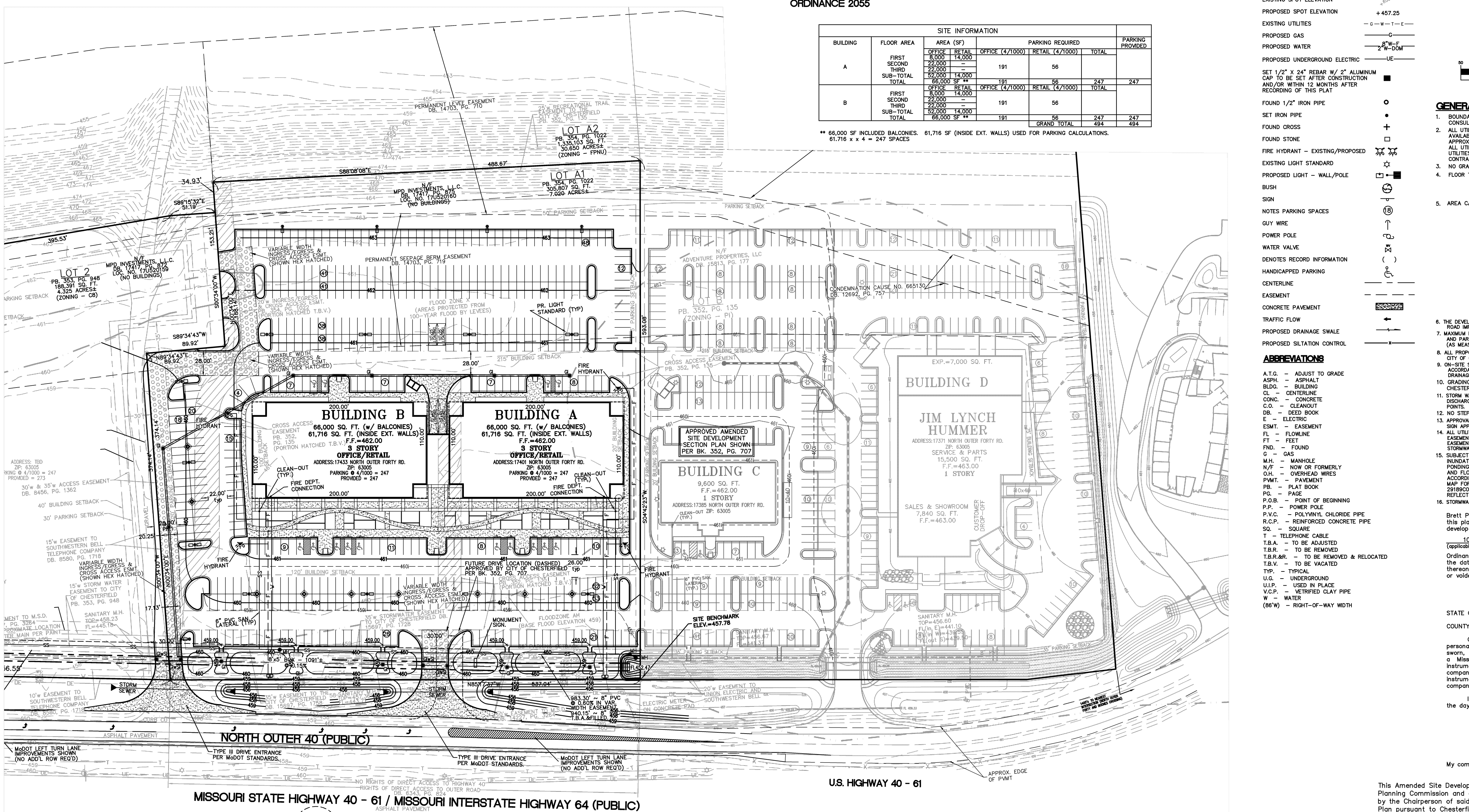
| | THIRD | 22,000 | – | | | | |
| | SUB-TOTAL | 52,000 | 14,000 | | | | |
| | TOTAL | 66,000 SF ** | | 191 | 56 | 247 | 247 |
| | | | | | GRAND TOTAL | 494 | 494 |

** 66,000 SF INCLUDED BALCONIES. 61,716 SF (INSIDE EXT. WALLS) USED FOR PARKING CALCULATIONS. 61.716 x x 4 = 247 SPACES

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FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
O.H. – OVERHEAD WIRES
PVMT. – PAVEMENT
PB. – PLAT BOOK
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P.O.B. – POINT OF BEGINNING
P.P. – POWER POLE
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TYP. – TYPICAL
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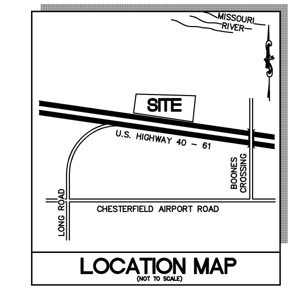
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT-OF-WAY WIDTH




LOCATION MAP (NOT TO SCALE)

GRAPHIC SCALE

( IN FEET )
1 inch = 50 ft.

### GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. FLOOR TO AREA RATIO (FAR):
   BLDGS. A & B = 132,000 S.F./LOT = 0.43
   BLDGS. C & D = 39,940 S.F./LOT = 0.13
   ENTIRE DEVELOPMENT – BLDGS. A, B, C & D = 171,940 S.F./LOT = 0.28
5. AREA CALCULATIONS – (ENTIRE DEVELOPMENT BLDGS. A, B, C & D)
   BLDGS. A & B (LOT A1)
   TOTAL LOT AREA = 305,807 S.F. = 7.02 AC.
   BUILDINGS =42,078 S.F./LOT = 0.138
   PAVEMENT = 173,954 S.F /LOT = 0.569
   OPENSPACE = 89,775 S.F./LOT = 0.294
   BLDGS. C & D (LOT B)
   TOTAL LOT AREA = 308,898 S.F. = 7.09 AC.
   BUILDINGS = 39,940 S.F./LOT = 0.129
   PAVEMENT & DITCH @ 3' FULL = 171,174 S.F /LOT = 0.554
   OPENSPACE = 97,784 S.F /LOT = 0.317
   ENTIRE DEVELOPMENT – BLDGS. A, B, C & D
   TOTAL LOT AREA = 614,705 S.F. = 14.11 AC.
   BUILDINGS = 82,018 S.F./LOT = 0.133
   PAVEMENT & DITCH @ 3' FULL = 345,128 S.F /LOT = 0.561
   OPENSPACE = 187,559 S.F /LOT = 0.305
6. THE DEVELOPER SHALL BE REQUIRED TO CONTRIBUTE TO THE CHESTERFIELD VALLEY ROAD IMPROVEMENT PLAN TRUST FUND.
7. MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING AND PARAPET WALLS SHALL NOT EXCEED THREE STORIES OR 45 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
8. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
9. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
10. GRADING AND STORM WATER PER M.S.D. , CITY OF CHESTERFIELD AND THE MONARCH LEVEE DISTRICT.
11. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
12. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
13. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
14. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. UTILITIES EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENT SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS
15. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS DETERMINED; BASE FLOOD ELEVATION = 457, 459) AND FLOOD ZONE "X" (AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0140 H WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
16. STORMWATER DESIGN SHALL COMPLY WITH CHESTERFIELD VALLEY MASTER STORMWATER PLAN.

Brett Phillips, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter ________ 1003.150 (applicable subsection) "PI" – Planned Industrial (present zoning) of the City of Chesterfield Ordinance No. 2055 , do hereby agree 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 Commision, or voided or vacated by order of the City of Chesterfield Council.

(Signature) ____________________
Brett Phillips

STATE OF MISSOURI )
) SS.
COUNTY OF ST. LOUIS )

On this______day of________________, 2007, before me personally appeared Brett Phillips, who being by me duly sworn, did say he is the OWNER of MPD INVESTMENTS, L.L.C., a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, and that said Brett Phillips acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

____________________
Notary Public

____________________
Print Name

My commission expires: __________

This Amended Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the______day of_____, of 2007, by the Chairperson of said Commission, authorizing the recording of this Plan pursuant to Chesterfield Ordinance Number 200 as attested to by the Director of Planning and the City Clerk.

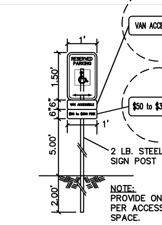
____________________
Michael O. Geisel, Director of Planning

____________________
Marty DeMay, City Clerk

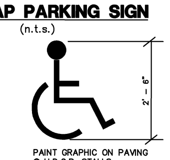
### LEGAL DESCRIPTION

LOT A1

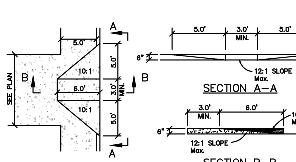
Beginning at the intersection of the Northern line of Missouri State Highway 40-61 with the Eastern line of Share 1 of the Subdivision of the Estate of Peter Steffan, as recorded in Deed Book 80, Page 457 in the St. Louis County Records; thence Northwardly along said Eastern line of Share 1 the following courses and distances: North 00 degrees 34 minutes 00 seconds East 374.14 feet, North 89 degrees 34 minutes, 43 seconds East 89.92 feet, and North 00 degrees 34 minutes 00 seconds East 188.00 feet; thence departing said Eastern, South 88 degrees 09 minutes 08 seconds East 488.67 feet to the Eastern Line of Lot A of Larry Enterprises and Lynch Hummer Subdivision, a subdivision according to the plat thereof recorded in Plat Book 352, Page 135 of the St. Louis County Records; thence along the common line of Lots A and B of said subdivision, South 04 degrees 42 minutes 23 seconds West, 593.08 to the Northern line of Missouri State Highway 40-61; thence North 85 degrees 17 minutes 37 seconds West, 537.04 feet to the point of beginning and containing 305,807 square feet or 7.02 acres more of less.



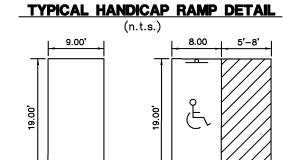

HANDICAP PARKING SIGN (n.t.s.)



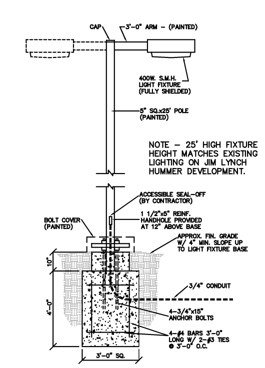

HANDICAP SIGN (n.t.s.)




TYPICAL HANDICAP RAMP DETAIL (n.t.s.)




TYPICAL PARKING STALLS (n.t.s.)




AREA LIGHT & POLE DETAIL (n.t.s.)

### SITE BENCHMARK

ELEV. 457.78
"IRON ROD" BEING THE SOUTHEAST PROPERTY CORNER OF PROPERTY AT 17401 NORTH OUTER 40 DRIVE.
(U.S.G.S. (NGVD 1929))

### 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.
(U.S.G.S. (NGVD 1929))

GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing, at the request of Larry Enterprises, has performed a geotechnical exploration for the property of which the project proposed hereon is a part thereof. Our findings indicated that the earth-related aspects are suitable for the development proposed hereon pursuant to the geotechnical recommendations and considerations set forth in our December 5, 2000 report, titled Geotechnical Exploration – MTI Job No. 3783 – Office Buildings – Chesterfield, Missouri.

MIDWEST TESTING
Daniel J. Barczykowski, P.E.
~~Richard D. Laughlin, P.E.~~
Missouri Registration No. E-~~20132~~
3-15-07
Date

STATE OF MISSOURI DANIEL J. BARCZYKOWSKI NUMBER E-25081 REGISTERED PROFESSIONAL ENGINEER

### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this 2nd Revised Site Development Section Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D

____________________
DANIEL EHLMANN, Missouri L.S. No. 2215


**PREPARED FOR:**
MPD INVESTMENTS, L.L.C.
c/o BRETT PHILLIPS
2445 DUNHEATH LANE
O'FALLON, MO 63368
PHONE: (314) 749-0000

**OWNER (as of 1/9/07)**
MPD INVESTMENTS, L.L.C.
c/o BRETT PHILLIPS
2445 DUNHEATH LANE
O'FALLON, MO 63368
PHONE: (314) 749-0000


### SHEET INDEX


C1 SITE DEVELOPMENT SECTION PLAN
C2 SITE DEVELOPMENT SECTION PLAN-EASEMENTS
C3 SITE DEVELOPMENT SECTION PLAN-ORDINANCE


2 04/30/07 – PER MONARCH FPD 4/24 AND CITY 4/26 COMMENTS
1 04/18/07 – PER MONARCH FPD 3/20, CITY 3/30 AND MoDOT COMMENTS

STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER E-25116 REGISTERED PROFESSIONAL ENGINEER
GEORGE M. STOCK E-25116

MPD INVESTMENTS DEVELOPMENT

SITE DEVELOPMENT SECTION PLAN


STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com


| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| J.P.W. | 03/27/07 | G.M.S. | 03/27/07 | 206-3961.2 | 1 of 3 |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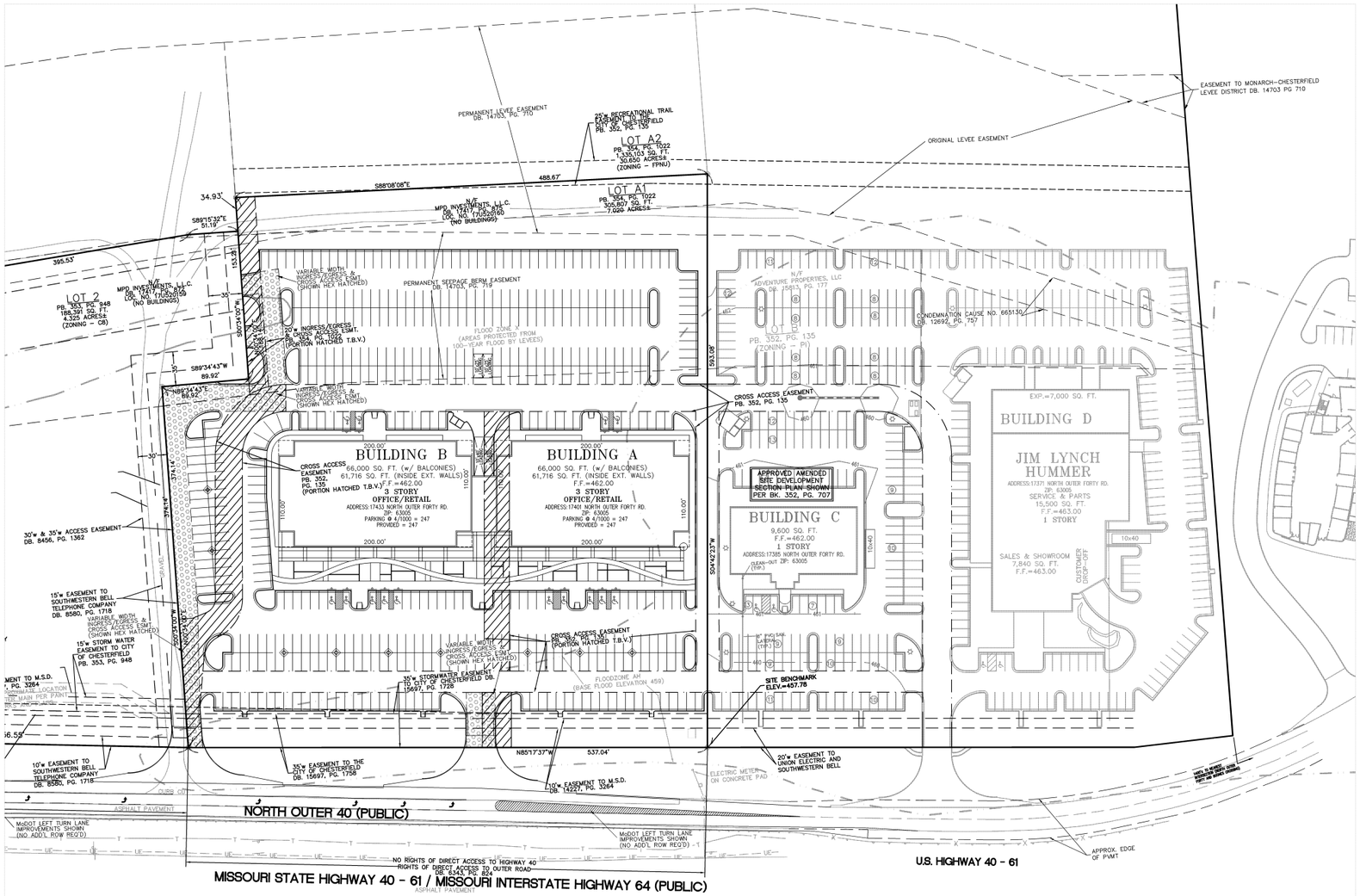
# LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION

## SITE DEVELOPMENT SECTION PLAN

FOR MPD INVESTMENTS DEVELOPMENT FOR A

## "PLANNED INDUSTRIAL" DISTRICT




### LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWERS
- EXISTING STORM SEWER
- PROPOSED STORM SEWERS
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR — 650 —
- PROPOSED CONTOUR — 460 —
- PROPOSED INTERIM CONTOUR — 460I —
- EXISTING SPOT ELEVATION × 650.00
- PROPOSED SPOT ELEVATION + 457.25
- EXISTING UTILITIES — G — W — T — E —
- PROPOSED GAS — G —
- PROPOSED WATER — 8"W–F — 2"W–DOM —
- PROPOSED UNDERGROUND ELECTRIC — UE —
- SET 1/2" X 24" REBAR W/ 2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT – EXISTING/PROPOSED
- EXISTING LIGHT STANDARD
- PROPOSED LIGHT – WALL/POLE
- BUSH
- SIGN
- NOTES PARKING SPACES (18)
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION ( )
- HANDICAPPED PARKING
- CENTERLINE
- EASEMENT
- CONCRETE PAVEMENT
- TRAFFIC FLOW
- PROPOSED DRAINAGE SWALE
- PROPOSED SILTATION CONTROL

### ABBREVIATIONS

A.T.G. – ADJUST TO GRADE
ASPH. – ASPHALT
BLDG. – BUILDING
CL – CENTERLINE
CONC. – CONCRETE
C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
ESMT. – EASEMENT
FL – FLOWLINE
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U.I.P. – USED IN PLACE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT–OF–WAY WIDTH

LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

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MPD INVESTMENTS DEVELOPMENT

SITE DEVELOPMENT SECTION PLAN–EASEMENTS

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER E-25116 — PROFESSIONAL ENGINEER

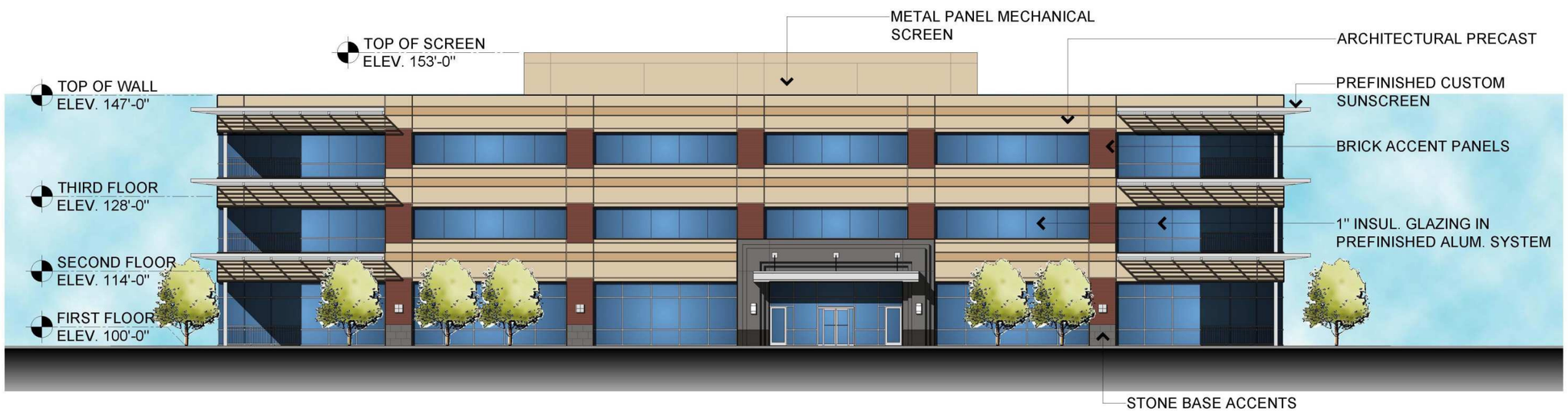
GEORGE M. STOCK E–25116


STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com


| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| J.P.W. | 03/27/07 | G.M.S. | 03/27/07 | 206–3961.2 | 2 of 3 |

## WEST ELEVATION

SCALE: 1/8" = 1'-0"




## NORTH ELEVATION

SCALE: 1/8" = 1'-0"

207015 - March 29, 2007

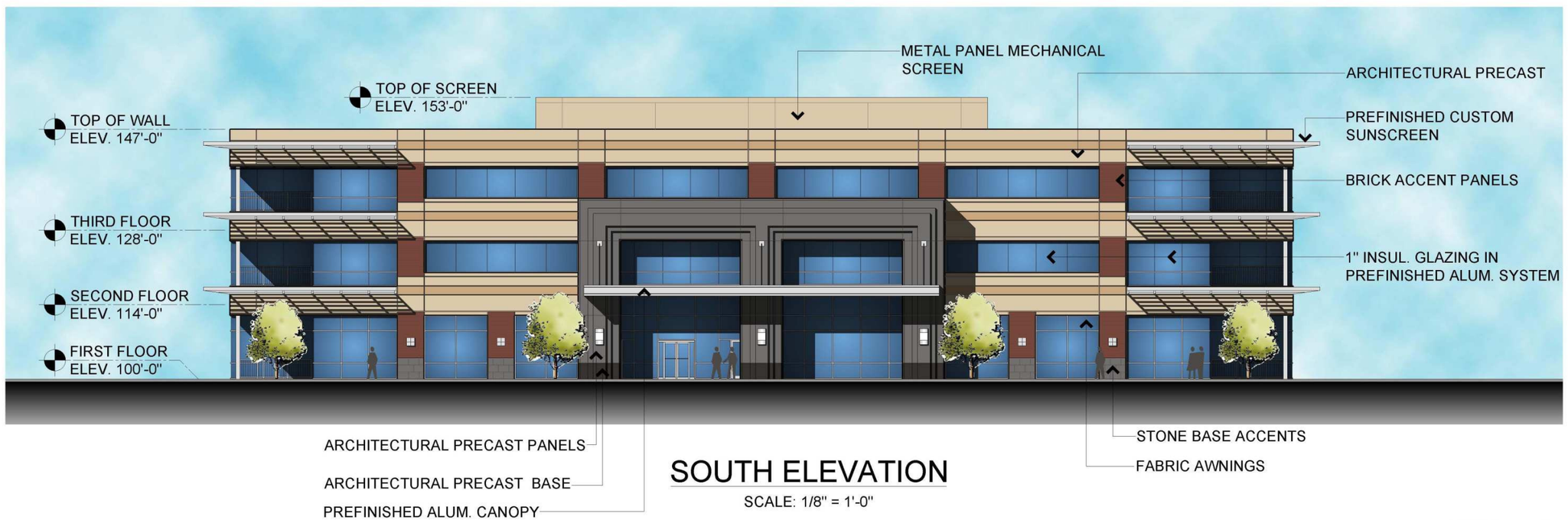
# MPD Investments

## Chesterfield, Missouri

ACI BOLAND
ARCHITECTS PLANNERS INTERIOR DESIGNERS
11477 Olde Cabin Rd. St. Louis, MO 63141 314.991.9993 314.991.8878 fax
11229 Nall, Suite 140 Leawood, KS 66211 913.338.2300 913.338.2003 fax
1421 E. 104th Street Kansas City, MO 64131 816.763.9600 816.763.9757 fax

## EAST ELEVATION

SCALE: 1/8" = 1'-0"




## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

207015 - March 29, 2007

# MPD Investments

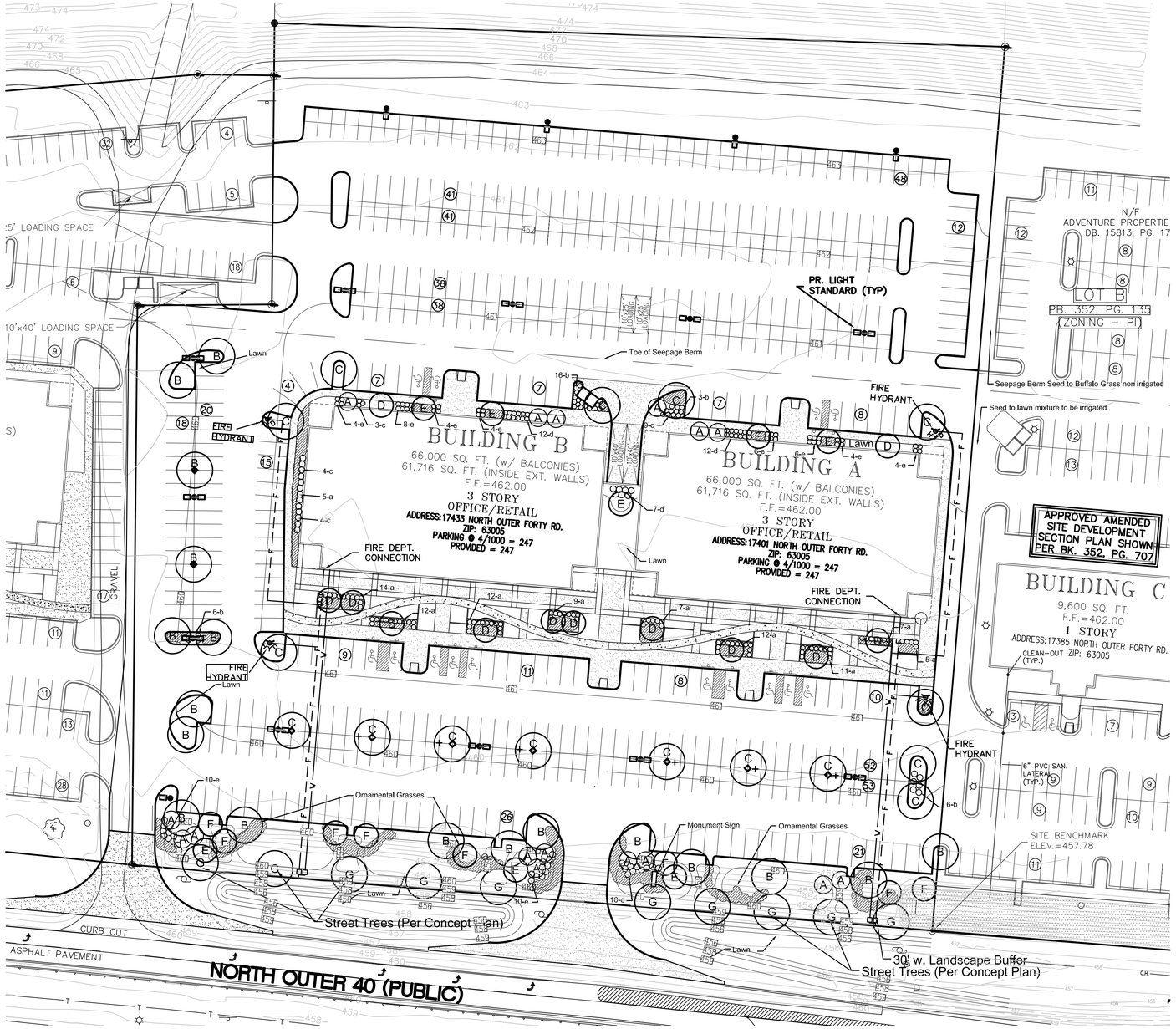
## Chesterfield, Missouri

ACI BOLAND
ARCHITECTS PLANNERS INTERIOR DESIGNERS

11477 Olde Cabin Rd.
St. Louis, MO 63141
314.991.9993
314.991.8878 fax

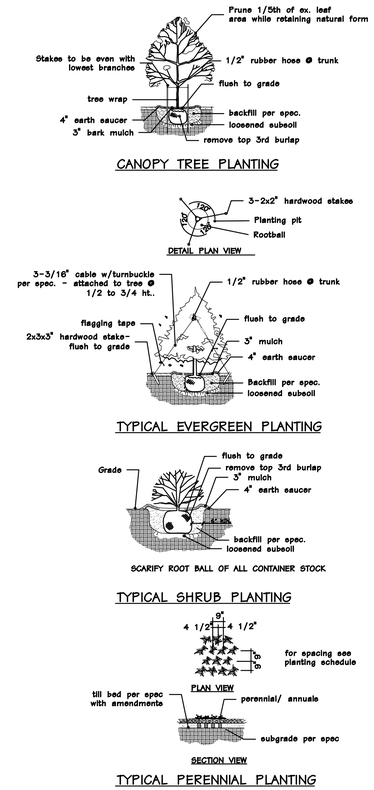
11229 Nall, Suite 140
Leawood, KS 66211
913.338.2300
913.338.2003 fax

1421 E. 104th Street
Kansas City, MO 64131
816.763.9600
816.763.9757 fax




## Landscape Plan

SCALE 1"=40'-0"




Landscape Requirements
Parking Lot Trees Required = 67
Total Trees Provided= 79 (Not including Street Trees)

STREET TREE SCHEDULE (Per Concept Plan)

| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| G | 10 | Zelkova serrata 'Green Vase' | Green Vase Zelkova | 2 1/2" | 45'+ |

PLANTING SCHEDULE- SITE

| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | TREE TYPE |
|---|---|---|---|---|---|---|
| A | 16 | Pinus strobus | White Pine | 8' | 45-60' | Evergreen |
| B | 18 | Acer rubrum inermis | Red Maple | 2 1/2" | 50-75' | Canopy |
| C | 16 | Gleditsia triacanthos 'Inermis Skyline' | Skyline Honeylocust | 2 1/2" | 45'+ | Canopy |
| D | 12 | Magnolia virginiana | Sweetbay Magnolia | 2 1/2" | 15'-25' | Ornamental |
| E | 8 | Cercis Canadensis | Eastern Redbud | 2 1/2" | 25-30' | Ornamental |
| F | 8 | Taxodium distichum | Bald Cypress | 2 1/2" | 45'+ | Canopy |
| | | | | | | |
| a | 97 | Ilex x meserveae 'Blue Girl' | Blue Holly | 18" | 3' O.C. | |
| b | 31 | Rhus aromatica 'Grow-low' | Grow-low Sumac | 18" | 3' O.C. | |
| c | 21 | Spirea x bumalda 'Anthony Waterer' | Anthony Waterer Spirea | 18" | 30" O.C. | |
| d | 31 | Euonymus alatas 'Compacta' | Dwarf Burning Bush | 2-3' | 3' O.C. | |
| e | 71 | Taxus cuspidata 'Densa' | Dense Yew | 18" | 30" O.C. | |
| | | | | | | |
| | - | Annuals/Perennials/Ground cover | To Be Selected | | | |
| | | | | | | |

Note:
1) Lawn areas around building and parking islands to be sodded.
2) Lawn areas to be seeded.
3) In ground automatic irrigation system to be provided for landscape area south of the Seepage Berm.

STATE OF MISSOURI
DOUGLAS A. DALOMA
LA-81
LANDSCAPE ARCHITECT
April 30, 2007

Consultants:

Larry Enterprises and Lynch Hummer Subdivision
Site Development Section Plan for MPD Investments, L.L.C.
Chesterfield, MO

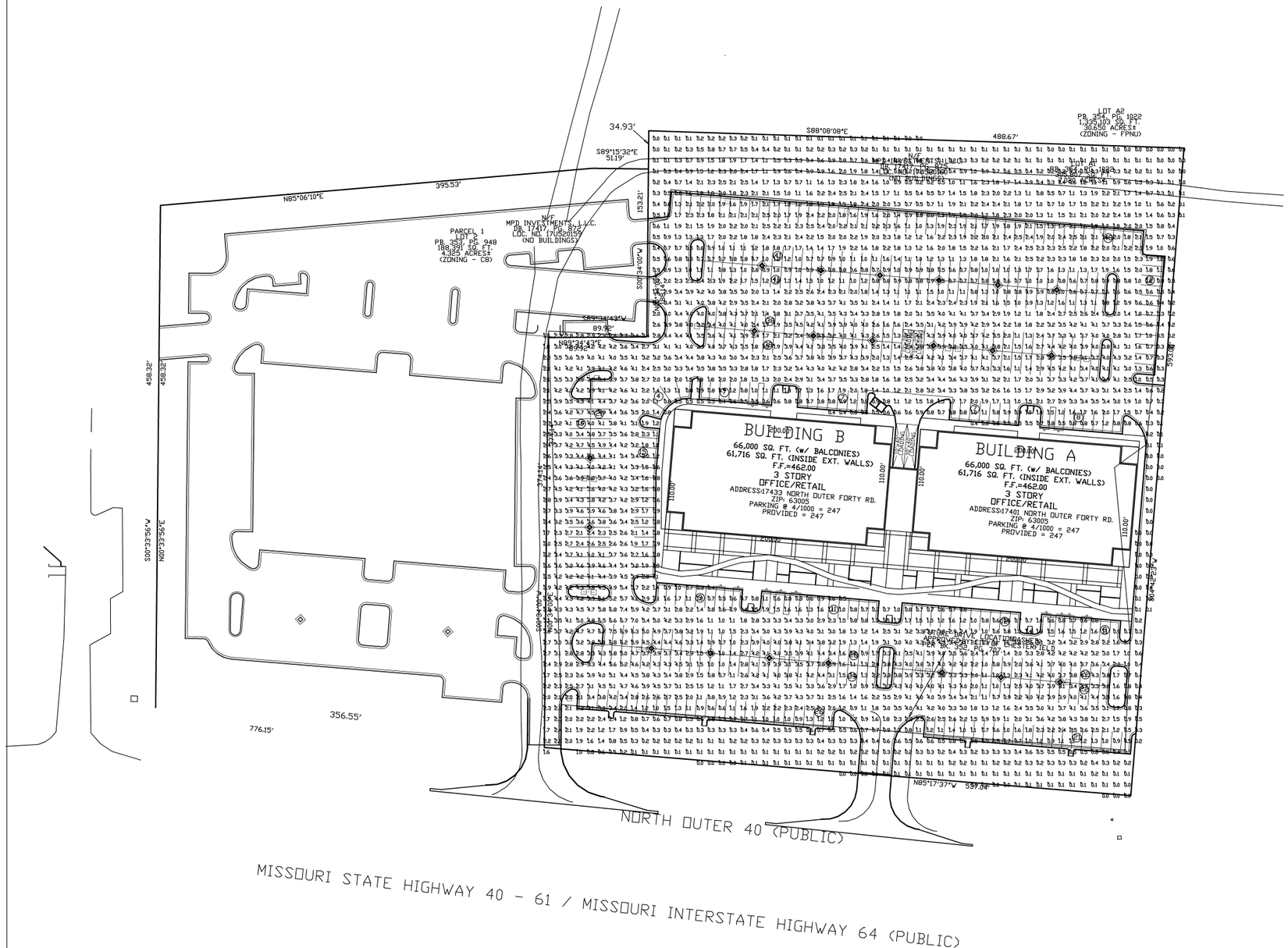
Revisions:

| Date | Description | No. |
|---|---|---|
| 3-28-07 | Site Revisions | 1 |
| 4-18-07 | Site Revisions | 2 |
| 4-30-07 | Site Revisions | 3 |

Drawn: BD
Checked: DD

loomisAssociates
landscape-Architects/planners
702 Saint-40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
636/519-8668 fax: 636/519-0797
e-mail: lapp@aol.com

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 3-13-07
Job #: 687.006




Note -
25' fixture mounting height
matches existing fixtures
on Jim Lynch development.

| Luminaire Location Summary | | | | | |
|---|---|---|---|---|---|
| SeqNo | Label | Y | Z | Orient | Tilt |
| 1 | S3 | 5509.5 | 4924 | 25 | 262.235 | 0 |
| 2 | S3 | 5482.5 | 4938.5 | 25 | 261.573 | 0 |
| 3 | S3 | 5167 | 4951 | 25 | 261.573 | 0 |
| 4 | S3 | 5176 | 4941.5 | 25 | 261.573 | 0 |
| 5 | S3 | 5606.5 | 4482.5 | 25 | 177.614 | 0 |
| 6 | T5 | 5090.595 | 4537.206 | 25 | 356.986 | 0 |
| 7 | T5 | 5472.595 | 4507.706 | 25 | 356.986 | 0 |
| 8 | T5 | 5285.595 | 4528.206 | 25 | 356.986 | 0 |
| 9 | T5 | 5144.595 | 4517.706 | 25 | 356.986 | 0 |
| 10 | T5 | 5143 | 4838 | 25 | 356.82 | 0 |
| 11 | T5 | 5295.5 | 4822.5 | 25 | 354.401 | 0 |
| 12 | T5 | 5372 | 4812 | 25 | 356.498 | 0 |
| 13 | T5 | 5495.5 | 4803 | 25 | 354.853 | 0 |
| 14 | T5 | 5042.595 | 4785.206 | 25 | 357.595 | 0 |
| 15 | T5 | 5045.595 | 4693.206 | 25 | 356.986 | 0 |
| 16 | T5 | 5039.685 | 4589.797 | 25 | 356.986 | 0 |

| Statistical Area Summary | | | | | | |
|---|---|---|---|---|---|---|
| Label | Avg | Max | Min | Avg/Min | Max/Min |
| On Lot | 2.46 | 7.5 | 0.2 | 18.39 | 37.50 |
| To Property Line | 0.79 | 3.7 | 0.0 | N.A. | N.A. |

| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Description | Arrangement | Lumens | LLF |
| | 5 | S3 | SPAULDING RSV-A0400H-FPX ON 25' POLE | SINGLE | 36000 | 0.700 |
| | 11 | T5 | SPAULDING TVSR RSV-A0400H-FVX ON 25' POLE | BACK-BACK | 36000 | 0.700 |

SCALE: 1" = 40'

-20 0 40 80

Date: 4/17/07 By: Ellen Bell

LYNCH LOTS A & B SITE LIGHTING

Calculations Prepared by Lukert-Eason-Calcaterra & Company
11088 Millpark Rd. Ste. 120 Maryland Heights, Missouri 63043
Phone: 314-298-7500 Fax: 314-298-8508 Web: www.lectg.com

F:\Draw3900\2063961.2_Bldg4andB-Old\LynchParcel\Lighting\04-17-2007\Lynch A & B R1.dwg, 4/17/2007 9:52:20 AM, HPDesignJet1050C-ClayCo.pc3

City of Chesterfield

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

**VII. D.**

May 4, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for May 14, 2007 will include the following item for your consideration:

Re: **Mobil Mart (Clayton and Baxter):** Amended Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a gas station/convenience store in a "PC" Planned Commercial District located on the Northwest Corner of Baxter and Clayton Roads

Dear Planning Commission:

Clayton Engineering, on behalf of Arch Energy, has submitted for your review the above-referenced project for a gas station/convenience store on the northwest corner of Baxter and Clayton Roads. The Department of Planning has reviewed this request and submits the following report:

## BACKGROUND INFORMATION

- On June 4, 2001, the City of Chesterfield approved Ordinance 1750, which zoned the subject site from a "C8" Planned Commercial District to a "PC" Planned Commercial District. Said ordinance authorized the change of zoning with a filling station, including emergency towing and repair services, a fast food restaurant, and a vehicle washing facility.
- On October 15, 2001, Ordinance 1793 was approved. This provided for an increase in the square footage of the convenience store and in the height of the canopy.
- On December 3, 2001, the City approved Ordinance 1803, which provided the current standards of development of the site.
- Please note, each of the Ordinances was approved during discourse of litigation against the City by Arch Energy. A Site Development Plan was approved as an Exhibit with each.

## SUBMITTAL INFORMATION

- The request involves a 3,925 square-foot convenience store/gas station with 1,920 square foot car wash on a 1.75 acre-parcel.

- Exterior materials are proposed to consist of split face block, brick veneer and E.I.F.S. Per the Architect's Statement of Design, "the materials are designed to keep the scale of the building more human and to add interest to the customer. The materials are non-maintenance providing a durable, long lasting appearance."
- The landscape plan utilizes a mixture of deciduous shade and ornamental trees and shrubs, evergreen trees and shrubs, perennial flowers and ornamental grass.
- A median will be constructed on Baxter Road by St. Louis County per direction to address ingress and egress concerns.

## DEPARTMENTAL INPUT

Action is requested by the Planning Commission regarding approval of the Amended Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for Mobil Mart at Clayton and Baxter.

Respectfully Submitted,

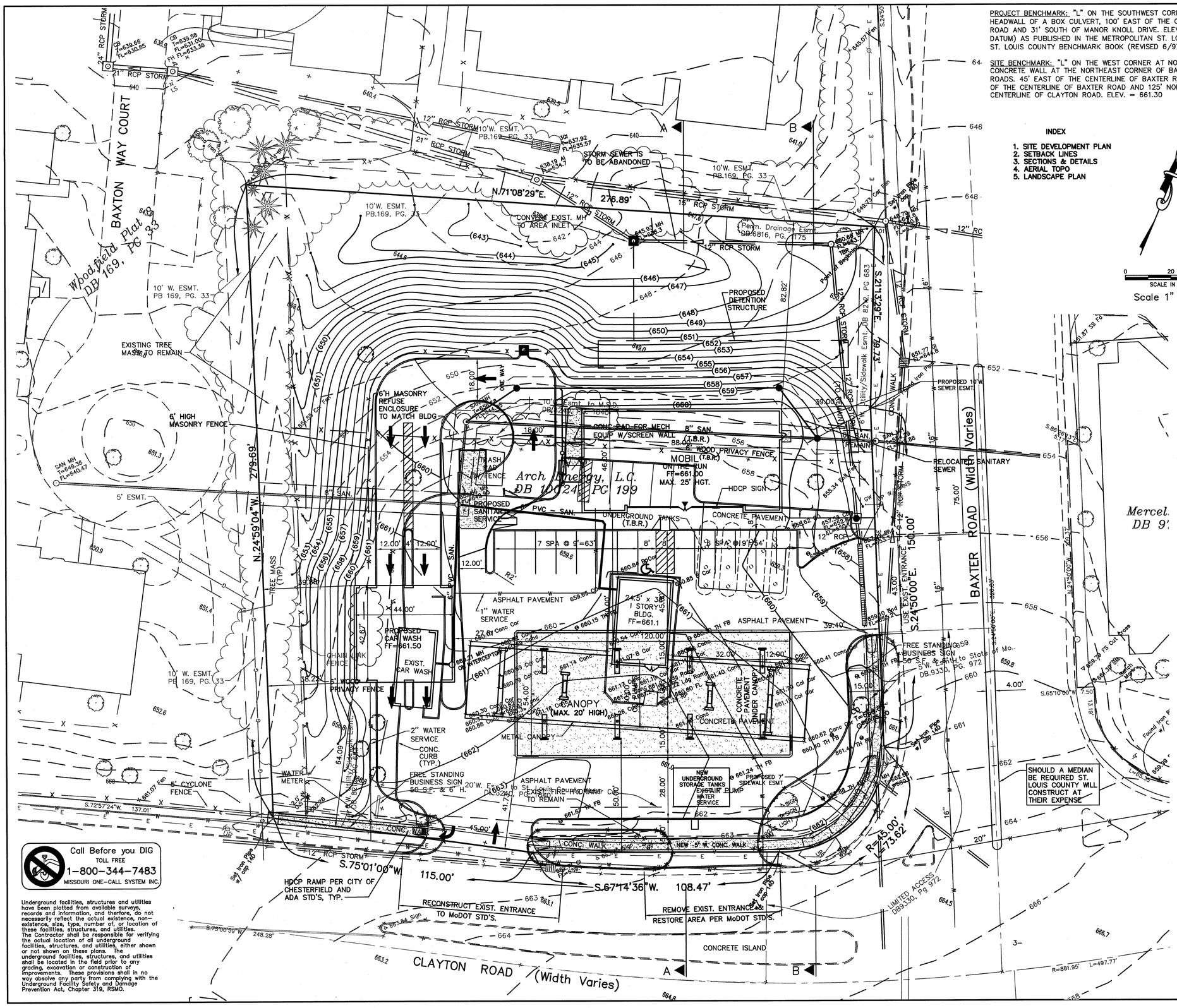
Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:

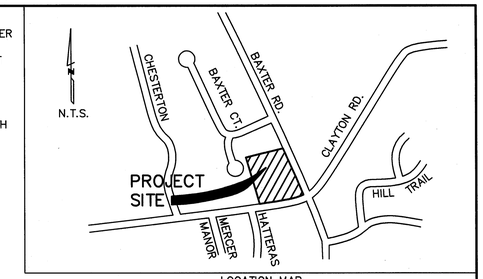
Amended Site Development Plan
Landscape Plan
Lighting Plan




Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therfore, do not necessarily reflect the actual existence, non-existence, size, type, number of, 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.

PROJECT BENCHMARK: "L" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTERLINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE. ELEV. = 584.94 (USGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97) BM# 12-89.

SITE BENCHMARK: "L" ON THE WEST CORNER AT NORTH END OF 10" CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS. 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD. ELEV. = 661.30




LOCATION MAP

**INDEX**

1. SITE DEVELOPMENT PLAN
2. SETBACK LINES
3. SECTIONS & DETAILS
4. AERIAL TOPO
5. LANDSCAPE PLAN

0 20 40
SCALE IN FEET
Scale 1" = 20'

SITE DATA:

| | | |
|---|---|---|
| 1.) TOTAL AREA OF THIS SITE IS 1.75 ACRES | 76,055 S.F. | |
| BUILDING AREA | 3,925 S.F. | 5% |
| (RESTAURANT PORTION SHALL NOT EXCEED | 981 S.F.) | |
| CAR WASH | 1,920 S.F. | 2% |
| PAVEMENT AREA | 32,662 S.F. | 44% |
| GREEN AREA | 37,460S.F. | 49% |

SITE DATA:

1.) EXISTING ZONING IS C-8, PROPOSED ZONING IS PC PLANNED COMMERCIAL.
2.) EXISTING USE IS MOBIL MART.
3.) THE SITE IS SERVED BY THE FOLLOWING UTILITIES:
LACLEDE GAS COMPANY
METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
ST. LOUIS COUNTY WATER COMPANY
SOUTHWESTERN BELL TELEPHONE
UNION ELECTRIC COMPANY
4.) EXISTING SITE LOCATOR NUMBER IS 21R41-0960.
5.) SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
6.) DRAINAGE NOTES:
A. SITE GRADING AND DRAINAGE PER CITY OF CHESTERFIELD STANDARDS.
B. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINK HOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
C. SITE DRAINAGE SHALL CONFORM TO THE MISSOURI HIGHWAYS AND TRANSPORTATION DEPARTMENT, THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND CITY OF CHESTERFIELD STANDARDS.
7.) NO STEPS AT HANDICAPPED ACCESSIBLE DOORS.
8.) ALL SIDEWALKS TO BE CONSTRUCTED TO CITY OF CHESTERFIELD AND ADA STANDARDS.
9.) ALL PROPOSED IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
10.) TO SURVEYORS KNOWLEDGE EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
11.) NO ONSITE LIGHT STANDARD SHALL EXCEED SIXTEEN (16) FEET IN HEIGHT AND BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. LIGHT STANDARDS NORTH AND WEST OF THE NORTH AND WEST BUILDING SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT AND SHALL BE A SHOEBOX DESIGN. THE LIGHT STANDARD AT THE WEST ENTRANCE ON CLAYTON ROAD SHALL NOT EXCEED SIXTEEN (16) FEET IN HEIGHT AND SHALL BE A BOX DESIGN.

PARKING CALCULATIONS
C-STORE
3- 1/3 per 1,000 S.F.
4,132 S.F. = 14 Spaces Required
14 Spaces Provided

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STATE OF MISSOURI ASHLEY W. HOOVER NUMBER LS-2188 REGISTERED LAND SURVEYOR 4/10/07

ASHLEY HOOVER, RLS 2188

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

| | | | |
|---|---|---|---|
| 4 | 04/10/07 | SLH | ADDED MEDIAN |
| 3 | 03/07/07 | JAK | ADDED NOTE ABOUT MEDIAN |
| 2 | 5/25/05 | DSB | REVISIONS PER CITY OF CHESTERFIELD COMMENTS |
| 1 | 3/14/05 | MRW | REVISED CAR WASH ENTRANCE |

REVISIONS

# SITE DEVELOPMENT PLAN
# MOBIL "ON THE RUN"

14905 Clayton Rd. Chesterfield, MO 63017

Prepared for:

ARCH ENERGY
106 East Washington
Cuba, MO. 65453
(573) 885-2277

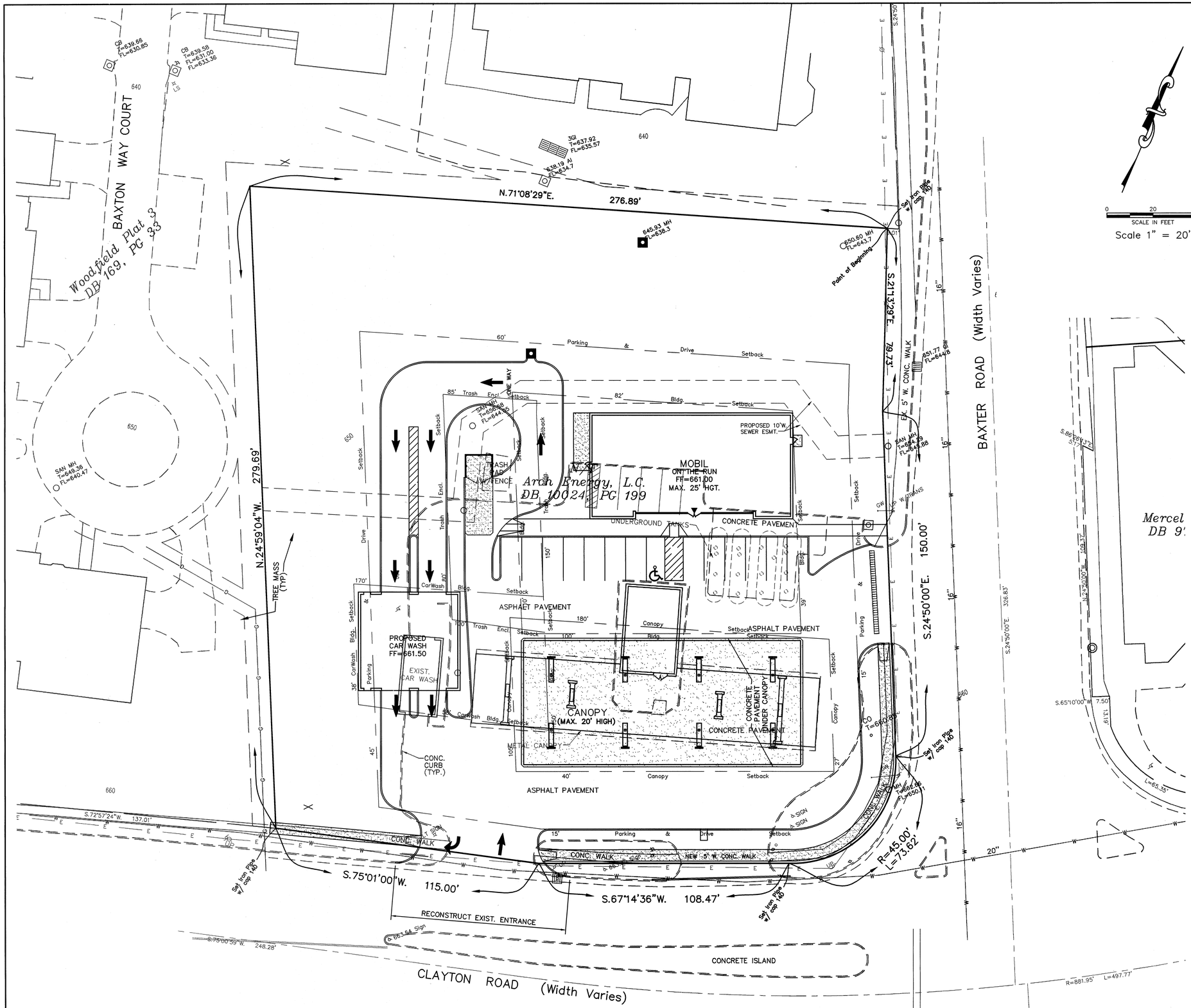
Copyright 2004
Clayton Engineering Co.
All Rights Reserved

STATE OF MISSOURI MICHAEL J. VELLIOT NO. E-2000151662 PROFESSIONAL ENGINEER

the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8688
clayton-engineering.com

| | |
|---|---|
| Designed | SWQ |
| Drawn | HRL, MRW |
| Checked | SWQ |
| Date | 03/10/05 |
| Project Number | 97318 |
| Sheet Number | 1 of 5 |

F.S. F.B. SUR. FILE: G:\97200\97318\PRELIM\PRELIM3.DWG PLOTTED: 04/10/07 13:45 BY: SLH




The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

| | | | |
|---|---|---|---|
| 1 | 3/14/05 | MRW | REVISED CAR WASH ENTRANCE |

REVISIONS

# SETBACK LINES
# MOBIL "ON THE RUN"

14905 Clayton Rd. Chesterfield, MO 63017

Prepared for:

ARCH ENERGY
106 East Washington
Cuba, MO. 65453
(573) 885-2277

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STATE OF MISSOURI
MICHAEL W. JAMES VELLOFF
NO. E-2000161862
REGISTERED PROFESSIONAL ENGINEER

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| | |
|---|---|
| Designed | SWQ |
| Drawn | HRL, MRW |
| Checked | SWQ |
| Date | 03/10/05 |
| Project Number | 97318 |
| Sheet Number | 2 of 5 |

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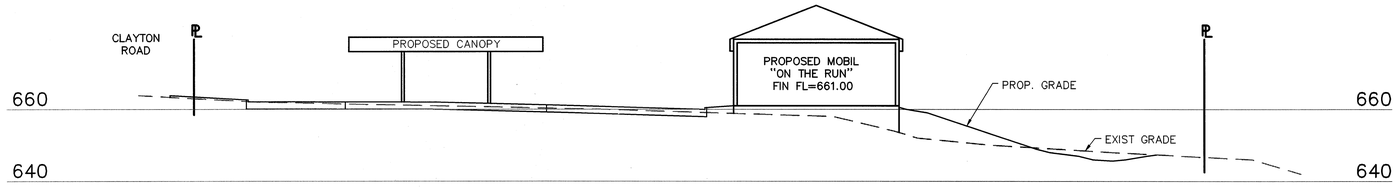
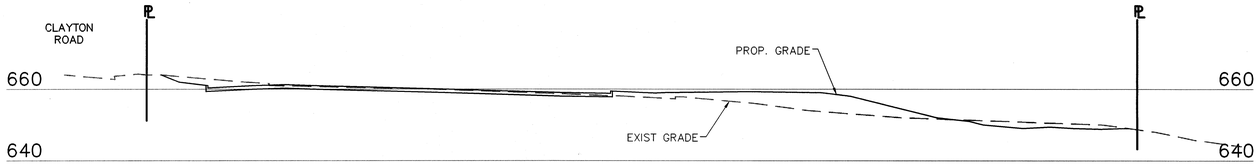
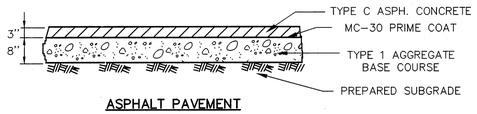



SECTION A–A

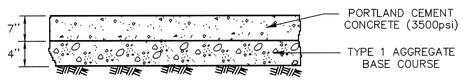



SECTION B–B

SCALE: 1"=20' HORIZ. & VERT.



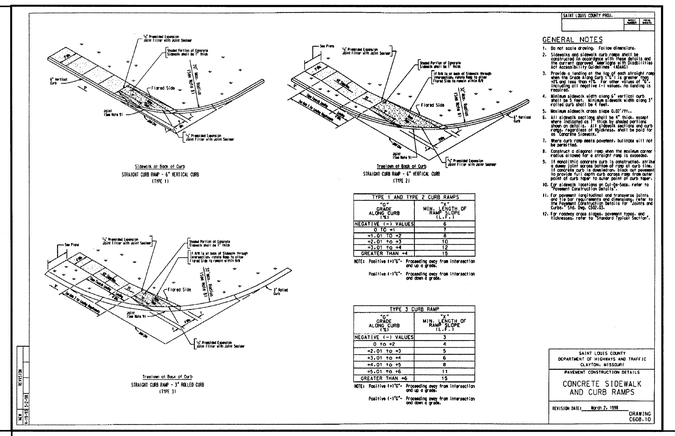

ASPHALT PAVEMENT




CONCRETE

## PAVEMENT DETAILS

N.T.S.



GENERAL NOTES

1. Do not scale drawing. Follow dimensions.
2. Sidewalks and sidewalk curb ramps shall be constructed in accordance with these details and the latest edition of the Standard Specifications for Highway Construction, Missouri Department of Transport (SSHCMDOT).
3. Provide a leveling pad for the 12" wide sidewalk ramp when the curbed drop curb is 6" or greater. Use the leveling pad for the 12" wide ramp when the curbed drop curb is 4" or greater. Use the leveling pad regardless of the curbed drop curb when the ramp is 3' or greater.
4. Maximum sidewalk width using 6" vertical curb shall be 5 feet. Minimum sidewalk width using 6" vertical curb shall be 4 feet.
5. Maximum sidewalk cross slope 0.02" /ft.
6. All sidewalk expansion joints for 6" thick sidewalk shall consist of 1" thick fiber expansion joints. Place joints at the end of all curb returns, at the end of the ramp, regardless of distance, and at the point of tangency between sidewalk.
7. Sidewalk shall be where pavement, but joints will not be permitted.
8. Construct a diagonal ramp when the minimum corner radius is closer to a straight ramp is possible.
9. If specified concrete curb is constructed, set the curb back from the edge of the curb ramp. If a concrete curb is constructed, place not exceed 1" in depth and 12" in length at the point of curb ramp to allow point of curb repair.
10. For sidewalk locations in Cul-de-Sacs, refer to "Pavement Construction Details".
11. For pavement replacement and transverse joints, refer to the latest requirements and specifications, refer to the Pavement Construction Details for "Joints and Expansion Joint (DD-E).
12. For removal and replacement of curb ramps, refer to "Standard Plan Section".

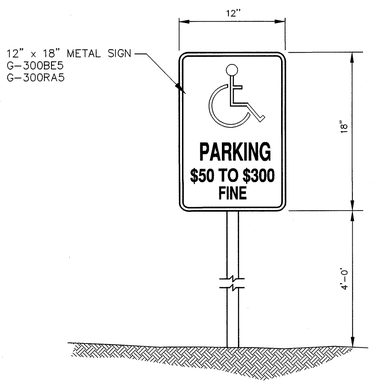
| TYPE 1 AND TYPE 2 CURB RAMPS | |
|---|---|
| GRADE ALONG CURB (%) | MIN. % GRADE OF RAMP SLOPE (L.F.-T) |
| NEGATIVE (-) VALUES | 5 |
| -0.01 to -2 | 6 |
| -2.01 to -3 | 8 |
| -3.01 to -4 | 10 |
| -4.01 to -4 | 12 |
| GREATER THAN -4 | 15 |

NOTE: Positive (+)"%": Proceeding away from intersection and up a grade.
Positive (-)"%": Proceeding away from intersection and down a grade.

| TYPE 3 CURB RAMP | |
|---|---|
| GRADE ALONG CURB (%) | MIN. % GRADE OF RAMP SLOPE (L.F.-T) |
| NEGATIVE (-) VALUES | 3 |
| 0 to +2 | 4 |
| +2.01 to +3 | 5 |
| +3.01 to +4 | 6 |
| +4.01 to +5 | 8 |
| +5.01 to +6 | 11 |
| GREATER THAN +6 | 15 |

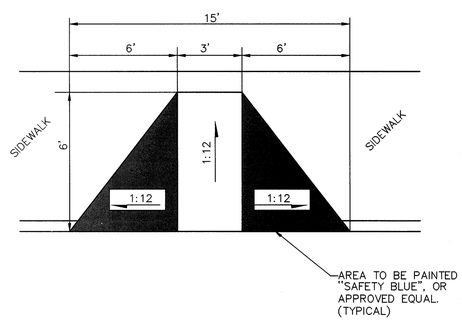
NOTE: Positive (+)"%": Proceeding away from intersection and up a grade.
Positive (-)"%": Proceeding away from intersection and down a grade.

SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC
CLAYTON, MISSOURI
PAVEMENT CONSTRUCTION DETAILS
CONCRETE SIDEWALK AND CURB RAMPS
REVISION DATE: March 2, 1998
DRAWING C600-10




## HANDICAPPED SIGN

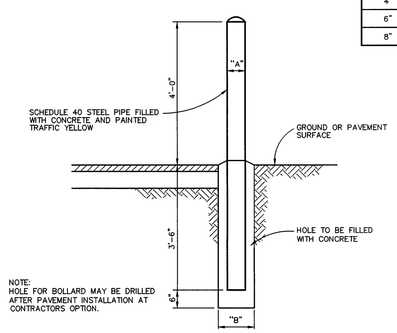
N.T.S.




## Typ. Handicap Ramp Plan

On Site

| "A" Dim. | "B" Dim. |
|---|---|
| 4" | 16" |
| 6" | 18" |
| 8" | 20" |




NOTE:
HOLE FOR BOLLARD MAY BE DRILLED AFTER PAVEMENT INSTALLATION AT CONTRACTORS OPTION.

## PIPE BOLLARD

REVISIONS

SECTIONS & DETAILS

# MOBIL "ON THE RUN"

14905 Clayton Road — Chesterfield, MO. 63017

Prepared for:

ARCH ENERGY
106 East Washington
Cuba, Mo. 65453
(573) 885–2277

MICHAEL JAMES VELLOFF NO. E-2000161802 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI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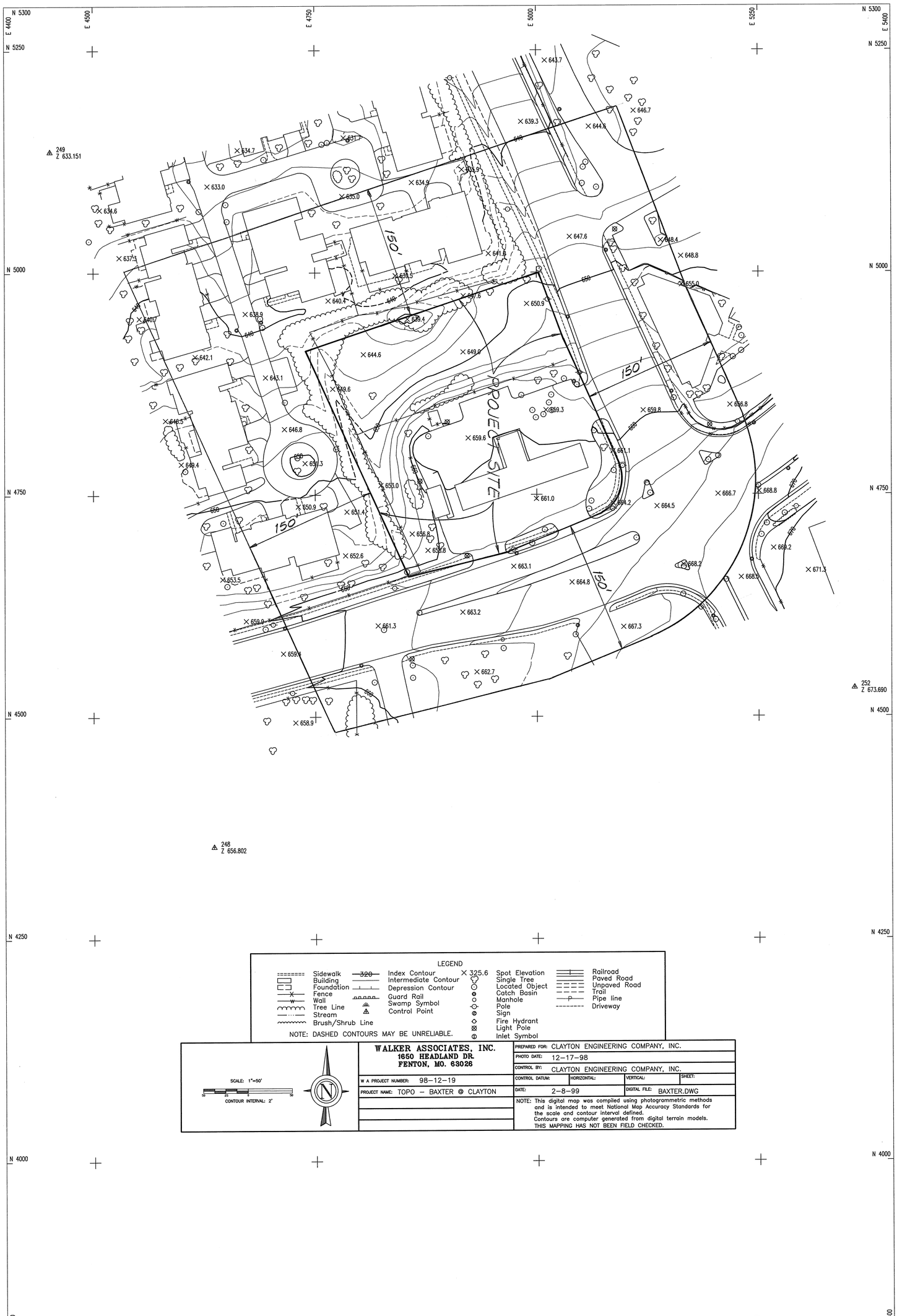
clayton–engineering.com


| | |
|---|---|
| Designed | SWQ |
| Drawn | HRL, MRW |
| Checked | SWQ |
| Date | 03/10/05 |
| Project Number | 97318 |
| Sheet Number | 3 of 5 |

F.S. F.B. SUR. FILE: G:\97XXX\97318\PRELIM\PRELIM3.DWG PLOTTED: 03/22/05 13:49 BY: SWQ




LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Sidewalk | 320 | Index Contour | X 325.6 | Spot Elevation | | Railroad | |
| Building | | Intermediate Contour | | Single Tree | | Paved Road | |
| Foundation | | Depression Contour | | Located Object | | Unpaved Road | |
| Fence | | Guard Rail | | Catch Basin | | Trail | |
| Wall | | Swamp Symbol | | Manhole | | Pipe line | |
| Tree Line | | Control Point | | Pole | | Driveway | |
| Stream | | | | Sign | | | |
| Brush/Shrub Line | | | | Fire Hydrant | | | |
| | | | | Light Pole | | | |
| | | | | Inlet Symbol | | | |

NOTE: DASHED CONTOURS MAY BE UNRELIABLE.

SCALE: 1"=50'

CONTOUR INTERVAL: 2'

**WALKER ASSOCIATES, INC.**
**1650 HEADLAND DR.**
**FENTON, MO. 63026**

W A PROJECT NUMBER: 98-12-19

PROJECT NAME: TOPO – BAXTER @ CLAYTON

| | | | |
|---|---|---|---|
| PREPARED FOR: | CLAYTON ENGINEERING COMPANY, INC. | | |
| PHOTO DATE: | 12-17-98 | | |
| CONTROL BY: | CLAYTON ENGINEERING COMPANY, INC. | | |
| CONTROL DATUM: | HORIZONTAL: | VERTICAL: | SHEET: |
| DATE: 2-8-99 | | DIGITAL FILE: BAXTER.DWG | |

NOTE: This digital map was compiled using photogrammetric methods and is intended to meet National Map Accuracy Standards for the scale and contour interval defined. Contours are computer generated from digital terrain models. THIS MAPPING HAS NOT BEEN FIELD CHECKED.

N

0 20' 40' 60'

SCALE 1" = 20'

## ABBREVIATIONS

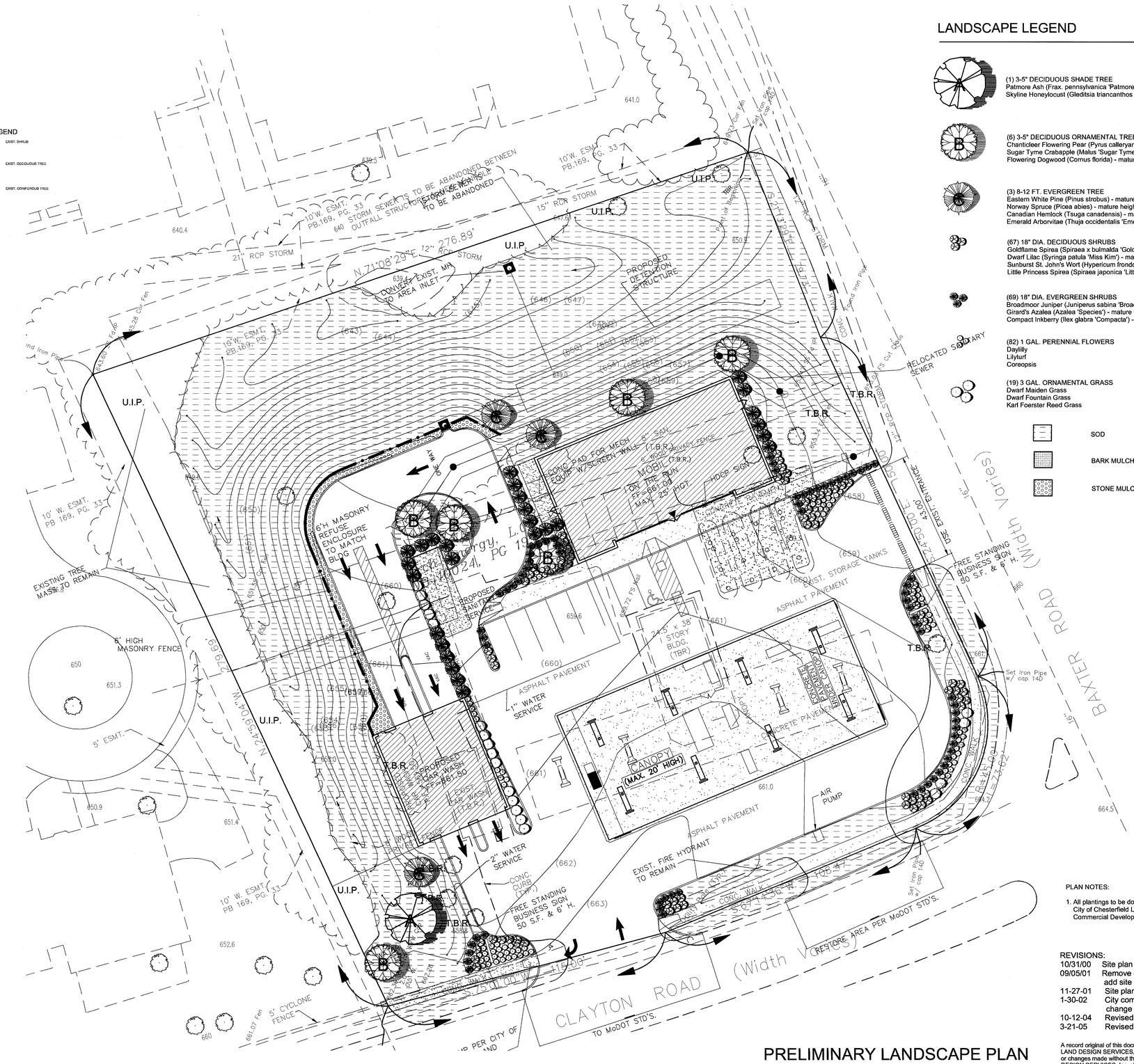
| | |
|---|---|
| CL | - Centerline |
| C.O | - Cleanout |
| D.S | - Downspout |
| E.P | - Edge Of Pavement |
| F.F. | - Finished Floor |
| F.G. | - Finished Grade |
| FL | - Flowline |
| G.L. | - Gutterline |
| L.S. | - Light Standard |
| (T.B.R.) | - To Be Removed |
| T.O.C. | - Top Of Curb |
| T.P. | - Top Of Pavement |
| T.O.W. | - Top Of Wall |
| C.M. | - Concrete Monument |
| T.Wk | - Top Of Walk |
| PL | - Property Line |
| A.I. | - Area Inlet |
| R/W | - Right Of Way |
| G.I. | - Grate Inlet |
| M.H. | - Manhole |
| O.I.P. | - Old Iron Pipe |
| R. | - Radius |
| P.B. | - Plat Book |
| D.B. | - Deed Book |
| T.Bk. | - Top Of Bank |
| T.S. | - Toe Of Slope |
| C.M.P. | - Corrugated Metal Pipe |
| P.V.C. | - Polyvinyl Chloride Pipe |
| V.C.P. | - Vitrified Clay Pipe |
| C.P. | - Non-Reinforced Concrete Pipe |
| R.C.P. | - Reinforced Concrete Pipe |
| D.I.P. | - Ductile Iron Pipe |
| F/F | - Face to Face |
| B/B | - Back to Back |
| (U.I.P.) | - Use In Place |
| B.W. | - Bottom Of Wall |
| T.I. | - Top Of Island |
| T.G. | - Top Of Grade |
| (Typ.) | - Typical |
| Conc. | - Concrete |
| RE: | - Refer |
| Dtl. | - Detail |

## LEGEND

EXIST. SHRUB

EXIST. DECIDUOUS TREE

EXIST. CONIFEROUS TREE




## LANDSCAPE LEGEND

(1) 3-5" DECIDUOUS SHADE TREE
Patmore Ash (Frax. pennsylvanica 'Patmore') - mature height 45'+
Skyline Honeylocust (Gleditsia triancanthos 'Skyline') - mature height 45'+

(6) 3-5" DECIDUOUS ORNAMENTAL TREE
Chanticleer Flowering Pear (Pyrus calleryana 'Chantecleer') - mature height 40'
Sugar Tyme Crabapple (Malus 'Sugar Tyme') - mature height 18'
Flowering Dogwood (Cornus florida) - mature height 15-25'

(3) 8-12 FT. EVERGREEN TREE
Eastern White Pine (Pinus strobus) - mature height 50'
Norway Spruce (Picea abies) - mature height 60'
Canadian Hemlock (Tsuga canadensis) - mature height 45'+
Emerald Arborvitae (Thuja occidentalis 'Emerald') - mature height 15'

(67) 18" DIA. DECIDUOUS SHRUBS
Goldflame Spirea (Spiraea x bulmalda 'Goldflame') - mature height 3'
Dwarf Lilac (Syringa patula 'Miss Kim') - mature height 3'
Sunburst St. John's Wort (Hypericum frondosum 'Sunburst') - mature height 3'
Little Princess Spirea (Spiraea japonica 'Little Princess') - mature height 3'

(69) 18" DIA. EVERGREEN SHRUBS
Broadmoor Juniper (Juniperus sabina 'Broadmoor') - mature height 2'
Girard's Azalea (Azalea 'Species') - mature height 3'
Compact Inkberry (Ilex glabra 'Compacta') - mature height 4'

(82) 1 GAL. PERENNIAL FLOWERS
Daylilly
Lilyturf
Coreopsis

(19) 3 GAL. ORNAMENTAL GRASS
Dwarf Maiden Grass
Dwarf Fountain Grass
Karl Foerster Reed Grass

SOD

BARK MULCH

STONE MULCH

PLAN NOTES:

1. All plantings to be done according to the City of Chesterfield Landscape Guidelines for Commercial Development.

REVISIONS:

| | |
|---|---|
| 10/31/00 | Site plan changes, add pines |
| 09/05/01 | Remove detention and wall, size changes add site proof fence |
| 11-27-01 | Site plan changes, add trees |
| 1-30-02 | City comments, increase tree sizes, change sign note |
| 10-12-04 | Revised Site Plan per Civil |
| 3-21-05 | Revised Site Plan per Civil |

A record original of this document is on file at the office of LAND DESIGN SERVICES, Inc. Any unauthorized alterations or changes made without the expressed consent from LAND DESIGN SERVICES, Inc. shall deem us not responsible for any said alterations and changes.

Not for Construction

# PRELIMINARY LANDSCAPE PLAN

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

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

STATE OF MISSOURI
R. PATRICK WERNER
NUMBER LA-64
LANDSCAPE ARCHITECT
3-21-05

This seal and signature applies only to this document, LAND DESIGN SERVICES, Inc. expressly disclaims any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments relating to or intended to be used for any part or parts of this project.

LDS, Inc.
Land Design Services, Inc.
Land Planning
Civil Engineering
Landscape Architecture
MAIN OFFICE
#1 First Missouri Center, Suite 218
St. Louis, Missouri 63141
Phone: (314)434-1888
Fax: (314)576-1281

PREPARED FOR:
Arch Energy
106 East Washington
Cuba, MO 65453

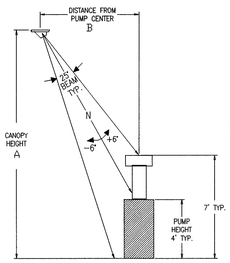
**MOBIL ON THE RUN**
14905 Clayton Road, Chesterfield, MO

File: C:\00proj\00023\PL1-032105 OptionC

Sheet No.
PL-1

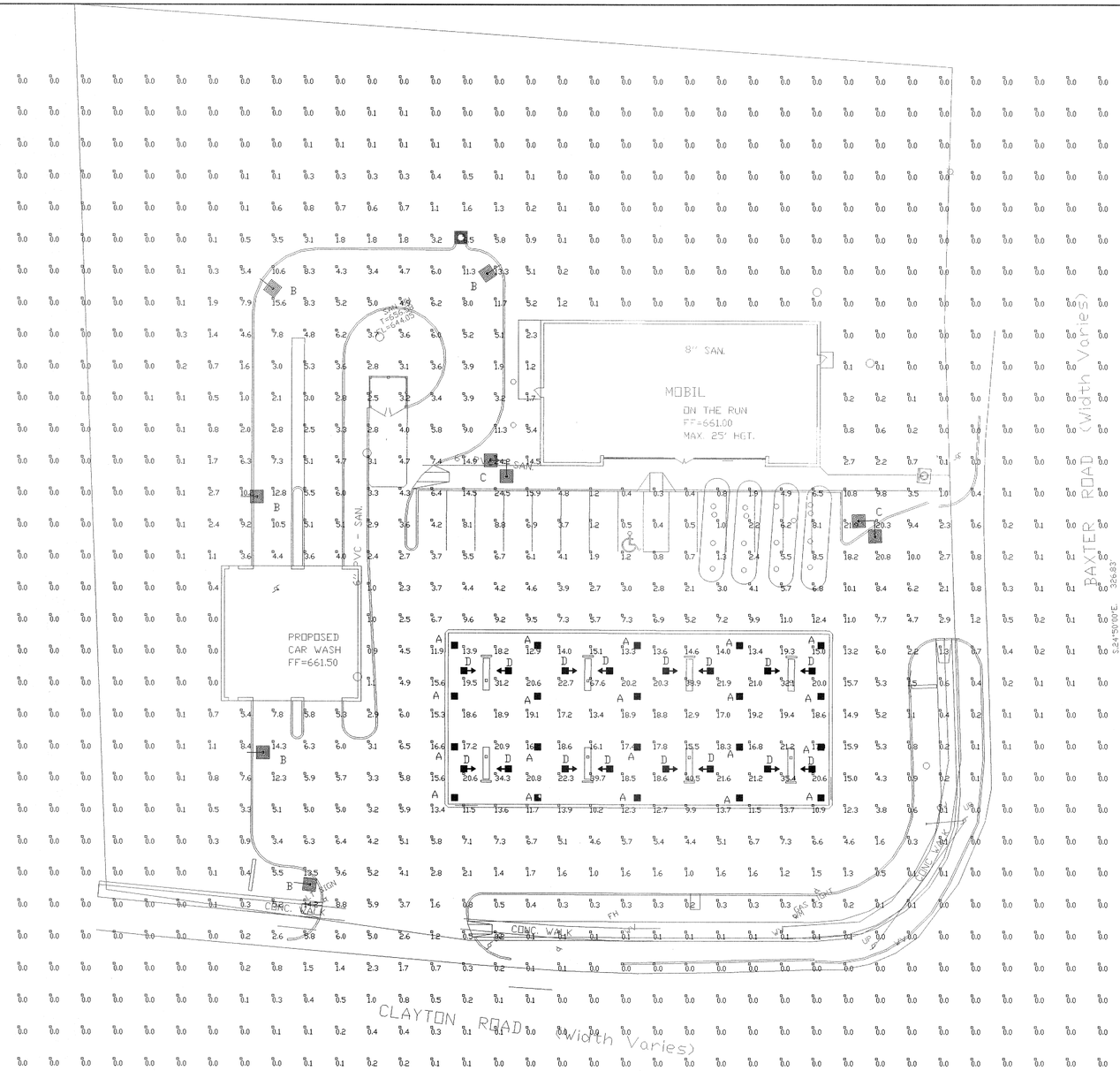
Date: 7/18/00
Ckd. By. RPW

Project No: 00023



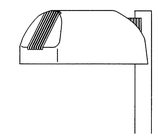

LAMP LAYOUT FOR 25° FLOOD

| A VERTICAL HEIGHT OF CANOPY | B HORIZONTAL DISTANCE FROM CENTER OF DISPENSER TO CENTER OF FIXTURE | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 4'8" | 5'4" | 6' | 6'8" | 7'4" | 8' | 8'8" | 9'4" | 10' |
| 16' | -6 | -6 | -6 | N | N | N | N | +6 | +6 |
| 15 1/2' | -6 | -6 | N | N | N | N | +6 | +6 | +6 |
| 15' | -6 | -6 | N | N | N | N | +6 | +6 | +6 |
| 14 1/2' | -6 | -6 | N | N | N | +6 | +6 | +6 | +6 |
| 14' | -6 | -6 | N | N | N | +6 | +6 | +6 | +6 |



**FOCUS**

**FLAT LENS ENCORE**



**CHALLENGER**

LAYOUT PREPARED TO ACHIEVE A MAX AVG OF 22 UNDER CANOPY

| Numeric Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| DISPENSER | Illuminance | Fc | 39.72 | 63.9 | 22.3 | 1.78 | 2.87 |

| Statistical Area Summary | | | | | |
|---|---|---|---|---|---|
| Label | Avg | Max | Min | Avg/Min | Max/Min |
| CANOPY | 19.43 | 67.6 | 9.9 | 1.96 | 6.83 |
| INSIDE CURB | 5.92 | 20.8 | 0.4 | 14.80 | 52.00 |

MAINTAINED FOOTCANDLE VALUES AT GRADE, USING A .72 MAINTENANCE FACTOR.

| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Lumens | LLF | Description | Total Watts |
| | 20 | A | SINGLE | 16000 | 0.720 | ECTA-S-175-PSMV-F | 215 |
| | 5 | B | SINGLE | 32000 | 0.720 | CHH-FT-320-PSMV-F 16' POLE SINGLE | 370 |
| | 2 | C | 2 @ 90 DEGREES | 32000 | 0.720 | CHH-FT-320-PSMV-F 16' POLE D90 | 740 |
| | 16 | D | SINGLE | 6000 | 0.720 | ECTA-SP-100-P-38-FD | 129 |

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

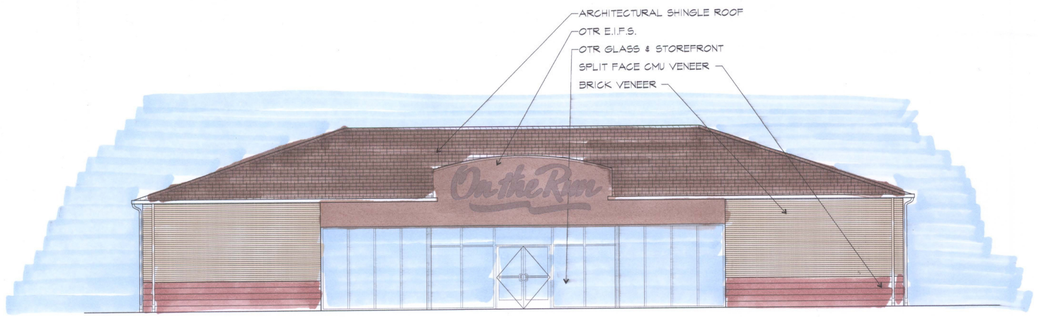
| Rev. | Date | By |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

Revisions

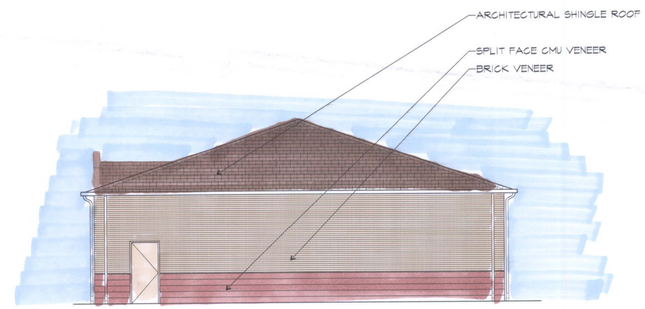
LSI INDUSTRIES™
10000 ALLIANCE RD. P.O. BOX 42728 CINCINNATI, OHIO 45242
(513) 793-3200 • FAX (513) 793-6023

LIGHTING PROPOSAL FOR
MOBIL (CLAYTON & BAXTER)
CHESTERFIELD, MO

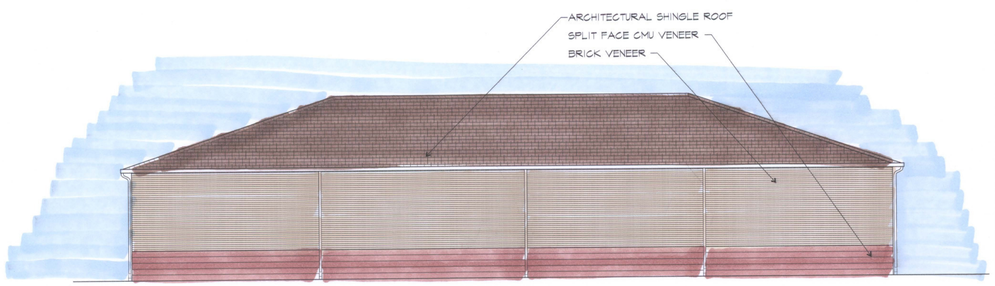
SCALE: 1"=20'
DATE: 12-14-05
BY: BDB
LO-73897B-1
SHEET 1 OF 1



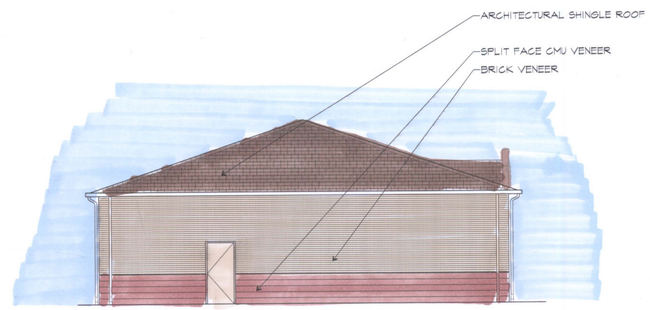

SOUTH ELEVATION - CLAYTON
SCALE: 1/8" = 1'-0"




EAST ELEVATION - BAXTER
SCALE: 1/8" = 1'-0"




NORTH ELEAVATION
SCALE: 1/8" = 1'-0"

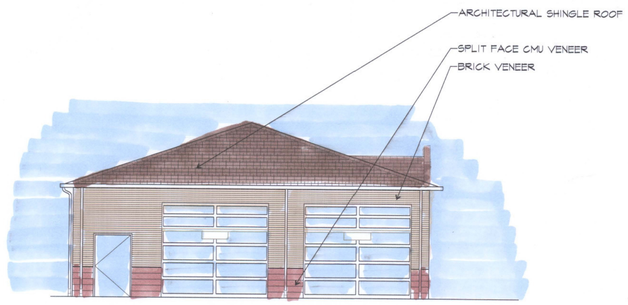



WEST ELEVATION
SCALE: 1/8" = 1'-0"

# BAXTER & CLAYTON ON THE RUN

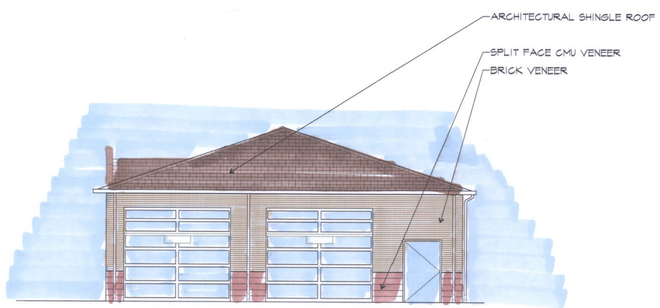
## CONVENIENCE STORE

OSM
1001 CRAIG ROAD
SUITE 260
ST.LOUIS, MISSOURI 63146
TELEPHONE (314) 236-5041
FAX (314) 236-5046
Copyright 2005 OSM, Inc. a Gresham Corporation
12-30-05




SOUTH ELEVATION - CLAYTON
SCALE: 1/8" = 1'-0"

EAST ELEVATION - BAXTER
SCALE: 1/8" = 1'-0"




NORTH ELEAVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION
SCALE: 1/8" = 1'-0"

# BAXTER & CLAYTON ON THE RUN

## CAR WASH

OSM
1001 CRAIG ROAD
SUITE 260
STLOUIS, MISSOURI 63146
TELEPHONE (314) 236-5041
FAX (314) 236-5046
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12-30-05

City of Chesterfield

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

**VII. E.**

May 9, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **May 14, 2007** will include the following item for your consideration:

**Pfizer (Monsanto)**: A Site Development Concept Plan for a 200.51 acre lot of land zoned "C8" and "FPC8" Planned Commercial District located at the Northeast corner of 700 Chesterfield Parkway West.

Dear Planning Commission:

Flad and Associates and Picket Ray and Silver, on behalf of Pharmacia Corp., have submitted a Site Development Concept Plan. The Department of Planning has reviewed this submittal and submits the following report.

**BACKGROUND**

1. Development of the tract was originally authorized by St. Louis County Ordinance Number 9002 in 1979.

2. It was subsequently amended by Ordinance Number 10,986 in 1983.

**SUBMITTAL INFORMATION**

1. The request is for the location of the proposed PGM Biopharma Building and the future expansion of building "JJ".

2. Additional changes include the location of a proposed backup generator yard and amendments to existing temporary construction parking lots and access roads.

**DEPARTMENTAL INPUT**

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Site Development Concept Plan.

Respectfully submitted,

Charlie Campo
Project Planner

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments: Site Development Concept Plan

# SITE CONCEPT PLAN

## PROPOSED BIOPHARMA BUILDING

Pfizer

CHESTERFIELD VILLAGE CAMPUS
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO. 63017

*A tract of land being part of U.S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri and also being part of a tract of land now or formerly of Pharmacia Corporation as recorded in Deed Book 16642, Page 1707 of the St. Louis County, Missouri Records.*

| DRAWING LIST | | PLANNING BRD | | | |
|---|---|---|---|---|---|
| A-001-A | AMMENDED SITE CONCEPT PLAN | • | | | |
| A-001-B | BOUNDARY DESCRIPTION | • | | | |


CONSULTANTS
ARCHITECT/ENGINEER:
FLAD & ASSOCIATES
644 SCIENCE DRIVE
MADISON, WI 53711
P.O. BOX 44977
MADISON, WI 53744
608-232-4359
FAX: 608-238-6727

SURVEYOR:
PICKETT, RAY & SILVER INC.
333 MLD RIVERS MALL DRIVE
ST. PETERS, MO 63376
PHONE: 636-397-1211

APPLICANT
PHARMACIA CORP./PFIZER INC.
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO
63017

OWNERS OF RECORD
PHARMACIA CORPORATION
100 ROUTE 206 NORTH
PEAPACK, NJ
07977


TABLE A - GENERAL REQUIREMENTS/COVERAGE/GREENSPACE

| LOT DATA | REQUIRED / PERMITTED | PROVIDED |
|---|---|---|
| ZONING | C-8/PLANNED COMMERCIAL | |
| REQ. MINIMUM LOT AREA (ACRES) | 1.0 | 200.51 |
| EXISTING LOT AREA (ACRES) | 200.51 | |
| MIN. FRONT YARD SETBACK | 50' | 2333' |
| MIN. SIDE YARD SETBACK | 200' | 223' |
| MIN. REAR YARD SETBACK | 50' | 230' |
| MAX. BUILDING COVERAGE | 25% | 4% |
| TOTAL BUILDING SQUARE FOOTAGE | 1,458,859 GSF (EXIS PLUS NRB.) | 1,508,872 GSF (PROP.) |
| MAX. IMPERVIOUS COVERAGE | 45% | 16.3% |
| GREENSPACE AREA | | 83.7% |
| MAX. BUILDING HEIGHT | COORDINATE W/ HEIGHT OF ADJACENT STRUCTURES PER ARB | 48'-0" |
| PARKING REQ. - RESEARCH FACILITIES | 100,000 SF OR GREATER - 300 SPACES PLUS 2 SPACES FOR EVERY 3 EMPLOYEES OVER 400 EMPLOYEES | SEE TABLE B |

TABLE B - PARKING TABLE

| | |
|---|---|
| EXISTING NUMBER OF PARKING SPACES | 1361 |
| REQUIRED PARKING SPACES (90% OCCUPANCY RATE PER TRAFFIC STUDY*) | 1485 |
| REQUIRED NEW PARKING SPACES (SEE TRAFFIC STUDY*) | 124 |
| PROVIDED NEW PARKING SPACES (NRB) | 153 (NET) |

* TRAFFIC STUDY PREPARED BY CRAWFORD, BUNTE, BRAMMEIER, AUGUST 2005

TABLE C - SITE INFORMATION

| | |
|---|---|
| SCHOOL DISTRICT | PARKWAY SCHOOL DISTRICT |
| FIRE DISTRICT | MONARCH FIRE PROTECTION |
| FEMA FLOODPLAIN PANEL | 29189C0145H & 29189C0140 H |
| WATER COMPANY | MISSOURI-AMERICAN WATER |

*DESCRIPTION*
*NEW PGM BUILDING*
*0.79 ACRES*

*A tract of land being part of U.S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri and also being part of a tract of land now or formerly of Pharmacia Corporation as recorded in Deed Book 16642, Page 1707 of the St. Louis County, Missouri Records and being more particularly described as follows:*

*COMMENCING at the intersection of the western line of West Drive (30' wide) and the southern line of Chicago Rock Island and Pacific Railroad; thence along the southern line of said Chicago Rock Island and Pacific Railroad South 68°20'48" West a distance of 322.15 feet to a point; thence leaving the southern line of said Chicago Rock Island and Pacific Railroad through said Pharmacia Corporation tract the following courses: South 21°39'12" East a distance of 205.95 feet to the POINT OF BEGINNING of the herein described tract of land; thence North 90°00'00" East a distance of 120.00 feet to a point; thence South 00°14'32" West a distance of 175.00 feet to a point; thence North 90°00'00" East a distance of 30.00 feet to a point; thence South 00°14'32" West a distance of 90.00 feet to a point; thence South 90°00'00" West a distance of 150.00 feet to a point; thence North 00°14'32" East a distance of 265.00 feet to the POINT OF BEGINNING and containing 34,500 square feet or 0.79 acres more or less.*

TABLE D - IMPERVIOUS AREA

| IMPERVIOUS AREA | |
|---|---|
| EXISTING | AREA (SF) |
| BUILDING 'AA' | 51,165 |
| BUILDING 'BB' | 48,568 |
| BUILDING 'GG' | 86,832 |
| BUILDING 'HH'/ANNEX | 34,215 |
| BUILDING 'JJ' | 22,993 |
| NRB BUILDING | 80,590 |
| SUBSTATION & MISC. BLDGS | 5,500 |
| WASTE/STORAGE BLDGS | 17,931 |
| COOLING TOWER & PUMP HOUSE | 5,423 |
| EXISTING PARKING | 475,058 |
| EXISTING ROADWAYS | 527,259 |
| EXISTING WALKWAYS | 32,644 |
| TOTAL EXISTING IMPERVIOUS AREA | 1,388,178 |
| | |
| NEW | SF |
| NEW PGM BUILDING | 18,011 |
| NEW ROADWAYS | 11,635 |
| NEW WALKWAYS & DOCK AREA | 3,085 |
| TOTAL NEW IMPERVIOUS AREA | 32,731 |
| | |
| TOTAL CAMPUS IMPERVIOUS AREA | 1,420,909 |
| TOTAL LOT AREA | 8,734,374 |
| % IMPERVIOUS COVERAGE | 16.3% |
| % GREENSPACE | 83.7% |
| % BUILDING COVERAGE | 4.3% |
| FAR | 16.7% |

GENERAL NOTES

1. THE SITE IS ZONED C-8.
2. THE PROPOSED MM BUILDING IS A 2 STORY BRICK,METAL PANEL AND CAST IN PLACE CONCRETE BUILDING WITH STEEL FRAME.
   A. BUILDING HEIGHT IS 35.' FT. (TOP OF PENTHOUSE ROOF ELEVATION 583.00')
   B. BUILDING SQUARE FOOTAGE IS:
      1 LEVEL 1 = 18,019 S.F.
      1 LEVEL 2 = 18,724 S.F.
      PENTHOUSE LEVEL = 9,755 S.F.
3. EMPLOYEE OFF STREET PARKING IS PROVIDED IN THE PFIZER MAIN SURFACE PARKING LOTS.
4. WASTE WATER TREATMENT PROVIDED ON SITE AND DISCHARGED INTO THE METROPOLITAN ST. LOUIS SEWER DISTRICT OFF SITE.
5. PFIZER CAMPUS PARKING
   - EXISTING PARKING SPACES = 1,361

   90 PERCENT OCCUPANCY NEED = PEAK PARKING DEMANDS FOR 1,485 SPACES PER DAY <1,361 EXISTING = 124 ADDITIONAL SPACES REQUIRED.

   153 NEW (NET) SPACES PROVIDED
6. HORIZONTAL DATUM ESTABLISHED ON-SITE BY PICKETT, RAY, AND SILVER BOUNDARY SURVEY DATED MAY 6, 2005
7. SITE IS LOCATED WITHIN WARD 1, CITY OF CHESTERFIELD.
8. NEW STORM WATER MANAGEMENT MEASURES ARE PROVIDED AT THE MM BUILDING.
9. ALL ROADS AND DRIVEWAYS WITHIN THE PFIZER CAMPUS ARE PRIVATE AND ARE SOLELY MAINTAINED BY PFIZER.

CITY OF CHESTERFIELD PLANNING COMMISSION

This Site 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 258, as attested to by the Director of Planning and the City Clerk.

____________________
Director of Planning

____________________
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.

Pharmacia Corp., the owner (s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provision of Chapter 1003. C-8 of City of Chesterfield Ordinance 824, 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 voided or vacated by order of ordinance of the City of Chesterfield Council.

J. EDWARD KEKEC
Print Name

[signature]
Signature

DIRECTOR, GLOBAL OPERATIONS
Title with
Pharmacia Corp.

STATE OF MISSOURI - COUNTY OF ST. LOUIS

On this, 12 day of March 20 07, before me personally appeared Jr Edward KeKec, to me known, who, being by me sworn in, did say that he/she is the Director Global Operations of the Pfizer Inc., a company incorporated in the State of Missouri 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 it's Board of Directors, and the said ________________ acknowledged said instrument to be the free act and deed of said corporation.

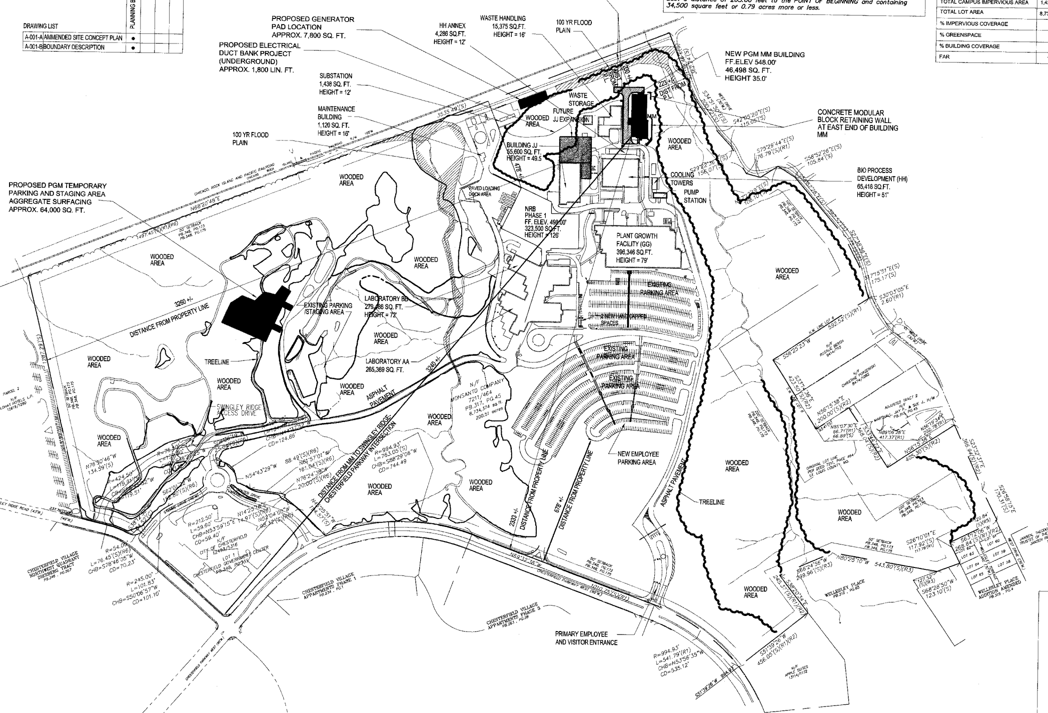
IN TESTIMONY WHEREOF, I have set my hand and affixed my Notarial Seal at my Office in Chesterfield, the day and year last above written. My term expires 8/12/2010.

Beverly Pennington
Notary Public

"NOTARY SEAL"
Beverly Pennington, Notary Public
St. Charles County, State of Missouri
My Commission Expires 8/12/2010
Commission Number 06429733

STATE OF MISSOURI — DOUGLAS S. TIEMANN — NUMBER E-23348 — REGISTERED PROFESSIONAL ENGINEER

STATE OF MISSOURI — MARK A. COREY — NUMBER A-2005005860 — ARCHITECT — 3/7/07

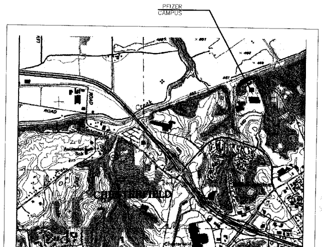



LEGEND

| | |
|---|---|
| [solid black] | NEW BUILDING |
| [hatched] | NEW ASPHALT PAVEMENT |
| — — — | PFIZER PROPERTY LINE |
| — - — | ADJOINING PARCEL PROPERTY LINE |
| ········ | SETBACK LINE |

GENERAL NOTES

1. SITE TOPOGRAPHY, UTILITY AND BOUNDARY INFORMATION IS PROVIDED BY PICKETT, RAY & SILVER, INC. FROM A SURVEY ENTITLED, PFIZER CORPORATION TOPOGRAPHIC SURVEY, DATED 06/21/2005.
2. BENCHMARK ELEVATIONS ARE BASED UPON NGVD OF 1929, VERTICAL DATUM. BM: SL-29 "STANDARD ALUMINUM DISK" SET IN CONCRETE LOCATED ON THE WEST SIDE OF ENTRANCE ROAD (HOWARD BEND STATION ROAD) TO THE CITY OF ST. LOUIS WATERWORKS. 150 +/- FEET NORTH OF THE RAILROAD CROSSING; 31.41 FEET SOUTH OF A NOTCH CUT HORIZONTAL IN THE WEST SIDE 2.9 FEET ABOVE GROUND ON A CONCRETE LIGHT POST; 29.63 FEET SOUTHWEST OF A COTTON PICKER SPINDLE IN THE CENTER OF THE ROAD; 28.04 FEET NORTHWEST OF A CUT "X" IN THE CONCRETE COVER OF AN MSD MANHOLE. ELEVATION = 461.12
3. THE MAJORITY OF THIS PROPERTY LIES WITHIN ZONE X (500-YR FLOODPLAIN). ZONE AE (100-YEAR BASE FLOOD ELEVATIONS) DELINEATED PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 29189C0145 H, 145 OF 420 & COMMUNITY PANEL NO. 29189C0140 H, 140 OF 420, EFFECTIVE DATE AUGUST 2, 1995 (LOMR-F ISSUED BY FEMA OCTOBER 13, 2004). SEE THIS SHEET FOR 100- YEAR FLOOD PLAIN DELINEATION.
4. THIS PROPERTY LIES WITHIN THE FOLLOWING CLASSIFICATIONS -
   HYDROLOGIC SOIL GROUPS: "B"
   SLOPE GRADIENT: 15 PERCENT OR GREATER
   SOIL MAP: MENFRO SILT LOAM, 20 TO 45 PERCENT SLOPES (2F) AND
   MENFRO SILT LOAM, 9 TO 14 PERCENT SLOPES (2D)
   DRAINAGE CLASS: WELL DRAINED




LOCATION MAP 1" = 1500'


Flad & Associates
644 Science Drive
Madison, WI 53711
P.O Box 44977
Madison, WI 53744-4977
608-238-2661
608-238-6727 FAX
www.flad.com

AEI Affiliated Engineers
5802 Research Park Blvd.
Madison, WI 53719
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Madison, WI 53744-4991
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608-238-2614 FAX
Email: wimail@aeieng.com

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104


| Rev | Date | Description of Issue |
|---|---|---|
| E | 03/07/07 | PLANNING BOARD |
| D | 02/26/07 | PLANNING BOARD |
| C | 01/08/07 | PLANNING BOARD |
| B | 12/13/06 | PLANNING BOARD |
| A | 11/13/06 | PLANNING BOARD |

Project Title

Pfizer

MM BUILDING
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO. 63017

[redacted]

MSD P# 11743-15
BASE MAP # 17S4

0 40 80 120 160 200 400ft
1" = 200'

**MM BUILDING**

Project Phase: CONSTRUCTION DOCUMENTS
Date: 03/07/07 — Drawn By: Flad
Project Number: 05199-00 — Checked By: Flad
Sheet Title: **AMMENDED SITE DEVELOPMENT PLAN**
Sheet Number: **A-001-A** — Rev. No. **E**

File: C-002

DESCRIPTION
MONSANTO BOUNDARY
200.51 ACRES

Adjusted Tract One of Boundary Adjustment Tract of "tract of land in U.S. Surveys 123 and 154 and part of Lots 5, 6, 7, and 8 of the subdivision of Hugo Essen Farm, Township 45 North, Range 4 East, St. Louis County, Missouri" according to the plat thereof recorded in Plat Book 317, Page 45 of the St. Louis County, Missouri Records excepting therefrom that part subdivided and now known as "Chesterfield Government Center" according to the plat recorded in Plat Book 348, Page 135 of the St. Louis County, Missouri Records and being more particularly described as follows:

BEGINNING at the intersection of the western line of West Drive (30' wide) and the southern line of the Chicago Rock Island and Pacific Railroad; thence along the western of said West Drive the following courses and distances: South 21°38'46" East a distance of 362.24 feet to a point; thence South 34°51'50" East a distance of 200.22 feet to a point; thence South 42°05'20" East a distance of 115.05 feet to a point; thence South 29°22'36" East a distance of 156.07 feet to a point; thence South 75°29'44" East a distance of 76.79 feet to a point; thence North 57°12'19" East a distance of 106.10 feet to a point; thence South 58°52'26" East a distance of 105.84 feet to a point; thence South 58°52'26" East a distance of 392.52 feet to a point; thence South 27°38'56" East a distance of 175.15 feet to a point; thence South 17°15'51" East a distance of 175.17 feet to a point; thence South 30°03'05" East a distance of 2.60 feet to a point in the northwest line of the aforementioned Lot 6 of Hugo Essen Farm, said point also being along the northwestern line of a tract now or formerly of Rosalie Bergh as recorded in Deed Book 9414, Page 715 of the St. Louis County, Missouri Recorder's Office; thence leaving the western line of said West Drive along the northwestern line of said Bergh tract South 56°25'23" West a distance of 592.52 feet to a point on the southwestern line of said Lot 6, said point also being the southwestern line of said Bergh tract; thence leaving the northwestern line of said Lot 6 along the southwestern line of said Lot 6 South 33°14'36" East a distance of 423.50 feet to a point in the southeastern line of a tract of land now or formerly of Christine Porzeinski as recorded in Deed Book 8474, Page 1082 of the St. Louis County, Missouri Records; thence leaving the southwestern line of said Lot 6 along the southeastern line of said Porzeinski tract North 56°15'38" East a distance of 200.00 feet to a point being the northwest corner of Adjusted Tract Two as recorded in Plat Book 317, Page 45 of the St. Louis County, Missouri Records; thence leaving the southeastern line of said Porzeinski tract along the southwestern line of Adjusted Tract Two South 33°44'22" East a distance of 368.04 feet to a point; thence North 56°15'38" East a distance of 405.30 feet to a point in the western line of the aforementioned West Drive (30' wide); thence along the western line of said West Drive South 23°32'37" East a distance of 366.94 feet to a point; thence South 26°58'15" East a distance of 170.31 feet to a point on the northern line of Wellesley Place Addition Amended as recorded in Plat Book 319, Page 4 of the St. Louis County, Missouri Recorder's Office; thence along the northern line of said Wellesley Place South 63°12'06" West a distance of 268.84 feet to a point; thence South 26°10'01" East a distance of 117.92 feet to a point on the northern line of Wellesley Place as recorded in Plat as recorded in Plat Book 310, Page 65 of the St. Louis County, Missouri Recorder's Office; thence along the northern line of said Wellesley Place South 68°28'50" West a distance of 123.10 feet to a point; thence North 80°25'10" West a distance of 543.80 feet to a point; thence South 66°24'56" West a distance of 299.96 feet to a point on the southwestern line of said Wellesley Place; thence along the southwestern line of said Wellesley Place South 38°20'34" East a distance of 245.37 feet to a point on the northern line of a tract of land now or formerly of Apple Sweets as recorded in Deed Book 13114, Page 1172 of the St. Louis County, Missouri Recorder's Office; thence along the northern line of said Apple Sweets tract South 51°39'26" West a distance of 456.05 feet to a point in the northern line of Chesterfield Village Parkway (80' wide); thence leaving the northern line of Apple Sweets tract along the northern line of said Chesterfield Village Parkway the following courses and distances: along a curve to the left having a radius of 994.93 feet, an arc length of 541.79 feet, a chord of which bears North 53°56'35" West a chord distance of 535.12 feet to a point; thence North 69°32'36" West a distance of 1010.75 feet to a point; thence along a curve to the left having a radius of 994.93 feet, an arc length of 763.05 feet, a chord of which bears South 88°29'06" West a chord distance of 744.49 feet to a point, said point being the intersection of the northern line of said Chesterfield Village Parkway and the northeastern line of City Center Drive (variable width) as shown on Lot 1 of the Chesterfield Government Center as recorded in Plat Book 348, Page 135 of the St. Louis County, Missouri Records; thence leaving the northern line of Chesterfield Village Parkway along the northeastern line of said City Center Drive North 45°25'51" West a distance of 194.57 feet to a point; thence North 52°04'00" West a distance of 98.32 feet to a point; thence North 14°25'18" East a distance of 14.97 feet to a point; thence North 76°24'38" West a distance of 20.00 feet to a point; thence North 81°57'01" West a distance of 161.04 feet to a point; thence North 54°43'29" West a distance of 88.49 feet to a point; thence along a curve to the left having a radius of 101.50 feet, an arc length of 134.48 feet, a chord of which bears North 44°37'52" West a chord distance of 124.86 feet to a point; thence South 04°35'19" West a distance of 25.04 feet to a point; thence along a curve to the left having a radius of 76.50 feet, an arc length of 159.90 feet, a chord of which bears South 38°27'25" West a chord distance of 132.34 feet to a point; thence along a curve to the right having a radius of 212.50 feet, an arc length of 59.60 feet, a chord of which bears North 53°59'15" East a chord distance of 59.40 feet to a point; thence South 62°01'22" West a distance of 152.80 feet to a point; thence along a curve to the left having a radius of 245.00 feet, an arc length of 101.83 feet, a chord of which bears South 50°06'57" West a chord distance of 101.10 feet to a point; thence South 38°12'32" West a distance of 84.52 feet to a point; thence along a curve to the right having a radius of 54.00 feet, an arc length of 76.45 feet, a chord of which bears South 78°46'05" West a chord distance of 70.23 feet to a point in the northern line of Swingley Ridge Road (49' wide); thence along the northern line of said Swingley Ridge Road along a curve to the left having a radius of 424.50 feet, an arc length of 119.91 feet, a chord of which bears North 68°45'52" West a chord distance of 119.51 feet to a point; thence North 76°50'46" West a distance of 134.59 feet to a point on the eastern line of a tract of land now or formerly of Silohat Hotels, L.P. as recorded in Deed Book 15619, Page 1280 of the St. Louis County, Missouri Recorder's Office; thence leaving the northern line of Swingley Ridge Road along the eastern line of said Silohat Hotels, L.P. tract North 13°30'39" West a distance of 1287.29 feet to a point in the southern line of the aforementioned Chicago Rock Island and Pacific Railroad; thence along the southern line of said Chicago Rock Island and Pacific Railroad North 68°20'48" East a distance of 3535.49 feet to the POINT OF BEGINNING and containing 8,734,374 square feet or 200.51 acres more or less.


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Madison, WI 53744-4977
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PICKETT RAY & SILVER
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LAND SURVEYORS
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| Rev | Date | Description of Issue |
|---|---|---|
| E | 03/07/07 | PLANNING BOARD |
| D | 02/26/07 | PLANNING BOARD |
| C | 01/08/07 | PLANNING BOARD |
| B | 12/13/06 | PLANNING BOARD |
| A | 11/13/06 | PLANNING BOARD |

Project Title

Pfizer

N

**MM BUILDING**

Project Phase: CONSTRUCTION DOCUMENTS
Date: 02/26/07
Drawn By: Flad
Project Number: 05199-00
Checked By: Flad
Sheet Title: **AMMENDED SITE DEVELOPMENT PLAN**
Sheet Number: **A-001-B**
Rev. No.: **E**

File: C-002

City of Chesterfield

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

**VII. F.**

May 9, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **May 14, 2007** will include the following item for your consideration:

**Pfizer (Monsanto) PGM Biopharma Building**: A Site Development Section Plan, Landscape Plan and Architectural Elevations for a 200.51 acre lot of land zoned "C8" and "FPC8" Planned Commercial District located at the Northeast corner of 700 Chesterfield Parkway West.
Dear Planning Commission:

Picket Ray and Silver, on behalf of Pharmacia Corp., have submitted a Site Development Section Plan, Landscape Plan and Architectural Elevations. The Department of Planning has reviewed this submittal and submits the following report.

**BACKGROUND**

1. Development of the tract was originally authorized by St. Louis County Ordinance Number 9002 in 1979.

2. It was subsequently amended by Ordinance Number 10,986 in 1983.

**SUBMITTAL INFORMATION**

1. The request is for a 46,498 sq.ft. office/laboratory facility, located on a parcel zoned "C-8" Planned Commercial District.

2. The exterior building materials will be comprised of brick, metal panels and glass. The roof is proposed to be a flat/low slope, modified bituminous membrane.

3. The Landscape Plan is in compliance with the City of Chesterfield Tree Manual.

**ARB RECOMMENDATIONS**

This project was reviewed by the Architectural Review Board on February 15, 2007. The ARB voted unanimously that the project should be forwarded for approval of the Site Development Section Plan, Architectural Elevations, and Landscape Plan to the Planning Commission.

**DEPARTMENTAL INPUT**

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Site Development Section Plan.

Respectfully submitted,

Charlie Campo
Project Planner

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments: Site Development Section Plan
Landscape Plan
Architectural Elevations

# SITE DEVELOPMENT SECTION PLAN

## PROPOSED PGM BIOPHARMA BUILDING

Pfizer

**CHESTERFIELD VILLAGE CAMPUS**
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO. 63017

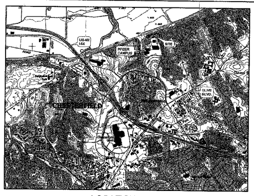
*A tract of land being part of U.S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri and also being part of a tract of land now or formerly of Pharmacia Corporation as recorded in Deed Book 16642, Page 1707 of the St. Louis County, Missouri Records.*


**CONSULTANTS:**
ARCHITECT/ENGINEER:
FLAD & ASSOCIATES
644 SCIENCE DRIVE
MADISON, WI 53711
P.O. BOX 44977
MADISON, WI 53744
608-232-4359
FAX: 608-238-6727

**SURVEYOR:**
PICKETT, RAY & SILVER INC.
333 MLD RIVERS MALL DRIVE
ST. PETERS, MO 63376
PHONE: 636-397-1211

**APPLICANT:**
PHARMACIA CORP./PFIZER INC.
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO
63017

**OWNERS OF RECORD:**
PHARMACIA CORPORATION
100 ROUTE 206 NORTH
PEAPACK, NJ
07977


LOCATION MAP

*DESCRIPTION*
*NEW PGM BUILDING*
*0.79 ACRES*

*A tract of land being part of U.S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri and also being part of a tract of land now or formerly of Pharmacia Corporation as recorded in Deed Book 16642, Page 1707 of the St. Louis County, Missouri Records and being more particularly*

*COMMENCING at the intersection of the western line of West Drive (30' wide) and the southern line of Chicago Rock Island and Pacific Railroad; thence along the southern line of said Chicago Rock Island and Pacific Railroad South 68°20'48" West a distance of 322.15 feet to a point; thence leaving the southern line of said Chicago Rock Island and Pacific Railroad through said Pharmacia Corporation tract the following courses: South 21°39'12" East a distance of 205.95 feet to the POINT OF BEGINNING of the herein described tract of land; thence North 90°00'00" East a distance of 120.00 feet to a point; thence South 00°14'32" West a distance of 175.00 feet to a point; thence North 90°00'00" East a distance of 30.00 feet to a point; thence South 00°14'32" West a distance of 90.00 feet to a point; thence South 90°00'00" West a distance of 150.00 feet to a point; thence North 00°14'32" East a distance of 265.00 feet to the POINT OF BEGINNING and containing 34,500 square feet or 0.79 acres more or less.*

TABLE A - GENERAL REQUIREMENTS/COVERAGE/GREENSPACE

| LOT DATA | REQUIRED / PERMITTED | PROVIDED |
|---|---|---|
| ZONING | C-8/PLANNED COMMERCIAL | |
| REQ. MINIMUM LOT AREA (ACRES) | 1.0 | 200.51 |
| EXISTING LOT AREA (ACRES) | 200.51 | |
| MIN. FRONT YARD SETBACK | 50' | 2333' |
| MIN. SIDE YARD SETBACK | 200' | 223' |
| MIN. REAR YARD SETBACK | 50' | 230' |
| MAX. BUILDING COVERAGE | 25% | 4% |
| TOTAL BUILDING SQUARE FOOTAGE | 1,458,859 GSF (EXIS PLUS NRB.) | 1,508,872 GSF (PROP.) |
| MAX. IMPERVIOUS COVERAGE | 45% | 16.3% |
| GREENSPACE AREA | | 83.7% |
| MAX. BUILDING HEIGHT | COORDINATE W/ HEIGHT OF ADJACENT STRUCTURES PER ARB | 48' -0" |
| PARKING REQ. - RESEARCH FACILITIES | 100,000 SF OR GREATER - 300 SPACES PLUS 2 SPACES FOR EVERY 3 EMPLOYEES OVER 400 EMPLOYEES | SEE TABLE B |

TREE DELINEATION AND PRESERVATION INFORMATION

| | | |
|---|---|---|
| EXISTING TREE CANOPY (TOTAL CANOPY WITHIN 50 FOOT OF GRADING LIMITS) 107,613 SF | CANOPY TO BE REMOVED 61,704 SF | CANOPY REMAINING 45,909 SF |

TABLE B - PARKING TABLE

| | |
|---|---|
| EXISTING NUMBER OF PARKING SPACES | 1361 |
| REQUIRED PARKING SPACES (90% OCCUPANCY RATE PER TRAFFIC STUDY*) | 1485 |
| REQUIRED NEW PARKING SPACES (SEE TRAFFIC STUDY*) | 124 |
| PROVIDED NEW PARKING SPACES (NRB) | 153 (NET) |

* TRAFFIC STUDY PREPARED BY CRAWFORD, BUNTE, BRAMMEIER, AUGUST 2005

TABLE C - SITE INFORMATION

| | |
|---|---|
| SCHOOL DISTRICT | PARKWAY SCHOOL DISTRICT |
| FIRE DISTRICT | MONARCH FIRE PROTECTION |
| FEMA FLOODPLAIN PANEL | 29189C0145H & 29189C0140 H |
| WATER COMPANY | MISSOURI-AMERICAN WATER |

TABLE D - IMPERVIOUS AREA

| IMPERVIOUS AREA | |
|---|---|
| EXISTING | AREA (SF) |
| BUILDING 'AA' | 51,165 |
| BUILDING 'BB' | 48,568 |
| BUILDING 'GG' | 86,832 |
| BUILDING 'HH'/ANNEX | 34,215 |
| BUILDING 'JJ' | 22,993 |
| NRB BUILDING | 80,590 |
| SUBSTATION & MISC. BLDGS | 5,500 |
| WASTE/STORAGE BLDGS | 17,931 |
| COOLING TOWER & PUMP HOUSE | 5,423 |
| EXISTING PARKING | 475,058 |
| EXISTING ROADWAYS | 527,259 |
| EXISTING WALKWAYS | 32,644 |
| TOTAL EXISTING IMPERVIOUS AREA | 1,388,178 |
| | |
| NEW | SF |
| NEW PGM BUILDING (MM BUILDING) | 18,011 |
| NEW ROADWAYS | 11,635 |
| NEW WALKWAYS & DOCK AREA | 3,085 |
| TOTAL NEW IMPERVIOUS AREA | 32,731 |
| | |
| TOTAL CAMPUS IMPERVIOUS AREA | 1,420,909 |
| TOTAL LOT AREA | 8,734,374 |
| % IMPERVIOUS COVERAGE | 16.3% |
| % GREENSPACE | 83.7% |
| % BUILDING COVERAGE | 4.3% |
| FAR | 16.7% |

GEOTECHNICAL ENGINEER'S STATEMENT

URS HAS PROVIDED GEOTECHNICAL SERVICES FOR THE PROJECT PROPOSED HEREIN. GEOTECHNICAL INVESTIGATIONS FOR THIS PROJECT WERE PERFORMED IN ACCORDANCE WITH THE CUSTOMARY STANDARD OF CARE FROM 2005 TO 2006. BASED ON THESE GEOTECHNICAL INVESTIGATIONS, IT IS URS' PROFESSIONAL OPINION THAT THE SUBSURFACE CONDITIONS ARE GENERALLY SUITABLE FOR THE DEVELOPMENT PROPOSED HEREON PURSUANT TO THE GEOTECHNICAL RECOMMENDATIONS SET FORTH IN OUR REPORT DATED APRIL 27, 2006

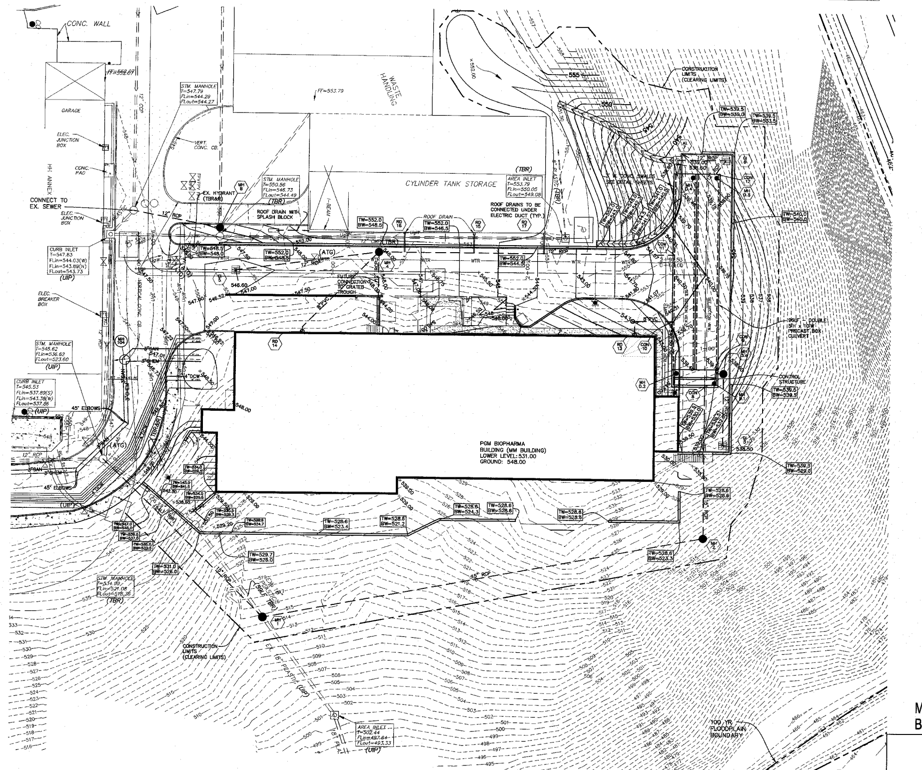
TITLED 'REPORT OF GEOTECHNICAL INVESTIGATION FOR THE PROPOSED PGM GQTS BUILDING IN CHESTERFIELD, MISSOURI'.

URS CORPORATION

KENNETH M. BERRY, P.E.

STATE OF MISSOURI — REGISTERED PROFESSIONAL — NUMBER E-26567 — 4/18/07

MISSOURI REGISTRATION # E-26567




NOTES:

ALL CONSTRUCTION ACCESS WILL BE THROUGH SWINGLEY RIDGE ACCESS ROAD

WASHDOWN AREA IS LOCATED AT TEMPORARY CONSTRUCTION PARKING AREA ADJACENT TO SWINGLEY RIDGE ACCESS ROAD

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

GENERAL NOTES

1. THE SITE IS ZONED C-8.
2. THE PROPOSED MM BUILDING IS A 2 STORY BRICK, METAL PANEL AND CAST IN PLACE CONCRETE BUILDING WITH STEEL FRAME.
   A. BUILDING HEIGHT IS 35FT., (TOP OF PENTHOUSE ROOF ELEVATION 583.00')
   B. BUILDING SQUARE FOOTAGE IS:
      1 LEVEL 1 = 18,019 S.F.
      1 LEVEL 2 = 18,724 S.F.
      PENTHOUSE LEVEL = 9,755 S.F.
3. EMPLOYEE OFF STREET PARKING IS PROVIDED IN THE PFIZER MAIN SURFACE PARKING LOTS.
4. WASTE WATER TREATMENT PROVIDED ON SITE AND DISCHARGED INTO THE METROPOLITAN ST. LOUIS SEWER DISTRICT OFF SITE.
5. PFIZER CAMPUS PARKING
   -EXISTING PARKING SPACES = 1,361

   90 PERCENT OCCUPANCY NEED = PEAK PARKING DEMANDS FOR 1,485 SPACES PER DAY <1,361 EXISTING = 124 ADDITIONAL SPACES REQUIRED.

   153 NEW (NET) SPACES PROVIDED
6. HORIZONTAL DATUM ESTABLISHED ON-SITE BY PICKETT, RAY, AND SILVER BOUNDARY SURVEY DATED MAY 6, 2005
7. SITE IS LOCATED WITHIN WARD 1, CITY OF CHESTERFIELD.
8. NEW STORM WATER MANAGEMENT MEASURES ARE PROVIDED AT THE PGM BUILDING (MM BUILDING).
9. ALL ROADS AND DRIVEWAYS WITHIN THE PFIZER CAMPUS ARE PRIVATE AND ARE SOLELY MAINTAINED BY PFIZER.
10. SITE TOPOGRAPHY, UTILITY AND BOUNDARY INFORMATION IS PROVIDED BY PICKETT, RAY & SILVER, INC. FROM A SURVEY ENTITLED, PFIZER CORPORATION TOPOGRAPHIC SURVEY, DATED 06/21/2005.
11. BENCHMARK ELEVATIONS ARE BASED UPON NGVD OF 1929, VERTICAL DATUM. BM: SL-29 "STANDARD ALUMINUM DISK" SET IN CONCRETE LOCATED ON THE WEST SIDE OF ENTRANCE ROAD (HOWARD BEND STATION ROAD) TO THE CITY OF ST. LOUIS WATERWORKS. 150 ± FEET NORTH OF THE RAILROAD CROSSING; 31.41 FEET SOUTH OF A NOTCH CUT HORIZONTAL IN THE WEST SIDE 2.9 FEET ABOVE GROUND ON A CONCRETE LIGHT POST; 29.63 FEET SOUTHWEST OF A COTTON PICKER SPINDE IN THE CENTER OF THE ROAD; 28.04 FEET NORTHWEST OF A CUT "X" IN THE CONCRETE COVER OF AN MSD MANHOLE. ELEVATION = 461.12
12. THE MAJORITY OF THIS PROPERTY LIES WITHIN ZONE X (500-YR FLOODPLAIN). ZONE AE (100-YEAR BASE FLOOD ELEVATIONS) DELINEATED PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO.29189C0145 H, 145 OF 420 & COMMUNITY PANEL NO.29189C0140 H, 140 OF 420, EFFECTIVE DATE AUGUST 2, 1995 (LOMR-F ISSUED BY FEMA OCTOBER 13, 2004). SEE THIS SHEET FOR 100-YEAR FLOOD PLAIN DELINEATION.
13. THIS PROPERTY LIES WITHIN THE FOLLOWING CLASSIFICATIONS-
    HYDROLOGIC SOIL GROUPS: "B"
    SLOPE GRADIENT: 15 PERCENT OR GREATER
    SOIL MAP: MENFRO SILT LOAM, 20 TO 45 PERCENT SLOPES (2F) AND MENFRO SILT LOAM, 9 TO 14 PERCENT SLOPES (2D)
    DRAINAGE CLASS: WELL DRAINED

**CITY OF CHESTERFIELD PLANNING COMMISSION**

This Site 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 258, as attested to by the Director of Planning and the City Clerk.

____________________
Director of Planning

____________________
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.

Pharmacia Corp., the owner (s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provision of Chapter 1003. C-8 of City of Chesterfield Ordinance 824, 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 voided or vacated by order of ordinance of the City of Chesterfield Council.

J. EDWARD KEKEC
Print Name
[signature]
Signature
DIRECTOR, GLOBAL OPERATIONS
Title with
Pharmacia Corp.

STATE OF MISSOURI - COUNTY OF ST. LOUIS

On this, 18th day of April 2007, before me personally appeared J. Edward Kekec, to me known, who, being by me sworn in, did say that he/she is the Director, Global Operations of the Pfizer Inc., a company incorporated in the State of Missouri 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 it's Board of Directors, and the said ________ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have set my hand and affixed my Notarial Seal at my Office in St Louis County, the day and year last above written. My term expires 1/31/2010.

DEBRA K. HARRISON, Notary Public - Notary Seal, State of Missouri, St. Louis County, My Commission Expires Jan. 31, 2010, Commission #06832974

Debra K Harrison
Notary Public

| NO. | DATE | BY | REVISION | APPD. |
|---|---|---|---|---|
| | | | | |

Pfizer
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO. 63017

THIS DRAWING IS THE PRIVATE PROPERTY OF PFIZER COMPANY AND IT MUST BE RETURNED UPON REQUEST. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF PFIZER COMPANY.

MSD P# 0011743-15
BASE MAP# 17S4

| DRAWN BY | DATE | CHECKED BY | DATE | APPROVED BY | DATE |
|---|---|---|---|---|---|
| MLL | 2-28-07 | DT | 6-05-06 | | |

91-4883-00 — PROJECT NUMBER
02136.PFIZ.04R

STATE OF MISSOURI — DOUGLAS S. TIEMANN — NUMBER E-23345 — REGISTERED PROFESSIONAL ENGINEER — 4/16/07

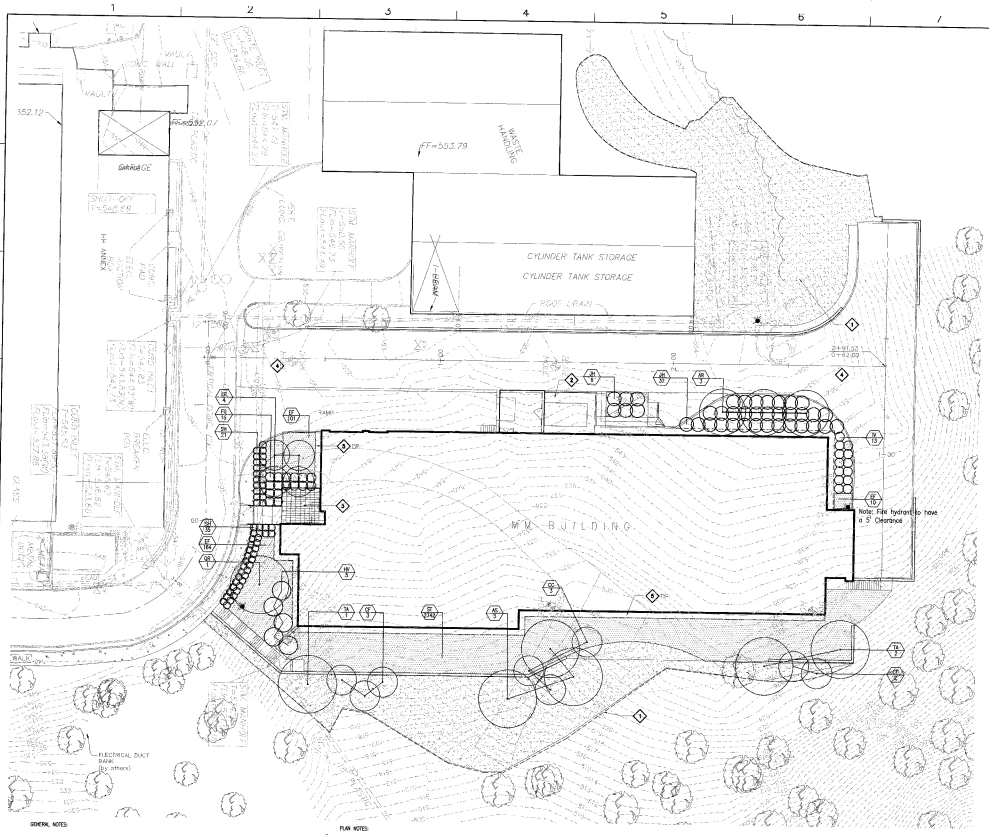
**PICKETT RAY & SILVER**
Civil Engineers
Planners
Land Surveyors
333 Mid Rivers Mall Dr.
St. Peters, MO 63376
PHONE (636) 397-1211
FAX (636) 397-1104

# SITE DEVELOPMENT SECTION PLAN

SHEET 1

DIRECTORY - LOCATION - FLOOR - DISCIPLINE - TYPE - SEQ. NO. | REV.

02136 BIOPHARM DES.DWG




GENERAL NOTES:

1. CONTRACTOR TO VERIFY PLANT QUANTITIES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN PLAN AND SCHEDULE.

2. SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY UNLESS NOTED OTHERWISE.

3. WITHIN THE CONSTRUCTION ZONE, THE CONTRACTOR IS REQUIRED TO EXCAVATE SOILS IN EXCESS OF 85% PROCTOR DENSITY TO A MINIMUM DEPTH OF 24", OR AS NEEDED, TO REMOVE FOREIGN MATERIAL RESULTING FROM CONSTRUCTION ACTIVITY.

4. ALL PLANT BEDS TO RECEIVE 18" PLANTING SOIL, AND ALL TURF AREAS TO RECEIVE 6" TOPSOIL.

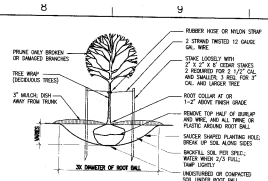
PLAN NOTES:

1. "NO-MOW" SEED MIX BY PRAIRIE NURSERY TO LIMITS OF DISTURBANCE – VERIFY W/ LIMITS OF GRADING PER CIVIL DRAWINGS.
2. PROVIDE GRAVEL ADJACENT TO PAD FOR NITROGEN TANK
3. COLORED, TEXTURED CONCRETE @ BUILDING ENTRY – SEE CIVIL FOR ADDITIONAL INFORMATION
4. SEE CIVIL DRAWINGS FOR GRADING AND LAYOUT
5. GRAVEL EDGE @ BUILDING – SEE 6/L-100

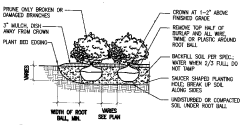
## 1 PLANTING PLAN
1/16" = 1'-0"

| KEY | BOTANICAL NAME | COMMON NAME | QUANTITY | SIZE/ROOT | REMARKS |
|---|---|---|---|---|---|
| | ORNTMTNT/SHADE TREES | | | | |
| AR | Acer rubrum 'Armstrong' | Armstrong Red Maple | 3 | 3" cal./B&B | |
| AS | Acer saccharum | Sugar Maple | 3 | 3" cal./B&B | |
| QR | Quercus rubra | Northern Red Oak | 1 | 3" cal./B&B | |
| TA | Tilia americana | American Linden | 3 | 3" cal./B&B | |
| | ORNAMENTAL TREES | | | | |
| ER | Cercis Canadensis | Eastern Redbud | 4 | 2" cal./B&B | Tree Form |
| CC | Carpinus caroliniana | Musclewood or American Hornbeam | 3 | 2" cal./B&B | |
| CF | Cornus florida | Flowering dogwood | 5 | 8' ht./B&B | |
| | SHRUBS | | | | |
| FG | Fothergilla gardenii | Dwarf Fothergilla | 16 | 24" ht./B&B | |
| HV | Hamamelis vernalis | Vernal Witch Hazel | 5 | 36" ht./B&B | |
| IV | Ilex verticillata 'Henry's Garnet' | Henry's Garnet Virginia Sweetspire | 13 | 24" ht./B&B | |
| JH | Juniperus horizontalis 'Bar Harbor' | Bar Harbor Juniper | 38 | 2' gal. cont. | |
| | GROUNDCOVERS & GRASSES | | | | |
| EF | Euonymus fortunei 'colorata' | Purple Leaf Wintercreeper | 275 | 1 gal. | 24" o.c. |
| SH | Sporobolus heterolepis | Prairie Dropseed | 56 | 2 gal. | 30" o.c. |
| ST | Sedum 'Autumn' | Sedum | 2742 | 4" pots | 18" o.c. |

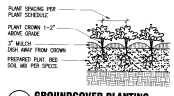
## 2 PLANT MATERIALS SCHEDULE



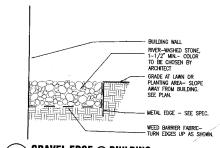

## 3 TREE PLANTING
NTS




## 4 SHRUB PLANTING
NTS




## 5 GROUNDCOVER PLANTING
NTS




## 6 GRAVEL EDGE @ BUILDING
NTS


Flad & Associates
644 Science Drive
Madison, WI 53711
P.O. Box 44872
Madison, WI 53744-4872
608-238-2661
608-238-6721 FAX
www.flad.com

AEI Affiliated Engineers
5802 Research Park Blvd.
Madison, WI 53719
P.O. Box 44827
Madison, WI 53744-4891
608-238-2616
608-238-2614 FAX
Email: mimail@aeiseng.com


| Rev | Date | Description of Issue |
|---|---|---|
| B | 3/5/07 | City Comments |
| A | 12/22/06 | Design Development |

Project Title

Pfizer

Chesterfield, Missouri

**MM BUILDING**

Project Phase: DESIGN DEVELOPMENT

Date: 12/22/06 | Drawn By: RAP

Project Number: 05199-00 | Checked By: FLAD

Sheet Title: **Planting Plan**

Sheet Number: **L-100** | Rev. No.: **A**

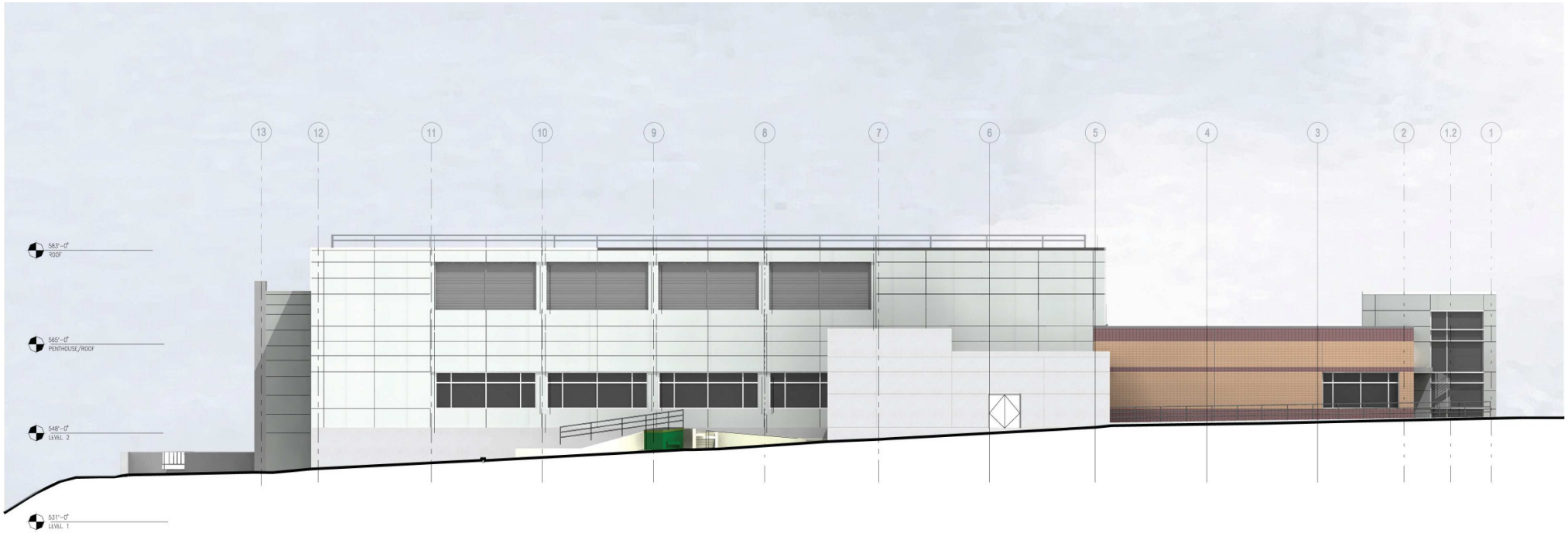

Prepared by:
loomisAssociates
landscapeArchitects|planners
707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
(636) 519-8666 Fax: (636) 519-0997
e mail: lainfo@loomis-associates.com

VIEW FROM ACCESS ROAD

Flad & Associates

PGM BIOPHARMA
NOT TO SCALE

PROJECT NO.: 05199-00
FEBRUARY 5 2007

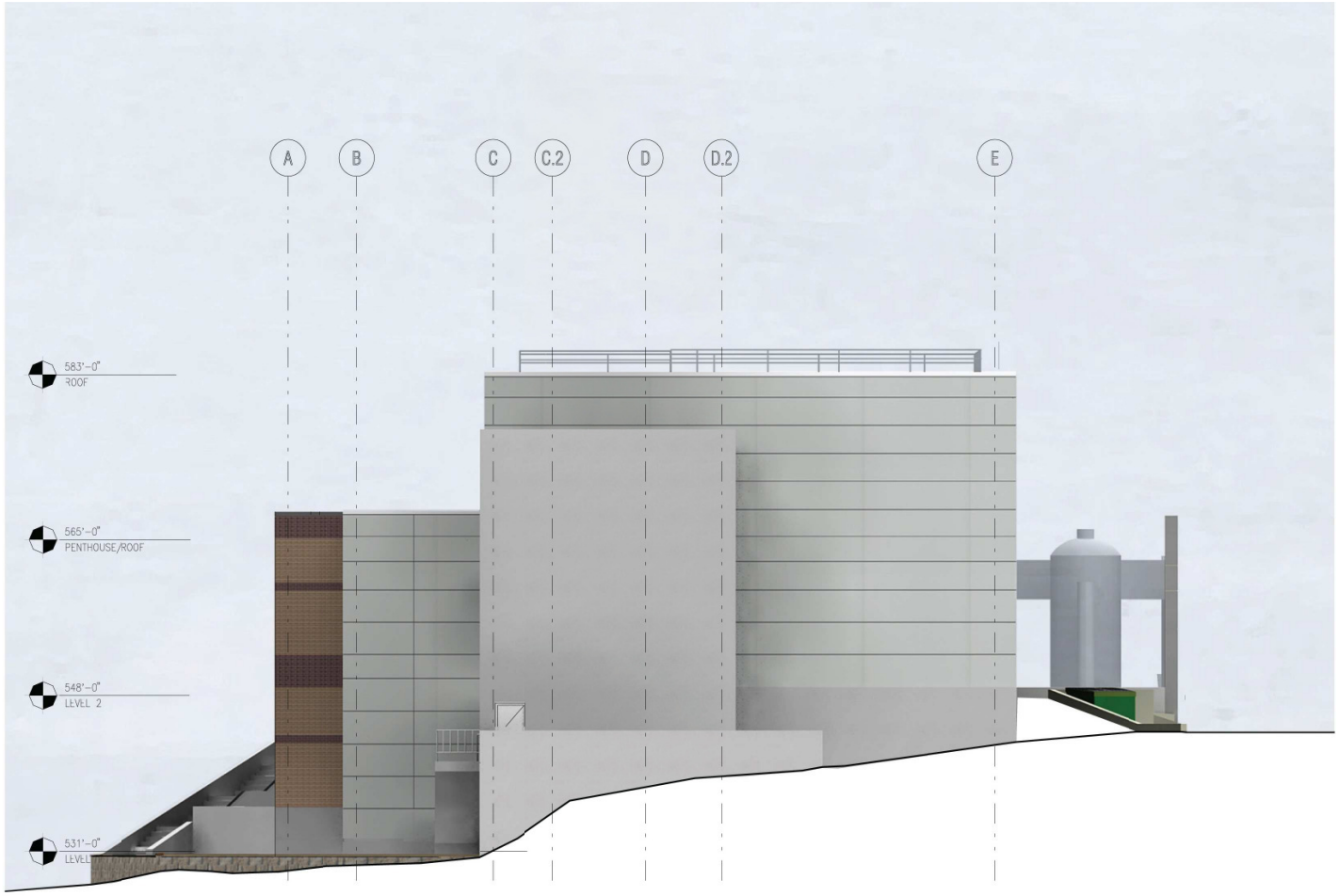



WEST ELEVATION

Flad & Associates

PGM BIOPHARMA
NOT TO SCALE

PROJECT NO.: 05199-00
FEBRUARY 5 2007




NORTH ELEVATION

Flad & Associates

PGM BIOPHARMA
NOT TO SCALE

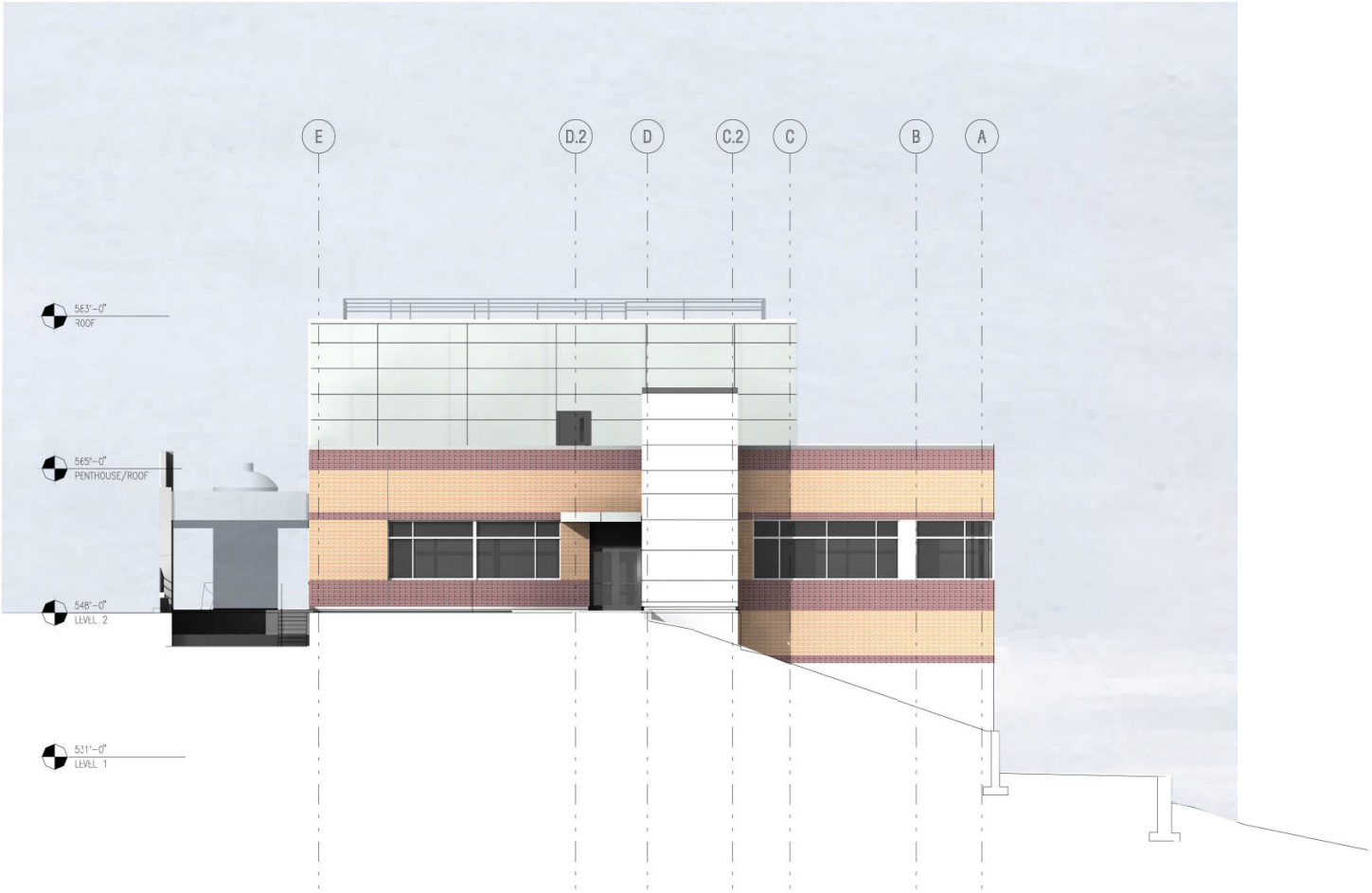
PROJECT NO.: 05199-00
FEBRUARY 5 2007

VIEW FROM BUILDING JJ

Flad & Associates

PGM BIOPHARMA
NOT TO SCALE

PROJECT NO.: 05199-00
FEBRUARY 5 2007




SOUTH ELEVATION

Flad & Associates

PGM BIOPHARMA
NOT TO SCALE

PROJECT NO.: 05199-00
FEBRUARY 5 2007

VIEW FROM NORTH WOODS

Flad & Associates

PGM BIOPHARMA
NOT TO SCALE

PROJECT NO.: 05199-00
FEBRUARY 5 2007

EAST ELEVATION

Flad & Associates

PGM BIOPHARMA
NOT TO SCALE

PROJECT NO.: 05199-00
FEBRUARY 5 2007

City of Chesterfield

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

**VII. G.**

May 9, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **May 14, 2007** will include the following item for your consideration:

**The Village at Olde Baxter Square**: A Record Plat for a 2.0 acre lot of land zoned "R-4" Residence District, under a Planned Environment Unit Procedure, located at the Southwest corner of Old Baxter Road and Century Lake Dr.

Dear Planning Commission:

Cornerstone Inc, on behalf of Flower Homes Inc., has submitted a Record Plat for your review. The Department of Planning has reviewed this submittal and submits the following report.

**BACKGROUND**

1. On May 1st, 2006, The City of Chesterfield approved Ordinance 2261 which amended the City of Chesterfield Zoning Ordinance by changing the boundaries of an "NU" Non-Urban to "R-4" 7,500 square foot residential district for 2.00 acres of land located south of Century Lake and west of Old Baxter Road.

2. On May 1st, 2006, The City of Chesterfield approved Ordinance 2262 which established a Planned Environment Unit (PEU) Special Procedure in the "R-4" 7,500 square foot residential district for 2.00 acres of land located south of Century Lake and west of Old Baxter Road.

**PURPOSE**

The purpose of the Record Plat is to establish 8 lots on a 2.0 acre tract of land for a single family attached and detached residential development.

**DEPARTMENTAL INPUT**

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests approval of the Record Plat.

Respectfully submitted,

Charlie Campo
Project Planner

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Record Plat

# THE VILLAGE AT OLDE BAXTER SQUARE

**A TRACT OF LAND IN**
**U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST**
**CITY OF CHESTERFIELD**
**ST. LOUIS COUNTY, MISSOURI**

**'R-4' (7,500 S.F.RESIDENTIAL DISTRICT) P.E.U., ORD.2262**

LAND DESCRIPTION

TWO TRACTS OF LAND IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, SAID TRACTS OF LAND BEING PROPERTY AS DESCRIBED BY DEED IN BOOK 17257 PAGES 1988 AND 1992 TO FLOWER HOMES, INC., AS RECORDED IN THE ST. LOUIS COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND IRON PIPE AT THE INTERSECTION OF THE NORTH LINE OF PROPERTY CONVEYED TO EARL O. AND VIRGINIA L. EBERWEIN, BY DEED RECORDED IN BOOK 6085 PAGE 399 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND THE SOUTHEAST CORNER OF LOT 2 OF DREW STATION SHOPPING CENTER, A SUBDIVISION RECORDED IN PLAT BOOK 287 PAGE 71 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE ALONG THE EAST LINE OF SAID LOT 2, NORTH 20 DEGREES 33 MINUTES 00 SECONDS WEST, 306.83 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER THEREOF, SAID PIPE ALSO BEING ON THE SOUTH LINE OF PROPERTY AS DESCRIBED BY DEED IN BOOK 16496 PAGE 104 TO THE CITY OF CHESTERFIELD AS RECORDED IN OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID CITY OF CHESTERFIELD PROPERTY AND THE SOUTH LINE OF LOT "A" OF SWANTER ACRES, A SUBDIVISION RECORDED IN PLAT BOOK 143 PAGE 50 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, NORTH 72 DEGREES 56 MINUTES 15 SECONDS EAST, 306.67 FEET TO A FOUND IRON PIPE WITH CAP ON THE WEST RIGHT-OF-WAY LINE OF OLD BAXTER (WIDTH VARIES) ROAD;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BAXTER ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 05 DEGREES 08 MINUTES 00 SECONDS EAST, 33.81 FEET TO A FOUND IRON PIPE WITH CAP, SOUTH 16 DEGREES 39 MINUTES 00 SECONDS EAST, 170.56 FEET AND WHERE A FOUND IRON PIPE WITH CAP BEARS, 0.31 FEET SOUTH AND SOUTH 34 DEGREES 34 MINUTES 00 SECONDS EAST, 85.10 FEET TO THE NORTHEAST CORNER OF SAID EBERWEIN PROPERTY AND WHERE A FOUND IRON PIPE WITH CAP BEARS, 0.84 FEET SOUTH AND 1.10 FEET WEST AND A FOUND IRON PIPE BEARS, 0.94 FEET SOUTH AND 1.26 FEET WEST;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF OLD BAXTER ROAD AND ALONG THE NORTH LINE OF SAID EBERWEIN TRACT, SOUTH 68 DEGREES 55 MINUTES 00 SECONDS WEST, 306.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 87,118 SQUARE FEET OR 2.000 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD IF ANY.

STATE PLANE COORDINATES WERE DETERMINED ON 10/5/06 USING TWO TRIMBLE SINGLE FREQUENCY GPS RECEIVERS. DATA WAS COLLECTED BY STATIC METHOD AND POST PROCESSED IN TRIMBLE GEOMATICS OFFICE SOFTWARE. ST. LOUIS COUNTY GEOGRAPHIC REFERENCE MONUMENT SL-32 AND ST. LOUIS COUNTY GEOGRAPHIC REFERENCE MONUMENT SL-33 WERE FIXED IN THE ADJUSTMENT. THE PUBLISHED VALUES FOR SL-32 WERE N=314818.125 METERS AND E=242042.016 METERS. FOR SL-33 N=312489.706 METERS AND E=247833.044 METERS. SITE GRID AZIMUTH AND THE GRID FACTOR WERE CALCULATED BY THE TRIMBLE GEOMATICS SOFTWARE. THE TRIMBLE SOFTWARE GENERATED POSITIONAL ERROR ELLIPSES FOR THE TWO ON SITE RECEIVERS OF LESS THAN A CENTIMETER, BUT WE ONLY REPRESENT HEREON, THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY REQUIREMENTS OF THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN RELATION TO MONUMENTS SL-32 AND SL-33. THE BOUNDARY SURVEY WAS COMPLETED WELL PRIOR TO THE STATE PLANE TIE AND IN ORDER TO ORIENT THIS TO MISSOURI STATE PLANE COORDINATES EAST ZONE, GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PLAT BEARINGS CLOCKWISE BY 00 DEGREES 10 MINUTES 01 SECONDS. THE PUBLISHED PLAT BEARING OF SOUTH 68 DEGREES 55 MINUTES 00 SECONDS WEST, WOULD BE SOUTH 69 DEGREES 05MINUTES 01 SECONDS WEST IF ROTATED TO GRID NORTH. SITE COMBINED FACTOR IS 0.99990864.

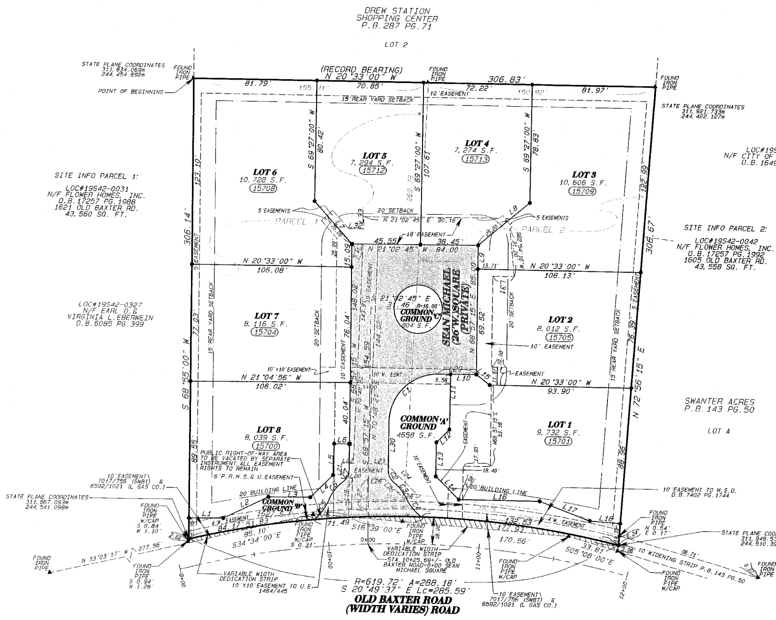
| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S21°05'00"E | 22.82' |
| L2 | S46°38'40"E | 33.02' |
| L3 | S21°06'52"E | 27.73' |
| L4 | S65°30'16"E | 21.10' |
| L5 | S70°05'01"W | 20.48' |
| L6 | N21°02'45"W | 10.16' |
| L7 | S26°54'50"W | 37.43' |
| L8 | N60°39'38"W | 44.15' |
| L9 | S68°57'14"W | 15.48' |
| L10 | N21°02'45"W | 17.41' |
| L11 | S69°26'48"W | 36.17' |
| L12 | N65°33'00"W | 11.99' |
| L13 | S69°27'00"W | 22.21' |
| L14 | S22°44'37"W | 21.85' |
| L15 | S16°19'33"W | 11.22' |
| L16 | N20°33'45"W | 53.64' |
| L17 | N00°18'51"W | 35.59' |
| L18 | N17°03'45"W | 20.45' |
| L19 | N90°00'00"W | 0.00' |
| L20 | N50°26'04"E | 21.59' |
| L21 | S69°33'21"W | 10.00' |
| L22 | S20°26'39"E | 7.73' |
| L23 | N20°26'39"W | 12.32' |
| L24 | N23°15'35"E | 28.45' |
| L25 | S23°15'35"W | 12.09' |
| L26 | N20°26'39"W | 11.42' |
| L27 | S70°48'21"W | 21.06' |
| L28 | N14°40'45"W | 13.01' |
| L29 | S21°02'45"E | 26.00' |
| L30 | S68°57'15"W | 31.32' |
| L31 | N20°48'01"W | 14.25' |
| L32 | S21°02'45"E | 10.01' |
| L33 | S68°57'15"W | 8.00' |

(NORTH ARROW ADOPTED FROM THE SWANTER ACRES RECORD PLAT P.B.143 PG.50)
(BASIS OF BEARINGS ADOPTED FROM DEED BOOK 7712 PAGE 2461 AND DEED BOOK 10836 PAGE 1315)

GRAPHIC SCALE 1"=30'

0 30 60 90

| CURVE | RADIUS | ARC | CHORD BEARING | CHORD |
|---|---|---|---|---|
| C1 | 32.00' | 50.27' | S66°02'45"E | 45.25' |
| C2 | 10.00' | 9.12' | S42°49'11"W | 8.81' |
| C3 | 28.00' | 13.02' | N30°00'07"E | 12.90' |
| C4 | 32.00' | 16.38' | S28°39'19"W | 16.20' |
| C5 | 32.00' | 16.45' | N74°30'38"W | 16.27' |
| C6 | 28.00' | 15.36' | N73°31'27"W | 15.16' |
| C7 | 10.00' | 9.29' | S84°25'47"E | 8.96' |




THE UNDERSIGNED OWNER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREINAFTER BE KNOWN AS "THE VILLAGE AT OLDE BAXTER SQUARE."

SEAN MICHAEL SQUARE (26 FOOT WIDE) TOGETHER WITH ALL ROUNDINGS LOCATED AT THE STREET INTERSECTIONS, AND CUL-DE-SACS, WHICH FOR BETTER INDENTIFICATION ARE SHOWN DOTTED ON THIS PLAT, ARE HEREBY DEDICATED TO THE VILLAGES AT OLDE BAXTER SQUARE HOMEOWNERS ASSOCIATION, FOR PRIVATE USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO CITY OF CHESTERFIELD, AMEREN UE, AT&T, CHARTER COMMUNICATIONS, LACLEDE GAS CO., MISSOURI AMERICAN WATER CO, AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING, PUBLIC UTILITIES, SEWERS, AND DRAINAGE FACILITIES, ALONG WITH TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS, DURING INSTALLATION OR REPAIR OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE 6 FOOT WIDE PERMANENT ROADWAY, MAINTENANCE, SIDEWALK AND UTILITY EASEMENT (P.R.M.S.&U.) SHOWN ALONG THE WEST EDGE OF THE OLD BAXTER RIGHT-OF-WAY DEDICATION IS HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI.

THE DEDICATION STRIP SHOWN ADJACENT TO OLD BAXTER ROAD ON THIS PLAT AND HATCHED FOR BETTER INDENTIFICATION, IS HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY TO THE CITY OF CHESTERFIELD, MISSOURI FOREVER.

BUILDING LINES AS SHOWN ON THIS PLAT WAS ESTABLISHED BY CITY OF CHESTERFIELD, ORDINANCE NO. 2262, APPROVED MAY 1, 2006.

ALL COMMON GROUND AREAS ARE HEREBY DEDICATED TO THE BOARD OF TRUSTEES OF THE VILLAGE AT OLDE BAXTER SQUARE HOMEOWNERS ASSOCIATION FOREVER.

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF TRUST, COVENANTS, CONDITIONS AND RESTRICTIONS OF "THE VILLAGE AT OLDE BAXTER SQUARE", RECORDED IN THE ST. LOUIS COUNTY, MISSOURI RECORDS. DATE____________ DAILY #________

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____________ DAY OF ____________, 2007.

FLOWER HOMES, INC.
DONALD A. FLOWER, PRESIDENT

STATE OF MISSOURI )
COUNTY OF ST. LOUIS ) SS

ON THIS ____ DAY OF ________, 2007, BEFORE ME PERSONALLY APPEARED DONALD A. FLOWER, TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF FLOWER HOMES, INC., A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT THE INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DONALD A. FLOWER FURTHER ACKNOWLEDGED SAID INSTRUMENT TO THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES:

RECEIVED MAY 2007 PLANNING DEPARTMENT

LENDER INFORMATION

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN BOOK ________ PAGE ________ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AS SHOWN HEREON JOIN IN AND APPROVE EVERY DETAIL OF THIS PLAT.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS ___ DAY OF ________ 2007.

LENDER

SIGN ________ DATE

PRINT NAME

TITLE

STATE OF MISSOURI )
COUNTY OF ST. LOUIS ) SS

ON THIS ______ DAY OF __________, 2007, BEFORE ME PERSONALLY APPEARED __________ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE ________ OF ________, A CORPORATION OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND __________ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES

NOTARY PUBLIC

TITLE COMMITMENTS:

EASEMENTS SHOWN ON THIS PLAT ARE AS PER HILLSBORO TITLE COMPANY COMMITMENT NUMBER, DATED JULY 27, 2005, SCHEDULE BII.

ITEM #4 EASEMENT PER DEED BOOK 6592 PAGE 1021. IS DEPICTED HEREON.

ITEM #5 EASEMENT PER DEED BOOK 7017 PAGE 756. IS DEPICTED HEREON.

ITEM #6 EASEMENT PER DEED BOOK 7402 PAGE 1744. IS DEPICTED HEREON.

TRACT IS "URBAN" CLASS PROPERTY.

BENCHMARK INFO: "L" ON TOP OF CURB; 60' EAST OF THE CENTERLINE OF BAXTER ROAD AND 15' NORTH OF THE CENTERLINE OF HIGHCROFT DRIVE. ELEVATION 629.39. M.S.D. REF. NO.12-95.

TOTAL AREA OF PLAT = 87,118 SQ. FT. OR 2.000 ACRES

THIS IS TO CERTIFY, THAT THIS PLAT OF "THE VILLAGE AT OLDE BAXTER", WAS APPROVED BY THE CITY COUNCIL OF CHESTERFIELD, MISSOURI BY ORDINANCE NO. ________ ON THE ____ DAY OF ________, 2007 AND HEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITHIN THE OFFICE OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS.

BY: ________
JOHN NATIONS, MAYOR

BY: ________
MARTY DEMAY, CITY CLERK

SEMI-PERMANENT MONUMENTATION A SET 1/2"IRON PIPE WITH CAP 18"LONG, SHOWN AS ● AND PERMANENT MONUMENTATION A SET 5/8" REBAR WITH ALUMINUM CAP 24" LONG, SHOWN AS ■ SHALL BE SET UPON COMPLETION OF CONSTRUCTION OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT AS PROVIDED FOR AND IN ACCORDANCE WITH THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", AS AFOREMENTIONED.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO FLOWER HOMES, INC., THAT AT THEIR REQUEST, DURING THE MONTH OF SEPTEMBER, 2006, CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC. HAS PREPARED A SUBDIVISION PLAT FOR A TRACT OF LAND AS DESCRIBED BY DEED IN BOOK 17257 PAGES 1998-1992 TO FLOWER HOMES, INC., AS RECORDED IN THE ST. LOUIS COUNTY, MISSOURI RECORDS. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF SAID TRACT, COMPLETED BY CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC.
CORPORATE LS# 2001010602

GLENN S. MAZURANIC
MISSOURI CERT. NO. L.S. 2610

DATED: 5/7/07

STATE OF MISSOURI GLENN S. MAZURANIC LS-2610 REGISTERED LAND SURVEYOR

THE VILLAGE AT OLDE BAXTER SQUARE

RECORD PLAT

**CORNERSTONE**
**LAND SURVEYING & CIVIL ENGINEERING, INC.**
2705 DOUGHERTY FERRY RD., SUITE 100
ST.LOUIS, MO. 63122 (314) 966-9987 (314) 966-0329 (FAX)

| Project # | Drawn By | File Name: | Sheet Number |
|---|---|---|---|
| 05-229 | R.E.B. | 05229 RP | 1 OF 1 |
| Checked By | Date | Revisions: 11/13/06, 12/5/06, 3/12/07, 4/12/07, 4/20/07-add prmsu text. | |
| J.E.W. | 9/26/06 | | |

City of Chesterfield

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

**VII.H**

May 9, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **May 14, 2007** will include the following item for your consideration:

**Tuscany Reserve**: A Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, and Architectural Elevations for a 58.15 acre lot of land zoned "E-One Acre" Estate Residence District, and "E-Two Acre" Estate Residence District, located north of Strecker Road and east of Church Road.

Dear Planning Commission:

Stock and Associates on behalf of Simon Development Inc., has submitted a Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, and Architectural Elevations for your review. The Department of Planning has reviewed this submittal and submits the following report.

## BACKGROUND

1. On November 16, 1998, The City of Chesterfield approved Ordinance 1472 which amended the City of Chesterfield Zoning Ordinance by changing the boundaries of an "NU" Non-Urban to "LLR" Large Lot Residential District for 68.59 acres of land located north of Strecker Road and East of Church Road.

2. On November 20, 2007, The City of Chesterfield approved Ordinance 2322 which amended the City of Chesterfield Zoning Ordinance by changing the boundaries of an "LLR" Large Lot Residential District to "E-One Acre" Estate District for 17.06 acres and "E-Two Acre" Estate District for a 40.5 acre of land located north of Strecker Road and East of Church Road.

## SUBMITTAL INFORMATION

1. The request is for a total of 36 single family detached homes constructed on both sides of a public street on a cul-de-sac. There are 16 single family detached Homes in the "E-One Acre" Estate Residential District and 20 single family detached home in the "E-Two Acre" Estate Residential District

2. The exterior building materials will be comprised of brick, stone and vinyl siding. The roof is proposed to be comprised of 20 year architectural shingles.

3. The landscape plan is in compliance with the City of Chesterfield Tree Manual.

**DEPARTMENTAL INPUT**

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Site Development Plan.

Respectfully submitted,

Jarvis Myers
Project Planner

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Development Plan
Tree Stand Delineation
Tree Preservation Plan
Landscape Plan
Architectural Elevations

# SITE DEVELOPMENT PLAN

A TRACT OF LAND LYING PARTLY IN U.S. SURVEY 124, TOWNSHIP 45 NORTH - RANGE 3 EAST, AND TOWNSHIP 45 NORTH - RANGE 4 EAST, IN U.S. SURVEY 886 AND FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH - RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## INDEX of SHEETS

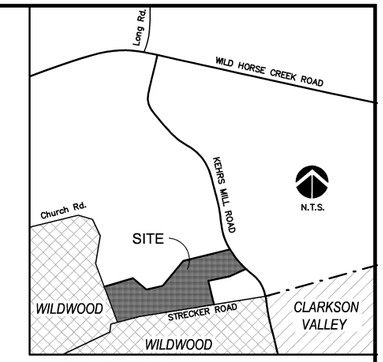

| | |
|---|---|
| 1 | SITE DEVELOPMENT PLAN |
| 2 | GEOMETRIC PLAN |
| 3 | EXISTING CONDITIONS PLAN |
| 4 | DETAILS AND NOTES |
| 5 | DETAILS |
| 6 | ORDINANCE |
| 7 | ORDINANCE |
| 8 | ORDINANCE |
| 9 | ORDINANCE |
| 10 | ORDINANCE |
| 11 | SITE DISTANCE - KEHRS MILL ROAD |
| 12 | SITE DISTANCE - STRECKER ROAD |


## LEGEND

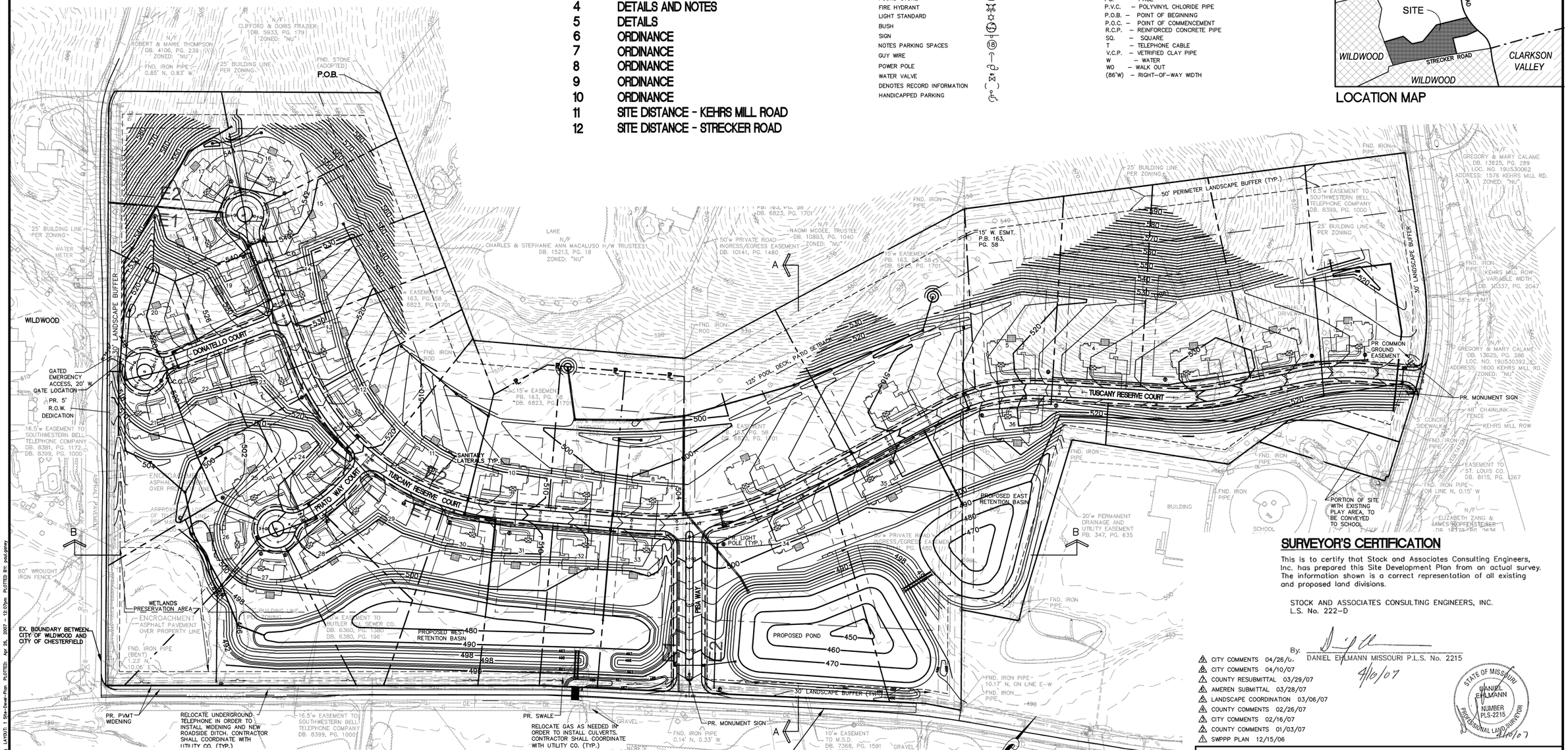
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING

## ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.V.C. – POLYVINYL CHLORIDE PIPE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
WO – WALK OUT
(86'W) – RIGHT-OF-WAY WIDTH




LOCATION MAP




## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: DANIEL EHLMANN MISSOURI P.L.S. No. 2215
4/10/07

STATE OF MISSOURI DANIEL EHLMANN NUMBER PLS-2215 PROFESSIONAL LAND SURVEYOR 4/10/07

6 CITY COMMENTS 04/26/07
5 CITY COMMENTS 04/10/07
4 COUNTY RESUBMITTAL 03/29/07
3 AMEREN SUBMITTAL 03/28/07
2 LANDSCAPE COORDINATION 03/06/07
1 COUNTY COMMENTS 02/26/07
1 CITY COMMENTS 02/16/07
1 COUNTY COMMENTS 01/03/07
1 SWPPP PLAN 12/15/06

## FLOODPLAIN NOTE

Portion of subject property lies within flood zones AE & X per the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri & Incorporated Areas. The map is identified as map No. 29189C0138 H with an effective date of August 2, 1995.
100 year HW elevations vary from 485 ft in the southwest corner to 496 ft in the southeast corner.

## ST. LOUIS COUNTY BENCHMARK

12-170: STANDARD ALUMINUM DISK STAMPED "SL-37", 1990. DISK IS SET ALONG THE NORTH SIDE OF STRECKER ROAD NEAR THE SOUTHERLY CORNER OF THE ATHLETIC FIELD OF LINDA VISTA MONTERSSORI CATHOLIC SCHOOL; APPROXIMATELY 0.1 MILE WEST OF THE INTERSECTION OF KEHRS MILL ROAD AND STRECKER ROAD.
ELEV: 483.60 (U.S.G.S. – NGVD 1929 DATUM)

## GEOTECHNICAL ENGINEER'S STATEMENT

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion that these plans and revisions, through the date given below, comply with the *Geotechnical Report* for the project, dated 12/08/06, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

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

SCI ENGINEERING, INC.

Bill Green, P.E.

Date: 4/10/07

STATE OF MISSOURI WILLIAM J. GREEN NUMBER E-19904 REGISTERED PROFESSIONAL ENGINEER

## PREPARED FOR:

SIMON DEVELOPMENT, INC.
632 TRADE CENTER BLVD.
SUITE A
CHESTERFIELD, MO 63005
636/537-8700
636/537-8705 FAX
ATTN: MR. BARRY SIMON, PRESIDENT

M.S.D. P# 27551-00
BASE MAP # 19U

STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER E-25116 REGISTERED PROFESSIONAL ENGINEER
04/26/07
GEORGE M. STOCK E-25116

TUSCANY RESERVE

SITE DEVELOPMENT PLAN

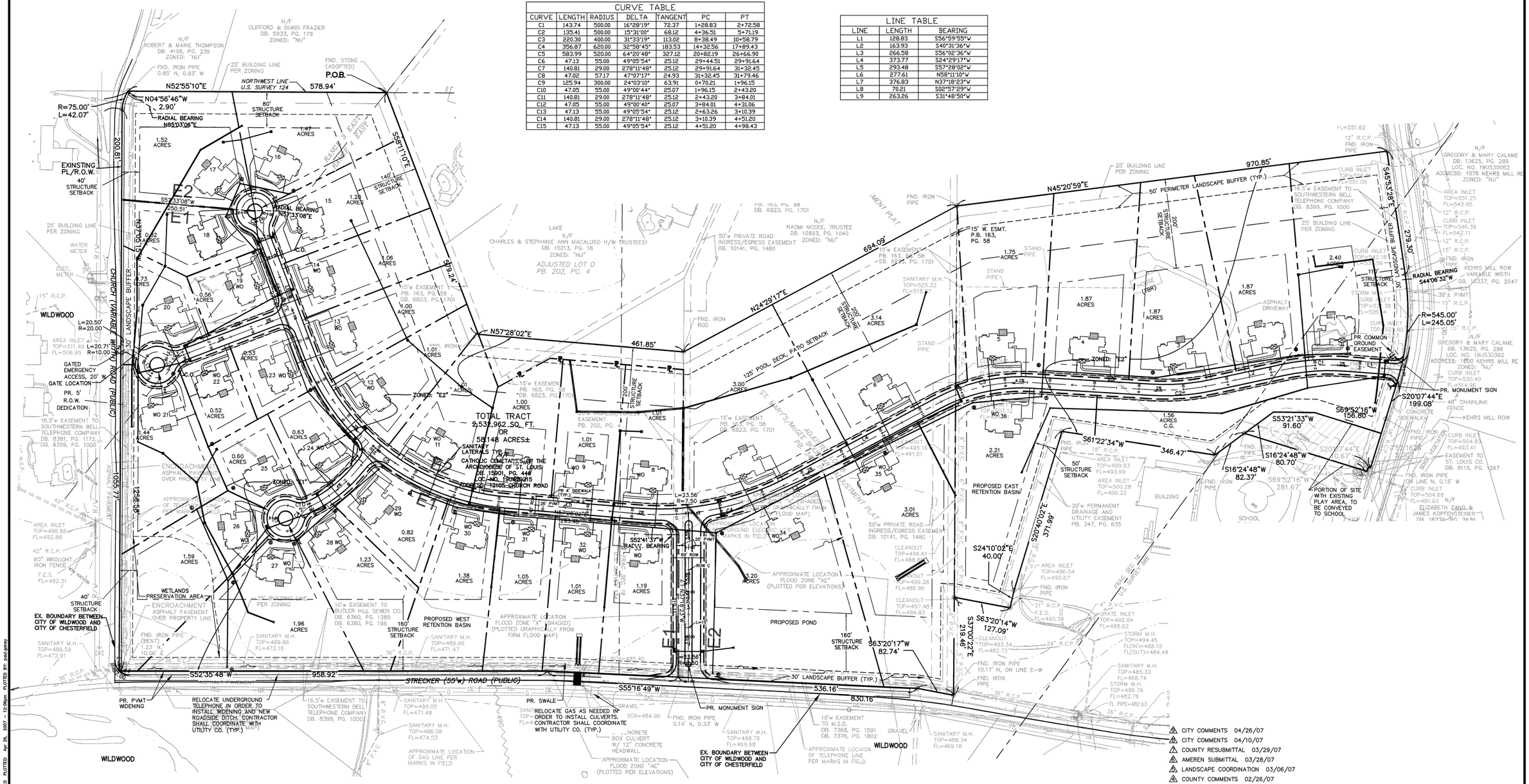

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com


| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| P.R.G. | 12/12/06 | C.A.M. | 12/12/06 | 206-3933 | 1 OF 12 |

DRAWING FILE: Q:\206\#3933\206393.SDP\SitePlan\Development\Plan.dwg LAYOUT: 1 Site-Dwel-Plan PLOTTED: Apr 26, 2007 - 12:07pm PLOTTED BY: paul.gorey

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | PC | PT |
| C1 | 143.74 | 500.00 | 16°28'19" | 72.37 | 1+28.83 | 2+72.58 |
| C2 | 135.41 | 500.00 | 15°31'00" | 68.12 | 4+36.51 | 5+71.19 |
| C3 | 220.30 | 400.00 | 31°33'19" | 113.02 | 8+38.49 | 10+58.79 |
| C4 | 356.87 | 620.00 | 32°58'45" | 183.53 | 14+32.56 | 17+89.43 |
| C5 | 583.99 | 520.00 | 64°20'48" | 327.12 | 20+82.19 | 26+66.90 |
| C6 | 47.13 | 55.00 | 49°05'54" | 25.12 | 29+44.51 | 29+91.64 |
| C7 | 140.81 | 29.00 | 278°11'48" | 25.12 | 29+91.64 | 31+32.45 |
| C8 | 47.02 | 57.17 | 47°07'17" | 24.93 | 31+32.45 | 31+79.46 |
| C9 | 125.94 | 300.00 | 24°03'10" | 63.91 | 0+70.21 | 1+96.15 |
| C10 | 47.05 | 55.00 | 49°00'44" | 25.07 | 1+96.15 | 2+43.20 |
| C11 | 140.81 | 29.00 | 278°11'48" | 25.12 | 2+43.20 | 3+84.01 |
| C12 | 47.05 | 55.00 | 49°00'46" | 25.07 | 3+84.01 | 4+31.06 |
| C13 | 47.13 | 55.00 | 49°05'54" | 25.12 | 2+63.26 | 3+10.39 |
| C14 | 140.81 | 29.00 | 278°11'48" | 25.12 | 3+10.39 | 4+51.20 |
| C15 | 47.13 | 55.00 | 49°05'54" | 25.12 | 4+51.20 | 4+98.43 |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 128.83 | S56°59'55"W |
| L2 | 163.93 | S40°31'36"W |
| L3 | 266.58 | S56°02'36"W |
| L4 | 373.77 | S24°29'17"W |
| L5 | 293.48 | S57°28'02"W |
| L6 | 277.61 | N58°11'10"W |
| L7 | 376.83 | N37°18'23"W |
| L8 | 70.21 | S02°57'29"W |
| L9 | 263.26 | S31°48'50"W |




1. CITY COMMENTS 04/26/07
2. CITY COMMENTS 04/10/07
3. COUNTY RESUBMITTAL 03/29/07
4. AMEREN SUBMITTAL 03/28/07
5. LANDSCAPE COORDINATION 03/06/07
6. COUNTY COMMENTS 02/26/07
7. CITY COMMENTS 02/16/07
8. COUNTY COMMENTS 01/03/07
9. SWPPP PLAN 12/15/06

M.S.D. P# 27551-00

BASE MAP # 19U

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER E-25116 — REGISTERED PROFESSIONAL ENGINEER

04/26/07

GEORGE M. STOCK E-25116

# TUSCANY RESERVE

## GEOMETRIC PLAN


STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com


| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| P.R.G. | 12/12/06 | C.A.M. | 12/12/06 | 206-3933 | 2 OF 12 |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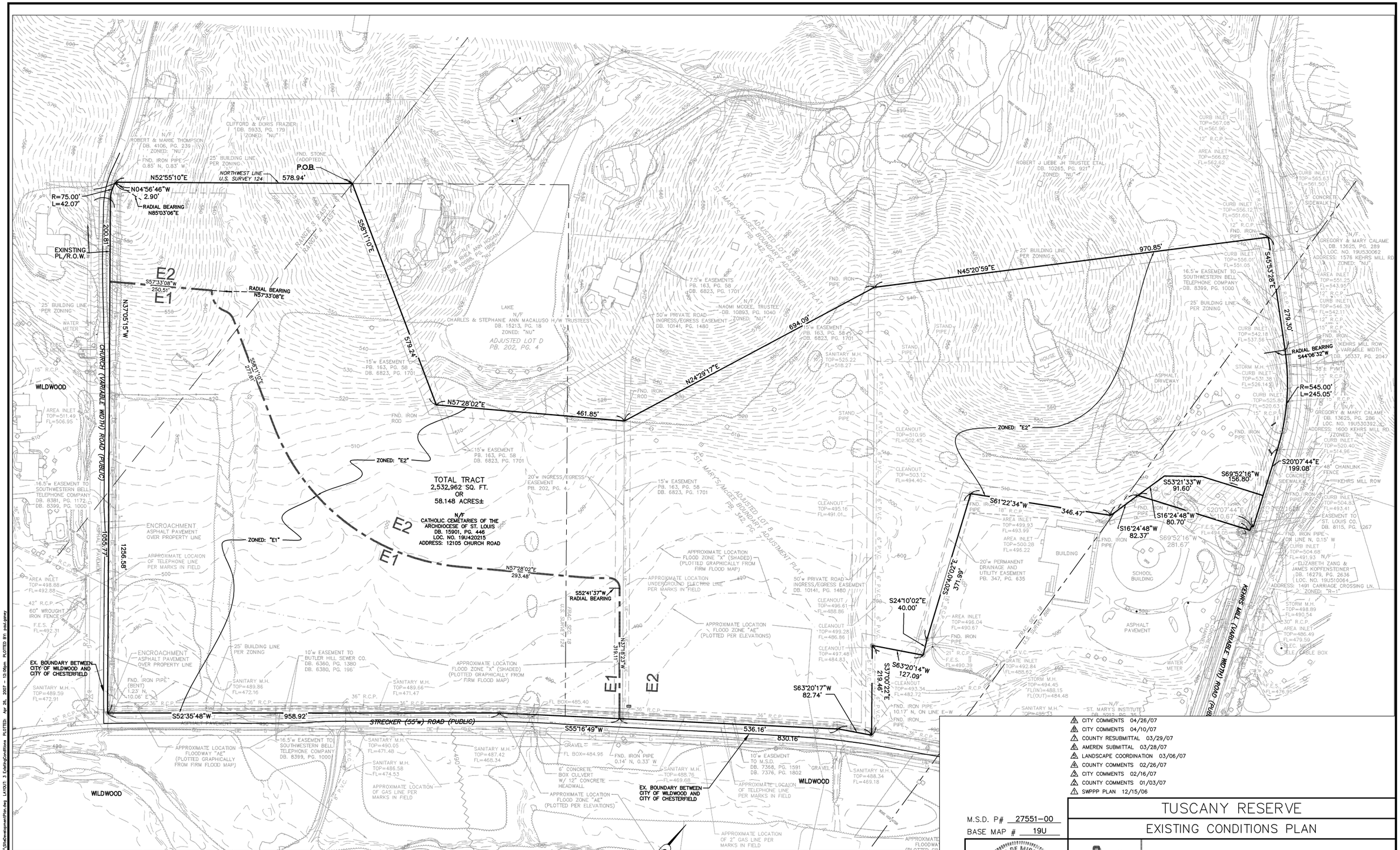


| | |
|---|---|
| 8 | CITY COMMENTS 04/26/07 |
| 7 | CITY COMMENTS 04/10/07 |
| 6 | COUNTY RESUBMITTAL 03/29/07 |
| 5 | AMEREN SUBMITTAL 03/28/07 |
| 4 | LANDSCAPE COORDINATION 03/06/07 |
| 3 | COUNTY COMMENTS 02/26/07 |
| 2 | CITY COMMENTS 02/16/07 |
| 1 | COUNTY COMMENTS 01/03/07 |
| 1 | SWPPP PLAN 12/15/06 |

M.S.D. P# 27551-00

BASE MAP # 19U

# TUSCANY RESERVE

## EXISTING CONDITIONS PLAN

STATE OF MISSOURI — GEORGE MICHAEL STOCK NUMBER E-25116 — REGISTERED PROFESSIONAL ENGINEER

04/26/07

GEORGE M. STOCK E-25116


STOCK & ASSOCIATES Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com


| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| P.R.G. | 12/12/06 | C.A.M. | 12/12/06 | 206-3933 | 3 OF 12 |


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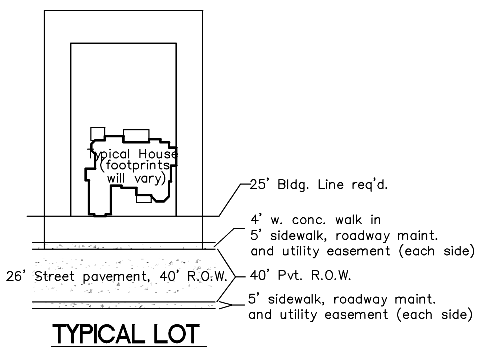
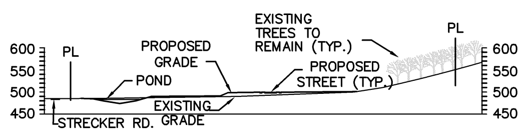



**TYPICAL LOT**
N.T.S.

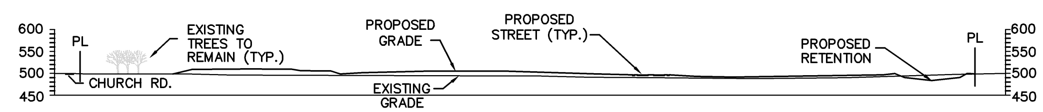
## GREEN SPACE CALCULATIONS

Green Area: 58.15 ac. site
− 0.52 ac. play area site
-----------
57.63 ac. site − net
− 3.05 ac. streets
− 0.74 ac. sidewalks
− 4.82 ac. typ. house, drive & patio (0.134 ac.) x 36 lots
------------
49.02 ac. green area and all non−paved surfaces

49.02 ac. green area and all non−paved surfaces
-------------------------------- = 0.86 or 86% Greenspace
57.63 ac. net site − 0.74 ac. sidewalks (percentage includes sidewalks)




A − A
Scale: 1" = 200' (horiz. & vert.)
(SECTIONS COURTESY OF HALL AND HALSEY)




B− B
Scale: 1" = 200' (horiz. & vert.)

## GENERAL NOTES

1. Size of Tract: 58.15 acres − 0.52 ac. play area** = 57.63 ac. net (+/−) [ **play area site to be conveyed to the Linda Vista School ]
2. Existing Zoning: Large Lot Residential (LLR) District
3. Proposed Zoning: "E−One Acre" Estate District, and "E−Two Acre" Estate District
4. Density: E−1: 17.07 acres/(1ac/lot) = 17 lots max allowed vs. 16 lots proposed.
   E−2: 40.56 acres/(2ac/lot) = 20 lots max allowed vs. 20 lots proposed.
   *NOTE: 0.52 acres to Linda Vista (41.08−0.52)=40.56Ac./2Ac=20 Lots −O.K.
   (per Ordinance 2275, 3.B)
5. Development Proposed: 36 single family detached lots
6. Development Criteria: (See Typical Lot)
   Lots 6, 7, 34 & 35 are 3 ac. min., as that land area is encumbered by Pacland Place indentures requiring 3 ac. lots.
7. Pertinent Information:
   Metropolitan St. Louis Sewer Distrtict | Rockwood R−6 School District | Ameren Electric Company
   Laclede Gas Company | SBC Telephone Company | Missouri−American Water Company
   Charter Communication Company | Monarch FPD
8. Proposed streets shall be public and built to City of Chesterfield standards. ROW shall be 40' width, with 5' roadway maintenance, sidewalk and utility easements on each side. Pavement shall be 26' width. Sidewalks are required on one side of the street only. Sidewalks will be provided on both sides of street (as shown) if required by the City of Chesterfield.
9. Fire Access: An "Emergency Vehicle Only" access shall be provided on the western side of the development, connecting a cul−de−sac street to Church Road. This access shall be gated at the property line (or other location as approved) to prohibit unauthorized use. A Knox lock shall be provided, as required by Fire District.
10. Fire Protection: Each basement in required to have at least one egress window, unless it is a walkout with a door. If a window well is used it will count as part of the structure and must be within the structure setbacks.
11. Stormwater: Stormwater detention is proposed, in basins on the west and east sides of the development. Detention shall be constructed as required by MSD and City of Chesterfield.
12. All proposed utilities shall be placed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
13. Sign approval is a separate process.
14. Plans subject to change during improvement plan design and agency review.

## TUSCANY RESERVE
## E1 ZONING DESCRIPTION

A tract of land being part of U.S. Survey 124 in Township 45 North Range 3 East and Township 45 North Range 4 East and part of Fractional Section 18 and U. S. Survey 886 in Township 45 North Range 4 East St. Louis County, Missouri and being more particularly described as follows:

COMMENCING at the point of intersection of the Northwest line of U.S. Survey 124 with the Range line between Township 45 North, Range 3 East and Township 45 North, Range 4 East, said point being on the northwestern line of a tract of land described in a deed to St. Mary's Institute as recorded in Deed Book 5212 Page 35 of the St. Louis County, Missouri Records; thence along the northwestern line of said St. Mary's Institute tract South 52 degrees 55 minutes 10 seconds West 578.94 feet to a point on the northeastern line of Church Road (variable width); thence along said northeastern line the following courses and distances; South 04 degrees 56 minutes 46 seconds East, 2.90 feet to a point of curvature; thence along a curve to the left having a radius of 75.00 feet and an arc length of 42.07 feet to the point of tangency; thence South 37 degrees 05 minutes 15 seconds East, 200.81 feet to the POINT OF BEGINNING of the tract herein described; thence leaving said northeastern line, through the aforesaid St. Mary's Institute tract along the line between proposed lots 17 and 18 North 57 degrees 33 minutes 08 seconds East, a distance of 250.51 feet to a point on the southeastern line of a proposed cul−de−sac; thence along said southeastern line along a curve to the left having a radius of 49.00 feet, an arc length of 64.00 feet, and a chord which bears South 69 degrees 51 minutes 58 seconds East, a chord distance of 59.55 feet to a point of reverse curvature; thence along a curve right having a radius of 35.00 feet, an arc length of 29.99 feet, and a chord which bears South 82 degrees 44 minutes 07 seconds East, a chord distance of 29.08 feet to a point on the southeastern line of a proposed street (40 feet wide); thence along the southeastern line of said proposed street the following courses and distances; South 58 degrees 11 minutes 10 seconds East, a distance of 277.61 feet to a point; thence along a curve to the left having a radius of 540.00 feet, an arc length of 606.45 feet, and a chord which bears North 89 degrees 38 minutes 26 seconds East, a chord distance of 575.08 feet to a point; thence North 57 degrees 28 minutes 02 seconds East, a distance of 293.48 feet to a point; thence along a curve to the left having a radius of 640.00 feet, an arc length of 69.63 feet, and a chord which bears North 54 degrees 21 minutes 02 seconds East, a chord distance of 69.60 feet to a point; thence along a curve to the right having a radius of 25.00 feet, an arc length of 39.91 feet, and a chord which bears South 83 degrees 02 minutes 11 seconds East, a chord distance of 35.80 feet to a point on the southwestern line of a proposed street (69 feet wide); thence along said southwestern line South 37 degrees 18 minutes 23 seconds East, a distance of 319.11 feet to a point on the northeastern line of Strecker Road; thence along the northeastern line of Strecker Road South 55 degrees 16 minutes 49 seconds West, a distance of 294.00 feet to a point; thence South 52 degrees 35 minutes 48 seconds West, a distance of 958.92 feet to the point of intersection with the northeastern line of the aforesaid Church Road; thence along said northeastern line North 37 degrees 05 minutes 15 seconds West, a distance of 1055.76 feet to the Point of Beginning and containing (743,427 sq. ft. 17.066 acres).

## TUSCANY RESERVE
## E2 ZONING DESCRIPTION

A tract of land being part of U.S. Survey 124 in Township 45 North Range 3 East and Township 45 North Range 4 East and part of Fractional Section 18 and U. S. Survey 886 in Township 45 North Range 4 East St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the point of intersection of the northwestern line of U.S. Survey 124 with the Range line between Township 45 North, Range 3 East and Township 45 North, Range 4 East, said point being on the northwestern line of a tract of land described in a deed to St. Mary's Institute as recorded in Deed Book 5212 Page 35 of the St. Louis County, Missouri Records; thence along said northwestern line the following; South 58 degrees 11 minutes 10 seconds East, a distance of 579.24 feet to a point; thence North 57 degrees 28 minutes 02 seconds East, a distance of 461.85 feet to a point; thence North 24 degrees 29 minutes 17 seconds East, a distance of 694.09 feet to a point; thence North 45 degrees 20 minutes 59 seconds East, a distance of 970.85 feet to a point on the southwestern line of Kehrs Mill Road (variable width); thence along said southwestern line the following courses and distances; South 45 degrees 53 minutes 28 seconds East, a distance of 279.30 feet to a point; thence along a curve to the right having a radius of 545.00 feet, an arc length of 245.05 feet, and a chord which bears South 33 degrees 00 minutes 36 seconds East, a chord distance of 242.99 feet to a point; thence South 20 degrees 07 minutes 44 seconds East, a distance of 118.88 feet to a point; thence leaving said southwestern line, through the aforesaid St. Mary's Institute tract South 69 degrees 52 minutes 16 seconds West, a distance of 156.80 feet to a point; thence South 53 degrees 21 minutes 33 seconds West, a distance of 91.60 feet to a point; thence South 16 degrees 24 minutes 48 seconds West, a distance of 80.70 feet to a point; thence South 16 degrees 24 minutes 48 seconds West, a distance of 82.37 feet to a point; thence South 61 degrees 22 minutes 34 seconds West, a distance of 346.47 feet to a point; thence South 20 degrees 40 minutes 02 seconds East, a distance of 371.99 feet to a point; thence South 24 degrees 10 minutes 02 seconds East, a distance of 40.00 feet to a point; thence South 63 degrees 20 minutes 14 seconds West, a distance of 127.09 feet to a point; thence South 37 degrees 00 minutes 22 seconds East, a distance of 219.46 feet to a point on the northwestern line of Strecker Road; thence along said northwestern line of Strecker Road the following courses and distances; South 63 degrees 20 minutes 17 seconds West, a distance of 82.74 feet to a point; thence South 55 degrees 16 minutes 49 seconds West, a distance of 536.16 feet to a point on the southwestern line of a proposed street (69 feet wide); thence leaving the northwestern line of Strecker Road along said southwestern line of the proposed street North 37 degrees 18 minutes 23 seconds West, a distance of 319.11 feet to a point of curvature; thence along a curve to the left having a radius of 25.00 feet, an arc length of 39.91 feet to a point, and a chord which bears North 83 degrees 02 minutes 11 seconds West, a chord distance of 35.80 feet to a point of reverse curvature on the southeastern line of a proposed street (40 feet wide); thence along said southeastern line along a curve to the right having a radius of 640.00 feet, an arc length of 69.63 feet, and a chord which bears South 54 degrees 21 minutes 02 seconds West, a chord distance of 69.60 feet to a point; thence South 57 degrees 28 minutes 02 seconds West, a distance of 293.48 feet to a point; thence along a curve to the right having a radius of 540.00 feet, an arc length of 606.45 feet, and a chord which bears South 89 degrees 38 minutes 26 seconds West, a chord distance of 575.08 feet to a point; thence North 58 degrees 11 minutes 10 seconds West, a distance of 277.61 feet to a point of curvature; thence along a curve to the left having a radius of 35.00 feet, an arc length of 29.99 feet, and a chord which bears North 82 degrees 44 minutes 07 seconds West, a chord distance of 29.08 feet to a point of reverse curvature on the southeastern line of a proposed cul−de−sac; thence along a curve to the right having a radius of 49.00 feet, an arc length of 64.00 feet, and a chord which bears North 69 degrees 51 minutes 58 seconds West, a chord distance of 59.55 feet to a point; thence leaving the southeastern line of the cul−de−sac along the proposed lot line between proposed lots 17 and 18 South 57 degrees 33 minutes 08 seconds West, a distance of 250.51 feet to a point on the northeastern line of Church Road (variable width); thence along said northeastern line North 37 degrees 05 minutes 15 seconds West, a distance of 200.81 feet to a point; thence along a curve to the right having a radius of 75.00 feet, an arc length of 42.07 feet, and a chord which bears North 21 degrees 01 minutes 01 seconds West, a chord distance of 41.52 feet to a point; thence North 04 degrees 56 minutes 46 seconds West, a distance of 2.90 feet to a point; thence leaving said northeastern line along the northwestern line of the aforesaid St. Mary's Institute tract; North 52 degrees 55 minutes 10 seconds East, a distance of 578.94 feet to the Point of Beginning and containing (1,766,940 sq. ft. 40.563 acres).

## COUNTY NOTES

1. ALL SIDEWALKS IN KEHRS MILL ROAD R.O.W. TO BE CONSTRUCTED TO SAINT LOUIS COUNTY ADA STANDARDS.
2. ALL PROPOSED IMPROVEMENTS IN KEHRS MILL R.O.W. SHALL BE CONSTRUCTED TO SAINT LOUIS COUINTY STANDARDS.
3. ALL GRADING AND DRAINAGE IN KEHRS MILL R.O.W. TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY AND MSD STANDARDS
4. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT−OF−WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL)
5. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT 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 SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS ALONG KEHRS MILL ROAD.
7. ACCESS TO THIS DEVELOPMENT FROM KEHRS MILL ROAD SHALL BE VIA ONE ENTRANCE LOCATED TO PROVIDE REQUIRED SITE DISTANCE AND CONSTRUCTED TO SAINT LOUIS COUNTY STANDARDS AS DIRECTED BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

- 9 CITY COMMENTS 04/26/07
- 8 CITY COMMENTS 04/10/07
- 7 COUNTY RESUBMITTAL 03/29/07
- 6 AMEREN SUBMITTAL 03/28/07
- 5 LANDSCAPE COORDINATION 03/06/07
- 4 COUNTY COMMENTS 02/26/07
- 3 CITY COMMENTS 02/16/07
- 2 COUNTY COMMENTS 01/03/07
- 1 SWPPP PLAN 12/15/06

M.S.D. P# 27551−00
BASE MAP # 19U

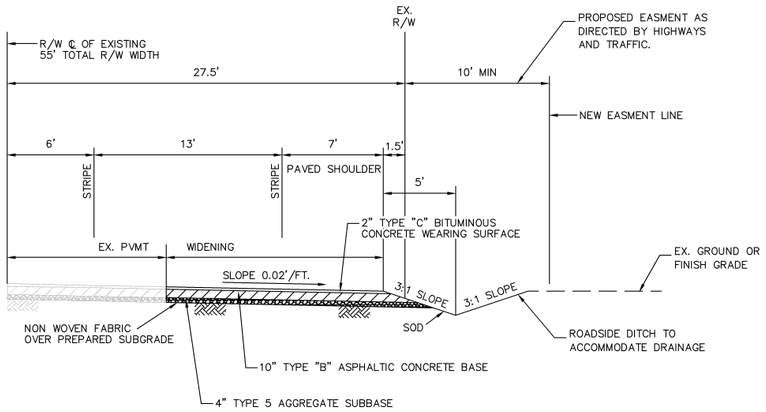
TUSCANY RESERVE
DETAILS AND NOTES

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER
04/26/07
GEORGE M. STOCK E−25116


STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com


| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| P.R.G. | 12/12/06 | C.A.M. | 12/12/06 | 206−3933 | 4 OF 12 |

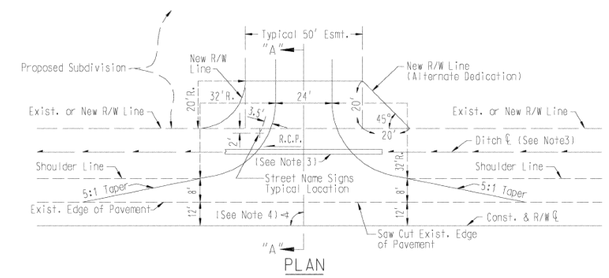
DRAWING FILE: O:\DRAW3900\2063933\SDP\SiteDevelopmentPlan.dwg LAYOUT: 4 Details & Notes PLOTTED: Apr 26, 2007 − 12:06pm PLOTTED BY: paul.ganey



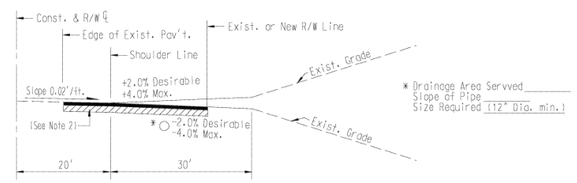

## STRECKER ROAD

(ALTERNATE PAVEMENT SECTION:
8" CONCRETE + 4" AGGREGATE BASE)
N.T.S.

| NEW | REVISIONS | | | |
|---|---|---|---|---|
| 7-18-88 | 1-11-90 | 4-19-93 | 10-13-97 | 3-2-98 |




PLAN




SECTION "A"-"A"

## GENERAL NOTES

1. Do not scale drawing. Follow dimensions.
2. Payment within Public Right-of-Way to consist of 7½" Type "X" Bituminous Concrete Base and 2" Type "C" Bituminous Concrete Wearing Surface.
3. Ditch and culvert pipe with Flared End Sections if required.
4. ⊸ Angle of entrance as shown on record plat. (70 Max. -90 Min.) per Saint Louis County Subdivision Ordinance.

SAINT LOUIS COUNTY
DEPARTMENT OF HIGHWAYS AND TRAFFIC
CLAYTON, MISSOURI

PAVEMENT CONSTRUCTION DETAILS
STREET
INTERSECTION APPROACH
(LARGE LOT SUBDIVISION)

REVISION DATE: March 2, 1998

DRAWING
C608.34

## STRECKER ENTRANCE DETAIL

N.T.S.

Missouri

# Dusk-To-Dawn Basic Monthly Rates

| Type of Luminaire | Lamp Wattage | Lumen Output | Monthly Rate* |
|---|---|---|---|
| Open-Type | 100 H.P.S. | 9,500 | $ 6.90 |
| Enclosed-Type | 100 H.P.S. | 9,500 | $ 7.79 |
| Enclosed-Type | 250 H.P.S. | 25,500 | $11.27 |
| Enclosed-Type | 400 H.P.S. | 50,000 | $20.08 |
| Directional | 250 H.P.S. | 25,500 | $14.30 |
| Directional | 400 H.P.S. | 50,000 | $22.61 |
| Directional | 400 M.H. | 36,000 | $14.30 |
| Directional | 1000 M.H. | 100,000 | $45.21 |

*Plus all applicable sales and municipal taxes

Total cost for complete lighting service using high pressure sodium (H.P.S.) lamps on an existing pole.

There are extra charges if additional facilities are required.

Open-Type Luminaire H.P.S. | Enclosed-Type Luminaire H.P.S. | Directional Luminaire H.P.S., M.H.

## Post Top Luminaires

All units have photoelectric control. They turn "on" at dusk and "off" at dawn – automatically.

Early American | Colonial | Contemporary | Aspen

Overall height is approximately 16 feet on a tapered pole.

| Lamp Wattage | Lumen Output | Monthly Rate* |
|---|---|---|
| 100 H.P.S. | 9,500 | $14.44 |

*Plus municipal tax where applicable

All post top luminaires require underground wiring (cost of which is not included in the above).

Monthly rate includes fiberglass pole, luminaire, high pressure sodium (H.P.S.) lamp, electricity and maintenance. 10-year contracts only.

# Dusk-To-Dawn Outdoor Lighting

## The Safety and Security of Outdoor Lighting for Your Home or Business

- Provides optimum security over a large area
- Comes on and shuts off automatically
- Cost can be added to your monthly AmerenUE bill

## Three Types Available

- Protect-O-Lite – wall-mounted flood lights
- Post Top Lantern – freestanding pole lamp
- Area Lighting – mounted to existing utility pole

To find out more about Dusk-To-Dawn Outdoor Lighting, contact AmerenUE at 554-6500, or toll-free at 1-800-552-7585.

AmerenUE

308SM

printed on recycled paper

## LIGHTING DETAIL

N.T.S.

- 5 CITY COMMENTS 04/26/07
- 4 CITY COMMENTS 04/10/07
- 3 COUNTY RESUBMITTAL 03/29/07
- 2 AMEREN SUBMITTAL 03/28/07
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- 5 CITY COMMENTS 02/16/07
- 4 COUNTY COMMENTS 01/03/07
- 3 SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

# TUSCANY RESERVE

## DETAILS

REGISTERED PROFESSIONAL ENGINEER
GEORGE MICHAEL STOCK
NUMBER E-25116
STATE OF MISSOURI

04/26/07
GEORGE M. STOCK E-25116

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| P.R.G. | 12/12/06 | C.A.M. | 12/12/06 | 206-3933 | 5 OF 12 |

DRAWING FILE: G:\206\3933\SDP\Stockassoc\Plan.dwg LAYOUT: 5 DETAILS PLOTTED: Apr 26, 2007 - 12:06pm PLOTTED BY: paul.gray

BILL NO. 2495 ORDINANCE NO. 2322

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "LLR" LARGE LOT RESIDENTIAL DISTRICT TO AN "E-ONE ACRE" ESTATE DISTRICT, FOR A 17.06 ACRE TRACT OF LAND, AND TO AN "E-TWO ACRE" ESTATE DISTRICT, FOR A 40.5 ACRE TRACT OF LAND, LOCATED NORTH OF STRECKER ROAD AND EAST OF CHURCH ROAD (P.Z. 05-2006, BARRY SIMON DEVELOPMENT {TUSCANY RESERVE})**

**WHEREAS,** the Petitioner, Michael Doster, requested a change in zoning from "LLR" Large Lot Residential District to "E-One Acre" Estate District and "E-Two Acre" Estate District; and,

**WHEREAS,** the Planning Commission held a public hearing regarding the said request on March 13, 2006; and,

**WHEREAS,** the Planning Commission upon review of said request recommended approval by a vote of 5-3 on August 28, 2006 with conditions as written in the Attachment A; and,

**WHEREAS,** the City Council upon review of said request, recommended approval with an amendment to the structure setbacks, landscape requirements, and zoning district requirements.

**NOW THEREFORE BE IT ORDAINED BY THE CITY OF COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** The City of Chesterfield Zoning Ordinance and Official Zoning District Maps, which are part thereof, are hereby amended by approving preliminary plans for a change in zoning of a "LLR" Large Lot Residential District to "E-One Acre" Estate District for 17.06 acre tract of land and "E-Two Acre" Estate District for 40.5 acre tract of land located north of Strecker Road and east of Church Road in the City of Chesterfield as follows:

LAND DESCRIPTION-"E-One Acre" Estate District

A tract of land being part of U.S. Survey 124 in Township 45 North Range 3 East and Township 45 North Range 4 East and part of Fractional Section 18 and U. S. Survey 886 in Township 45 North Range 4 East St. Louis County, Missouri and being more particularly described as follows:

COMMENCING at the point of intersection of the Northwest line of U.S. Survey 124 with the Range line between Township 45 North, Range 3 East and Township 45 North, Range 4 East, said point being on the northwestern line of a tract of land described in a deed to St. Mary's Institute as recorded in Deed Book 5212 Page 35 of the St. Louis County, Missouri Records; thence along the northwestern line of said St. Mary's Institute tract South 52 degrees 55 minutes 10 seconds West 578.94 feet to a point on the northeastern line of Church Road (variable width); thence along said northeastern line the following courses and distances; South 04 degrees 56 minutes 46 seconds East, 2.90 feet to a point of curvature; thence along a curve to the left having a radius of 75.00 feet and an arc length of 42.07 feet to the point of tangency; thence South 37 degrees 05 minutes 15 seconds East, 200.81 feet to the POINT OF BEGINNING of the tract herein described; thence leaving said northeastern line, through the aforesaid St. Mary's Institute tract along the line between proposed lots 17 and 18 North 57 degrees 33 minutes 08 seconds East, a distance of 250.51 feet to a point on the southeastern line of a proposed cul-de-sac; thence along said southeastern line along a curve to the left having a radius of 49.00 feet, an arc length of 64.00 feet, and a chord which bears South 69 degrees 51 minutes 58 seconds East, a chord distance of 59.55 feet to a point of reverse curvature; thence along a curve right having a radius of 35.00 feet, an arc length of 29.99 feet, and a chord which bears South 82 degrees 44 minutes 07 seconds East, a chord distance of 29.08 feet to a point on the southeastern line of a proposed street (40 feet wide); thence along the southeastern line of said proposed street the following courses and distances; South 58 degrees 11 minutes 10 seconds East, a distance of 277.61 feet to a point; thence along a curve to the left having a radius of 540.00 feet, an arc length of 606.45 feet, and a chord which bears North 89 degrees 38 minutes 26 seconds East, a chord distance of 575.08 feet to a point; thence North 57 degrees 28 minutes 02 seconds East, a distance of 293.48 feet to a point; thence along a curve to the left having a radius of 640.00 feet, an arc length of 69.63 feet, and a chord which bears North 54 degrees 21 minutes 02 seconds East, a chord distance of 69.60 feet to a point; thence along a curve to the right having a radius of 25.00 feet, an arc length of 39.91 feet, and a chord which bears South 83 degrees 02 minutes 11 seconds East, a chord distance of 35.80 feet to a point on the southwestern line of a proposed street (69 feet wide); thence along said southwestern line South 37 degrees 18 minutes 23 seconds East, a distance of 319.11 feet to a point on the northeastern line of Strecker Road; thence along the northeastern line of Strecker Road South 55 degrees 16 minutes 49 seconds West, a distance of 294.00 feet to a point; thence South 52 degrees 35 minutes 48 seconds West, a distance of 958.92 feet to the point of intersection with the northeastern line of the aforesaid Church Road; thence along said northeastern line North 37 degrees 05 minutes 15 seconds West, a distance of 1055.76 feet to the Point of Beginning and containing (743,427 sq. ft. 17.066 acres).

LAND DESCRIPTION-"E-Two Acre" Estate District

A tract of land being part of U.S. Survey 124 in Township 45 North Range 3 East and Township 45 North Range 4 East and part of Fractional Section 18 and U. S. Survey 886 in Township 45 North Range 4 East St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the point of intersection of the northwestern line of U.S. Survey 124 with the Range line between Township 45 North, Range 3 East and Township 45 North, Range 4 East, said point being on the northwestern line of a tract of land described in a deed to St. Mary's Institute as recorded in Deed Book 5212 Page 35 of the St. Louis County, Missouri Records; thence along said northwestern line the following; South 58 degrees 11 minutes 10 seconds East, a distance of 579.24 feet to a point; thence North 57 degrees 28 minutes 02 seconds East, a distance of 461.85 feet to a point; thence North 24 degrees 29 minutes 17 seconds East, a distance of 694.09 feet to a point; thence North 45 degrees 20 minutes 59 seconds East, a distance of 970.85 feet to a point on the southwestern line of Kehrs Mill Road (variable width); thence along said southwestern line the following courses and distances; South 45 degrees 53 minutes 28 seconds East, a distance of 279.30 feet to a point; thence along a curve to the right having a radius of 545.00 feet, an arc length of 245.05 feet, and a chord which bears South 33 degrees 00 minutes 36 seconds East, a chord distance of 242.99 feet to a point; thence South 20 degrees 07 minutes 44 seconds East, a distance of 118.88 feet to a point; thence leaving said southwestern line, through the aforesaid St. Mary's Institute tract South 69 degrees 52 minutes 16 seconds West, a distance of 156.80 feet to a point; thence South 53 degrees 21 minutes 33 seconds West, a distance of 91.60 feet to a point; thence South 16 degrees 24 minutes 48 seconds West, a distance of 80.70 feet to a point; thence South 16 degrees 24 minutes 48 seconds West, a distance of 82.37 feet to a point; thence South 61 degrees 22 minutes 34 seconds West, a distance of 346.47 feet to a point; thence South 20 degrees 40 minutes 02 seconds East, a distance of 371.99 feet to a point; thence South 24 degrees 10 minutes 02 seconds East, a distance of 40.00 feet to a point; thence South 63 degrees 20 minutes 14 seconds West, a distance of 127.09 feet to a point; thence South 37 degrees 00 minutes 22 seconds East, a distance of 219.46 feet to a point on the northwestern line of Strecker Road; thence along said northwestern line of Strecker Road the following courses and distances; South 63 degrees 20 minutes 17 seconds West, a distance of 82.74 feet to a point; thence South 55 degrees 16 minutes 49 seconds West, a distance of 536.16 feet to a point on the southwestern line of a proposed street (69 feet wide); thence leaving the northwestern line of Strecker Road along said southwestern line of the proposed street North 37 degrees 18 minutes 23 seconds West, a distance of 319.11 feet to a point of curvature; thence along a curve to the left having a radius of 25.00 feet, an arc length of 39.91 feet to a point, and a chord which bears North 83 degrees 02 minutes 11 seconds West, a chord distance of 35.80 feet to a point of reverse curvature on the southeastern line of a proposed street (40 feet wide); thence along said southeastern line along a curve to the right having a radius of 640.00 feet, an arc length of 69.63 feet, and a chord which bears South 54 degrees 21 minutes 02 seconds West, a chord distance of 69.60 feet to a point; thence South 57 degrees 28 minutes 02 seconds West, a distance of 293.48 feet to a point; thence along a curve to the right having a radius of 540.00 feet, an arc length of 606.45 feet, and a chord which bears South 89 degrees 38 minutes 26 seconds West, a chord distance of 575.08 feet to a point; thence North 58 degrees 11 minutes 10 seconds West, a distance of 277.61 feet to a point of curvature; thence along a curve to the left having a radius of 35.00 feet, an arc length of 29.99 feet, and a chord which bears North 82 degrees 44 minutes 07 seconds West, a chord distance of 29.08 feet to a point of reverse curvature on the southeastern line of a proposed cul-de-sac; thence along a curve to the right having a radius of 49.00 feet, an arc length of 64.00 feet, and a chord which bears North 69 degrees 51 minutes 58 seconds West, a chord distance of 59.55 feet to a point; thence leaving the southeastern line of the cul-de-sac along the proposed lot line between proposed lots 17 and 18 South 57 degrees 33 minutes 08 seconds West, a distance of 250.51 feet to a point on the northeastern line of Church Road (variable width); thence along said northeastern line North 37 degrees 05 minutes 15 seconds West, a distance of 200.81 feet to a point; thence along a curve to the right having a radius of 75.00 feet, an arc length of 42.07 feet, and a chord which bears North 21 degrees 01 minutes 01 seconds West, a chord distance of 41.52 feet to a point; thence North 04 degrees 56 minutes 46 seconds West, a distance of 2.90 feet to a point; thence leaving said northeastern line along the northwestern line of the aforesaid St. Mary's Institute tract; North 52 degrees 55 minutes 10 seconds East, a distance of 578.94 feet to the Point of Beginning and containing (1,766,940 sq. ft. 40.563 acres).

**Section 2.** The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council.

**Section 3.** The City Council, pursuant to the petition filed by Michael Doster in P.Z. 05-2006 requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 13th day of March 2006, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

**Section 4.** This ordinance and the requirements thereof are exempt from the warnings and summons for violations as set out in Section 1003.410 of the zoning Ordinance of the City of Chesterfield.

**Section 5.** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 20th day of November 2006.

MAYOR

ATTEST:

CITY CLERK

First Reading Held: 11/6/06

**Planning Commission July 10, 2006 P.Z 05-2006 Barry Simon Development**
**Planning Commission August 28, 2006 Page 1 of 21**
**City Council November 6, 2006**
**City Council November 20, 2006**

**ATTACHMENT A**

In keeping with the following Comprehensive Plan policies, these conditions have been developed:

- 1.4 Quality New Development
- 2.1 Quality Residential Development
- 2.1.1 Conservation of Existing Quality of Life
- 2.1.5 Provide Buffer for Existing Residential Development
- 2.1.6 Reinforce Existing Residential Development Pattern
- 2.1.9 Encourage Planned Residential Development
- 2.1.12 Residential Subdivision Access

**I. SPECIFIC CRITERIA**

**A. Information to be shown on the Site Development Concept Plan shall adhere to conditions specified under General Criteria-Concept Plan. Site Development Plans and Site Development Section Plans shall adhere to specific design criteria.**

**B. Definitions**

1. **A Site Development Concept Plan is a conceptual plan for development in a planned district being done in phases.**
2. **A Site Development Section Plan is a plan for development for sections of the overall concept plan.**
3. **A Site Development Plan is a plan for development in planned districts that is being done in one phase.**

**C. PERMITTED USES**

1. The regulations of the "E-One Acre" Estate District shall be as follows:
   a. Lots 18-33 as shown on Exhibit A shall be zoned "E-One Acre".
   b. There shall be a maximum of sixteen (16) lots in this "E-One Acre" Estate District.
   c. The minimum lot size shall be one half acre.

**Planning Commission July 10, 2006 P.Z 05-2006 Barry Simon Development**
**Planning Commission August 28, 2006 Page 2 of 21**
**City Council November 6, 2006**
**City Council November 20, 2006**

2. The regulations of the "E-Two Acre" Estate District shall be as follows:
   a. Lots 1-17, 34, 35, and 36 as shown on Exhibit A shall be zoned "E-Two Acre"
   b. There shall be a maximum of twenty (20) lots in this "E-Two Acre" District.
   c. The minimum lot size shall be one (1) acre.
   d. Lots 6, 7, 34, and 35 shall be a minimum of three (3) acres and shall have no more than one (1) home on each lot.
3. Non Single family uses, other than home occupations shall be prohibited in this development.
4. The minimum lot size for both the "E-One Acre" and "E-Two Acre" sections of this development shall be no smaller than the lot sizes provided on the attached Exhibit A.

**D. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

1. HEIGHT
   a. The maximum height of the single-family dwelling shall not exceed 50 feet.
2. BUILDING REQUIREMENTS
   a. Openspace: Openspace includes all areas excluding the building or areas for vehicular circulation

      A minimum of 84% openspace is required for this development.

**E. SETBACKS**

1. STRUCTURE SETBACKS
   No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:
   a. One hundred and sixty (160) feet from the right-of-way of Strecker Road on the southern boundary of the E-1 Acre District.
   b. One hundred and ten (110) feet from the right-of-way of Kehrs Mill Road on the eastern boundary of the E-2 Acre District.

DRAWING FILE: O:\DRAW3900\2063933\SDP\SiteDevelopmentPlan.dwg LAYOUT: 6 Ordinance PLOTTED: Apr 26, 2007 – 12:08pm PLOTTED BY: paul.ganey

9 CITY COMMENTS 04/26/07
8 CITY COMMENTS 04/10/07
7 COUNTY RESUBMITTAL 03/29/07
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1 SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

TUSCANY RESERVE

ORDINANCE

STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER E-25116 REGISTERED PROFESSIONAL ENGINEER
04/26/07
GEORGE M. STOCK E-25116

Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
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| P.R.G. | 12/12/06 | C.A.M. | 12/12/06 | 206-3933 | 6 OF 12 |

c. Forty (40) feet from the right-of-way of Church Road on the western boundary of the E-1 Acre District.

d. Eighty (80) feet from the northern boundary with bearing N52°55'10"E.

e. One hundred and forty (140) feet from the northern boundary with bearing S58°11'10"E.

f. Two hundred (200) feet from the northern boundary with bearing N57°28'02"E.

g. Two hundred (200) feet from the northern boundary with bearing N24°29'17"E.

h. Two hundred (200) feet from the northern boundary with bearing N45°20'59"E.

i. Fifty (50) feet from the boundary of this E-2 Acre district adjacent to the property owned by St. Mary's Institute.

2. LOT CRITERIA

In addition to the above-referenced requirements, no building or structure (other than boundary and retaining walls) light standards, flag poles or fences, shall be within the following setbacks:

For the "E-One Acre" District:

a. Front yard setback: Twenty five (25) feet from the internal public right-of-way.

b. Side yard setback: Twenty (20) feet from the side property line.

(i.) A minimum of forty (40) feet must be maintained between structures.

c. Rear yard setback: Twenty five (25) feet from the rear property line.

For the "E-Two Acre" District:

a. Front yard setback: Twenty five (25) feet from the internal public right-of-way.

b. Side yard setback: Twenty five (25) feet from the side property line



(i.) For lots 12-17 in the "E-2" District portion of this development to maintain a side yard setback of twenty (20) feet in lieu of the twenty five (25) foot requirement.

(ii.) A minimum of fifty (50) feet must be maintained between structures.

(iii.) For lots 12-17 in the "E-2" District portion of this development to maintain a distance between structures of forty (40) feet in lieu of the fifty (50) foot requirement.

c. Rear yard setback:

(i.) The foundation of the residential structure shall maintain a setback of one hundred and fifty (150) feet from the rear property line with bearings N45°20'59"E, N24°29'17"E, N57°28'02"E, and S58°11'10"E.

(ii.) Other structures such as pools, decks, or patios shall maintain a setback of one hundred and twenty five (125) feet from the above mentioned rear property line.

F. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown 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 driving conditions.

c. Construction parking shall not be permitted on public-maintained roadways. Adequate off-street stabilized parking area(s) shall be provided for construction employees.



d. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

G. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall submit a landscape plan, tree stand delineation, and tree preservation plan which adheres to the Tree Manual of the City of Chesterfield Code.

2. A minimum thirty (30) foot wide landscape buffer strip shall be required around the perimeter of this development in accordance with the City of Chesterfield Tree Manual.

a. A fifty (50) foot wide landscape buffer strip shall be required along the northern boundary of the development.

b. Lots 7-16 shall contain heavily buffered landscape screening along the boundary of this E-2 district as shown on Exhibit A.

4. Landscaping in the right of way, if proposed, shall be reviewed by the City of Chesterfield Department of Public Works, and/or the St. Louis County Department of Highways and Traffic.

H. SIGN REQUIREMENTS

1. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

I. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

J. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials.



2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. The material will be as approved by the Planning Commission in conjunction with the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

K. ACCESS/ACCESS MANAGEMENT

1. Streets and drives related to this development shall be designed and located in conformance with the Chesterfield Driveway Access Location and Design Standards, as originally adopted by Ordinance No. 2103 and as may be amended from time to time.

2. Access to this development shall be no more than one (1) street approach onto Strecker Road and one (1) street approach onto Kehrs Mill Road and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic.

3. The cul-de-sac lengths for this development may exceed the eight hundred (800) feet maximum as stated in the City of Chesterfield Subdivision Ordinance provided that the following conditions are met:

a. Emergency access shall be provided to Church Road.
b. The developer shall provide to the City of Chesterfield the remote control devices that shall allow emergency personnel access to the interior streets from Church Road.
c. A minimum of four (4) remote control devices shall be provided to the City of Chesterfield as directed.
d. Special key access shall be provided to the Monarch Fire Protection District.

4. If required site distance cannot be provided at the access locations, acquisition of right-o-f-way, reconstruction of pavement including correction to the vertical alignment and other off site improvements may



be required to provide adequate sight distance as directed by the Saint Louis County Department of Highways and Traffic.

5. No direct access to Kehrs Mill Road, Strecker Road, or Church road will be permitted from any lot within the subdivision.

L. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improve Church Road along the entire frontage of the site to ½ of a 60 foot right of way and up to a 32 foot wide pavements, including curb, required tapers, and storm drainage facilities, as directed by the Department of Public Works and/or the City of Wildwood.

2. Improve Strecker Road ½ of a 38 foot wide pavement along the entire frontage of the site, including curb, required tapers and storm drainage facilities, as directed by the Department of Public Works and/or the City of Wildwood.

3. Improve Kehrs Mill Road to one half of a eighty-four (84) foot right-of-way and a twenty-four (24) foot pavement with eight (8) foot shoulders and additional widening to provide a minimum thirty-three (33) foot wide road surface for a left turn lane with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic.

4. Improvements along Church Road and Strecker Road shall be completed prior to the issuance of building permits exceeding sixty percent (60%) of the approved dwelling units. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of sixty percent (60%).

5. All roadway and related improvements in each plat or phase of the development shall be constructed prior to sixty percent (60%) occupancy of that plat or phase. All roadway and related improvements in the overall development shall be completed prior to eight five (85%) occupancy of the overall development.

6. Provide any additional right-of-way and construct any improvements to Kehrs Mill Road, as required by St. Louis County Highways and Traffic.

7. Provide a sidewalk conforming to St. Louis County ADA standards adjacent to Kehrs Mill Road or provide the finish grading therefore and required cash escrow, as directed by the St. Louis County Department of Highways and Traffic.



8. If roadways are designated to be private, these roadways within this development shall be private and remain private forever. Maintenance of private streets, including but not limited to, snow removal, shall be the responsibility of the developer/subdivision. In conformance with Section 1005.265 of the Subdivision Ordinance, a disclosure statement shall be provided to all potential buyers. In conformance with Section 1005.180 of the Subdivision Ordinance, the method for providing continuous maintenance of streets and appurtenant storm sewers shall be included in the trust indentures and the record plat.

9. Signage indicating that the streets are private and owners are responsible for maintenance shall be posted in conformance with Section 1005.180 of the Subdivision Ordinance. Said signage shall be posted within 30 days of the placement of the adjacent street pavements and maintained/replaced by the developer until such time as the subdivision trustees are residents of the subdivision, at which time the trustees shall be responsible.

10. Internal streets shall be constructed in accordance with Section 1005.180 of the Subdivision Ordinance of the City of Chesterfield.

11. If street grades in excess of 6 percent are desired, steep grade approval must be obtained. In no case shall slopes in excess of 12% be considered. Any request for steep street grades must include justification prepared, signed and sealed by a registered professional engineer and include plans, profiles, boring logs, cross-sections, etc in accordance with the Street Grade Design Policy. The justification should clearly indicate site conditions and alternatives considered. If steep grades are approved for this site, a disclosure statement shall be provided to all potential buyers and a note indicating that priority snow removal will not be given to this site shall be included on the Site Development Plan and Record Plat.

12. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right of way. A minimum stacking distance of 60 feet from any intersection and a turnaround for rejected vehicles designed to accommodate a single unit truck shall be provided in advance of the gate, as directed by the Department of Public Works and the St. Louis County Department of Highways and Traffic.

13. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever. Maintenance of private streets, including snow removal, shall be the responsibility of the developer/subdivision. In conformance with Section 1005.265 of the Subdivision Ordinance, a disclosure statement shall be provided to all

9. CITY COMMENTS 04/26/07
8. CITY COMMENTS 04/10/07
7. COUNTY RESUBMITTAL 03/29/07
6. AMEREN SUBMITTAL 03/28/07
5. LANDSCAPE COORDINATION 03/06/07
4. COUNTY COMMENTS 02/26/07
3. CITY COMMENTS 02/16/07
2. COUNTY COMMENTS 01/03/07
1. SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER
04/26/07
GEORGE M. STOCK E-25116

TUSCANY RESERVE

ORDINANCE

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potential buyers. In conformance with Section 1005.180 of the Subdivision Ordinance, signage indicating that the streets are private and owners are responsible for maintenance shall be posted. Said signage shall be posted within 30 days of the placement of the adjacent street pavement and maintained and/or replaced by the developer until such time as the subdivision trustees are residents of the subdivision, at which time the trustees will be responsible for maintenance.

The nearest edge of any drive or intersecting street shall be located at least 40 feet from the line of the gate, as directed.

14. Obtain approvals from the Department of Public Works and the St. Louis County Department of Highways and Traffic for areas of new dedication, and roadway improvements.

M. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Kehrs Mill Road and/or Strecker Road. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic.

3. If required sight distance cannot be provided at the access locations, acquisitions of right-of-way, reconstruction pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis county Department of Highways and Traffic.

P. POWER OF REVIEW

1. The City Council shall review and provide final approval of the site development plan for the proposed development subsequent to Planning Commission review.



Q. STORMWATER AND SANITARY SEWER

1. The minimum elevation for the lowest opening of any proposed structure on each lot around the ponds shall be indicated on the improvement plans and plot plans. The opening shall be at least two (2) feet higher than the high water elevation from the one hundred (100) year storm event.

2. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system. The adequacy and condition of the existing downstream systems shall be verified and upgraded if necessary.

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Department of Public Works.

4. Detention/retention is to be provided in each watershed as required by the City of Chesterfield. Detention of storm water runoff is required by providing permanent detention/retention facilities, such as dry reservoirs, ponds, underground vaults or other alternatives acceptable to the Department of Public Works. The maximum fluctuation from the permanent pool elevation to the maximum ponding elevation of a basin shall be three feet, as directed. Wetland mitigation shall not be permitted within a detention/retention basin. The detention/retention facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding 60 percent of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of detention/retention facilities shall be identified on the Site Development Plan.

5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100)-year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100)-year high water.

6. Treatment may be required at this site for water quality and channel protection per MSD February 2006 guidelines.

7. Detention shall be required for the entire project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate discharge point. Wetland mitigation will not be allowable within the detention basin area. Easements may be required.



8. Offsite stormwater shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

9. An approved Floodplain Study shall be required and provided to both the City of Chesterfield and the City of Wildwood.

10. Site features, such as lakes and detention ponds, must be placed and an adequate distance from the existing sanitary sewer lines along Strecker Road to allow access to the sanitary lines. Generally the tops or toes of slopes should be placed at least twenty five (25) feet form the centerline of the sanitary sewer lines. It is noted that complaints of sinkholes over the sanitary lines have been recorded for nearby properties.

11. This project will be subject to the Caulk's Creek Surcharge of $2,750 per acre.

R. FLOODPLAIN

1. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application as directed by the Department of Public Works. The Floodplain Study must be approved prior to approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA). The LOMR must be issued by FEMA prior to the final release of any escrow held for improvements in the development.

2. If any lot is proposed to be located in an existing, or proposed, Special Flood Hazard Area the lot shall be clearly labeled as being located in the floodplain on the Site Development Plan and improvement plans. The lowest Reference Level (floor), as defined by FEMA, shall be constructed a minimum of two (2) feet above the base flood elevation. The Reference Level (floor) of structures in areas removed from or within 100 feet of the Special Flood Hazard Area shall be constructed a minimum of two (2) feet above the highest base flood elevation in the vicinity of the lot unless other actions are taken that assure the structures are reasonably safe from flooding as defined by FEMA and approved by the Department of Public Works. The minimum elevation for the Reference Level for each lot shall be indicated on the Site Development Plan and improvement plans, and an Elevation Certificate, on the form developed by FEMA for that purpose, shall be submitted immediately after construction of each structure.



Occupancy permits shall not be issued for structures for which an Elevation Certificate has not been submitted.

3. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area or protected from flood waters by an appropriate levee. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation.

S. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

T. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. Sleeves for future telecommunication services are required to be installed adjacent and/or parallel to any proposed roadway, or other location as directed by the City of Chesterfield, in order to facilitate the installation of utilities and telecommunication infrastructure for current and future users.

3. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. 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 of road improvements.

4. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.



II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

A. The developer shall submit a concept plan within 18 months of City Council approval of the Preliminary Development Plan. This requirement shall be accomplished prior to issuance of building permits.

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within 18 months of the date of approval of the Preliminary Development Plan by the City.

C. Failure to comply with these submittal requirements will result in the expiration of the preliminary development plan and will require a new public hearing.

D. Said Plan shall be submitted in accordance 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.

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance. Substantial construction means final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary storm sewers.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

C. Grading and Improvement Plan Requirements shall be met prior to start of work.

D. A grading permit or improvement plan approval is required prior to any clearing or grading.



E. Disclosure language as set out in paragraph (a) below shall be required for every contract for sale, lease or rental of lots 7, 8 and 33 within the development. Said disclosure shall be contained on a separate sheet of paper at least eight and one-half (8 1/2) by eleven (11) inches in size and shall require signature acknowledgements by the prospective purchaser(s) or renter(s) which shall be kept on file by the seller or lessor for five (5) years. If a real estate broker is involved in the transaction, then the real estate broker shall maintain said disclosure in their files for a period of not less than five (5) years.

(a) The disclosure statements required by this section shall, at a minimum, contain the language set out in this section. The use of the language, which is contained herein, shall satisfy the requirements of this section. The disclosure shall read as follows: This disclosure, as required by the City of Chesterfield ordinance(s), is for the purpose of informing prospective buyers and tenants of lots 7, 8 and 33 in the development that there is an existing twenty-foot wide easement on this property which may be used at any time by the owners of 1514 Pacland a lot to the North in the McKenna Pacland Place Subdivision. This easement will remain on the property and may used by the owners of the 1514 Pacland for ingress and egress from the lot in Pacland Place to Strecker Road. Buyers and tenants should conduct independent investigation of their concerns, if any, before executing a purchase, lease or rental agreement.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Outboundary plat and legal description of the property.

3. Density Calculations.

4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

9 CITY COMMENTS 04/26/07
8 CITY COMMENTS 04/10/07
7 COUNTY RESUBMITTAL 03/29/07
6 AMEREN SUBMITTAL 03/28/07
5 LANDSCAPE COORDINATION 03/06/07
4 COUNTY COMMENTS 02/26/07
3 CITY COMMENTS 02/16/07
2 COUNTY COMMENTS 01/03/07
1 SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER
04/26/07
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TUSCANY RESERVE

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5. Provide open space percentage for overall development including separate percentage for each lot on the plan.

6. Provide Floor Area Ratio (F.A.R.).

7. A note indicating all utilities will be installed underground.

8. A note indicating signage approval is separate process.

9. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

10. Specific structure and parking setbacks along all roadways and property lines.

11. Indicate location of all existing and proposed freestanding monument signs.

12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

16. Indicate the location of proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

17. Depict existing and proposed contours at intervals of not more than two feet, and extending 150 feet beyond the limits of the site as directed.

18. Address trees and landscaping in accordance with the City of Chesterfield Code.

19. Provide a lighting plan in accordance with the City of Chesterfield Code.

20. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.



21. 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.

22. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, and the Metropolitan St. Louis Sewer District.

23. Compliance with Sky Exposure Plane.

**V. GRADING AND IMPROVEMENT PLAN REQUIREMENTS**

A. A Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a grading permit or approval of improvement plans.

B. Prior to approval of a grading permit or improvement plans, a Storm Water Pollution Prevention Plan (SWPPP) must be submitted and approved. The SWPPP shall address installation and maintenance of required erosion control practices specific to site conditions. The purpose of the SWPPP is to ensure the design, implementation, management and maintenance of Best Management Practices (BMPs) to control erosion and reduce the amount of sediment and other pollutants in storm water discharges associated with land disturbance activities, and ensure compliance with the terms and conditions stated in the Sediment and Erosion Control Manual.

C. No grading which results in a change in watersheds will be permitted.

D. If existing City maintained streets are to be used as construction access to this site, prior to approval of a grading permit or improvement plans, or any construction related traffic or delivery of any construction equipment to the site, the following items must be addressed:

1. The travel route must be approved by the Department of Public Works. No deviation from the approved route will be permitted.

2. An evaluation, including film record, of the current condition of the pavement on the approved travel route must be submitted.

3. An appropriate bond must be submitted, as approved by the City of Chesterfield, to ensure that any damage to existing pavement is repaired. Repair of damage to existing streets will not be included in the subdivision escrow; a separate bond must be established.

4. All plan sheets shall indicate that vehicle loads of construction traffic using this route are not to exceed 22,400 pounds axle load or 60,000



gross vehicle weight, and that no tri-axle trucks are to be used. Weight tickets may be used to determine conformance with this requirement.

5. Additional protective measures, as deemed necessary by the Department of Public Works, may also be required.

E Prior to grading permit or improvement plan approval, provide comments/approvals from the appropriate Fire District, St. Louis County Department of Highways and Traffic, and the Metropolitan St. Louis Sewer District.

F. Prior to approval of a grading permit or improvement plans, copies of recorded easements, including book and page of record, for all off-site work and off-site areas inundated by headwater from on-site improvements must be submitted.

**VI. TRUST FUND CONTRIBUTION**

A. As this development is not subject to traffic generation assessment, the roadway improvements required herein represent the developer's road improvement obligation. These improvements will not exceed an amount established by multiplying the ordinance required parking spaces by the following applicable rates:

| Type of Development | Required Contribution |
|---|---|
| Single Family | $879.10/parking space |

(Parking spaces as required by the City of Chesterfield Code.)

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

As a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Highways and Traffic. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

The amount of this required contribution, if not submitted by January 1, 2007 will be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

**VIII. RECORDING**



Within 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 of a plan by the Planning Commission.

**IX. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE**

Prior to any Special Use Permit issuance by the St. Louis County Department of Highways and Traffic, a special case escrow or 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.

**X. VERIFICATION PRIOR TO RECORD PLAT APPROVAL**

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 United States Public Land Survey Corners.

**XI. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS**

A. A grading permit or improvement plan approval is required prior to issuance of a building permit. In extenuating circumstances, an exception to this requirement may be granted.

B. All required subdivision improvements in each plat of a subdivision shall be completed prior to issuance of more than 85% of the building permits for all lots in the plat.

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

D. Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, St. Louis County Department of Highways and Traffic and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.

E. Based on the preliminary plan, improvements to Kehrs Mill Road must be completed prior to issuance of the building permits in excess of 60% of the total. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of the required roadways improvements.



**XII. OCCUPANCY PERMIT/FINAL OCCUPANCY**

A. Prior to the issuance of any occupancy permit, floodplain management requirements shall be met.

B. All lots shall be seeded and mulched or sodded before an occupancy permit shall be issued, except that a temporary occupancy permit may be issued in cases of undue hardship because of unfavorable ground conditions. Seed and mulch shall be applied at rates that meet or exceed the minimum requirements stated in the Sediment and Erosion Control Manual.

C. Prior to final occupancy of any building, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

**XIII. FINAL RELEASE OF SUBDIVISION DEPOSITS**

Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

**XIV. GENERAL DEVELOPMENT CONDITIONS**

A. Erosion and siltation control devices shall be installed prior to any clearing or grading and be maintained throughout the project until adequate vegetative growth insures no future erosion of the soil and work is accepted by the owner and controlling regulatory agency.

B. General development conditions relating to the operation, construction, improvement and regulatory requirements to be adhered to by the developer are as follows:

1. When clearing and/or grading operations are completed or will be suspended for more than five (5) days, all necessary precautions shall be taken to retain soil materials on site. Protective measures may include a combination of seeding, periodic wetting, mulching, or other suitable means.



2. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, unless alternate storm water detention and erosion control devices have been designed and established, a fast germinating annual, such as rye or sudan grasses, shall be utilized to retard erosion.

3. If cut or fill slopes in excess of the standard maximum of 3:1 horizontal run to vertical rise are desired, approval for the steeper slopes must be obtained from the Director of Public Works. Approval of steeper slopes is limited to individual and isolated slopes, rock dikes, undisturbed and stable natural slopes and slopes blending with the natural terrain. Design of the steep slopes must be performed by a registered professional engineer and include recommendations regarding construction methods and long-term maintenance of the slope. Any steep slope proposed on a Site Development Plan shall be labeled and referenced with the following note: *Approval of this plan does not constitute approval of slopes in excess of 3:1. Steep slopes are subject to the review and approval of the Director of Public Works. Review of the proposed steep slope will be concurrent with the review of the grading permit or improvement plans for the project.*

4. Soft soils in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. This material shall not be placed in proposed public right-of-way locations or in any storm sewer location.

5. All fills placed under proposed storm and sanitary sewer lines and/or paved areas, including trench backfill within and off the road right-of-way, shall be compacted to 90% of maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (ASTM D-1557) for the entire depth of the fill. Compacted granular backfill is required in all trench excavation within the street right-of-way and under all paved areas. All tests shall be performed concurrent with grading and backfilling operations under the direction of a geotechnical engineer who shall verify the test results.

6. Access/utility easements shall be required throughout the development. A continuous 15 foot wide rear yard easement shall be provided. At a minimum, a 10 foot wide utility/access easement shall be provided at every other lot line or break between structures, as directed.

7. Should the design of the subdivision include retaining walls that serve multiple properties, those walls shall be located within common ground or special easements, including easements needed for access to the walls.

9 CITY COMMENTS 04/26/07
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6 AMEREN SUBMITTAL 03/28/07
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3 CITY COMMENTS 02/16/07
2 COUNTY COMMENTS 01/03/07
1 SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

TUSCANY RESERVE

ORDINANCE

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER E-25116 — REGISTERED PROFESSIONAL ENGINEER

04/26/07
GEORGE M. STOCK E-25116

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8. This development may require an NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb one or more acres.

## XV. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

_____
Name of Owner

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

_____ to _____.
(prior zoning) (present zoning)

PROPERTY DESCRIPTION

A tract of land being part of Lots 1 and 2 of the "Subdivision In Partition of the Schulze Estate" as made by Commissioners in Partition in the St. Louis Land Court Case No. 3, March Team 1860, a certified copy of which is recorded in Book 253 page 48 of the St. Louis City records; Being Adjusted Lot 8 of "St. Mary's/McGee Boundary Adjustment Plat", as recorded in Plat Book 342 page 7 of the St. Louis County records; being part of Lot D of 'McKenna Pacland Lake", a subdivision according to the plat thereof recorded in Plat Book 187 page 70 of the St. Louis County records and shown on "Boundary Adjustment Plat and Easement Plat of Lot D of McKenna Pacland Lake and U.S. Survey 124 and Fractional Section 18, Township 45 North - Range 4 East" as recorded in Plat Book 202 page 4 of the St. Louis County records; lying partly in U.S. Survey 124, Township 45 North- Range 3 East and Township 45 North - Range 4 East, in U. S. Survey 886 and Fractional Section 18, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the Northwest line of U.S. Survey 124 with the Range line between Township 45 North - Range 3 East and Township 45 North - Range 4 East; said point being also the Southwest corner of Lot C of aforesaid "McKenna Pacland Lake"; thence Southeastwardly along the Southwest line of Lots C and D of "McKenna Pacland Lake" South 58 degrees 11 minutes 10 seconds East 579.24 feet to the most Southwestern point on the new parcel line shown on the "Boundary Adjustment Plat and Easement Plat of Lot D of McKenna Pacland Lake and U.S. Survey 124 and Fractional Section 18, Township 45 North - Range 4 East"; thence Northeastwardly along said last mentioned line North 57 degrees 28 minutes 02 seconds East 461.85 feet to the most Western corner of Adjusted Lot 8 of aforesaid "St. Mary's/McGee Boundary Adjustment Plat"; thence Northwardly along the West line of said Adjusted Lot 8 North 24 degrees 29 minutes 17 seconds East 694.09 feet to the most Southern corner of property now or formerly of Robert J. Liebe, Jr., Trustee and Linda C. Liebe, Trustee, as described in deed recorded in Book 10265 Page 921 of the St. Louis County Records; thence Northeastwardly along the Southeast line of said Liebe property North 45 degrees 20 minutes 59 seconds East 970.85 feet to a point in the Southwest line of Kehrs Mill Road, as widened; said point being also the most Western corner of Parcel No. 5 conveyed to St. Louis County by deed recorded in Book 11262 Page 2349 of the St. Louis County Records; thence in a Southeastwardly direction along the right-of-way line of Kehrs Mill Road the following courses and distances: South 45 degrees 53 minutes 28 seconds East 279.30 feet, along a curve to the right whose radius point bears South 44 degrees 06 minutes 32 seconds West 545.00 feet from the last mentioned point, a distance of 245.05 feet and South 20 degrees 07 minutes 44 seconds East 199.08 feet to a point in the North line of a parcel described in deed to St. Louis County by deed recorded in Book 10125 Page 1744 and re-recorded in Book 10337 Page 2047 of the St. Louis County Records; thence continuing along the Kehrs Mill Road right-of-way and said widening parcel South 69 degrees 52 minutes 16 seconds West 5.00 feet and South 20 degrees 07 minutes 44 seconds East 10.67 feet to the Northeast corner of a parcel conveyed to St. Louis County by deed recorded in Book 12356 Page 298 of the St. Louis County Records; thence Westwardly along the North line of said last mentioned parcel South 69 degrees 52 minutes 16 seconds West 6.00 feet to the Northwest corner thereof; thence leaving said right-of-way line South 69 degrees 52 minutes 16 seconds West 281.67 feet to a point; thence South 16 degrees 24 minutes 48 seconds West 82.37 feet to a point; thence South 61 degrees 22 minutes 34 seconds West 346.47 feet to a point; thence South 20 degrees 40 minutes 02 seconds East 371.99 feet to a point; thence South 24 degrees 10 minutes 02 seconds East 40.00 feet to a point; thence South 63 degrees 20 minutes 14 seconds West 127.09 feet to a point in the Northeast line of aforesaid Adjusted Lot 8 of "St. Mary's/McGee Boundary Adjustment Plat"; thence Southeastwardly along said Northeast line South 37 degrees 00 minutes 22 seconds East 219.46 feet to a point in the Northwest line of Strecker Road, varying width; thence Southwestwardly along said Northwest line the following courses and distances: South 63 degrees 20 minutes 17 seconds West 82.74 feet, South 55 degrees 16 minutes 49 seconds West 830.16 feet and South 52 degrees 35 minutes 48 seconds West 958.92 feet to its intersection with the Northeast line of Church Road, varying width; thence Northwestwardly along said Northeast line the following courses and distances: North 37 degrees 05 minutes 15 seconds West 1,256.58 feet, along a curve to the right whose radius point bears North 52 degrees 54 minutes 45 seconds East 75.00 feet from the last mentioned point, a distance of 42.07 feet and North 04 degrees 56 minutes 46 seconds West 2.90 feet to a point in the aforesaid Northwest line of U.S. Survey 124; thence Northeastwardly along said Northwest line of U.S. Survey 124, being also along the Southeast lines of property now or formerly of Robert Thompson and wife as described in deed recorded in Book 4106 page 239 of the St. Louis County records and property now or formerly Clifford Frazier and wife by deed recorded in Book 5933 page 179 of the St. Louis County records, North 52 degrees 55 minutes 10 seconds East 578.94 feet to the point of beginning.

_____, the owner(s) of the property shown on this plan for and in
(Name of Owner(s)
consideration of being granted a permit to develope property under the provisions of Chapter 1003._____. _____ of City of Chesterfield Ordinance #624, do
(applicable subsection) (present zoning)
hereby agree and declare that said property from the date fo 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 _____)
) SS.
County of _____)

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

_____, to me known, who, being by me sworn in, did say
(Officer of Corporation)
that he/she is the _____ of the _____
(Title) (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

_____, acknowledged said instrument to be the free act and
(Officer of Corporation)
deed 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 persuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

_____
Director of Planning

_____
City Clerk

- 5 CITY COMMENTS 04/26/07
- 4 CITY COMMENTS 04/10/07
- 3 COUNTY RESUBMITTAL 03/29/07
- 2 AMEREN SUBMITTAL 03/28/07
- 1 LANDSCAPE COORDINATION 03/06/07
- 4 COUNTY COMMENTS 02/26/07
- 3 CITY COMMENTS 02/16/07
- 2 COUNTY COMMENTS 01/03/07
- 1 SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER

04/26/07
GEORGE M. STOCK E-25116

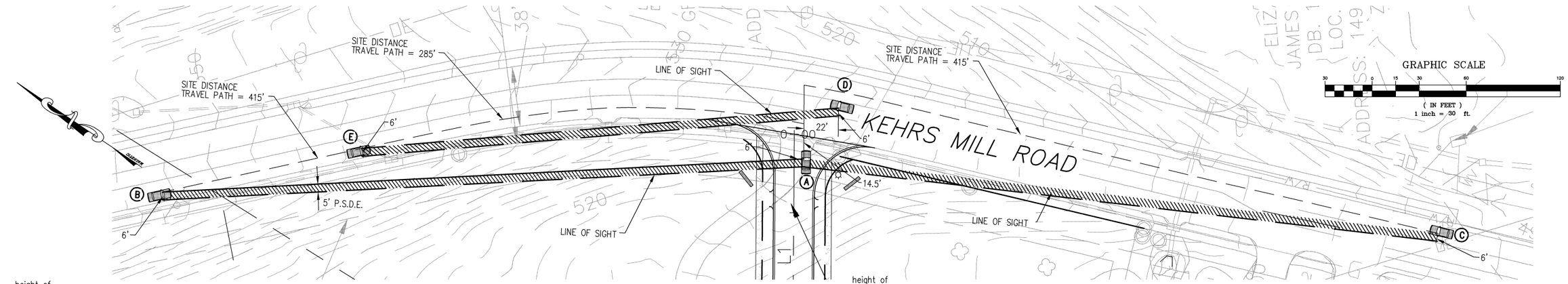
TUSCANY RESERVE

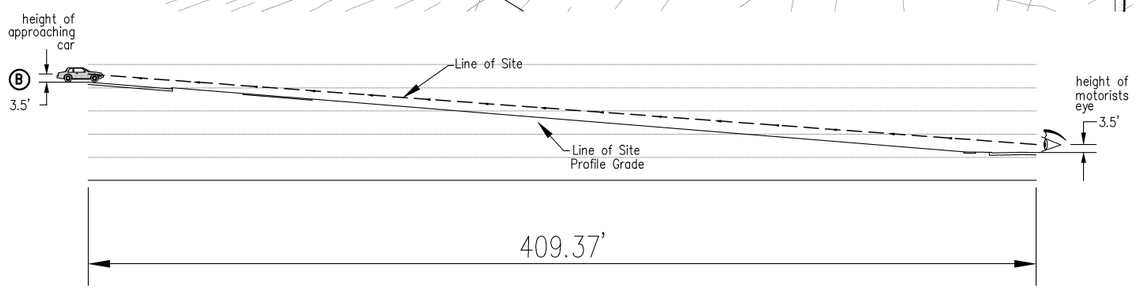
ORDINANCE

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

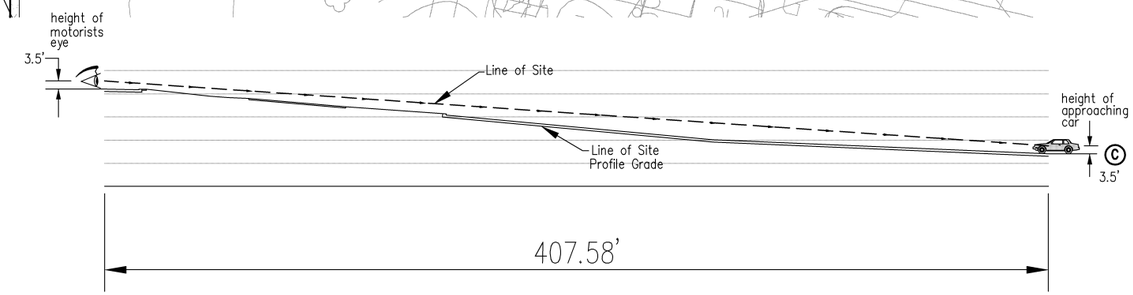
| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| P.R.G. | 12/12/06 | C.A.M. | 12/12/06 | 206-3933 | 10 OF 12 |

DRAWING FILE: Q:\206\3900\206393\SDP\SiteDevelopmentPlan.dwg LAYOUT: 10 Ordinance PLOTTED: Apr 26, 2007 - 12:09pm PLOTTED BY: paul.gorey

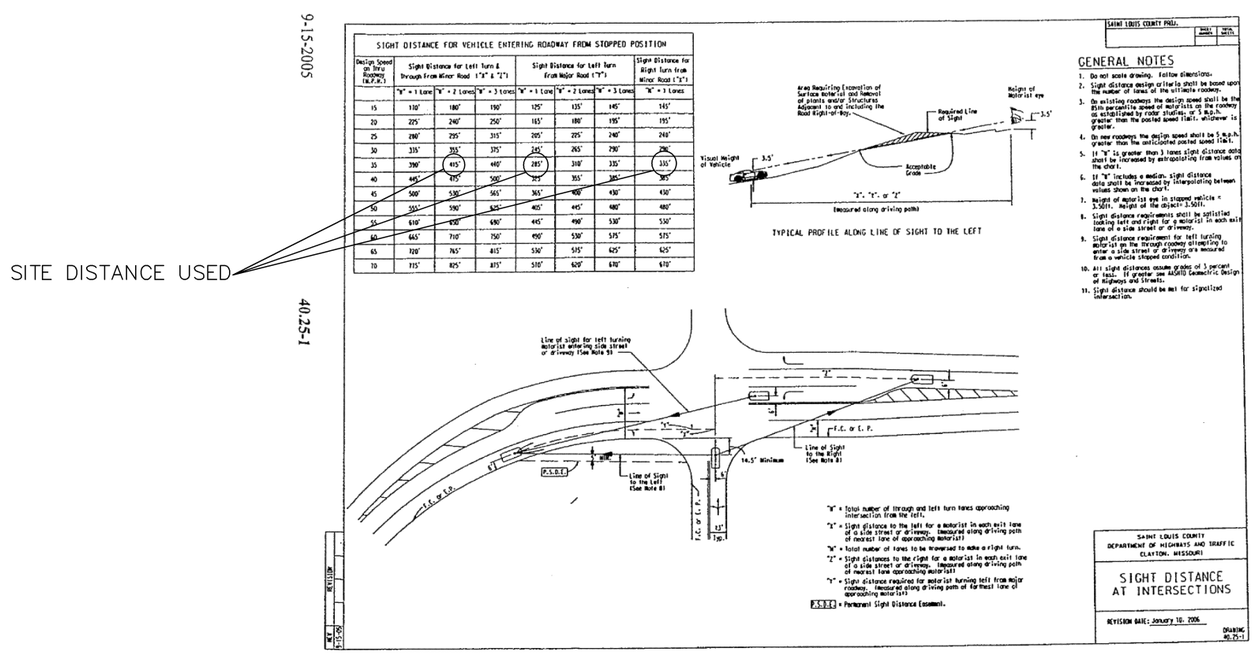


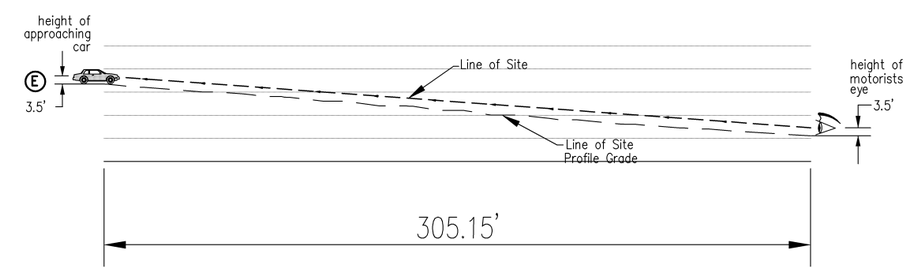




**CAR "A" LOOKING LEFT**
**LINE OF SITE PROFILES**




**CAR "A" LOOKING RIGHT**
**LINE OF SITE PROFILES**




**CAR "D" MAKING LEFT HAND TURN**
**LINE OF SITE PROFILES**

POSTED SPEED = 30 MPH
DESIGN SPEED = 35 MPH

- 8 CITY COMMENTS 04/26/07
- 7 CITY COMMENTS 04/10/07
- 6 COUNTY RESUBMITTAL 03/29/07
- 5 AMEREN SUBMITTAL 03/28/07
- 4 LANDSCAPE COORDINATION 03/06/07
- 3 COUNTY COMMENTS 02/26/07
- 2 CITY COMMENTS 02/16/07
- 1 COUNTY COMMENTS 01/03/07
- 0 SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

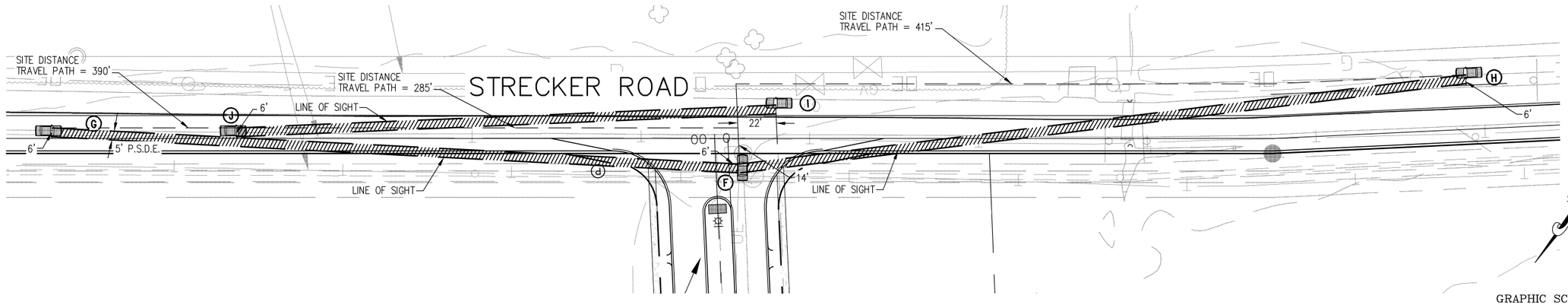
TUSCANY RESERVE
SITE DISTANCE – KEHRS MILL ROAD

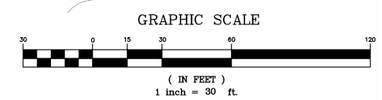
STATE OF MISSOURI — GEORGE MICHAEL STOCK NUMBER E-25116 — REGISTERED PROFESSIONAL ENGINEER
04/26/07
GEORGE M. STOCK E-25116

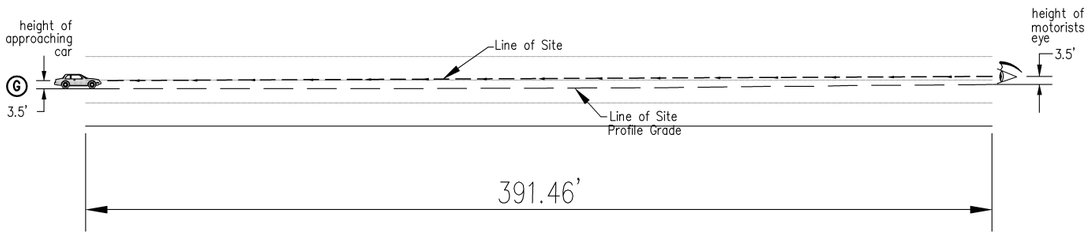
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| P.R.G. | 12/12/06 | C.A.M. | 12/12/06 | 206-3933 | 11 OF 12 |

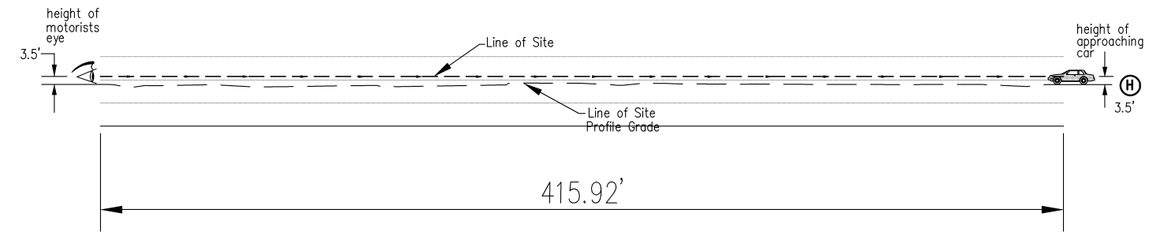
DRAWING FILE: Q:\DRAWINGS\206\3933\SDP\SiteDistance\SiteDistanceKehrsMill PLOTTED: Apr 26, 2007 - 12:06pm PLOTTED BY: paul.posey LAYOUT: 11 SiteDistance-KehrsMill



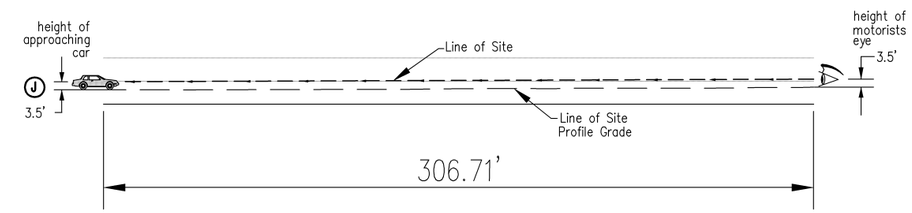




## CAR "F" LOOKING LEFT
## LINE OF SITE PROFILES




## CAR "F" LOOKING RIGHT
## LINE OF SITE PROFILES




## CAR "I" MAKING LEFT HAND TURN
## LINE OF SITE PROFILES

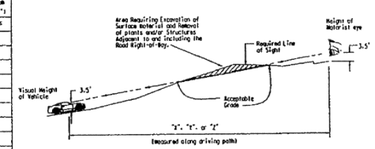
9-15-2005

40.25-1

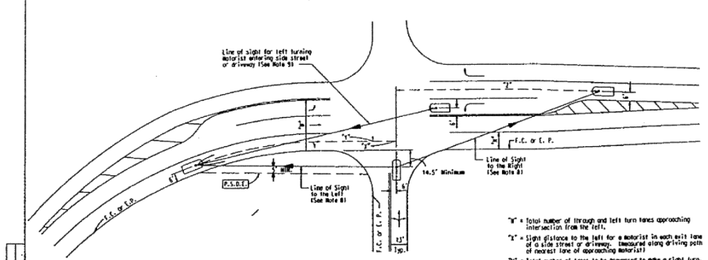
SITE DISTANCE USED

SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION

| Design Speed on Thru Roadway (M.P.H.) | Sight Distance for Left turn & Through from Minor Road ("B" & "I") | | | Sight Distance for Left turn from Major Road ("F") | | | Sight Distance for Right turn from Minor Road ("G") |
|---|---|---|---|---|---|---|---|
| | "B" = 1 Lane | "B" = 2 Lanes | "B" = 3 Lanes | "F" = 1 Lane | "F" = 2 Lanes | "F" = 3 Lanes | "G" = 3 Lanes |
| 15 | 110' | 180' | 190' | 125' | 135' | 145' | 145' |
| 20 | 225' | 240' | 250' | 165' | 180' | 195' | 195' |
| 25 | 280' | 295' | 315' | 205' | 225' | 240' | 240' |
| 30 | 335' | 355' | 375' | 245' | 265' | 290' | 290' |
| 35 | 390' | 415' | 440' | 285' | 310' | 335' | 335' |
| 40 | 445' | 475' | 500' | 325' | 355' | 385' | 385' |
| 45 | 500' | 530' | 565' | 365' | 400' | 430' | 430' |
| 50 | 555' | 590' | 625' | 405' | 445' | 480' | 480' |
| 55 | 610' | 650' | 690' | 445' | 490' | 530' | 530' |
| 60 | 665' | 710' | 750' | 490' | 530' | 575' | 575' |
| 65 | 720' | 765' | 815' | 530' | 575' | 625' | 625' |
| 70 | 775' | 825' | 875' | 570' | 620' | 670' | 670' |




TYPICAL PROFILE ALONG LINE OF SIGHT TO THE LEFT




"B" = Total number of through and left turn lanes approaching intersection from the left.

"Z" = Sight distance to the left for a motorist in each exit lane of a side street or driveway. (measured along driving path of nearest lane of approaching motorist)

"W" = Total number of lanes to be traversed to make a right turn.

"Z" = Sight distances to the right for a motorist in each exit lane of a side street or driveway. (measured along driving path of nearest lane approaching motorist)

"Y" = Sight distance required for motorist turning left from major roadway. (measured along driving path of furthest lane of approaching motorist)

P.S.D.E. = Permanent Sight Distance Easement.

SAINT LOUIS COUNTY PWD.

| BY | DATE |
|---|---|
| | |

### GENERAL NOTES

1. Do not scale drawing. Follow dimensions.
2. Sight distance design criteria shall be based upon the number of lanes of the ultimate roadway.
3. On existing roadways the design speed shall be the 85th percentile speed of motorists on the roadway as established by radar studies, or 5 M.P.H. greater than the posted speed limit, whichever is greater.
4. On new roadways the design speed shall be 5 M.P.H. greater than the anticipated posted speed limit.
5. If "W" is greater than 3 lanes sight distance data shall be increased by extrapolating from values on the chart.
6. If "B" includes a median, sight distance data shall be increased by interpolating between values shown on the chart.
7. Height of motorist eye in stopped vehicle = 3.5ft. Height of the object= 3.5ft.
8. Sight distance requirements shall be satisfied looking left and right for a motorist in each exit lane of a side street or driveway.
9. Sight distance requirement for left turning motorist in the through roadway attempting to enter a side street or driveway are measured from a vehicle stopped condition.
10. All sight distances assume grades of 3 percent or less. If greater see AASHTO Geometric Design of Highways and Streets.
11. Sight distance should be met for signalized intersection.

SAINT LOUIS COUNTY
DEPARTMENT OF HIGHWAYS AND TRAFFIC
CLAYTON, MISSOURI

SIGHT DISTANCE
AT INTERSECTIONS

REVISION DATE: January 10, 2006

DRAWING NO. 25-1

| REVISION | BY |
|---|---|
| | |

POSTED SPEED = 30 MPH
DESIGN SPEED = 35 MPH

CITY COMMENTS 05/26/07
CITY COMMENTS 04/10/07
COUNTY RESUBMITTAL 03/29/07
AMEREN SUBMITTAL 03/28/07
LANDSCAPE COORDINATION 03/06/07
COUNTY COMMENTS 02/26/07
CITY COMMENTS 02/16/07
COUNTY COMMENTS 01/03/07
SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER

04/26/07
GEORGE M. STOCK E-25116

TUSCANY RESERVE

SITE DISTANCE – STRECKER ROAD

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| P.R.G. | 12/12/06 | C.A.M. | 12/12/06 | 206-3933 | 12 OF 12 |

DRAWING FILE: Q:\206\3900\3933\SDP\SiteDevelopmentPlan.dwg LAYOUT: 12 SiteDistance-Strecker PLOTTED: Apr 26, 2007 - 12:06pm PLOTTED BY: paul.gray

# "TUSCANY RESERVE"

A TRACT OF LAND LYING PARTLY IN U.S. SURVEY 124,
TOWNSHIP 45 NORTH – RANGE 3 EAST, AND
TOWNSHIP 45 NORTH – RANGE 4 EAST, IN U.S. SURVEY 886 AND
FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH – RANGE 5 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## "Upland Forest" areas (Sample Points 1 & 2):

1. Acreage: 19.9 ac (+/-) total
2. Forest Type: "Upland Forest" - typical mature woods
3. Species: Oaks, primarily black and white oak plus other oak varieties, are the dominant tree species, with a much smaller number of hickory, sycamore and pignut. Other species include some persimmon, dogwood, and a few redbud, with an occasional sugar maple or black walnut.
4. Density: 110 trees per acre (based upon average of typical sample plots)
5. Average Diameter: 12.2" DBH average (based upon average of 2 – 50' x 50' typical sample areas)
6. Avg. overstory DBH: 16.3" DBH average (based upon 613 total DBH inches divided by 38 trees total from 3 sample points)
7. Dominate species: Approx. 40% + of stand is oak
8. Understory: Trees include dogwood, redbud and some paupaw, with an occasional cherry or sassafras. Shrubs include cornus and Virginia creeper, with occasional areas of raspberry and multiflora rose. Groundcovers include large areas of ivy, apple and ferns, and scattered areas of poison ivy, lobiere and sweet, with other shade-tolerant herbaceous plants and wildflowers.
9. Valuable stands: None
10. Apparent health: Generally good, except that many of the large older trees along top of ridges have some deadwood and broken crowns.

## "Bottomland Forest" area (NE corner of Church & Strecker)

Note: No Sample Point in this area, but see Monarch Tree List and evaluation as follows.

1. Acreage: 1.7 ac (+/-) total
2. Forest Type: "Bottomland Forest" - generally the woods area in flood path and along drainageway.
3. Species: Silver maple appears to be the dominant tree species, followed closely by cottonwood and boxelder. Other common species include sycamore, ash and elm. There is also a group of birch.
4. Density: Estimated at about 50 trees per acre (generally more sparse than normal due to the nature of the area - previous cropland and pasture)
5. Average Diameter: Not calculated - this area is not typical forest area
6. Avg. overstory DBH: Not calculated - this area is not typical forest area
7. Dominate species: Approx. 30% of stand is silver maple, with 20% being cottonwood.
8. Understory: Trees include easy, small carbon boxelder, elm and maple.
9. Valuable stands: None
10. Apparent health: Fair

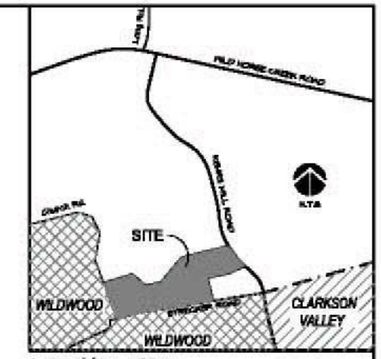
## Sample Points:

| Sample Point | size-type | distance | size-type | distance | size-type | distance |
|---|---|---|---|---|---|---|
| SP. 1 | 8" oak | 12' | 30" oak | 10' | 18" oak | 10' |
| | 10" oak | 18' | 4" dogwood | 18' | 18" oak | 10' |
| | 18" oak | 18' | 30" oak | 10' | 30" oak | 40' |
| | 12" oak | 40' | 18" oak | 30' | 14" oak | 10' |
| | 10" oak | 30' | 10" oak | 30' | | |
| SP. 2 | 14" oak | 10' | 18" oak | 30' | 18" oak | 10' |
| | 12" oak | 10' | 30" oak | 30' | 18" oak | 20' |
| | 18" oak | 10' | 30" oak | 30' | 30" oak | 30' |

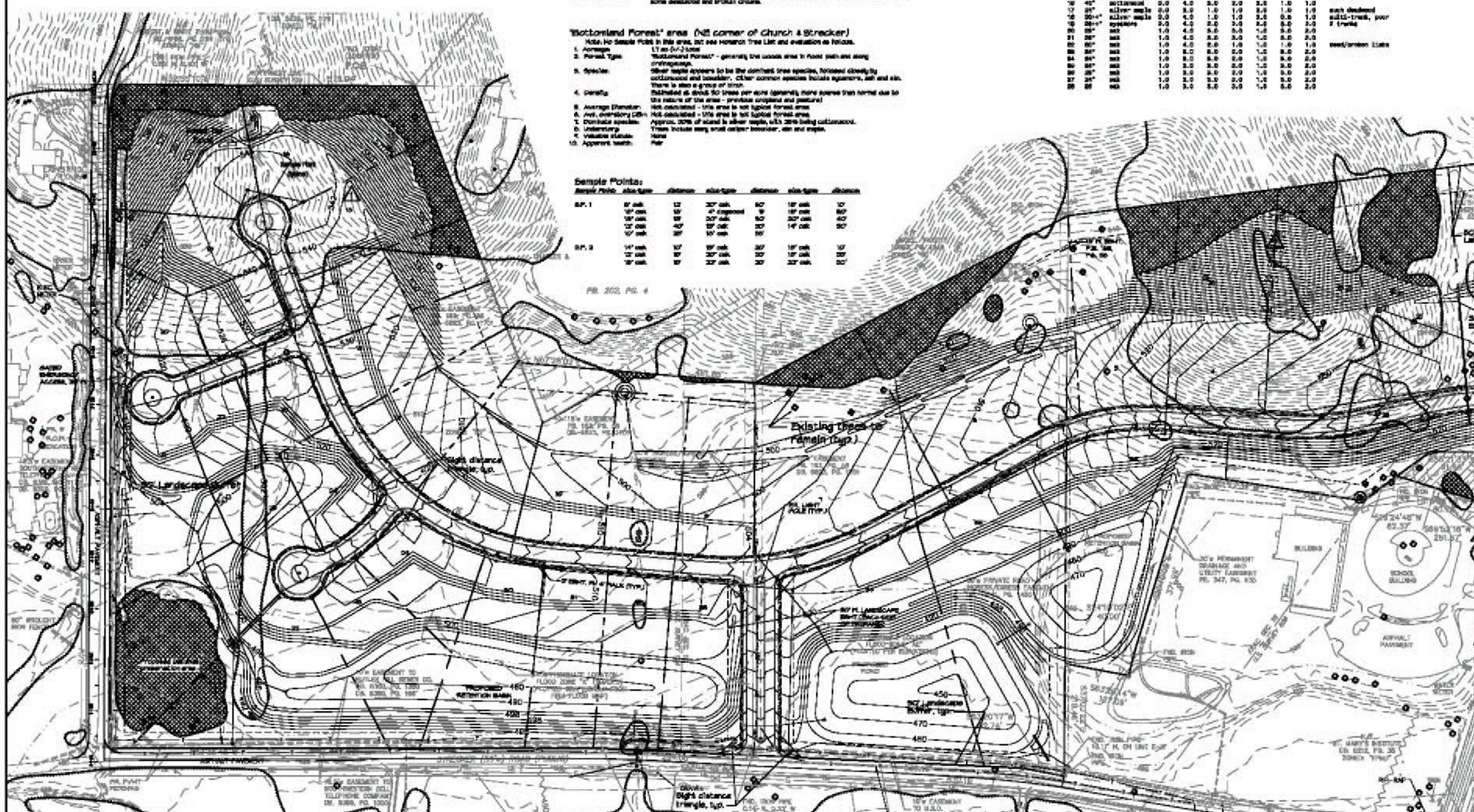
## Monarch Trees

1 = Poor, 2 = Fair, 3 = Good, 4 = Excellent

| No. | DBH | Type | Adapt. | DBH | Health | Canopy | Roots | Value | Other | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 28" | oak | 1.0 | 4.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 2 | 26" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 3 | 26" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 4 | 25" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 1.0 | 2.0 | ½ dead, crown v. poor |
| 5 | 28" | oak | 1.0 | 4.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 6 | 26" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 7 | 26" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 8 | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 9 | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 10 | 26" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 11 | 30" | sycamore | 2.0 | 4.0 | 3.0 | 3.0 | 3.0 | 3.0 | 2.0 | |
| 12 | 30" | sycamore | 2.0 | 4.0 | 3.0 | 3.0 | 3.0 | 3.0 | 2.0 | |
| 13 | 24+" | sycamore | 2.0 | 3.0 | 3.5 | 3.0 | 3.0 | 1.0 | 2.0 | 2 trees, v. poor |
| 14 | 20+" | silver maple | 2.0 | 3.0 | 3.0 | 3.0 | 3.0 | 1.0 | 1.0 | 2 trees |
| 15 | 20+" | cottonwood | 2.0 | 3.0 | 3.0 | 3.0 | 3.0 | 1.0 | 1.0 | 4 trees |
| 16 | 40" | cottonwood | 2.0 | 3.0 | 3.0 | 3.0 | 3.0 | 1.0 | 1.0 | |
| 17 | 24" | silver maple | 2.0 | 3.0 | 1.0 | 1.0 | 3.0 | 1.0 | 1.0 | each deadwood |
| 18 | 20+" | silver maple | 2.0 | 3.0 | 1.0 | 1.0 | 3.0 | 2.0 | 1.0 | solid-trunk, poor |
| 19 | 20+" | sycamore | 2.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 2.0 | 2 trunks |
| 20 | 28" | oak | 1.0 | 4.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 21 | 28" | oak | 1.0 | 4.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 22 | 22" | oak | 1.0 | 4.0 | 2.0 | 1.0 | 1.0 | 1.0 | 1.0 | seed/broken limbs |
| 23 | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 24 | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 25 | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 26 | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 27 | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 28 | 22" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |




Location Map:




LEGEND:

- Existing tree or tree mass
- Existing monarch tree
- Sample Point
- Existing tree or tree mass, to be preserved
- Existing monarch tree to be preserved

0' 50' 100' 200' 300'
Scale: 1" = 100'-0"

## Tree Stand Delineation Notes:

1. TSD study method: The Aerial Photography SAP to study method of preparing the Tree Stand Delineation was used.
2. Aerial photo: Provided by the Bartlett Map Company, Inc., job no. 06-1-624, exposure no. 6206 63-64, March 2006, scale 1" = 200'
3. Flood Plain: Flood plain is present along the Strecker Road frontage of the site, per FEMA Flood Insurance Rate Map, map number 29189C0255 H, with effective date of 8-26-96.
4. Vegetation types:
   19.9 ac. (+/-) Upland Forest area
   1.7 ac. (+/-) Bottomland Forest area
   21.6 ac. (+/-) total tree canopy area
5. Monarch trees (Dominant trees 24" DBH+) have been approximately located.
6. There were 2 Sample Points recorded, as shown on Plan and as described elsewhere.
7. Two distinct vegetation types were found, as follows:
   a. "Upland Forest" (Sample Points 1 & 2)
   b. "Bottomland Forest" (NE corner of Church & Strecker)
8. Other observations:
   a. Most of site is open and has been used as farmland (pasture and/or crops)
   b. As site has been cleared for farming, trees are generally at the perimeter of fill, open areas in floodplain areas, and on slope areas (areas not suitable to farm).

## Tree Preservation:

1. Size of Tract: 56.13 acres (+/-)
2. Development Proposal: 84 single family detached lots
3. Existing tree canopy: 15.0 acres (+/-)
4. Trees required to be retained: 4.5 acres (30% of existing tree canopy)
5. Trees proposed to be retained: 5.3 acres (About 34% of existing tree canopy**)

** Note that calculations are based upon available information and preliminary engineering. All calculations are subject to obtaining an accurate boundary and topographic survey, and final engineering design being performed. Final plans may show more or less trees being saved. As a minimum, there shall be at least 30% of the existing trees retained.

6. Base Information: Outboundary, topographic and floodplain information is from available records, as provided by the Bartling Company and Stock & Associates. All base information is subject to actual survey.

## Open Space Calculation:

Open Area: 56.13 ac. site
- 3.00 ac. streets
- 0.40 ac. lgr. house & drive in 56 lots

49.73 ac. open space

49.73 ac. open space / 56.13 ac. site = 0.88 or 88% Open Space

Note that some lots could have larger houses and/or more driveway than typical. A minimum of 84% open space shall be provided.

PRELIMINARY PLAN DISCLAIMER

This drawing/plan has been developed using recent or available survey, topographic, drainage and utility information. The design of the site improvements, including final grades, sewers, drainage, ditches and paving is strictly preliminary, having been based upon such available information. The proposed improvements are subject to revision during final engineering design, agency approval and working utility companies. This drawing is not for construction.

HALL & HALSEY ASSOCIATES, INC.

Prepared For:

SIMON DEVELOPMENT, INC.
632 Trade Center Blvd.
Suite A
Chesterfield, MO 63005
636/591-6100
636/591-6105 Fax

"Tuscany Reserve"

Tree Stand Delineation with Overlay

HALL & HALSEY ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5677

| Drawn by: | Checked by: | Project Number: | Sheet Number: |
|---|---|---|---|
| | RAH | 05038 | 1 of 1 |
| Date: 01-31-06 | | | |

Revisions: 02-21-06, 12-31-07, 1-10-07, 5-3-07

**LEGEND:**

- Existing tree or tree canopy
- Existing monarch tree
- Sample Point for TSD
- Existing tree or tree canopy, to be preserved
- Existing monarch tree to be preserved
- Tree Preservation Fence line and Root Pruning line (tree canopy symbol)
- Siltation Control line

# "TUSCANY RESERVE"

A TRACT OF LAND LYING PARTLY IN U.S. SURVEY 124, TOWNSHIP 45 NORTH - RANGE 3 EAST, AND TOWNSHIP 45 NORTH - RANGE 4 EAST, IN U.S. SURVEY 886 AND FRACTIONAL SECTION 16, TOWNSHIP 45 NORTH - RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## General Notes:

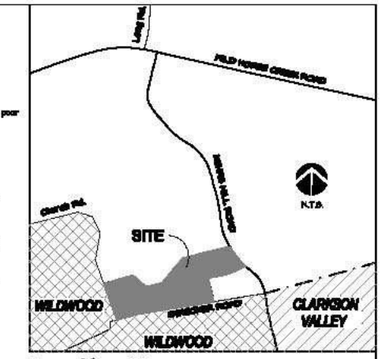
1. Subject Tract & zoning: 58.15 acres (+/-), zoned "E-1" & "E-2" Estate District, per Ordinance 2822
2. Proposed Development: 26 single family homes on individual lots
3. Base information: Electronic files for "Site Development Plan" dated 9-14-01, by Stock & Associates (636/530-4100).
4. Wooded Area Locations: Canopy was established based upon field inspection, and using aerial photographs. See Tree Stand Delineation Plan, prepared by Hall & Halsey Associates, Inc.,originally dated 1-31-06 (plus revs.).
5. Tree Specialist: A Tree Specialist was utilized in the preparation of the Tree Preservation Plan and will be used during the site construction, all as required by city ordinances. The Tree Specialist is as follows:
   Forestry Consultant Services - 9521 Manoroak Drive, St. Louis, MO 63126, 314/544-2755
6. Utility Corridors: Unless specifically noted, all sanitary and storm sewers are to be approximately centered within a 10' wide easement. All other utilities shall be located within the road ROW in front of the proposed homes. No special utility installation procedures are necessary or required.
7. Critical Root Zones: For planning purposes, CRZ's shall be considered to be the drip line and/or edge of vegetation unless otherwise noted. Forester/Arborist shall evaluate each area in the field before construction and location of tree protection line, and shall increase protection area if deemed necessary.
8. Root Pruning: Root pruning shall be utilized for any encroachment into critical root zones. Root pruning shall be performed along the entire Limit of Disturbance Line/Tree Canopy Line (as shown on Plan) before any clearing or grading is permitted. Also, all Tree Protection Fence and Siltation Fence shall be installed along the entire Tree Canopy Line before any clearing or grading is permitted. Forester/Arborist must approve root pruning and fence installation prior to any clearing or grading.
9. Early Maintenance: Forester/Arborist shall make a case-by-case determination for any required maintenance. Some pruning may be necessary. Fertilizing, etc. shall be performs as directed.
10. Tree Protection Notes:
    a. A pre-construction meeting shall be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspectors.
    b. Clearing limits shall be roughly staked or marked by the Tree Specialist in order to facilitate location for trenching and fencing installation.
    c. No clearing or grading shall begin in areas where tree treatment and preservation measures have not bee completed.
    d. The sequence of the treatment and preservation measures shall be:
       1) Root pruning trenching
       2) Tree protection fencing
       3) Tree pruning and chemical treatment
       4) Aeration systems installed
       5) Sign installation
    e. A tree protection action key listing each tree to be preserved and the protective measures it will receive shall be provided.

## Monarch Trees

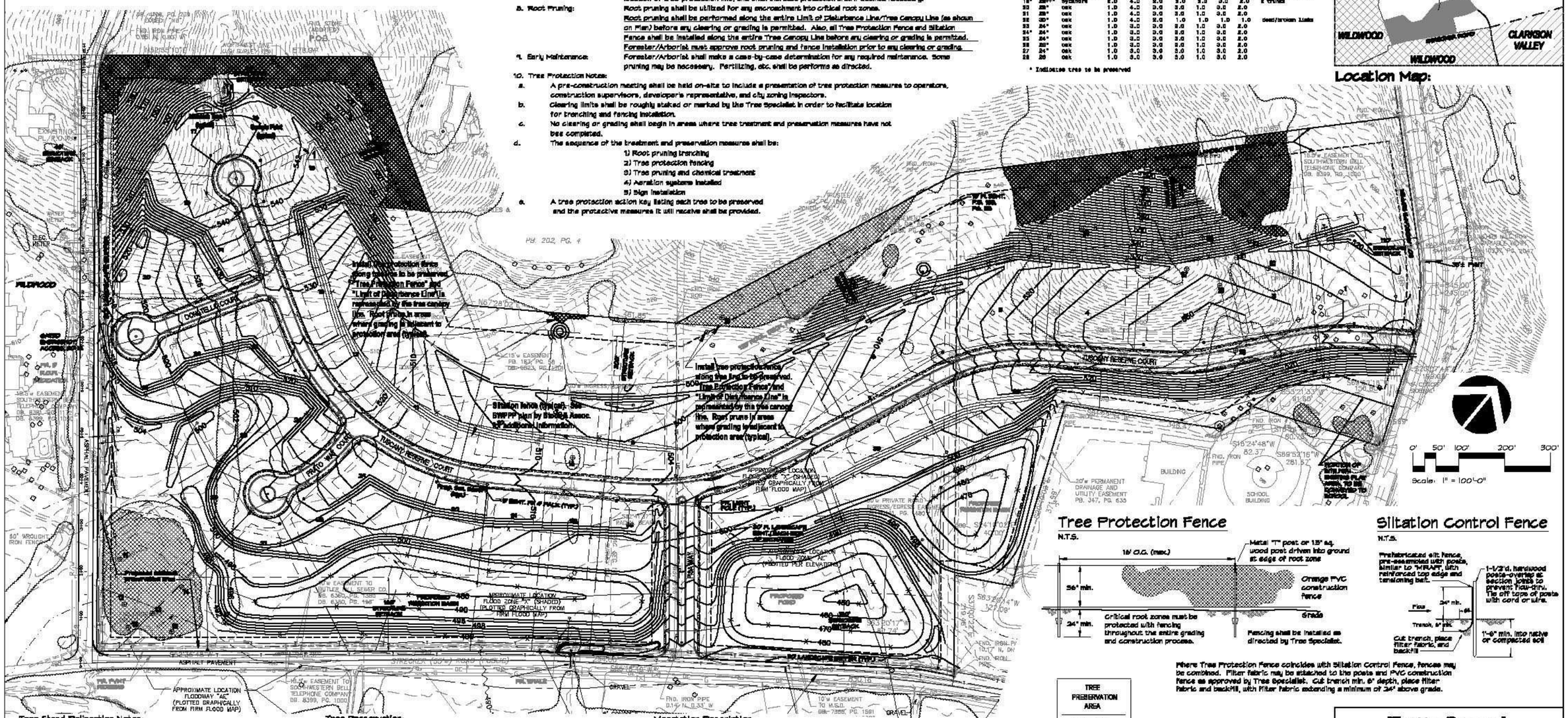
1 = Poor, 2 = Fair, 3 = Good, 4 = Excellent

| No. | DBH | Type | Adapt. | DBH | Health | Canopy | Roots | Value | Other | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 28" | oak | 1.0 | 4.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 2 | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 3* | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 4* | 26" | oak | 1.0 | 3.0 | 2.5 | 2.5 | 1.0 | 1.0 | 1.0 | ½ dead, crown v. poor |
| 5* | 28" | oak | 1.0 | 4.0 | 3.0 | 3.0 | 1.0 | 2.0 | 2.0 | |
| 6 | 24" | oak | 1.0 | 3.0 | 3.0 | 2.5 | 1.0 | 3.0 | 2.0 | |
| 7* | 28" | oak | 1.0 | 4.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 8 | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 2.0 | 2.0 | |
| 9* | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 10* | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 11* | 30" | sycamore | 2.0 | 4.0 | 3.0 | 3.0 | 2.0 | 3.0 | 2.0 | |
| 12* | 32" | sycamore | 2.0 | 4.0 | 3.0 | 3.0 | 2.0 | 3.0 | 2.0 | |
| 13* | 24++* | sycamore | 2.0 | 3.0 | 0.5 | 3.0 | 2.0 | 1.0 | 2.0 | 3 trunks, v. poor |
| 14* | 24++* | silver maple | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 1.0 | 1.0 | 3 trunks |
| 15* | 24++* | cottonwood | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 1.0 | 1.0 | 4 trunks |
| 16* | 40" | cottonwood | 3.0 | 4.0 | 3.0 | 3.0 | 3.0 | 1.0 | 1.0 | |
| 17 | 24" | silver maple | 3.0 | 3.0 | 1.0 | 1.0 | 3.0 | 1.0 | 1.0 | such deadwood |
| 18 | 20++* | silver maple | 3.0 | 4.0 | 1.0 | 1.0 | 3.0 | 0.5 | 1.0 | multi-trunk, poor |
| 19* | 28++* | sycamore | 2.0 | 4.0 | 3.0 | 3.0 | 3.0 | 3.0 | 2.0 | 2 trunks |
| 20 | 28" | oak | 1.0 | 4.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 21 | 28" | oak | 1.0 | 4.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 22 | 30" | oak | 1.0 | 4.0 | 2.0 | 1.0 | 1.0 | 1.0 | 1.0 | dead/broken limbs |
| 23 | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 24* | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 25 | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 26 | 22" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 27 | 24" | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |
| 28 | 20 | oak | 1.0 | 3.0 | 3.0 | 3.0 | 1.0 | 3.0 | 2.0 | |

* Indicates tree to be preserved




## Location Map:




## Tree Protection Fence

N.T.S.




## Siltation Control Fence

N.T.S.




Where Tree Protection Fence coincides with Siltation Control Fence, fences may be combined. Filter fabric may be attached to the posts and PVC construction fence as approved by Tree Specialist. Cut trench min. 6" depth, place filter fabric and backfill, with filter fabric extending a minimum of 24" above grade.

TREE PRESERVATION AREA

MACHINERY ACCESS, DUMPING OR STORAGE OF MATERIALS IS PROHIBITED

Attach to top of tree protection fence post

## Tree Protection Sign

N.T.S.

## Tree Stand Delineation Notes:

1. TSD study methods: The Aerial Photography BA* 10 study method of preparing the Tree Stand Delineation was used.
2. Aerial photos: Provided by the Sanborn Map Company, Inc., job no. 04-1-824, exposure no. 025 83-86, March 2004, scale 1" = 200'
3. Flood Plain: Flood plain is present along the Strecker Road frontage of the site, per FEM Flood Insurance Rate Map, map number 2915H0158 H, with effective date of 8-25-89.
4. Vegetation types:
   18.8 ac. (+/-) Upland Forest area
   1.1 ac. (+/-) Bottomland Forest area
   19.2 ac. (+/-) total tree canopy area
5. Monarch trees (measured trees 24" DBH+) have been approximately located.
6. There were 2 Sample Points recorded, as shown on Plan and as described elsewhere.
7. Two distinct vegetation types were found, as follows:
   a. "Upland Forest" (Sample Points 1 & 2)
   b. "Bottomland Forest" (NE corner of Church & Strecker)
8. Other observations:
   a. Most of site is open and has been used as farmland (pasture and/or crops).
   b. As site has been cleared for farming, trees are generally at the perimeter of flat, open areas,in ravines/drainage areas, and on slope areas areas not suitable to farmd.

## Tree Preservation:

| | | |
|---|---|---|
| 1. | Size of Tract | 58.15 acres (+/-) |
| 2. | Development Proposed | 26 single family detached lots |
| 3. | Existing tree canopy | 19.2 acres (+/-) |
| 4. | Trees required to be retained | 4.8 acres (20% of net existing tree canopy) |
| 5. | Trees proposed to be retained | 9.2 acres (about 24% of existing tree canopy*) |
| 6. | Trees proposed to be removed | 10.0 acres |

** Note that calculations are based upon available information and preliminary engineering. All calculations are subject to obtaining an accurate boundary and topographic survey, and final engineering design being performed. Final plans may show more or less trees being saved. As a minimum, there shall be at least 20% of the existing trees retained. Outboundary, topographic and floodplain information is from available records, provided by the Owering Company and Stock & Assoc. Base information subject to actual survey.

## Open Space Calculation:

| | |
|---|---|
| Open Area: | 58.15 ac. site |
| | - 2.53 ac. streets |
| | - 6.41 ac. avg. house & drive & sm lots (0.15 ac/lot) |
| | 49.22 ac. open space / 58.15 ac. X 100 = 84% Open Space |

## Vegetation Description:

A. "Upland Forest" areas (northern portion of site):
1. Acreage: 18.8 ac (+/-) total
2. Forest Type: "Upland Forest" - typical mature woods
3. Species: Oaks, primarily black and white oak plus other oak varieties, are the dominate tree species, with a much smaller number of hickory (shagbark and pignut). Other species include some persimmon, dogwood, and a few redbud, with an occasional sugar maple or black walnut.
4. Understory: Trees include dogwood, redbud and some paupaw, with an occasional cherry or sassafras. Vines include corrus and Virginia creeper, with occasional areas of raspberry and multiflora rose. Groundcovers include large areas of May apple and ferns, and scattered areas of poison ivy, tickers and mosses, with other shade-tolerant herbaceous plants and wildflowers.
5. Apparent health: Generally good, except that many of the large older trees along top of ridge have some deadwood and broken crowns.

B. "Bottomland Forest" area (NE corner of Church & Strecker):
1. Acreage: 1.1 ac (+/-) total
2. Forest Type: "Bottomland Forest" - generally the woods area in flood plain and along drainageways.
3. Species: Silver maple appears to be the dominant tree species, followed closely by cottonwood and boxelder. Other common species include sycamore, ash and elm. There is also a group of birch.
4. Understory: Trees include many small caliper boxelder, elm and maple.
5. Apparent health: Fair

## Tree Specialist:

FORESTRY CONSULTANT SERVICES
9521 Manoroak Drive
St. Louis, MO 63126
314/544-2755

## Prepared For:

SIMON DEVELOPMENT, INC.
552 Trade Center Blvd.
Chesterfield, MO 63005
636/537-6700
636/537-6705 fax

"Tuscany Reserve"

Tree Preservation Plan

HALL & HALSEY ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
434 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

| Drawn by: | Checked by: | Project Number: | Sheet Number: |
|---|---|---|---|
| | RAH | 05038 | 1 of 1 |

Date: 12-01-06

Revisions: 1-10-07, 3-9-07, 3-20-07

# "TUSCANY RESERVE"

A TRACT OF LAND LYING PARTLY IN U.S. SURVEY 124,
TOWNSHIP 45 NORTH - RANGE 3 EAST, AND
TOWNSHIP 45 NORTH - RANGE 4 EAST,
IN U.S. SURVEY 886 AND FRACTIONAL SECTION 18,
TOWNSHIP 45 NORTH - RANGE 5 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

### Greenspace Calculation:

Gross Area: 56.15 ac. site
- 3.66 ac. streets
- .79 ac. sidewalks
- 8.40 ac. bgl. house, drive & patio x 48 lots

= 41.10 ac. green area and all non-paved surfaces

41.10 ac. green area and all non-paved surfaces / 56.15 ac. site - 0.79 ac. sidewalks = 0.74 or 74% greenspace

## General Notes:

1. Subject Tract & Zoning: 56.15 acres (+/-), zoned "E-1" & "E-2" Estate District, per Ordinance 2520
2. Proposed Development: 56 single family homes on individual lots
3. Base information, engineering design, boundary, topography, and other site information is from electronic files for the "Site Development Plan" dated 9-14-01, by Stock & Associates (636/530-1100).
4. Various utilities have been installed around the project site that may not be shown on the drawings. Any utilities shown have been plotted from available records and must be considered approximate. The Contractors have the responsibility to notify all utility companies a minimum 48 hours prior to construction to have existing utilities field located. Call 1-800-DIG-RITE.
5. The plantings shown shall in no way affect or alter intended surface runoff or drainage. Plants and other materials shall be installed in a manner consistent with positive surface drainage.
6. No landscaping shall be installed within 5' of curbs of public streets, 25' of street lights, within sight distance triangle at intersections, or within 10' of street inlets or manholes, unless otherwise directed or approved by City.
7. A 50' wide landscape buffer strip is required around the perimeter of the development, excepting along the northern side where a 30' buffer planting is proposed. As much of the north perimeter of the site is generally existing wooded area, only planting shown in those areas are where existing trees are being removed and/or if development is in close proximity to an existing home.
8. Street trees shall be installed along all subdivisions streets, at the ratio of not less than one tree for each 40 lineal feet of street frontage. Actual spacing of street trees may be adjusted due to driveway locations, street lights, inlets, etc., but the required planting ratio must be achieved.

   Street Tree requirements are as follows:

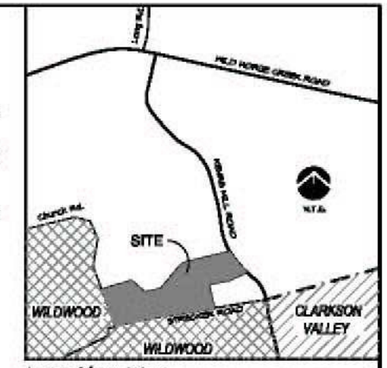
   a. There are about 1881 lineal feet of street frontage, not including sight triangle frontage at intersections. At the requirement of 1 tree per 40 L.F. of street frontage, 143 street trees are required.
   b. Planting requirements:
      - Trees should be no closer than 25' to a street light.
      - Trees should be a minimum of 10 feet from street inlets or manholes.
      - At street intersections, trees should not be within the sight triangle (area formed by a line connecting two points 34' from the intersection of the pavement lines)
      - Tree locations should be adjusted to avoid other physical features, such as driveways, etc.
   c. Trees shall be installed in the street ROW. In areas with sidewalks, trees shall be installed about midway between the back of curb and sidewalk. Where there are no sidewalks, trees shall be located with a similar relationship to the back of curb (8'-4' from back of curb).
   d. A maximum of 40 percent of total of street trees in plat may be of one species. Trees shall be minimum of 2.5" caliper.
9. Plant selections shall be as follows:
   a. All trees shall be selected from the "Recommended Tree List" in the Tree Manual.
   b. All trees within 5' of existing or proposed ROW shall be taken from the "Recommended Street Tree List" in the Tree Manual.
   c. A variety of trees must be utilized so that there is a mix of tree species, growth rate, and tree size.
   d. A minimum of 30% of the trees must be of a species with a slow or medium growth rate.
   e. Where more than 50 trees are installed, a variety of tree species within each category of "Deciduous", "Evergreen" and "Ornamental" must be utilized. Each category must provide a minimum of 20% of the total trees being planted (see Planting Schedule).

## Planting Schedule:

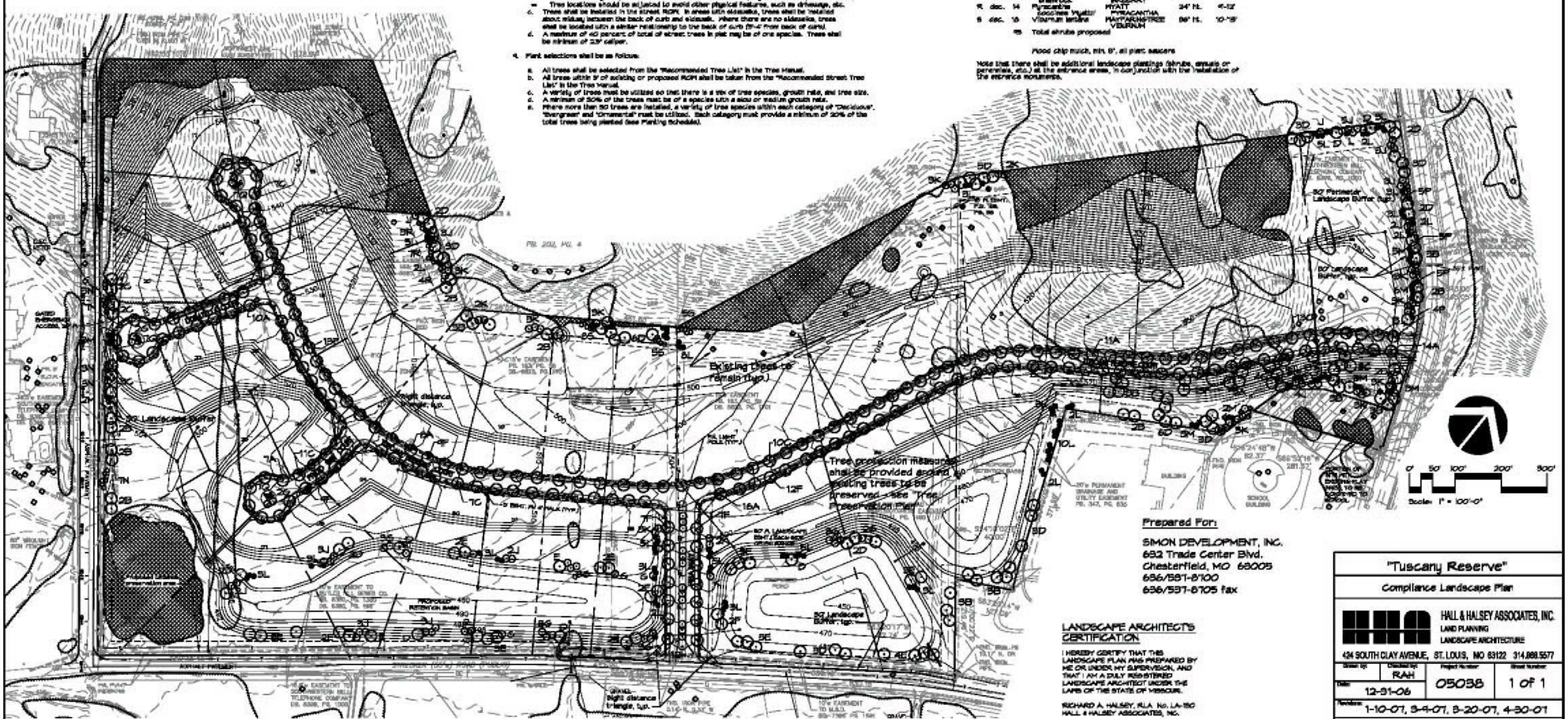
| Key | Type | Quan. | Botanical Name | Common Name | Size | Mature Ht. | Growth Rate |
|---|---|---|---|---|---|---|---|
| | | | Deciduous (canopy) Trees - 324 total (58% of trees) | | | | |
| A | dec. | 66 | Acer rubrum 'Franksred' | FRANKS RED MAPLE | 2.5" cal. | 45'+ | F (66 are street trees) |
| B | dec. | 41 | Acer saccharum | SUGAR MAPLE | 2.5" cal. | 45'+ | S/M |
| C | dec. | 77 | Fraxinus americana | WHITE ASH | 2.5" cal. | 45'+ | M/F (62 are street trees) |
| D | dec. | 58 | Quercus rubra | RED OAK | 2.5" cal. | 45'+ | M/F |
| E | dec. | 24 | Taxodium distichum | BALDCYPRESS | 2.5" cal. | 45'+ | M |
| F | dec. | 74 | Zelcova serrata 'Green Vase' | GREEN VASE ZELCOVA | 2.5" cal. | 45'+ | M/F (67 are street trees) |
| | | | Ornamental (flowering) Trees - 118 total (20% of trees) | | | | |
| G | dec. | 26 | Betula nigra | RIVER BIRCH | 2.5" cal./ 8' ht. if multi-stem | 50'-60' | M/F |
| H | dec. | 12 | Carpinus betulus 'Fastigiata' | EUROPEAN UPRIGHT HORNBEAM | 2.5" cal. | 35'-40' | S |
| J | dec. | 56 | Cercis canadensis | EASTERN REDBUD | 2.5" cal./ 8' ht. if multi-stem | 25'-30' | F |
| K | dec. | 24 | Cornus florida | FL. DOGWOOD | 2.5" cal. | 15'-25' | S/M |
| | | | Evergreen Trees - 124 total (22% of trees) | | | | |
| L | evg. | 91 | Pinus resinosa | RED PINE | 6' ht. | 45'+ | M |
| M | evg. | 33 | Picea glauca | WHITE SPRUCE | 6' ht. | 50'-60' | M |
| | | | 566 Total trees proposed | | | | |
| | | | Shrubs | | | | |
| N | dec. | 23 | Aronia arbutifolia 'Brilliantissima' | RED CHOKEBERRY | 30" ht. | 6'-10' | |
| P | dec. | 14 | Cornus mas | CORNELIANCHERRY DOGWOOD | 36" ht. | 20'-25' | |
| Q | dec. | 21 | Ilex glabra 'Shamrock' | SHAMROCK INKBERRY | 36" ht. | 4'-6' | |
| R | dec. | 14 | Pyracantha koidzumii 'Mutabilis' | HYATT PYRACANTHA | 24" ht. | 4'-12' | |
| S | dec. | 18 | Viburnum lentago | NANNYBERRY VIBURNUM | 36" ht. | 10'-15' | |
| | | 90 | Total shrubs proposed | | | | |

Wood chip mulch, min. 3", all plant saucers

Note that there shall be additional landscape plantings (shrubs, annuals or perennials, etc.) at the entrance areas, in conjunction with the installation of the entrance monuments.




Location Map:




Prepared For:

SIMON DEVELOPMENT, INC.
632 Trade Center Blvd.
Chesterfield, MO 63005
636/537-8100
636/537-8105 fax

LANDSCAPE ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THIS LANDSCAPE PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MISSOURI.

RICHARD A. HALSEY, R.L.A. No. LA-150
HALL & HALSEY ASSOCIATES, INC.

"Tuscany Reserve"

Compliance Landscape Plan

HALL & HALSEY ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.968.5577

| Drawn by: | Checked by: | Project number: | Sheet number: |
|---|---|---|---|
| | RAH | 05038 | 1 of 1 |
| Date: 12-31-06 | | | |

Revisions: 1-10-07, 3-9-07, 3-20-07, 4-30-07

Belle Meade - Elevation B

*Bridal Spur - Elevation B*

Mooreland - Elevation C

VII. I.

City of Chesterfield

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

May 9, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The agenda for the May 14, 2007 Planning Commission will include the following:

**Re: Chesterfield Commons Six Lot 3 (Chick-Fil-A)**: Amended Sign Package for a "C-8" Planned Commercial District located on the north side of Chesterfield Airport Road and 1,450 feet west of Boones Crossing.

Dear Commission Members:

Clayton Signs, on behalf of Chick-Fil-A, is requesting an amendment of the Sign Package for the above-reference development to allow this restaurant to maintain a pre-sale menu board sign in addition to other permitted signage.

## REQUEST

The request involves the addition of the following signage:

- One 4'3" tall sign for use as a pre-sale menu. The current sign package for the site does not permit this use. The approved Site Development Plan for Chick-Fil-A contains illustrates its location, however, it can not be approved for Municipal Zoning Approval to receive a building permit because the package does not include this type of sign.

## BACKGROUND

- The subject tract was zoned "C-83" Planned Industrial via St. Louis County Ordinance 13,933.
- On May 17, 2004, City of Chesterfield Ordinance 2096 was passed. Said ordinance repealed Ordinance 13,933 and added the drive-thru facilities as a permitted use for restaurants located on out parcels and increased the height of the light standards on the site. In addition, it added the criteria that a sign package be submitted for the overall development.
- Said sign package was approved by the Commission on September 13, 2004.

- The Site Development Section Plan for Chick-Fil-A was approved on September 11, 2006.

## ACTION REQUESTED

The Department has reviewed the request to amend the Sign Package for Chesterfield Commons North (Commons Six) to permit a pre-sale menu board sign for Chick-Fil-A and requests action by the Planning Commission.

Respectfully Submitted,

Annissa McCaskill-Clay

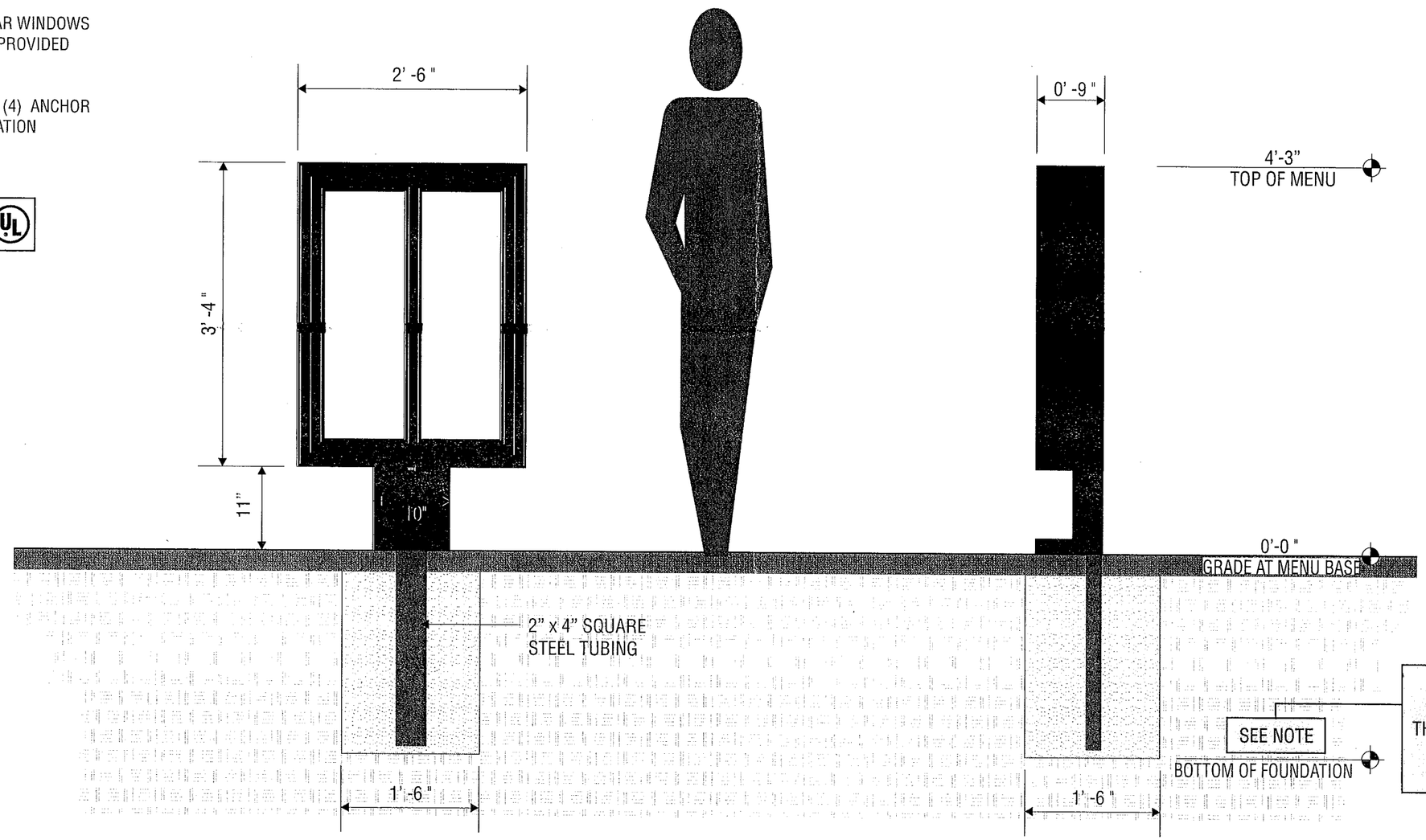
Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

## SPECIFICATIONS

CABINET
ALUMINUM CONSTRUCTION CABINET
WITH HINGED LEXAN COVERS
FACES
FACES ARE ACRYLIC WITH CLEAR WINDOWS
FOR COLOR TRANSPARENCIES PROVIDED
BY OTHERS
FOUNDATION
SIGN IS INSTALLED WITH FOUR (4) ANCHOR
BOLTS INTO CONCRETE FOUNDATION

This Product is Listed by
UNDERWRITERS LABORATORIES, INC.
and Bears the Mark: UL

METAL SURFACES
GRIPGARD #503 RED GLOSS




IN LOCATIONS NORTH OF
TENN. & N. CAROLINA
THE FOOTINGS MUST BE 3'-0" DEEP
DUE TO THE FROST LINE
ALL OTHERS TO BE 2'- 0" DEEP

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DEPARTMENT

### ELEVATION

SCALE - 3/4" = 1' - 0"

### END VIEW

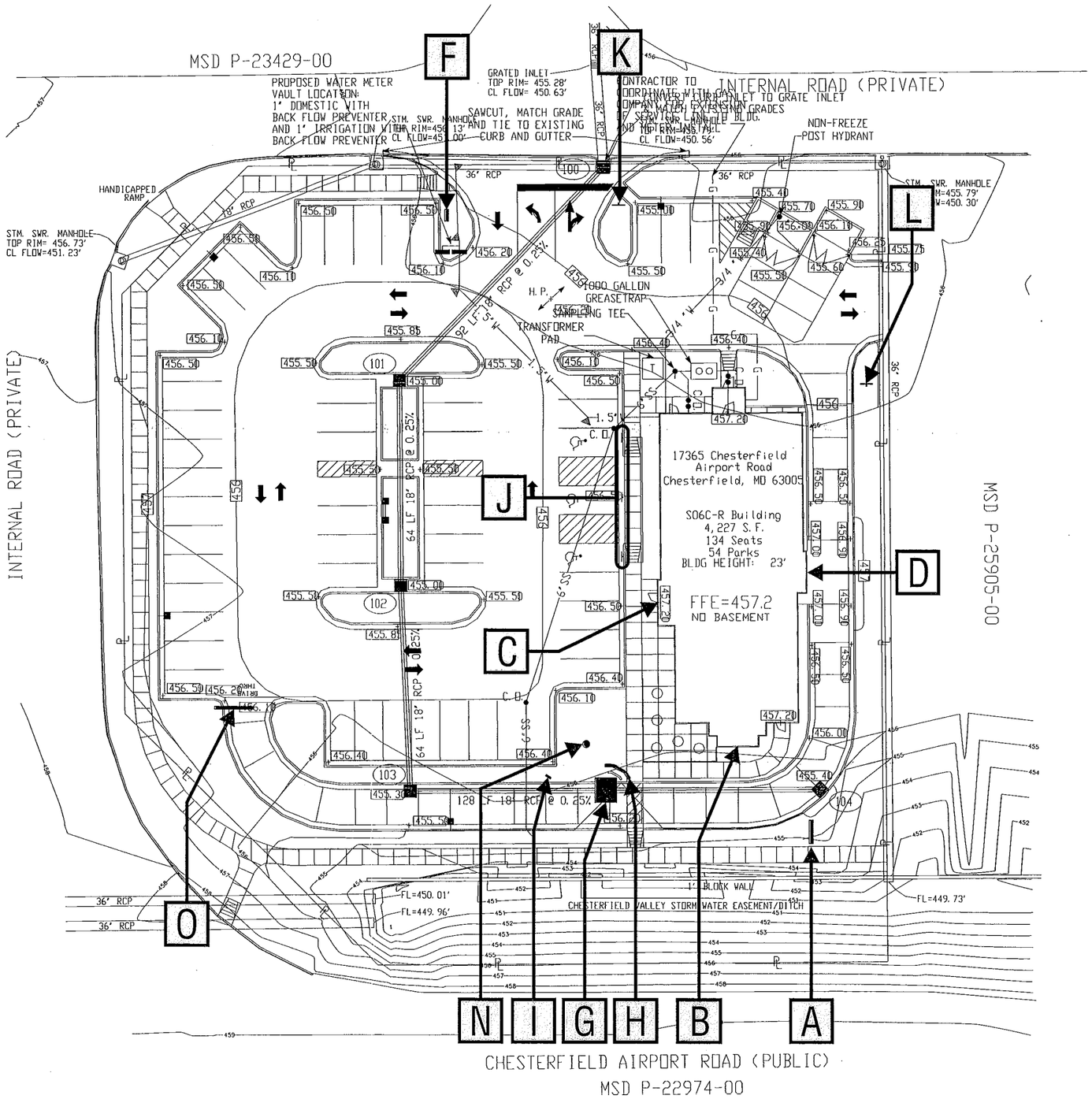
SCALE - 3/4" = 1' - 0"


CLAYTON Signs
5198 North Lake Drive
Lake City, GA 30260
404-361-3800 fax 404-361-7038
website - www.claytonsigns.com


| SIGN TYPE | | ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED | DRAWN BY BEN HOLLIDAY | STORE NUMBER | STORE ADDRESS | | LOCATION |
|---|---|---|---|---|---|---|---|
| 9B | INTERNALLY-ILLUMINATED PRE-SALE DRIVE-THRU MENU | | ACCOUNT REP. BEN HOLLIDAY | 1976 | CHICK-FIL-A<br>17365 CHESTERFIELD AIRPORT ROAD<br>CHSTERFIELD, MO 63005 | THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. | I |
| | DRAWING FILE - CFA - CHESTERFIELD, MO SIGNAGE.CDR | | DRAWING DATE APRIL 13, 2006 | | | | |


© 2005 ALL RIGHTS RESERVED

| LEGEND | |
|---|---|
| A | MAIN IDENTIFICATION SIGN |
| B | WALL SIGN |
| C | WALL SIGN / BULLNOSE CANOPY |
| D | WALL SIGN / BULLNOSE CANOPY |
| E | **(NO WALL SIGN ALLOWED)** |
| F | DIRECTIONAL SIGN |
| G | DRIVE-THRU MENU CANOPY |
| H | DRIVE-THRU MENU BOARD |
| I | DRIVE-THRU PRE-SALE MENU BOARD |
| J | DOT - HANDICAPPED PARKING SIGNS |
| K | DOT - STOP SIGN |
| L | DOT - EXIT ONLY SIGN |
| M | ~~DOT - DRIVE-THRU DIRECTIONAL~~ |
| N | FLAG POLE |
| O | CLEARANCE BAR |
| P | TENANT PANELS ON EXISING SIGN |
| Q | |

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PLANNING DEPARTMENT

CLAYTON Signs
5198 North Lake Drive
Lake City, GA 30260
404-361-3800 fax 404-361-7038
website - www.claytonsigns.com

BUILDING S06C REVERSE

SITE PLAN

DRAWING FILE - CFA - CHESTERFIELD, MO SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DRAWN BY BEN HOLLIDAY
ACCOUNT REP. BEN HOLLIDAY
DRAWING DATE APRIL 13, 2006

STORE NUMBER 1976

STORE ADDRESS
CHICK-FIL-A
17365 CHESTERFIELD AIRPORT ROAD
CHSTERFIELD, MO 63005

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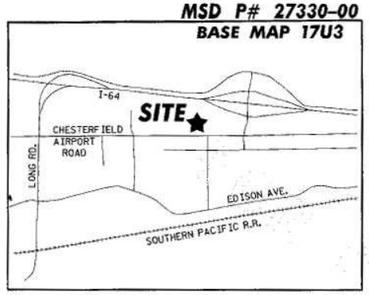
SITE PLAN

MSD P# 27330-00
BASE MAP 17U3




SITE IS LOCATED 1,450 FEET FROM BOONES CROSSING.

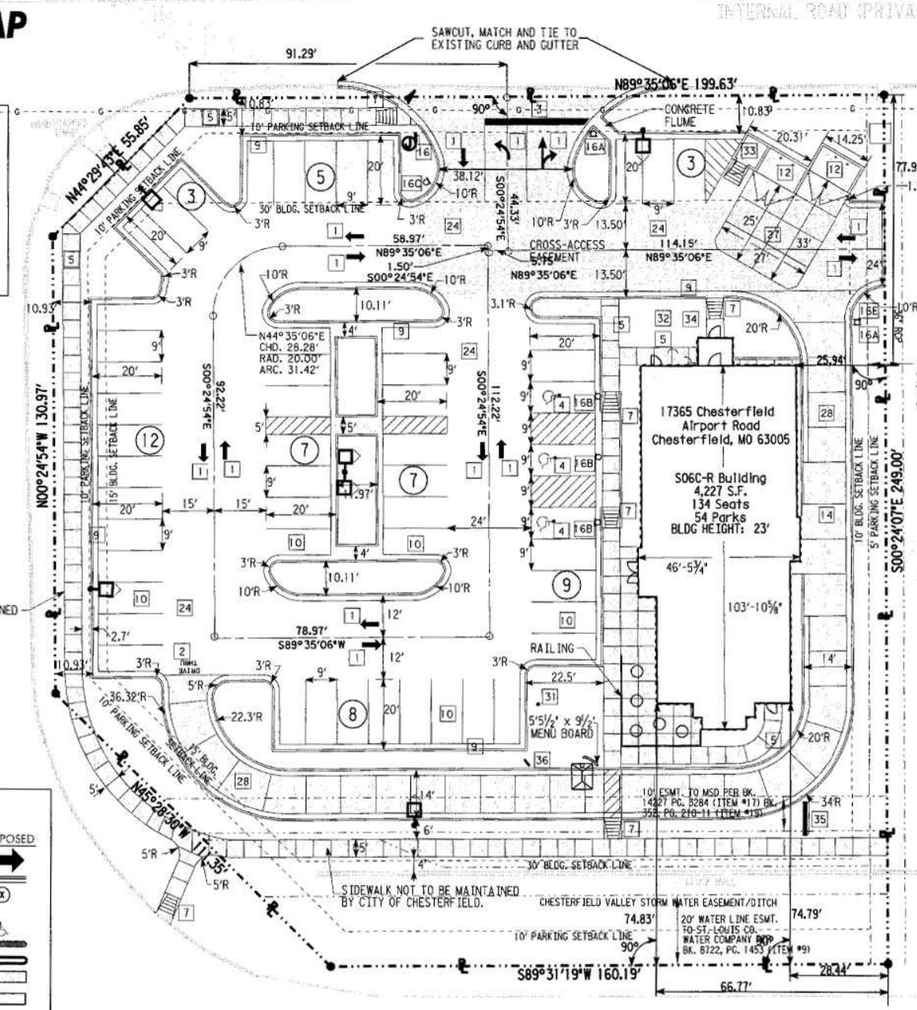
# VICINITY MAP

N.T.S.

NOTICE: PEDESTRIAN SAFETY

THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO SEPARATE EACH WORK AREA FROM PEDESTRIAN TRAFFIC AND TO INSURE SAFE PEDESTRIAN PASSAGE AT ALL TIMES.

THE CONTRACTOR SHALL ALSO UTILIZE SAFE WARNING SIGNS, BARRICADES AND OTHER RELATED MEASURES, AS NECESSARY. THE CONTRACTOR SHALL COORDINATE PERIODICALLY WITH THE PROJECT MANAGER TO REVIEW SAFETY CONCERNS AND ADVISE OF ACTIVE WORK AREAS.




## SITE NOTES:

1. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY.
2. ALL CONSTRUCTION TO COMPLY WITH CITY OF CHESTERFIELD STANDARDS.
3. SITE ZONING IS HC.
4. TOTAL BUILDING AREA = 4,227 S.F.
5. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF STRUCTURE, EDGE OF PAVEMENT OR CENTERLINE AS APPLICABLE UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL LINES AND GRADES TOGETHER WITH ALL REFERENCE POINTS AS REQUIRED FOR ALL WORK UNDER THIS CONTRACT. ALL REQUIRED LAYOUT SHALL BE DONE USING COMPETENT AND EXPERIENCED PERSONNEL UNDER THE SUPERVISION OF A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI. THE CONTRACTOR SHALL PROVIDE ALL LABOR, INSTRUMENTS, STAKES, TEMPLATES, AND OTHER MATERIALS NECESSARY FOR MARKING AND MAINTAINING ALL LINES AND GRADES.
8. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (CURRENT EDITION).
9. MAXIMUM SLOPES ON ALL HANDICAPPED RAMPS NOT TO EXCEED 12:1
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
11. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
12. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION FROM ALTA/ACSM LAND TITLE SURVEY BY FREELAND-KAUFMAN & FREDEEN, INC. DATED APRIL 12, 2006.
13. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY AND MUST BE STORED WITHIN THE SITE.
14. PROPOSED USE IS A RESTAURANT.
15. TOTAL SITE AREA : 1.28 ACRES. DISTURBED AREA : 1.20 ACRES
16. CONTRACTOR TO NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
17. ALL CONSTRUCTION MUST CONFORM TO CITY OF CHESTERFIELD STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
18. ALL LIGHTING SHALL BE IN COMPLIANCE WITH CITY OF CHESTERFIELD LIGHT ORDANCE NUMBER 2228.
19. MOUNTING HEIGHT OF LIGHT FIXTURES SHALL NOT EXCEED 30 FEET.
20. ALL SIGNAGE SHALL BE IN CONFORMANCE WITH SECTION 1003.168(4) OF THE ZONING ORDIANCE AND ANY OTHER SIGN ORDIANCE FOR THE AREA.
21. TREES AND LANDSACPING MAY NOT BE LOCATED WITHIN 5 FEET OF THE RETAINING WALL OF CHESTERFIELD VALLEY MASTER STORMWATER DITCH.

## SITE PLAN DESIGN NOTES & KEY PLAN

| | | |
|---|---|---|
| 1 | DIRECTIONAL ARROW | 1/C-4.0 |
| 2 | DRIVE-THRU GRAPHICS | 2/C-4.0 |
| 3 | STOP LINE GRAPHIC | 3/C-4.0 |
| 4 | PAINTED HANDICAP PARKING SYMBOL | 4/C-4.0 |
| 5 | CONCRETE SIDEWALK | 5/C-4.0 |
| 6 | CURBED HANDICAP RAMP | 6/C-4.0 |
| 7 | SIDEWALK HANDICAP RAMP | 7/C-4.0 |
| 7A | HANDICAP RAMP w/ FLARED SIDES | 7A/C-4.0 |
| 8 | SIDEWALK WITH CURB & GUTTER | 8/C-4.0 |
| 9 | 24" CONCRETE CURB AND GUTTER | |
| 9A | SPILLING SECTION | 9/C-4.0 |
| 9B | CATCHING SECTION | |
| 10 | STANDARD PARKING STALL (9'x20') | 10/C-4.0 |
| 11 | REFUSE ENCLOSURE FOUNDATION | 11/C-4.0 |
| 12 | REFUSE ENCLOSURE ALT. DRAINAGE | 12/C-4.0 |
| 13 | REFUSE ENCLOSURE FOUNDATION (ALT) | 13/C-4.0 |
| 14 | DRIVE THRU PLAN | 14/C-4.1 |
| 15 | DRIVE-THRU ISOMETRIC | 15/C-4.1 |
| 16 | DIRECTIONAL SIGNAGE | 16/C-4.1 |
| | ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION. | |
| 16A | STOP SIGN | |
| 16B | HANDICAP SIGN | |
| 16C | DRIVE-THRU DIRECTIONAL SIGN | |
| 16D | "RIGHT TURN ONLY" SIGN | |
| 16E | EXIT ONLY SIGN | |
| 17 | LANDSCAPE & IRRIGATION PROTECTOR | 17/C-4.1 |
| 18 | CONCRETE WHEEL STOP | 18/C-4.1 |
| 19 | SERVICE LINE CLEANOUT | 19/C-4.1 |
| 20 | TYPICAL LIGHT POLE BASE | 20/C-4.1 |
| 21 | HANDRAIL ELEVATION (USE ONLY ON SITES WHERE DRIVEWAY IS AGAINST BUILDING) | 21/C-4.1 |
| 22 | TYPICAL ADA RAMP AND HANDRAIL | 22/C-4.1 |
| 23 | PIPE BUMPER POST | 23/C-4.1 |
| 23A | AUTOMOBILE PARKING BUMPER POST | 23A/C-4.1 |
| 24 | TYPICAL PAVEMENT SECTION | 24/C-4.2 |
| 25 | TRANSVERSE & LONGITUDNAL CONTRACTION JOINT | 25/C-4.2 |
| 26 | TRANSVERSE & LONGITUDINAL DOWELED CONST. JOINT | 26/C-4.2 |
| 27 | CONCRETE APRON @ TRASH ENCLOSURE | 27/C-4.2 |
| 28 | CONCRETE PAVING @ DRIVE THRU LANE | 28/C-4.2 |
| 29 | EXPANSION JOINT | 29/C-4.2 |
| 30 | CONTRACTION JOINT | 30/C-4.2 |
| 31 | FLAGPOLE<br>ECX SERIES 45 FOOT FLAG POLE PACKAGE, BY APPROVED VENDORS; THE FLAG COMPANY OR ATLAS FLAGS. | |
| 32 | TRANSFORMER | |
| 33 | REFUSE/STORAGE BUILDING (SEE ARCHITECT PLANS) | |
| 34 | GREASE TRAP | |
| 35 | CHICK-FIL-A PRIME SIGN | |
| 36 | PRE-SELL MENUBOARD | |
| 37 | MENU BOARD & CANOPY ORDERING STATION | |
| 38 | CHICK-FIL-A "ENTER" SIGN | |
| 39 | CHICK-FIL-A "EXIT" SIGN | |

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## SITE PLAN LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | TRAFFIC CONTROL ARROW | |
| | CURB & GUTTER | |
| | STANDARD PARKING QUANTITY | (X) |
| | ACCESSIBLE PARKING SPACE | |
| | STRIPED ISLAND | |
| | CURBED ISLAND | |
| | CONCRETE SURFACE | |
| | STANDARD DUTY ASPHALT PAVING | |
| | 4" SWSL - 4" WIDE SINGLE WHITE SOLID LINE | |
| | LIGHT POLE | |
| | CROSS ACCESS EASEMENT | |

NOTICE: EXISTING UTILITY LOCATIONS

PRIOR TO EXCAVATION AND INSTALLATION OF ANY UNDERGROUND UTILITY, STORM DRAINAGE FACILITIES, GRADING & PAVING, AND OTHER RELATED CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING COMPANY. THE CONTRACTOR SHALL ALSO BE REQUIRED TO COORDINATE DIRECTLY (AS NECESSARY) WITH EACH APPLICABLE UTILITY AGENCY FOR APPROPRIATE FIELD LOCATION MARKING. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED & MARKED TO PERFORM THE WORK IN A SAFE MANNER WITHOUT DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION.
THE CONTRACTOR SHALL VERIFY THE LOCATION, DIAMETER, PIPE MATERIAL, AND ELEVATION OF EXISTING UTILITIES AND STRUCTURES, AS APPLICABLE, PRIOR TO CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

ALL ADJOINING PROPERTY IS OWNED BY THF REALTY.

20' 10' 0 20' 40'
SCALE: 1"=20'

FORWARD COMMENTS TO:
TODD M. ROGERS, P.E.
5665 NEW NORTHSIDE DRIVE, SUITE 400
ATLANTA, GA 30328
(770) 933-0280

| AREA SUMMARY: CHICK-FIL-A PARCEL | | PROPOSED AREA TABULATION | |
|---|---|---|---|
| EXISTING AREA TABULATION | | IMPERVIOUS AREA | |
| IMPERVIOUS AREA | | BUILDING PAD | 0.10 ACRES |
| BUILDING PAD | 0.00 ACRES | ASPHALT PAVEMENT & CONCRETE | 0.75 ACRES |
| ASPHALT PAVEMENT & CONCRETE | 0.00 ACRES | PERVIOUS AREA | |
| PERVIOUS AREA | | GRASS & LANDSCAPE AREA (GREENSPACE) | 0.43 ACRES (33.6%) |
| GRASS & LANDSCAPE AREA | 1.28 ACRES | TOTAL AREA | 1.28 ACRES |
| TOTAL AREA | 1.28 ACRES | | |

PROPOSED USE IS FAST SERVICE RESTAURANT.

### PARKING REQUIREMENTS

PARKING RATIO = 1 SPACE PER 2 SEATS PLUS 2 SPACES PER 3 EMPLOYEES ON LARGEST SHIFT.
134 SEATS, 12 EMPLOYEES
TOTAL SPACES REQUIRED =75
STANDARD SPACES PROVIDED =51
HANDICAP SPACES PROVIDED = 3
TOTAL SPACES PROVIDED = 54
REMAINDER OF REQUIRED SPACES IS PROVIDED IN SHOPPING CENTER LOT PER CROSS-PARKING EASEMENT.


Chick-fil-A
5200 Buffington Rd.
Atlanta, GA. 30349-2998
contact: Kristen Clever
(404) 684-8660


Revisions:

| Mark | Date | By |
|---|---|---|
| △ | | |
| △ | | |
| △ | | |

Seal


PBSJ
5665 New Northside Drive
Suite 400
Atlanta, GA 30328
(770) 933-0280
(770) 933-0971 Fax


STORE
SERIES S06C-R
17365
CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63005
ZONING: C-8
PARCEL ID# 17U330189

SHEET TITLE
SITE PLAN

☐Preliminary
☐80% Submittal
☐For Construction

Job No.: 061781.00
Store: 1976
Date: 6-08-06
Drawn By: JDR
Checked By: TMR

Sheet
C-2.0

12-MAR-2007
I:\061781-chesterfield\deliverable\site.dgn

VIII. A.

City of Chesterfield

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

# Planning Commission Staff Report

**Meeting Date:** May 14, 2007

**From:** Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

**Subject:** Rezoning Vote Report

**Location:** 163 S. Woods Mill Rd., 155 S. Woods Mill Rd., 133 S. Woods Mill Rd., 111 S. Woods Mill Rd. (18Q420023, 18Q510014, 18Q510025, 18Q510036)

**Petition:** P.Z. 9-2006 St. Luke's Episcopal Presbyterian Hospitals (Parcel D))

## Proposal Summary

Michael J. Doster, on behalf of St. Luke's Episcopal Presbyterian Hospitals has submitted an application for a change of zoning from NU" Non-Urban District, "FPNU" Flood-Plain Non-Urban District and "R1" Residence District/FPR1" Flood-Plain Residence District to "MU" Medical Use District per the regulations of Section 1003.127 of the City of Chesterfield Zoning Ordinance. The subject site is four (4) parcels of land located ¼ mile north of intersection of Woods Mill and Conway Roads.

## Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the change of zoning for to "MU" Medical Use District.

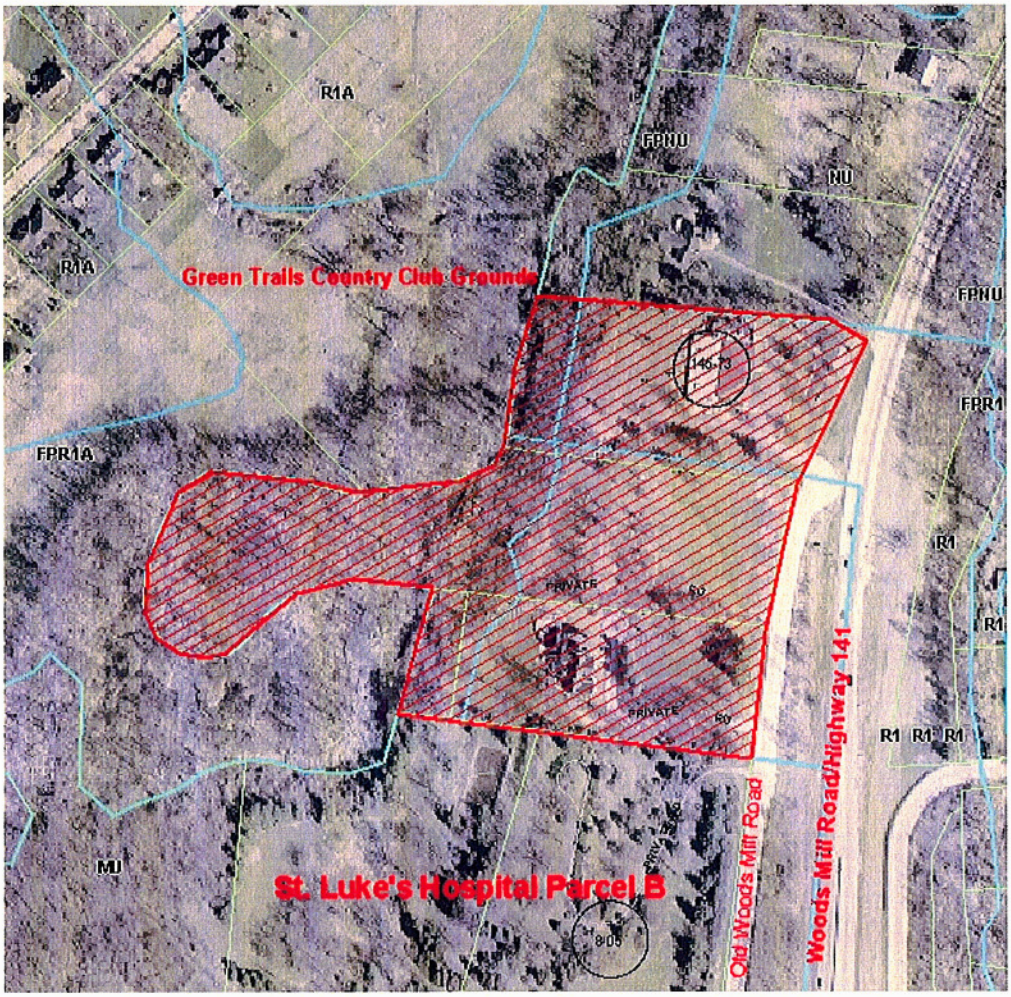
## Zoning Analysis

A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is to approve the

change of zoning with an Attachment A written by Staff. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

## Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:




North: The property to the north is a single-family residence on a "NU" Non-Urban District-zoned parcel.

South: The property to the south is St. Luke's Hospital Parcel B, which is zoned "MU" Medical Use District.

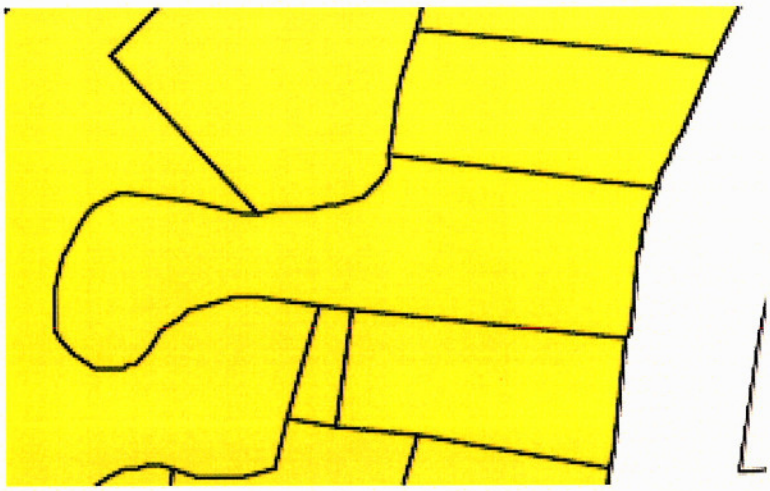
East: Immediately to the east is Old Woods Mill Road and Woods Mill Road/Highway 141. Beyond that is Ladue Farms Subdivision, which is zoned "R1" Residence District.

West: To the west of the subject site is Green Trails Subdivision, which is zoned "R1A" Residence District.

**The following pictures are from the subject site:**

**Comprehensive Plan Analysis**

The subject site is located within Ward 1 of the City of Chesterfield. The Comprehensive Plan designates this as **single-family residential**. The subject parcels are not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.



## Site Area History

The subject parcels were zoned by St. Louis County prior to incorporation of the City of Chesterfield.

## Issues

A public hearing was held on this request on April 24, 2006. At the hearing, several issues were identified. Staff's issues report, which includes those issues with the Petitioner's responses, are attached.

Please note that open issues from this meeting have been addressed to Staff's satisfaction to move forward with the zoning request.

## Request

Staff recommends approval of the change of zoning to "MU" Medical Use District with the Attachment A as written.

Respectfully submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Attachments

1. Attachment A
2. Preliminary Plan

VIII. B.

City of Chesterfield

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

December 28, 2006

Planning Commission
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 630170-0760

The agenda for the Planning Commission meeting on **January 8, 2007** will include the below referenced matter for your review.

**P.Z. 9-2006 St. Luke's Episcopal Presbyterian Hospitals (Parcel D):** a request for a change of zoning from "NU" Non-Urban District, "FPNU" Flood-Plain Non-Urban District and "R1" Residence District/FPR1" Flood-Plain Residence District to "MU" Medical Use District for four (4) parcels of land located ¼ mile north of the Woods Mill and Conway Roads intersection.

A public hearing was held on April 14, 2006. For the purpose of this report staff responses will include:

**Issue has been addressed-** The Department of Planning has reviewed the material submitted and found the information complete and therefore the issue has been addressed. Unless directed by Planning Commission, this issue will be considered resolved and will be removed from future reports.

**Petitioner has addressed the issue-** The Department of Planning has reviewed the material submitted and request direction from the Planning Commission whether the issue has been resolved.

**Issue remains open-** The Department of Planning has reviewed the petitioner's response to this issue and finds it incomplete. The Planning Commission has an opportunity to clarify the issue with Staff and request additional information.

**ISSUES IDENTIFIED AT PUBLIC HEARING AND BY CITY OF CHESTERFIELD STAFF FOR PETITIONER TO ADDRESS:**

1. Comprehensive Plan compliance – the Comp Plan designates the site as "residential".

*Petitioner's Response: A few years ago, the City requested St. Luke's Hospital to persent (sic) its long range plan. Subsequently, St. Luke's applied for rezoning of Parcels "A" and "B" to "MU" Medical Use District. When that application was presented, St. Luke's presented a conceptual long range plan that included the Cowee and Church properties collectively now known as Parcel "D" and subject to the current rezoning request. While St. Luke's owned the Church property at the time of the application for rezoning of Parcels "A" and "B", it did not own the Cowee property and therefore could not present Parcel "D" at the same time. St. Luke's now owns the Cowee property.*

*Parcels "A" and "B" were rezoned to "MU" Medical Use District. St. Luke's is seeking the same zoning for Parcel "D" which abuts Parcel "B". The Comprehensive Plan also shows Parcel "B" as "residential". Rezoning Parcel "B" effectively updates the Comprehensive Plan (which by its terms is a statement of "policies and recommendations" that are "adaptable to changing needs"). We believe it has been generally recognized for some time that the properties abutting Highway 141(as it is planned to be improved) in this area are more suitable for the Medical Use District uses than residential uses.*

*This issue was also raised during the rezoning of Parcels "A" and "B". Our response to this issue in that rezoning is still appropriate. Our response, in pertinent part, was as follows:*

> *"Given the existing Hospital facilities and the need to redevelop and expand if St. Luke's is to continue to provide the best health care services to the community, the public interest would certainly be served by allowing the redevelopment and expansion as proposed so long as it is done pursuant to a reasonable and appropriate plan. We believe the Preliminary Plan is a reasonable and appropriate plan, and we further believe that the properties that are included in the plan are appropriate for a Medical Use District. In summary, we believe the proposal is in harmony with the intent of the Comprehensive Plan and fits with the area."*

**Staff response: Petitioner has addressed the issue.**

2. Provide cross-sections showing an analysis to the homes in Ladue Farms.

   *Petitioner's Response: The attached cross-sections for the site have been extended across Highway 141 to include Ladue Farms.*

   **Staff response: Issue has been addressed.**

3. Development west of the creek.

   *Petitioner's Response: As this area is in flood-plain, we have no intention – now or in the future – of developing any portion of the St. Luke's site west of the creek.*

**Staff response: The Attachment A prohibits development west of the creek shown on the preliminary plan and all setbacks are written in consideration of this prohibition.**

**Issue has been addressed.**

4. Approval by the Fire Protection District and other applicable agencies.

*Petitioner's Response:* *The revised Preliminary Development Plan has been submitted to the appropriate agencies for comment and approval.*

**Staff response: Attached are comments received to date from the Metropolitan Fire Protection District and the Missouri Department of Transportation.**

**Issue remains open.**

5. Does the expansion (the proposed buildings) need to be near the hospital for any particular medical reasons?

*Petitioner's Response:* *The west Campus expansion of St. Luke's is designed to be patient/ user friendly. All of the diagnostic and medical services required by a patient can be provided in one recognized geographic area of the City of Chesterfield. It is an ideal circumstance, not available to most other medical centers, that St. Luke's can separate the diagnostic services from the major medical services on two complimentary adjacent parcels, thereby making the campus more accessible and user friendly. Each campus provides a unique service to patients and the separation makes each one more efficient and patient oriented. On the rare occasion where emergency treatment is required within the diagnostic campus the emergency treatment is immediately available in the shortest time possible. There are also those circumstances where patients need more extensive testing and that service would be immediately available on the main campus.*

*The ideal situation is where diagnostic analysis and treatment can compliment each other while making all the available medical services convenient and readily available to the majority of patients. St. Luke's is committed to maintaining it's top 100 provider position in the nation and this new diagnostic availability is yet another step in that commitment to excellence.*

**Staff response: Issue has been addressed.**

6. Impact of heavy construction equipment on the subject site and residential developments in the area. Can this cause problems with foundations?

*Petitioner's Response:* *Construction during this project will not cause structural and foundation problems for the nearby residences.*

**Staff Response: Issue has been addressed.**

7. Is the hospital complex becoming too big and unmanageable?

*Petitioner's Response:* *See responses to #1 and #5 above.*

**Staff Response: Issue has been addressed.**

8. Notification of residents.

*Petitioner's Response:* *We understand that Staff is responding to this issue.*

**Staff Response: The following is the notification process utilized by the City of Chesterfield:**

- **The Notice of Public Hearing was published in St. Louis Countian and Suburban Journal 15 days prior to the public hearing**
- **The Notice of Public Hearing is posted at City Hall and on the City of Chesterfield website.**
- **The properties subject to the rezoning request were also posted**

**Issue has been addressed.**

9. In several locations the plan refers to Old Woods Mill Road. This should be revised to South Woods Mill Road.

*Petitioner's Response:* *The Preliminary Development Plan has been changed.*

**Staff Response: Issue has been addressed.**

10. Visibility of the proposed development from the adjacent residential neighborhoods, as well as from Woods Mill Road.

a. *Are the heights of the trees adequate for proper screening?*

*Petitioner's Response:* *The height of the trees is adequate to screen the buildings. The attached site sections further illustrate the relationship of the building, tree heights and the existing residences.*

**Staff Response: Petitioner has addressed the issue.**

b. *Can the hospital begin increasing its buffering and density now to insure mature plantings by the time construction begins?*

*Petitioner's Response:* *We agree to plant trees now to insure a better buffer by the time construction begins in the future.*

**Staff Response: Section of the Draft Attachment A contains criteria for additional plantings to be shown on the Site Development Plan and to be planted prior to commencement of construction.**

**Issue has been addressed.**

## II. LIGHTING

1. Lighting of the proposed development.

*Petitioner's Response:* *The development of Parcel D will comply with the City of Chesterfield Lighting Ordinance.*

**Staff Response: See Section of the Draft Attachment A. As with Ordinance , which governs Parcels A &B, additional criteria has been added regarding shut off times.**

**Issue has been addressed.**

## III. ACCESS

1. Access to the existing subdivision on Parcel A.

*Petitioner's Response:* *We believe MoDOT may accept a "right-in-only" access in addition to the existing access. No official approval has been received. We are still working on this. In any event, under the current zoning for Parcel A, the obligation to address this access has not been triggered. Nevertheless, St. Luke's wants a reasonable and feasible solution as soon as reasonably practicable.*

**Staff Response: Petitioner has addressed the issue.**

## IV. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improvements to South Woods Mill Road will be required. Currently the preliminary plan indicates that the road will be reconstructed to be 24' wide. South Woods Mill Road will need to be improved to a 39 foot wide pavement section, with curb and gutter and all attendant drainage facilities, along the entire frontage of the proposed development. The right-of-way will need to be a minimum of 60 feet wide with a 10 foot wide Roadway Maintenance and Utility

Easements on the west side. Should the development of the site occur prior to the improvements to the State Route 141 corridor, proposed to be constructed by the Missouri Department of Transportation (MoDOT); a temporary turnaround will need to be constructed at the northern terminus of South Woods Mill Road.

*Petitioner's Response:* *We acknowledge this requirement.*

***Staff Response: Issue has been addressed.***

2. A sidewalk, 5 feet wide minimum, will be required to be constructed along the west side of South Woods Mill Road along the entire frontage of the project.

*Petitioner's Response:* *We acknowledge this requirement.*

**Staff Response: Issue has been addressed.**

## V. TRAFFIC

1. The traffic study for the St. Luke's Campus will need to be updated to address the additional building square footage and the additional access point.

*Petitioner's Response:* *The Traffic Study is currently being updated to include Parcel D. We will submit the Study when it is complete.*

2. The impact of traffic on the surrounding neighborhoods.

*Petitioner's Response:* *The Traffic Study is currently being updated to include Parcel D. We will submit the Study when it is complete.*

3. Traffic circulation.

*Petitioner's Response:* *The Traffic Study is currently being updated to include Parcel D. We will submit the Study when it is complete.*

4. How possible increased traffic from the proposed development may affect the area.

*Petitioner's Response:* *The Traffic Study is currently being updated to include Parcel D. We will submit the Study when it is complete.*

5. Road improvements in the subject area – particularly the timing of the improvements and cooperation/coordination with MoDOT.

*Petitioner's Response:* *The Traffic Study is currently being updated to include Parcel D. We will submit the Study when it is complete.*

**Staff Response: The City of Chesterfield received the Traffic Study in support of this project on September 5, 2006. The attached issues were forwarded to the Petitioner. To date, staff has not received a response.**

**Issue remains open.**

## VI. STORMWATER AND SANITARY SEWER

1. General site drainage.

*Petitioner's Response:* *As proposed on Parcel B, the site will utilize underground detention basins to collect and disperse storm water.*

**Staff Response: Issue has been addressed.**

2. The preliminary plan does not indicate storm water detention facilities on the proposed development. The recent changes to the storm water regulations promulgated by the Metropolitan St. Louis Sewer District may have a significant impact on the layout of the site.

*Petitioner's Response:* *No changes are expected from the new MSD storm water regulations.*

**Staff Response: Issue has been addressed.**

3. The layout of the site may be impacted by storm sewer and underground detention basins shown on the Site Development Section Plan for the northern portion of Parcel B. These improvements are not shown on this preliminary plan and may impact the connection of parking structure "D" to the parking structure on Parcel B.

*Petitioner's Response:* *The placement of underground detention basins on Parcel D will not impact the connection of the parking garage on Parcels B and D.*

**Staff Response: Issue has been addressed.**

Attached are copies of all agency comments received to date, the draft Attachment A and Preliminary Plans.

Respectfully Submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

# ATTACHMENT A

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

## I. SPECIFIC CRITERIA

### A. DEFINITIONS

1. The Permitted and Ancillary Uses for this development are as defined below:

   a. Permitted Land Uses:

      i. Educational Services to the Public related to Health Care—Services provided to the Public which provide education regarding health matters, with the objective of improving physical and emotional health status.

      ii. Health Services; including clinics of doctors and dentists—Health care services offered by appointment on an ambulatory basis. Services may include, but is not limited to, outpatient surgery, examination, diagnosis, and treatment of a variety of medical conditions on a non-emergency basis, and laboratory and other diagnostic testing as ordered by staff or outside physician referral.

      iii. Laboratories—Specialized facilities capable of providing a variety of procedures specific to clinical laboratory services to health provider organizations, which are available on a regular and convenient basis.

      iv. Medical Care Facilities—Facilities providing health care services, including, but not limited to, hospitals, medical centers, ambulatory clinics, physicians' offices, surgical centers, skilled nursing centers, long-term car centers, assisted living, residential care and treatment facilities, diagnostic centers, psychiatric

care, medical imaging centers, reproductive health and fertility centers, physical rehabilitation, respiratory therapy, dentistry, hospice and home health services.

v. Research Facilities—Facilities where research is conducted in support of clinical care and the collection of research data for clinical research programs.

vi. Residential Care and Treatment Facilities—Facilities that provide custodial care and/or treatment services to persons who are not able to live independently. Residential facilities may include, but are not limited to, nursing homes, assisted living facilities, group homes or supported living arrangements.

vii. Schools for the Handicapped—Centers equipped and staffed to provide education, support and encouragement to handicapped individuals and their families.

a. Ancillary Uses:

i. Assisted Living—A senior residence assisted by congregate meals, housekeeping, and personal services for persons who have difficulties with one or more essentials of daily living, but for whom full-time professional medical care is unnecessary.

ii. Cafeterias for use by employees and guests of primary users—A restaurant in which employees and guests of primary users are served at a counter and carry their meals on trays to tables after paying.

iii. Day Care, including Adult Day Care—A facility providing care for five (5) or more children under the age of thirteen (13), for less than twenty-four (24) hours per day. Adult day care facilities are those that receive payment for the care of persons over eighteen (18) years of age for less than twenty-four (24) hours per day. The adult day care center shall provide a structured program of personalized care for adults who are not capable of full independent living as a result of physical disability, developmental disabilities,

emotional impairment, or frailty resulting from advanced age.

iv. Duplicating, Mailing, Stenographic and Office Services—Services which provide reproduction of text, drawings, plans, maps, or other copy, by blueprinting, photocopying, mimeographing, reproducing shorthand or other methods of duplication, and providing clerical or professional services.

v. Hospitality Houses—Facilities that provide lodging and other supportive services to patients and their families.

vi. Orthopedic Stores—A store where orthopedic support devices for physical impaired individuals are sold and additional services, such as proper measurement and fitting of devices, and education on the proper use/maintenance of said devices is provided.

vii. Parking Structures, Public or Private—

Parking area-An area of land used or intended for off-street parking facilities for motor vehicles (City of Chesterfield Zoning Ordinance)

Parking Space—A durably dust-proofed, properly graded for drainage, usable space, enclosed in a main building or in an accessory building, or unenclosed, reserved for the temporary storage of one vehicle, and connected to a street, alley, or other designated roadway by a surfaced aisle or driveway. Each such designated space shall comply with the dimensional requirements set forth in Section 1003.165, "Off-Street Parking and Loading Requirements." (City of Chesterfield Zoning Ordinance)

viii. Pharmacies—A facility where prescription drugs are dispensed or compounded under the supervision of a registered pharmacist.

ix. Schools and training facilities related to the Medical Professions, including but not limited to schools for nursing—Facilities which provide education and training, including but not limited to licensing and/or certifications, of individuals working in various areas of health care.

x. Social Services—Services or activities undertaken to advance the welfare of citizens in need. Such services or activities may include, but are not limited to:

a. Assistance and counseling to patients and their families dealing with social, emotional and environmental problems associated with illness or disability.

b. Outpatient social work services—the above provided in ambulatory settings.

c. Emergency department social work services the above provided in emergency department settings within a hospital/medical center facility.

xi. Substance Abuse Treatment Facility, Outpatient—Organized hospital/medical services that provide medical care and/or rehabilitative treatment services to outpatients for whom the primary diagnosis is alcoholism or other chemical dependency on an out-patient basis.

xii. Terminals for buses and other Public Mass Transit vehicles—A depot building or area specifically designated for the storage of transfer of persons or material, or temporary storage and service of operable vehicles used in the transport of persons, goods or materials.

## B. PERMITTED USES

1. The uses allowed in this "MU" Medical Use District shall be:

a. Educational services to the public related to health care;

b. Health services; including clinics of doctors and dentists;

c. Laboratories;

d. Medical Care Facilities, Excluding Hospitals;

e. Research Facilities;

f. Residential care and treatment facilities;

g. Schools for the handicapped;

2. The following ancillary uses shall be permitted:

a. Assisted Living;

b. Cafeterias for use by employees and guests of primary users;

c. Day Care, including adult day care;

d. Duplicating, mailing, stenographic and office services;

e. Hospitality houses;

f. Orthopedic stores;

g. Parking structures, public or private;

h. Pharmacies;

i. Restaurants, under 2,000 square feet in gross floor area without drive-thrus or drive-ins;

j. Schools and training facilities related to the Medical Professions, including but not limited to schools for nursing;

k. Social services;

l. Substance Abuse Treatment Facility, Outpatient;

m. Terminals for buses and other Public Mass Transit vehicles.

## C. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. FLOOR AREA

Total building floor area shall not exceed 385,000 square feet.

2. HEIGHT

a. The maximum height of the building, exclusive of roof screening, shall not exceed five stories.

b. The maximum height for the parking structure shall not exceed six levels.

3. BUILDING REQUIREMENTS

a. A minimum of 70.3% greenspace is required for this development.

b. This development shall have a maximum F.A.R. of (.63).

## D. SETBACKS

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

a. No development shall be permitted west of the creek as shown on the preliminary plan.

b. Fifty (50) feet from the right of way of Old Woods Mill Road on the eastern boundary of this "MU" District.

c. Twenty-five (25) feet from the northern or southern boundaries of the "MU" District.

d. One hundred fifty-five (155) feet from the western boundary of the "MU" District.

2. PARKING SETBACKS

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

a. No surface parking will be permitted.

b. Fifty (50) feet from the right of way of Old Woods Mill Road on the eastern boundary of this "MU" District.

c. Twenty-five (25) feet from the northern or southern boundaries of the "MU" District.

d. One hundred fifty-five (155) feet from the western boundary of the "MU" District.

e.

## E. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown 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 driving conditions.

3. Parking lots shall not be used as streets.

## F. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

## G. SIGN REQUIREMENTS

1. 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.
2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

## H. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

## I. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

## J. ACCESS/ACCESS MANAGEMENT

1. Access to South Woods Mill Road shall be limited to one main approach and one secondary approach that may only be utilized by emergency vehicles. The location of the drives shall be as directed by the Department of Public Works and the Missouri Department of Transportation.

2. No direct access to State Route 141 will be allowed from this parcel.

## K PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide any additional right of way and improve South Woods Mill Road along the entire frontage of the site to a 60 foot right of way and a 39 foot wide pavement including curb, and storm drainage facilities or equivalent section, as directed by the Department of Public Works. A 10 foot wide Roadway Maintenance and Utility Easements on the west side of South Woods Mill Road will also be required as directed by the Department of Public Works.

2. The improvements to South Woods Mill Road shall be constructed within one year of issuance of any building permit for Parcel D as directed by the Department of Public Works. If, near the end of the improvement completion period, the South Woods Mill Road improvements have not been completed in accordance with the approved plans, the developer may request an extension to the improvement completion period. If, after review by the Department of Public Works, such longer period is deemed necessary to facilitate adequate and coordinated provisions for transportation, utility facilities, or other required improvements, the Director of Public Works may grant an extension so long as all guarantees are extended. The Director may require as a condition of the extension, completion of certain items, recalculation of deposit amounts or other reasonable conditions as he may deem necessary.

3. Should improvements to South Woods Mill Road be required prior to the connection of South Woods Mill Road to Ladue Road, as shown on the MoDOT master plan for improvements to the State Route 141 corridor, a temporary turn around at the terminus of South Woods Mill Road will need to be constructed as directed by the Department of Public Works.

4. Provide any additional right-of-way and construct any improvements to State Route 141 as required by the Missouri Department of Transportation.

5. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the west side of South Woods Mill Road along the entire length of the site as directed by the Department of Public Works.

## L. TRAFFIC STUDY (if applicable)

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. In general, the study will update the existing traffic study for the overall St. Luke's Hospital development (Parcels A, B, C and D).The scope of the study shall include internal and external circulation and shall include site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield. The study shall also identify the thresholds of development at which intersection and roadway improvement will be required to be constructed. Said thresholds are to be reviewed and approved by the Department of Public Works.

2. The traffic study shall be submitted with the Site Development Concept Plan/Site Development Section Plan (whichever is the first to occur) and shall be updated as deemed necessary by the Department of Planning.

## M. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

## N. STORMWATER AND SANITARY SEWER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

3. The lowest opening of all structures shall be set at least 2 feet higher than the 100-year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the 100-year high water.

## O. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

## P. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

## II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

A. The developer shall submit a concept plan within 18 months of City Council approval of the change of zoning.

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within 18 months of the date of approval of the change of zoning by the City.

C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

D. Said Plan shall be submitted in accordance 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.

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

## III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

## IV. GENERAL CRITERIA

### A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, and the Missouri Department of Transportation.

### A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

The Site Development Concept Plan shall include, but not be limited to, the following:

1. Outboundary plat and legal description of the property.

2. Location of all roadways adjacent to the property and general location, size, and pavement widths of all interior roadways.

3. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

4. Location and size of any commercial uses, types of uses proposed and general parking layout.

5. Zoning district lines and floodplain boundaries.

6. Density calculations.

7. Provide a conceptual landscape plan in accordance with the City of Chesterfield Code.

8. Provide a lighting plan in accordance with the City of Chesterfield Code.

## B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide open space percentage for overall development including separate percentage for each lot on the plan.

4. Provide Floor Area Ratio (F.A.R.).

5. A note indicating all utilities will be installed underground.

6. A note indicating signage approval is separate process.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

8. Specific structure and parking setbacks along all roadways and property lines.

9. Indicate location of all existing and proposed freestanding monument signs

10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

11. Floodplain boundaries.

12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to,

roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.

16. Address trees and landscaping in accordance with the City of Chesterfield Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

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.

19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, and the Missouri Department of Transportation.

20. Compliance with Sky Exposure Plane.

## V. RECORDING

Within 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 of a plan by the Planning Commission.

## VI. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

This document shall be read as a whole and any inconsistency to be integrated to

# ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## Preliminary Development Plan
### Parcel "D"

### LEGEND

| | |
|---|---|
| EXISTING CONTOURS | |
| PROPOSED CONTOURS | 100 |
| EXISTING SANITARY SEWERS | |
| EXISTING STORM SEWERS | |
| PROPOSED SANITARY SEWERS | |
| PROPOSED STORM SEWERS | |
| EXISTING RIGHT-OF-WAY | |
| PROPOSED RIGHT-OF-WAY | |
| CENTERLINE | |
| EASEMENT | |
| NON-REINFORCED CONCRETE PAVEMENT | |
| REINFORCED CONCRETE PAVEMENT | |
| EXISTING SPOT ELEVATION | + EL 555.0 |
| PROPOSED SPOT ELEVATION | +555.0 |
| SWALE | |
| TO BE REMOVED | T.B.R. |
| TO BE REMOVED & RELOCATED | T.B.R. & R. |
| TO BE USED IN PLACE | U.I.P. |
| BACK OF CURB | B.C. |
| FACE OF CURB | F.C. |
| TRASH ENCLOSURE | |
| LIGHT STANDARD | |
| GAS MAIN | G |
| WATER MAIN | W |
| UNDERGROUND TELEPHONE | T |
| FIRE HYDRANT | |
| POWER POLE | |
| HAY BALE | |
| SILTATION CONTROL | |

### ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
LOC. – LOCATOR NUMBER
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.V.C. – POLYVINYL CHLORIDE PIPE
R.O.W. – RIGHT-OF-WAY
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT-OF-WAY WIDTH

### ST. LOUIS CO. BENCHMARK

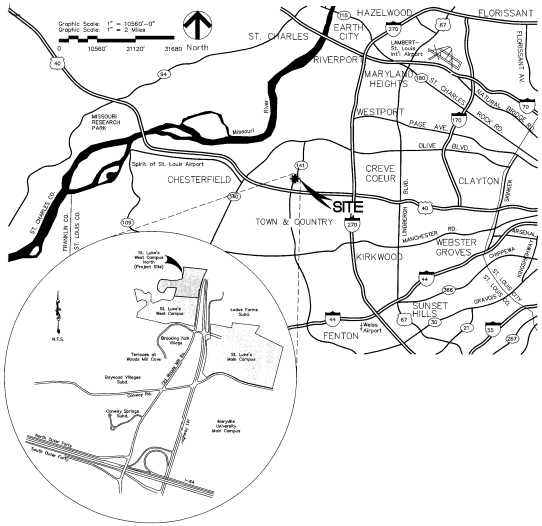
12-141 – "□" IN THE CENTER ISLAND AT CROSS TRIALS DRIVE (EAST ENTRANCE TO LADUE TRIALS); 15' NORTH OF THE CENTERLINE OF LADUE ROAD AND 0.2 MILE WEST OF HIGHWAY 141.
ELEV.=499.48


PREPARED FOR:

**St. Lukes Episcopal Presbyterian Hospitals**
232 South Woods Mill Road
Chesterfield, MO 63017
Phone: (314) 205-6800
Fax: (314) 205-6824
Contact: Don Miller


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 VERIFY THE EXISTENCE AND 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.




### LOCATION MAP

### SITE INFORMATION

| | | |
|---|---|---|
| SITE ACREAGE | = | 14.03 Acres ± |
| OWNER | = | St. Luke's Espiscopal–Presbyterian Hospitals |
| SITE ADDRESS: | = | 232 South Woodsmill Rd. |
| LOCATOR No. | = | 18Q420023, 18Q510014<br>18Q510025, 18Q510036 |
| PROPOSED ZONING | = | "MU" "MEDICAL USE" |
| FIRE DISTRICT | = | CHESTERFIELD FIRE PROTECTION |
| SCHOOL DISTRICT | = | PARKWAY DISTRICT |
| SEWER DISTRICT | = | METROPOLITAN ST. LOUIS SEWER DIST. |
| WATER SERVICE | = | MISSOURI AMERICAN WATER COMPANY |
| GAS SERVICE | = | LACLEDE GAS |
| ELECTRIC SERVICE | = | AMEREN U.E. |
| PHONE SERVICE | = | SBC/AT&T |

### INDEX


1 TITLE SHEET
2 EXISTING CONDITIONS PLAN
3 PRELIMINARY DEVELOPMENT PLAN
4 ULTIMATE ROAD IMPROVEMENT PLAN


GEOTECHNICAL ENGINEER'S STATEMENT

**Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. My signature and seal are intended to confirm only my personal review and professional opinion that these plans, comply with the *Geotechnical Report* for the project, dated October 2004, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.**

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

**In concept, the shown retaining walls appear feasible; however, verification of their global stability must be completed when the walls are designed.**

**SCI ENGINEERING, INC.**

**T. Michael McMillen, P.E.**

Date _____

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Development Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-E

By:
DONALD W. TAYLOR, Missouri L.S. No. 2041

2. REVISED 12/21/06
1. REVISED 08/18/06 PER CITY COMMENTS

RECEIVED
DEC 21 2006
PLANNING DEPARTMENT
CHESTERFIELD, MISSOURI

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PRESTED BY OTHERS TO IMPLEMENT THE DEVELOPMENT PLAN SHOWN ON THIS PLAN. THE ENGINEER DISCLAIMS ANDER THE UNDERSIGNED ENGINEER'S SEAL APPEARS, THE CONSTRUCTION MEANS AND METHODS AND THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH SUCH WORK. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NOT PERFORMED ANY SERVICES REGARDING POTENTIAL HAZARDS SHOWN ON THE PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

Dec. 21, 2006

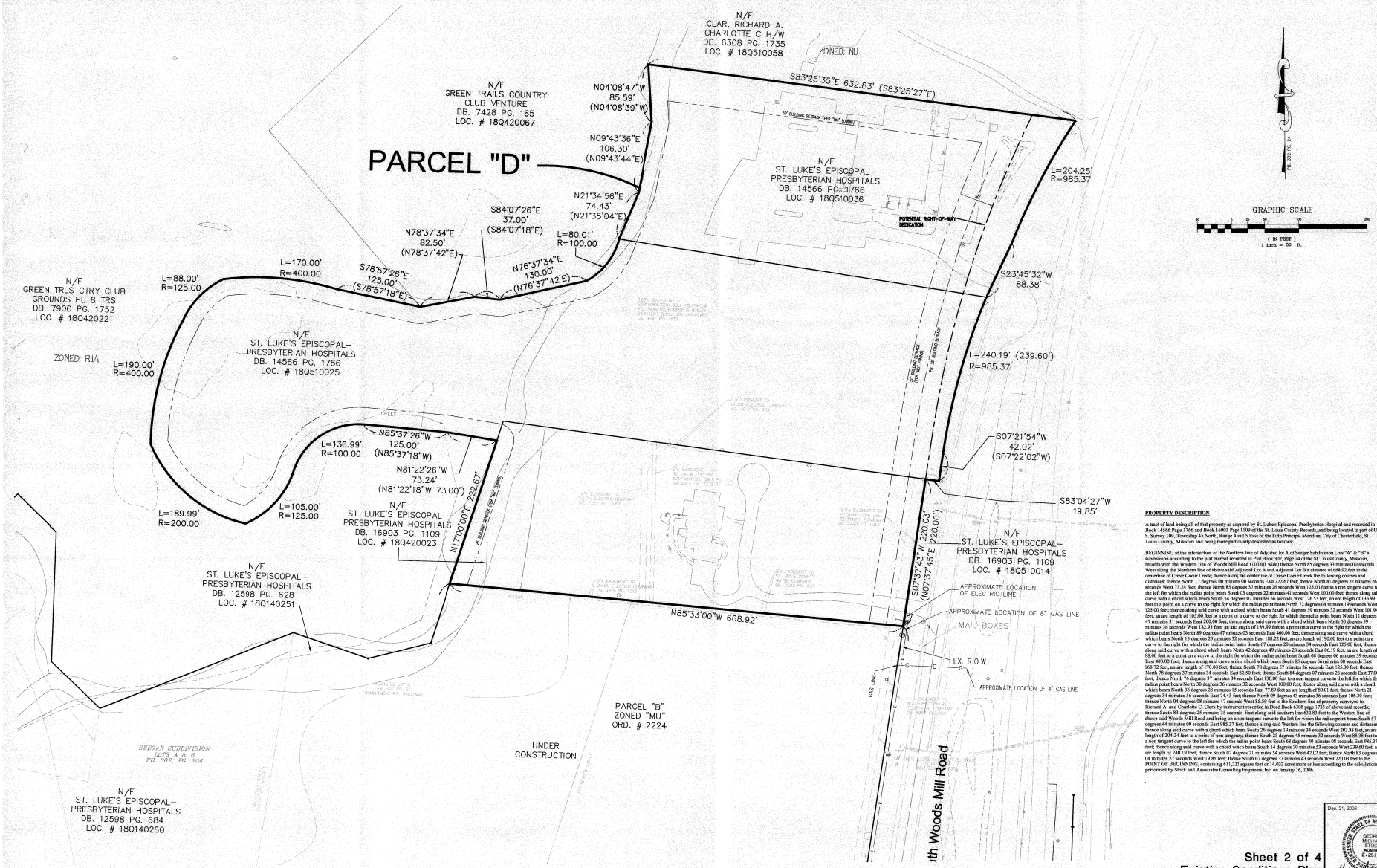
STATE OF MISSOURI
GEORGE M. STOCK
NUMBER
E-25116
GEORGE M. STOCK E-25116

**Sheet 1 of 4**
**Title Page**
204-3314.5 - February 8, 2006

St. Luke's HOSPITAL

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS
CHESTERFIELD, MISSOURI

| | |
|---|---|
| OWNER'S REPRESENATIVE: | DOSTER, MICKES, JAMES, & ULLOM, LLC |
| HOSPITAL PLANNER: | TKH ARCHITECTS |
| ARCHITECT: | ACI/BOLAND, INC. |
| CIVIL ENGINEER: | STOCK & ASSOCIATES, INC. |
| LANDSCAPE ARCHITECT: | LOOMIS ASSOCIATES |




**PROPERTY DESCRIPTION**

A tract of land being all of that property as acquired by St. Luke's Episcopal Presbyterian Hospital and recorded in Book 14566 Page 1766 and Book 16903 Page 1109 of the St. Louis County Records, and being located in part of U. S. Survey 100, Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the intersection of the Northern line of Adjusted lot A of Seeger Subdivision Lots "A" & "B" a subdivision according to the plat thereof recorded in Plat Book 302, Page 204 of the St. Louis County, Missouri, records with the Western line of Woods Mill Road (100.00' wide) thence North 85 degrees 33 minutes 00 seconds West along the Northern line of above said Adjusted Lot A and Adjusted Lot B a distance of 668.92 feet to the centerline of Creve Coeur Creek; thence along the centerline of Creve Coeur Creek the following courses and distances: thence North 17 degrees 00 minutes 00 seconds East 222.67 feet; thence North 81 degrees 22 minutes 26 seconds West 73.24 feet; thence North 85 degrees 37 minutes 26 seconds West 125.00 feet to a non tangent curve to the left for which the radius point bears South 03 degrees 22 minutes 41 seconds West 100.00 feet; thence along said curve with a chord which bears South 54 degrees 07 minutes 56 seconds West 136.53 feet, an arc length of 136.99 feet to a point on a curve to the right for which the radius point bears North 72 degrees 04 minutes 19 seconds West 125.00 feet; thence along said curve with a chord which bears South 41 degrees 59 minutes 32 seconds West 101.94 feet, an arc length of 105.00 feet to a point or a curve to the right for which the radius point bears North 11 degrees 47 minutes 31 seconds East 200.00 feet; thence along said curve with a chord which bears North 50 degrees 59 minutes 36 seconds West 182.93 feet, an arc length of 189.99 feet to a point on a curve to the right for which the radius point bears North 89 degrees 47 minutes 05 seconds East 400.00 feet; thence along said curve with a chord which bears North 13 degrees 33 minutes 32 seconds East 188.22 feet, an arc length of 190.00 feet to a point on a curve to the right for which the radius point bears South 67 degrees 20 minutes 34 seconds East 125.00 feet; thence along said curve with a chord which bears North 42 degrees 49 minutes 28 seconds East 86.19 feet, an arc length of 88.00 feet to a point on a curve to the right for which the radius point bears South 08 degrees 06 minutes 39 seconds East 400.00 feet; thence along said curve with a chord which bears South 85 degrees 56 minutes 08 seconds East 168.72 feet, an arc length of 170.00 feet; thence South 78 degrees 57 minutes 26 seconds East 125.00 feet; thence North 78 degrees 37 minutes 34 seconds East 82.50 feet; thence South 84 degrees 07 minutes 26 seconds East 37.00 feet; thence North 76 degrees 37 minutes 34 seconds East 130.00 feet to a non tangent curve to the left for which the radius point bears North 30 degrees 36 minutes 32 seconds West 100.00 feet; thence along said curve with a chord which bears North 36 degrees 28 minutes 15 seconds East 77.89 feet an arc length of 80.01 feet; thence North 21 degrees 34 minutes 56 seconds East 74.43 feet; thence North 09 degrees 43 minutes 36 seconds East 106.30 feet; thence North 04 degrees 08 minutes 47 seconds West 85.59 feet to the Southern line of property conveyed to Richard A. and Charlotte C. Clark by instrument recorded in Deed Book 6308 page 1735 of above said records; thence South 83 degrees 25 minutes 35 seconds East along said southern line 632.83 feet to the Western line of above said Woods Mill Road and being on a non tangent curve to the left for which the radius point bears South 57 degrees 44 minutes 09 seconds East 985.37 feet; thence along said Western line the following courses and distances: thence along said curve with a chord which bears South 26 degrees 19 minutes 34 seconds West 203.88 feet, an arc length of 204.24 feet to a point of non tangency; thence South 23 degrees 45 minutes 32 seconds West 88.38 feet to a non tangent curve to the left for which the radius point bears South 68 degrees 40 minutes 08 seconds East 985.37 feet; thence along said curve with a chord which bears South 14 degrees 30 minutes 53 seconds West 239.60 feet, an arc length of 240.19 feet; thence South 07 degrees 21 minutes 54 seconds West 42.02 feet; thence North 83 degrees 04 minutes 27 seconds West 19.85 feet; thence South 07 degrees 37 minutes 43 seconds West 220.03 feet to the POINT OF BEGINNING, containing 611,221 square feet or 14.032 acres more or less according to the calculations performed by Stock and Associates Consulting Engineers, Inc. on January 16, 2006.

Dec. 21, 2006

GEORGE MICHAEL STOCK
NUMBER
E-25116

GEORGE M. STOCK E-25116

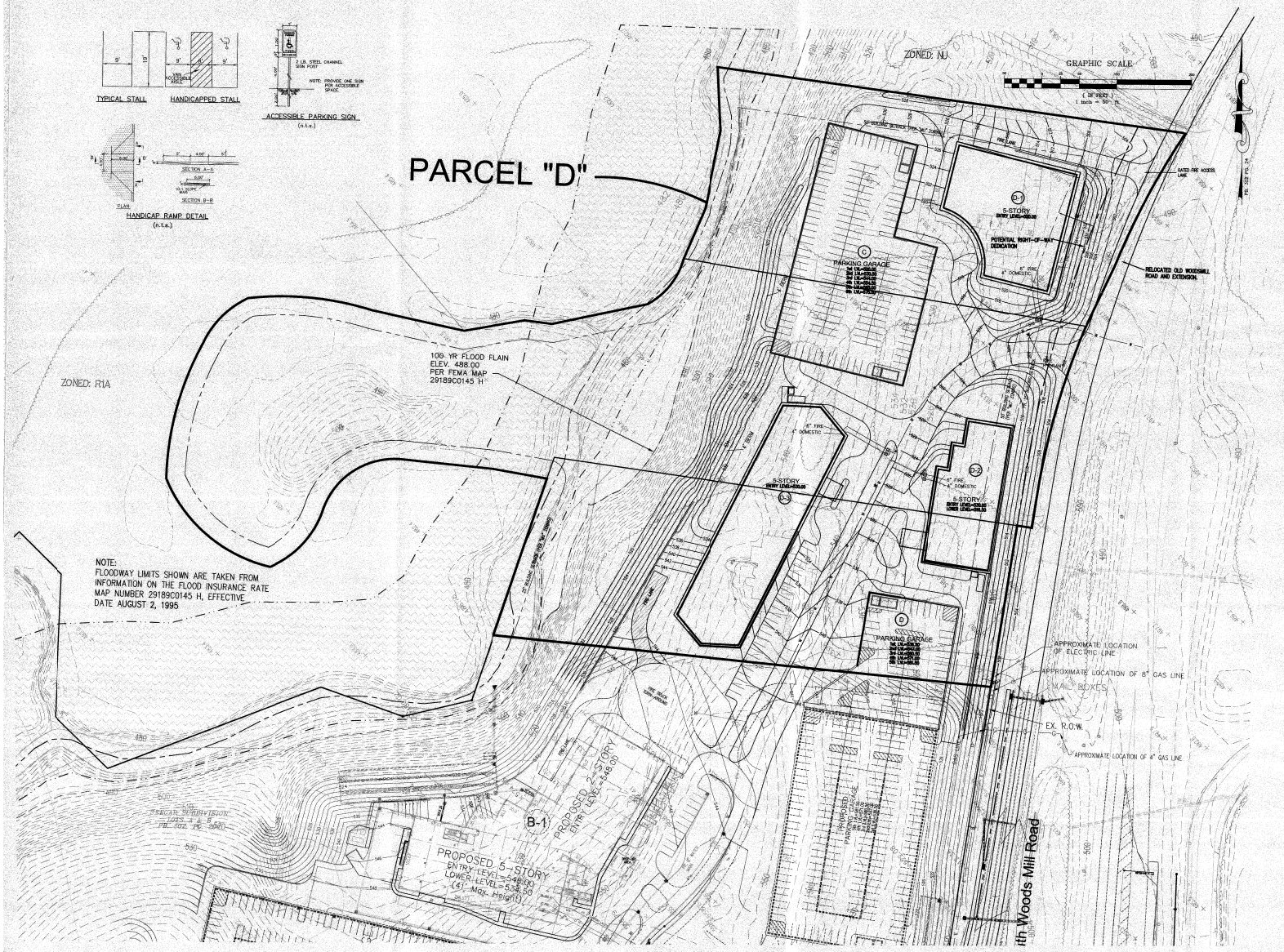
**Sheet 2 of 4**
**Existing Conditions Plan**
204-3314.5 - February 8, 2006

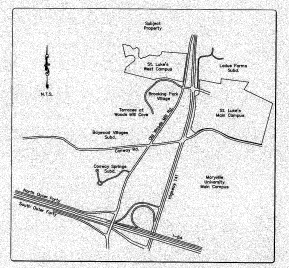
St. Luke's
HOSPITAL

# ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CHESTERFIELD, MISSOURI

| | |
|---|---|
| OWNER'S REPRESENATIVE: | DOSTER, MICKES, JAMES, & ULLOM, LLC |
| HOSPITAL PLANNER: | TKH ARCHITECTS |
| ARCHITECT: | ACI/BOLAND, INC. |
| CIVIL ENGINEER: | STOCK & ASSOCIATES, INC. |
| LANDSCAPE ARCHITECT: | LOOMIS ASSOCIATES |




## PERTINENT DATA

| | | |
|---|---|---|
| EXISTING ZONING | = | "R1", "TPRI", "NU" NON-URBAN, "FPNU" FLOODPLAIN NON-URBAN |
| PROPOSED ZONING | = | "NU" MEDICAL USE DISTRICT |
| LOCATOR No.s | = | 18042002S, 18051001A, 18051002S, 18051003S |
| SEWER DISTRICT | = | METROPOLITAN ST. LOUIS SEWER DISTRICT |
| FIRE DISTRICT | = | CHESTERFIELD FIRE PROTECTION |
| WATERSHED | = | MISSOURI RIVER/CREVE COEUR CREEK |
| SCHOOL DISTRICT | = | PARKWAY DISTRICT |
| WATER SERVICE | = | ST. LOUIS COUNTY WATER CO. |
| GAS SERVICE | = | LACLEDE GAS |
| ELECTRIC SERVICE | = | AmerenUE ELECTRIC |
| TELEPHONE SERVICE | = | SBC/AT&T |

## GENERAL NOTES

1. OLD WOODSMILL RD. IMPROVEMENTS PER MO. DEPARTMENT OF TRANSPORTATION.
2. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, MoDOT AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
3. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
4. STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MODOT, & ST. LOUIS CO. HWY. DEPT. STANDARDS.
5. PROJECT I.D. SIGN SHALL HAVE A MAXIMUM AREA OF FIFTY SQ. FT. A MAXIMUM HEIGHT OF SIX FEET.
6. NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
7. PARKING CALCULATIONS:

   PARCEL "D":
   MEDICAL OFFICE: 5 SPACES PER 1,000 SQ. FT. OF OFFICE SPACE (384,750 SQ. FT. OF OFFICE SPACE (GROSS AREA)
   REQUIRED = 1,924 SPACES (INCLUDES 29 H.C. SPACES)
   PROVIDED = +2,069 SPACES (INCLUDES 30 H.C. SPACES)
   (1,480 SPACES PROVIDED UNDER PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN, PLUS 589 ADDITIONAL SPACES FROM ST. LUKE'S WEST CAMPUS GARAGE "B")
8. BOUNDARY BY STOCK & ASSOCIATES, INC. AND TOPOGRAPHIC INFORMATION PROVIDED BY CARBORN AERIALS.
9. ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM SITE WILL BE SHOWN ON CONSTRUCTION DOCUMENTS.
10. FLOOD INFORMATION:
    SUBJECT PROPERTY LIES IN ZONE "X", AREA DETERMINED OUTSIDE 500-YEAR FLOODPLAIN, FLOOD INSURANCE RATE MAP NUMBER 29189C0145, EFFECTIVE DATE AUGUST 2, 1995.

## WEST CAMPUS NOTES

| | | |
|---|---|---|
| A-1 | PROPOSED 5 STORY MEDICAL OFFICE BUILDING | 122,250 S.F. |
| A-2 | PROPOSED 5 STORY MEDICAL OFFICE BUILDING | 91,500 S.F. |
| A-3 | PROPOSED 6 STORY MEDICAL OFFICE BUILDING | 171,000 S.F. |
| | TOTAL: | 384,750 S.F. |
| C | PROPOSED 6 STORY 1,008 ± CAR PARKING GARAGE | |
| D | PROPOSED 5 STORY 445 ± CAR PARKING GARAGE ADDITION | |

## GREENSPACE AND FLOOR AREA RATIO AS REQUIRED BY THE CITY OF CHESTERFIELD

PARCEL "D"

| | |
|---|---|
| **GREENSPACE REQUIREMENT:** | |
| Existing Coverage (Paved + Building Areas) | 1.84 Acres |
| Total Acres on St. Luke's Property | 14.03Acres |
| Existing Site Coverage | 1.84 Acres/14.03 Acres = 13.11% |
| Proposed Coverage (Paved + Building Areas) | 4.31 Acres |
| Total Acres on St. Luke's Property | 14.03 Acres |
| Proposed Site Coverage | 4.31 Acres/14.03 Acres = 30.7% |
| **FLOOR AREA RATIO (FAR)** | |
| Medical Office Building (D1) | 122,250 Square Feet |
| Medical Office Building (D2) | 91,500 Square Feet |
| Medical Office Building (D3) | 171,000 Square Feet |
| Total | 384,750 Square Feet |
| Medical Office Buildings | 384,750 Square Feet (8.83 Acres) |
| Total Acres on St. Luke's Property | 14.03 Acres |
| Floor Area Ratio (FAR) = | 8.83 Acres/14.03 Acres = 0.63 |

Dec. 21, 2006

STATE OF MISSOURI
GEORGE MICHAEL STOCK
ENGINEER
E-25116
PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116

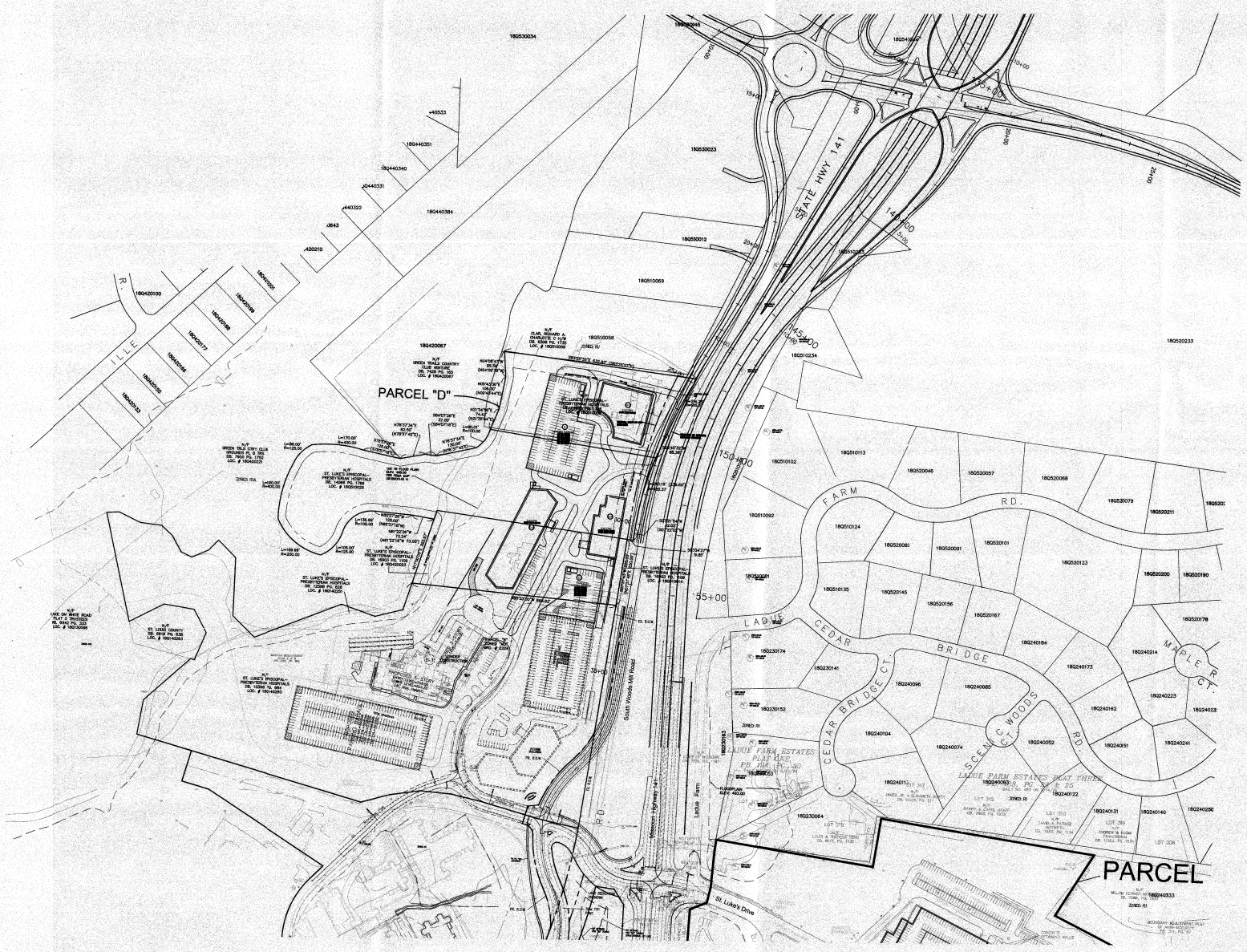
**Sheet 3 of 4**
**Preliminary Development Plan**
734-3314.5 - February 8, 2006

St. Luke's HOSPITAL

# ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CHESTERFIELD, MISSOURI

| | |
|---|---|
| OWNER'S REPRESENATIVE: | DOSTER, MICKES, JAMES, & ULLOM, LLC |
| HOSPITAL PLANNER: | TKH ARCHITECTS |
| ARCHITECT: | ACI/BOLAND, INC. |
| CIVIL ENGINEER: | STOCK & ASSOCIATES, INC. |
| LANDSCAPE ARCHITECT: | LOOMIS ASSOCIATES |




NOTE:
1. ROAD IMPROVEMENTS SHOWN ON PLAN PER TRAFFIC STUDY REPORT DATED JUNE, 2005, BY CRAWFORD, BUNTE, BRAMMEIER.
2. ROAD IMPROVEMENTS SHOWN FOR HIGHWAY 141 IMPROVEMENTS AND OLD WOODSMILL ROAD AND LADUE ROAD RELOCATIONS PER PRELIMINARY PLANS BY MISSOURI DEPARTMENT OF TRANSPORTATION.

Sheet 4 of 4
Ultimate Road Improvement Plan
204-3314.5 - February 8, 2006

Dec. 21, 2006
STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
PROFESSIONAL ENGINEER
GEORGE M. STOCK E-25116

St. Luke's HOSPITAL

# ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CHESTERFIELD, MISSOURI

| | |
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| OWNER'S REPRESENATIVE: | DOSTER, MICKES, JAMES, & ULLOM, LLC |
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| ARCHITECT: | ACI/BOLAND, INC. |
| CIVIL ENGINEER: | STOCK & ASSOCIATES, INC. |
| LANDSCAPE ARCHITECT: | LOOMIS ASSOCIATES |

VIII.B.

City of Chesterfield

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

# Planning Commission Staff Report

**Meeting Date:** May 14, 2007

**From:** Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

**Subject:** Rezoning Vote Report

**Location:** 1576 and 1600 Kehrs Mill Road

**Petition:** P.Z. 02- 2007 The Estates at Upper Kehrs Mill (Miceli Construction)

## Proposal Summary

MIceli Construction has submitted an application for a change of zoning from "NU" Non-Urban to "E" One Acre District, per the regulations of City of Chesterfield Zoning Ordinance Section 1003.107 (Estate Districts). The location of the site is on the eastern side of Kehrs Mill Road, 4100 feet south of its intersection with Wild Horse Creek Road.

## Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the change of zoning from "NU" Non-Urban District to an "E" One Acre District.

## Zoning Analysis

A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is to approve the change of zoning with an Attachment A written by Staff. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

## Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The properties to the north are zoned "NU" Non-Urban and "R1"/FPR1" (PEU) the "R1" properties are a part of the Country Place Subdivision

South and East: The property to the south is also the "R1/FPR1" (PEU)-zoned Country Place Subdivision

West: Immediately to the west is Tuscany Reserve, which was recently zoned "E2/E1" Acre District.

**Comprehensive Plan Analysis**

The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be single family residential with a one acre density. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

**Site Area History**

The subject site consists of two parcels under single ownership. They were zoned "NU" Non-Urban prior to incorporation of the City of Chesterfield.

**Issues**
A public hearing was held on this request on March 12, 2007. At that time, several issues were identified. Those issues along with the Petitioner's responses are attached.

Below are the issues that remain open at this time as well as those that Staff was asked to respond to:

1. Review language in the Westland Acres Ordinance dealing with drainage and siltation control with the possibility of adapting it to the subject petition.

   **Staff Response: This language has been added as item M.4., pg. 5 of the Attachment A.**

2. What is the setback of the Perry house from Kehrs Mill Road?

   **Staff Response: The Perry home, which is zoned "NU" Non Urban, is approximately 261 feet from Kehrs Mill Road.**

3. Retain more trees on the north side of the cul-de-sac.

   Staff Response: As noted at the meeting, this will be noted for review/discussion during Site Development Plan review.

**Request**
Staff recommends approval of the change of zoning from "NU" Non-Urban District to "E" One Acre District with the Attachment A as written.

Respectfully submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Attachments
1. Attachment A
2. Preliminary Plan
3. Issues responses
4. Letter from Mr. William E. Quinn

VOLZ incorporated
ENGINEERING
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT

April 4, 2007

Mrs. Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning
**City of Chesterfield**
690 Chesterfield Parkway W
Chesterfield, MO 63017-0760

Re: P.Z. 2-2007 The Estates at Upper Kehrs Mill (Miceli Construction)
Volz Project No. 8628-0

Dear Mrs. McCaskill-Clay:

Below is the response to your "issues" letter dated March 20, 2007, resulting from the Public Hearing held on March 8, 2007. Our responses are in *italic*.

1. Retention of the trees, particularly in the northeastern and northwestern portions of the site, with respect to erosion concerns and how neighboring properties may be affected.

   *The original plan was intended to show that the plan met the 30% tree retention requirement of the City. This was done because we do not currently have an accurate topographic survey of the site. In reality many of the trees along the north line will be preserved. The plan has been amended to give a more realistic depiction of the trees that can be saved on the site.*

2. Storm water on the site, particularly how it will be handled and the direction in which water will be directed.

   *We have enclosed a Drainage Map, which depicts the area and direction of drainage leaving the site. It is important to note that the proposed drainage area to the north is less than exists today. In addition the drainage to the south will be routed through the proposed detention basin near Kehrs Mill Road. In effect, less water will be leaving the site along the entire perimeter of this project. And finally, The Metropolitan St. Louis Sewer District and the city's requirements will be met.*

3. The proposed steepness of the grades in the development.

   *There are no proposed grades that will exceed 3:1. There are some existing grades that are slightly greater than 3:1, but these are in wooded areas and will not be disturbed.*

4. The impact of the proposed development on the existing lakes in the Country Place Subdivision, as well as the maintenance of the site after development with respect to these lakes. Will the proposed development have any portion of responsibility in the event of any damage to the lakes?

*Any impact to the adjacent property is a great concern of ours. With the permission of "Country Place", we would like to do a preconstruction survey of the existing lakes. In addition, BMP's and extensive erosion control measures will be implemented to protect these lakes. If damage to these lakes occurs as a result of this site development, Miceli Construction will repair this damage.*

5. Consider whether E-Two zoning is appropriate for the site vs. E-One zoning.

   *E-One Zoning is appropriate for this site and is consistent with both the City Comprehensive Plan and the surrounding area. Minor adjustments were made to the lots so that six out of eight are now larger than one acre.*

6. The appropriateness of the lot sizes proposed for the development.

   *As stated above, six out of eight lots exceed one acre in size. The remaining two lots average 0.8 acres and exceeds the adjacent lots in "Country Place" by 20%.*

7. Possible erosion of the site due to development.

   *The very latest BMP's and the city's SWPPP requirements will be used to prevent erosion from this site that would harm any downstream property owners.*

8. Possible Letter of Credit in the amount of $2 million, above and beyond any sureties or bonds currently required by the City to address erosion and tree removal.

   *We do not feel a letter of credit is appropriate, but even more, we do not feel a letter of credit is necessary. This site has many existing safe guards in place to insure proper drainage and erosion control including: the requirement of Escrows, the ability of the city to issue Stop Work Orders, the requirement of the City, DNR, and EPA of a Stormwater Pollution Prevention Plan (SWPPP), the need for a NPDES permit from DNR, the need for a 404 permit or waiver from the Corp of Engineers, the developers willingness to As-Built the existing lakes, and bonds to guaranty tree preservation. All of the above agencies have enforcement authority.*

9. Should field inlets be placed on the site immediately, or placed at the direction of the City at some future time?

   *It is premature in the development process to determine where inlets are needed. Inlets should be placed at the direction of the Civil Engineer, City Engineer and MSD.*

10. Should the setback from Kehrs Mill Road reflect/be similar to those created for Tuscany Reserve?

    *As we understand it, the goal of this issue is to protect the "Visual Integrity" of Kehrs Mill Road as you travel past our site. We believe our plan accomplishes this. The entrance area of Tuscany Reserve is much lower than Kehrs Mill Road. If fact a driver heading south will likely be looking into the second story windows of any new homes. In contrast, "Upper Kehrs Mill" is significantly higher than Kehrs Mill Road. That same driver will have an existing tree mass to protect his view in addition to the required tree buffer along the road. A driver headed north has even more "Visual Protection". A car at our south property line will be over 50 feet lower that the first floor of our homes. As you reach a point perpendicular to lot 8, our first floor is still 20 feet higher than a car. Anyone traveling along Kehrs Mill Road will see a landscaped hillside as they look towards "Upper Kehrs Mill" thus providing visually protected.*

11. Provide the setback requirements for Tuscany Reserve.

    *Staff has said they will provide this information.*

12. How far are the houses in Pacland Place from Kehrs Mill Road?

    *Staff has said they will provide this information.*

13. There was discussion regarding run-off from the cul-de-sac and Lot 3. Could the cul-de-sac be brought a little further to the south? It was noted that this would reduce the size of Lot 5 and possibly save more trees beyond the cul-de-sac on the northeast side.

    *It is not feasible to push the cul-de-sac to the south without creating significant grading issues. The street is currently on top of the ridge in the same location as the existing drive. As we noted earlier, the drainage area to the north will be less than exists today and additional trees will be preserved along the north property line. What we can do is to direct all the stormwater collected in the street inlets to the detention basin near Kehrs Mill Road. That will minimize the stormwater flowing to the north.*

14. Twenty-foot side yard setbacks on the northeast corner where it is contiguous to Country Place.

    *We would propose a 25-foot perimeter setback adjacent to the Country Place Subdivision.*

As requested, enclosed are three (3) copies of the plan for your review in order to be placed on the Planning Commission agenda. If you need any additional information please do not hesitate to contact me at 314-581-6219 or Mr. Mike Miceli at 636-537-1171.

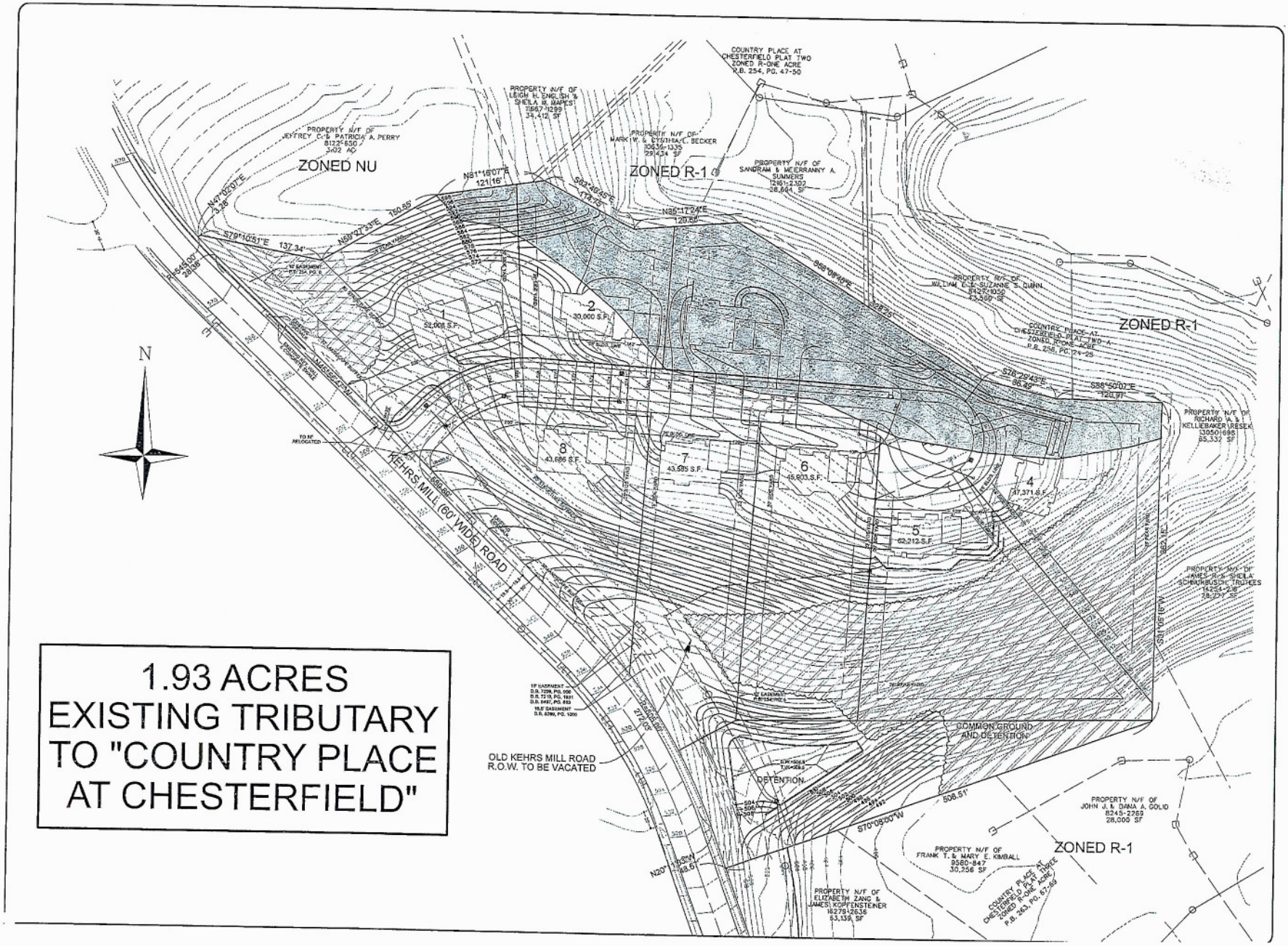
Sincerely,

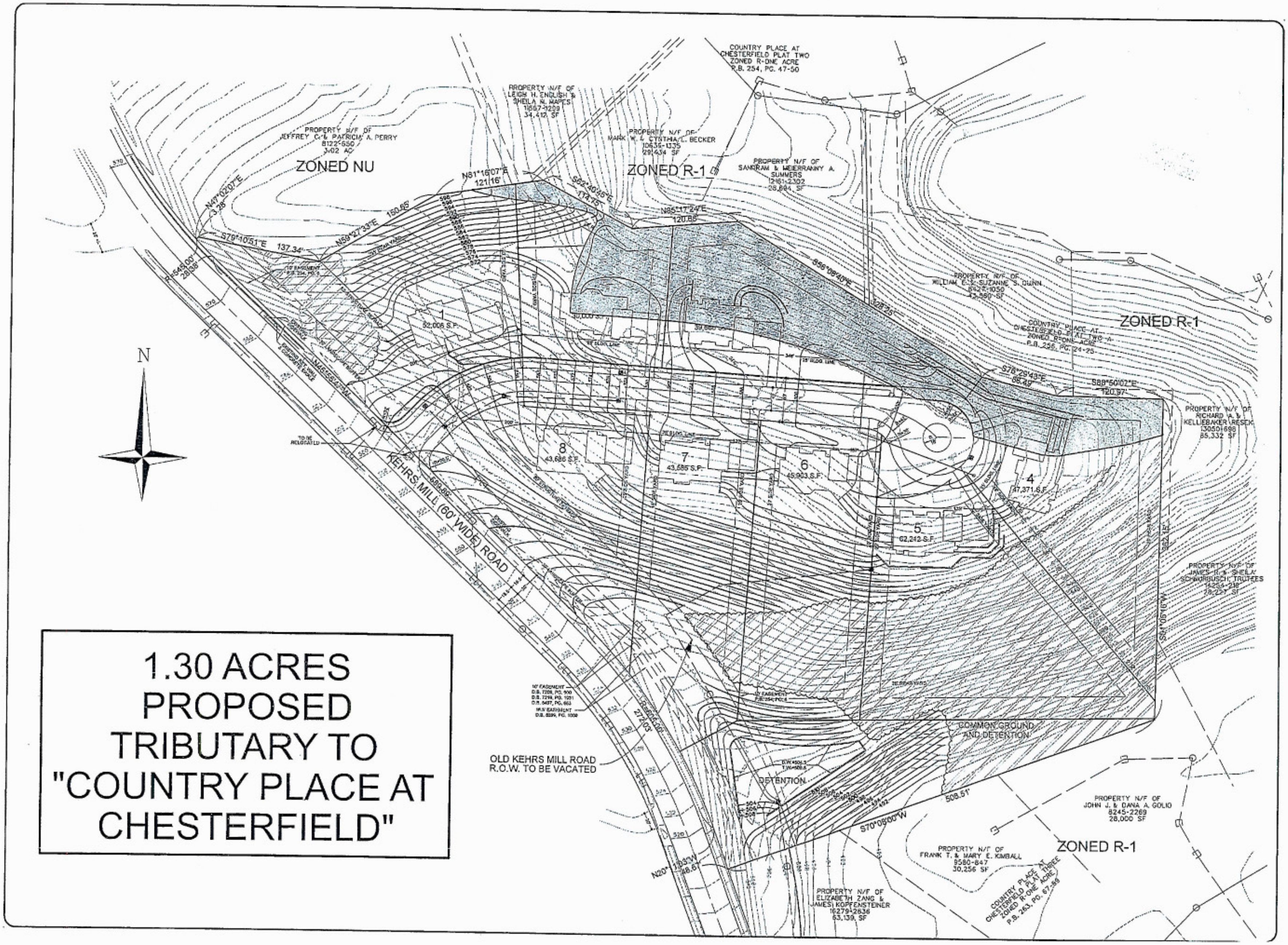
**Volz Incorporated**
*A Professional Services Company*

David A. Volz

Enclosure

Cc: Mr. Mike Miceli


1.93 ACRES
EXISTING TRIBUTARY
TO "COUNTRY PLACE
AT CHESTERFIELD"
N
ZONED NU
ZONED R-1
ZONED R-1
ZONED R-1
KEHRS MILL (60' WIDE) ROAD
OLD KEHRS MILL ROAD
R.O.W. TO BE VACATED
COMMON GROUND
AND DETENTION
DETENTION
PROPERTY N/F OF
JEFFREY C. & PATRICIA A. PERRY
8123-650
3.02 AC
PROPERTY N/F OF
LEIGH H. ENGLISH &
SHELA R. HAMES
7667-1299
34,412 SF
PROPERTY N/F OF
MARK W. & CYNTHIA C. BECKER
10636-1335
29,434 SF
PROPERTY N/F OF
SANDRAM & MEERRANNY A.
SUMMERS
1261-2302
28,844 SF
COUNTRY PLACE AT
CHESTERFIELD PLAT TWO
ZONED R-ONE ACRE
P.B. 254, PG. 47-50
PROPERTY N/F OF
WILLIAM C. & SUZANNE S. DUNN
8427-1052
43,560 SF
COUNTRY PLACE AT
CHESTERFIELD PLAT TWO A
ZONED R-ONE ACRE
P.B. 256, PG. 24-25
PROPERTY N/F OF
RICHARD A. & KELLIE BAKER RESEK
13050-698
55,332 SF
PROPERTY N/F OF
JAMES R. & SHEILA
SCHAUNIUS, TRUSTEES
16254-28
28,227 SF
PROPERTY N/F OF
JOHN J. & DANA A. COLIO
8245-2269
28,000 SF
PROPERTY N/F OF
FRANK T. & MARY E. KIMBALL
9580-847
30,256 SF
PROPERTY N/F OF
ELIZABETH ZANG &
JAMES KORTENSTENER
18279-2636
53,139 SF
COUNTRY PLACE AT
CHESTERFIELD PLAT THREE
ZONED R-ONE ACRE
P.B. 263, PG. 57-59
1
52,008 S.F.
2
30,000 S.F.
4
37,371 S.F.
5
62,212 S.F.
6
45,903 S.F.
7
43,585 S.F.
8
43,686 S.F.
N31°16'07"E
121.16'
S83°20'45"E
174.75'
N35°17'24"E
120.64'
S88°08'40"E
328.25'
S78°29'43"E
86.49'
S88°50'07"E
120.97'
N41°02'07"E
3.38'
S79°10'51"E
137.34'
N59°27'33"E
750.85'
R=545.00'
28.08'
S70°08'00"W
508.51'
N20°11'55"W
83.67'
272.25'
S31°16'16"W
TO BE RELOCATED


1.30 ACRES
PROPOSED
TRIBUTARY TO
"COUNTRY PLACE AT
CHESTERFIELD"
N
ZONED NU
ZONED R-1
ZONED R-1
ZONED R-1
PROPERTY N/F OF JEFFREY C. & PATRICIA A. PERRY 8122-650 3.02 AC
PROPERTY N/F OF LEIGH H. ENGLISH & SHEILA N. MAPES 15667-1209 34,412 SF
PROPERTY N/F OF MARK W. & CYNTHIA L. BECKER 10635-1335 29,434 SF
COUNTRY PLACE AT CHESTERFIELD PLAT TWO ZONED R-ONE ACRE P.B. 254, PG. 47-50
PROPERTY N/F OF SANARAM & MEIERRANNY A. SUMMERS 12161-2302 28,694 SF
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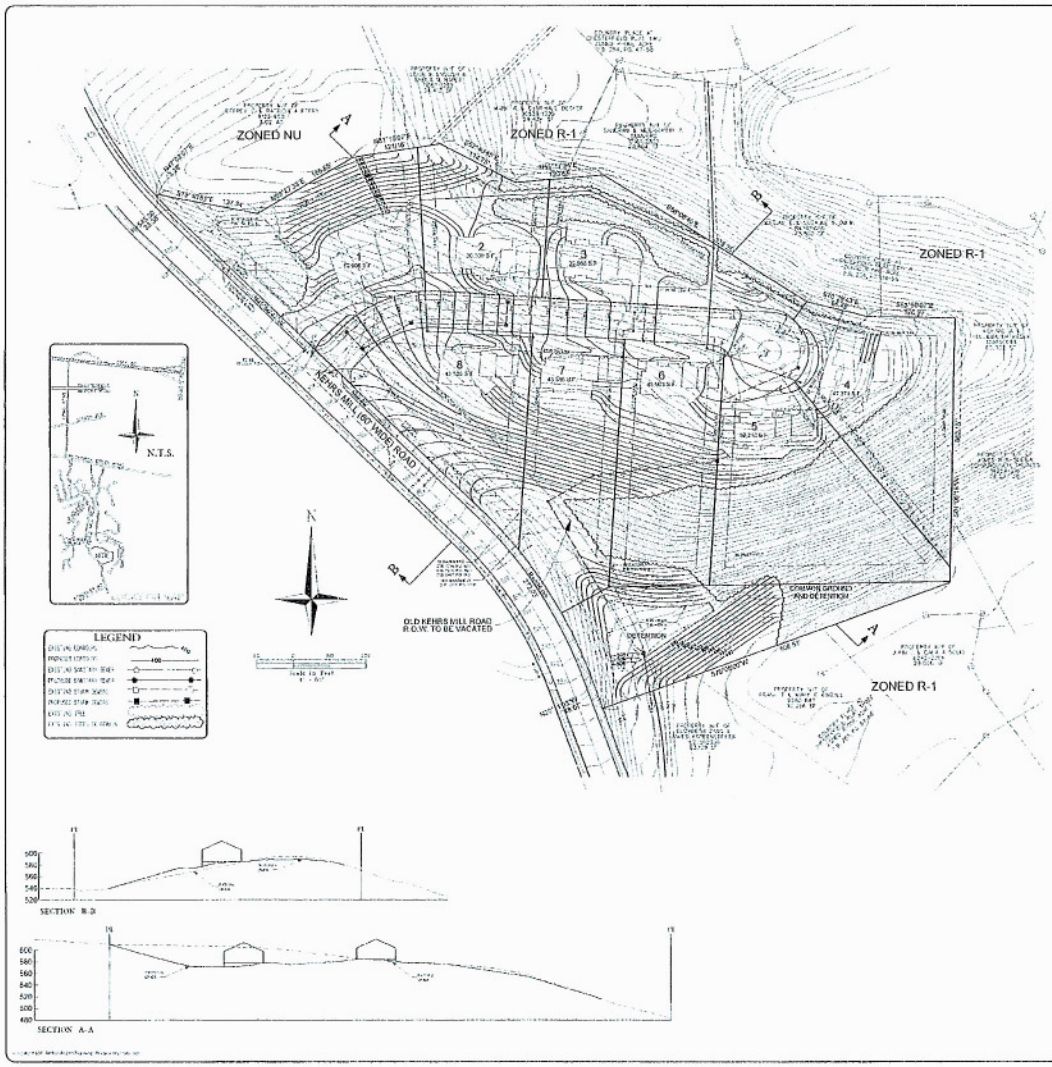
KEHRS MILL (60' WIDE) ROAD
OLD KEHRS MILL ROAD R.O.W. TO BE VACATED
COMMON GROUND AND DETENTION
DETENTION
1 52,006 S.F.
4 47,371 S.F.
5 62,212 S.F.
6 45,903 S.F.
7 43,585 S.F.
8 43,686 S.F.
N81°16'07"E 121.16'
N85°17'24"E 120.86'
S76°29'43"E 86.49'
S88°50'02"E 120.97'
S79°10'51"E 137.34'
N59°27'33"E 150.65'
N47°02'07"E 3.28'
S70°08'00"W 508.51'
272.03'
689.69'




## PROPERTY DESCRIPTION

[illegible]

## NOTES:

[illegible]

VOLZ INCORPORATED

VOLZ CONSTRUCTION
2825 TOWNSHIP ROAD
CHESTERFIELD, MO. 63017
KANSAS CITY, MO.
816-524-8477

# The Estates at Upper Kehrs Mill

PRELIMINARY DEVELOPMENT PLAN

8628

1

RECEIVED
APR 29 2007
PLANNING
DEPARTMENT

To The Department of Planning April 29, 2007

Re: The Upper Kehrs Mill Proposed Development.

During the last Planning and Zoning meeting Mr. Volz made a few comments I considered misleading, capricious and arbitrary.

1.) Mr. Volz talked about his conceived retention pond, but down played the fact that any overflow will end up in a lake within our subdivision. The measurement of silt resulting from that overflow would of course be measured by his company.

2.) Mr. Volz failed to inform the commission he plans to remove 8 feet to 10 feet from the top of the hill which would, of course, remove 1/3 of the entire hillside and the accompanying trees. An ecological disaster!

3.) Mr. Volz alluded to the fact that enough protections for the environment and existing property owners were already in place. A convenient conclusion and a self serving one.

4.) Mr. Volz thought that moving the planned cul de sac more than 10 feet from the Top of the hillside would cause him difficulties, evidently unconcerned with the Tremendous difficulties his current configurations would cause innocent existing Homeowners.

Observations: During my lifetime in the financial sales arena I have seen many techniques. One of the most effective and subsequently most devastating is the machine gun approach. The listener is rapidly fed a bewildering array of information until they are overwhelmed and then the speaker offers to "take care of everything" for them.

P.S. Let's not forget a secure letter of credit and due diligence.

Sincerely, William E. Quinn

William E. Quinn

# ATTACHMENT A

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

## Comprehensive Plan Policies

**2.1 Quality Residential Development**
**2.1.1 Conservation of Existing Quality of Life**
**2.1.4 Compatible In-Fill Residential Construction**
**2.1.5 Provide Buffer for Existing Residential Development** -
**2.1.6 Reinforce Existing Residential Development Pattern** -
**2.1.11 Restrict Access of Individual Homes on Arterial Streets** -

## I. SPECIFIC CRITERIA

### A. PERMITTED USES

1. The uses allowed in this "E-One Acre" District shall be:

   a. Single family detached residences.

2. The above uses in the "E-One Acre District shall be restricted as follows:

   a. Development within this District shall maintain a density of one (1) acre).

   b. The minimum lot size shall be no less than 22,000 square feet.

### B. HEIGHT

The maximum height of the detached single family homes shall be fifty (50) feet.

### C. SETBACKS

1. STRUCTURE SETBACKS

No building or structure, other than a freestanding subdivision monument sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

a. Eighty (80) feet from the right of way of Kehrs Mill Road.

b. Twenty-five feet from the all other perimeter boundaries..

2. LOT CRITERIA

In addition to the above-referenced requirements, no building or structures other than boundary and retaining walls, light standards, flag poles or fences, the following lot criteria shall apply:

a. Front yard: Twenty-five (25) feet from the internal road.

b. Side yard: Twenty (20) feet from the side property line.

i. This side yard setback may be reduced up to five feet if the side yard setback on the adjacent property
ii. A minimum of forty (40) feet must be maintained between structures.

c. Rear yard setback: Twenty-five (25) feet from the rear property line. .

## D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown 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 driving conditions.

3. Parking lots shall not be used as streets.

## E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

2. A minimum of 40% of the tree mass shall be maintained.

## F. SIGN REQUIREMENTS

2. 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.

3. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

## G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

## H. ARCHITECTURAL

1. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

## I. ACCESS/ACCESS MANAGEMENT

1. Access to Kehrs Mill Road shall be limited to one street approach. The street approach shall be as close to the north property line as practical and adequate sight distance shall be provided, as directed by the Department of Public Works and St. Louis County Department of Highways and Traffic.

2. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance

as directed by the Saint Louis County Department of Highways and Traffic

## J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improve Kehrs Mill to one half of a sixty (60) foot right-of-way and a thirty nine (39) foot pavement including all storm drainage facilities as directed by the Saint Louis County Department of Highways and Traffic.
2. Provide a sidewalk conforming to Saint Louis County ADA standards adjacent to Kehrs Mill Road , as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.
3. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right of way.
4. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
5. All roadway and related improvements in each plat or phase of the development shall be constructed prior to 60% occupancy of that plat or phase.

## K. TRAFFIC STUDY (if applicable)

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield and/or St. Louis County Highways and Traffic for the proposed entrance onto Kehrs Mill Road. If adequate sight

distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

## L. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

## M. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

3. Detention may be required for the entire project such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate discharge point. Wetland mitigation will not be allowable within the detention basin area

4. Lake(s), ponds(s), detention area(s), etc., are located downstream from the proposed development which may, in the opinion of the Chesterfield, be impacted by development of the subject site. A bond, in a form acceptable to the City of Chesterfield, shall be posted to assure compliance with this section. The developer shall perform preconstruction and post-construction surveys of these facilities and determine any changed condition. Preconstruction

surveys shall be performed prior to any clearing, grading, demolition or other construction related to the proposed development. Post-construction surveys shall be performed within twelve (12) months of the completion of the proposed development or two (2) years from the start of the development, whichever is greater. The developer shall return affected facilities to their preconstruction condition within 3 months of the post-construction survey. If the owner/operator of potentially impacted facilities will not grant the developer the necessary easements to complete the surveys and/or restorative work, the requirements in this paragraph are null and void. The required bond and preconstruction survey of downstream facilities shall be submitted prior to approval of a grading permit or improvement plans.

## N. SANITARY SEWER

1. Treatment for water quality and channel protection, in accordance with MSD regulations dated February 2006, may be required..

2. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of $2,750 per acre.

## O. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans

## P. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2 The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. 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 of road improvements.

3. Prior to Special Use Permit issuance by the Saint 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 Saint Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.

4. As this development is not subject to traffic generation assessment, the roadway improvements required herein represent the developer's road improvement obligation. These improvements will not exceed an amount established by multiplying the ordinance-required parking spaces by the following applicable rates:

## II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

1. The developer shall submit a concept plan within 18 months of City Council approval of the change of zoning.

2. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within 18 months of the date of approval of the change of zoning by the City.

3. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

4. Said Plan shall be submitted in accordance 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.

5. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

## III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

## IV. GENERAL CRITERIA

### A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, and the St. Louis County Department of Highways and Traffic.

## V. RECORDING

Within 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 of a plan by the Planning Commission.

## VI. ENFORCEMENT

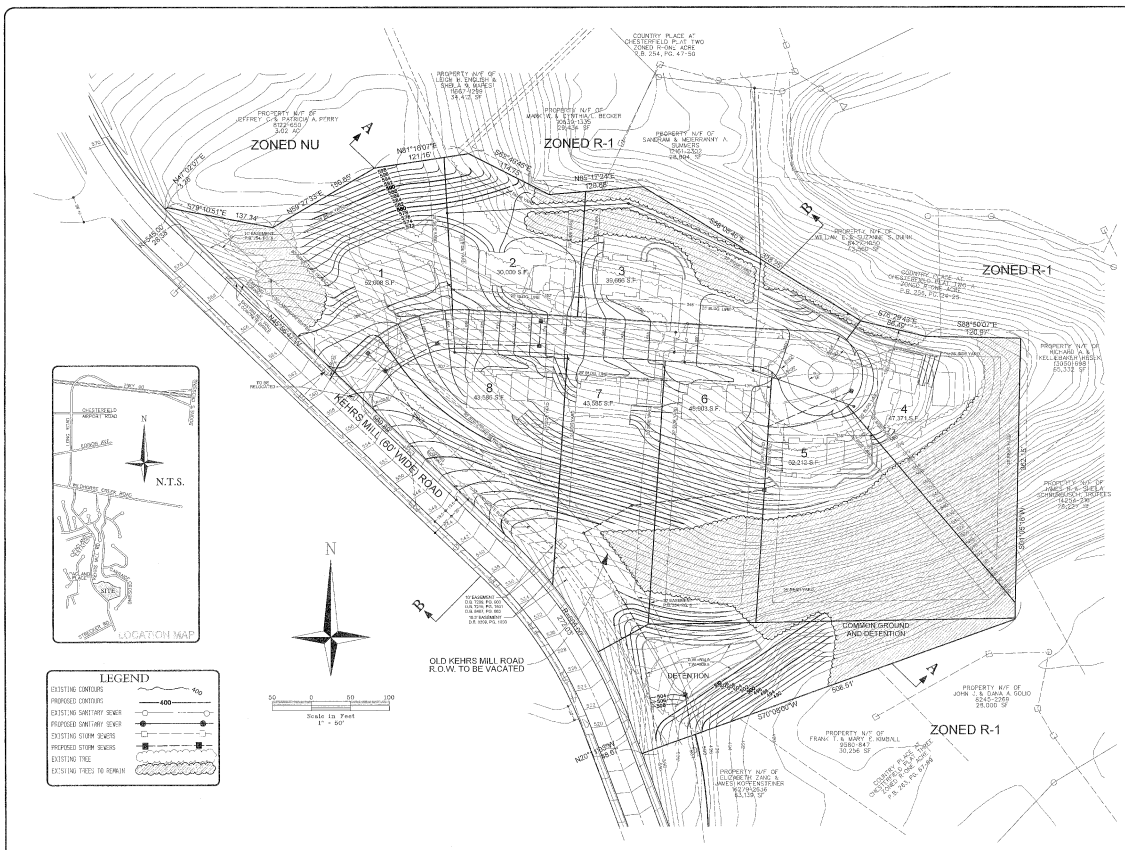
A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.

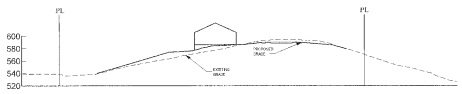
B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

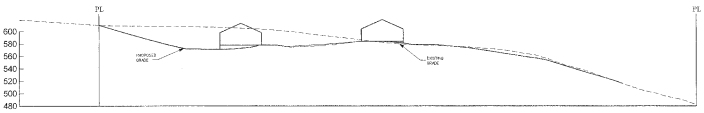
D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.




SECTION B-B




SECTION A-A

## PROPERTY DESCRIPTION:

A tract of land being Lots 1 and 2 of "Upper Kehrs Mill", a subdivision according to the plat thereof recorded in Plat Book 264 Page 6 of the St. Louis County Records and part of vacated Kehrs Mill Road and part of the Illinois Acquisition parcel acquired by St. Louis County, Missouri as described in the Deed recorded in Book 11225, Pages 581 through 584 of the St. Louis County Records in U.S. Survey 800 and Fractional Section 16, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the most westerly corner of said Lot 2 of "Upper Kehrs Mill", thence Easterly along the North lines of said Lot 2 the following courses and distances: South 79 degrees 10 minutes 51 seconds East 137.34 feet, North 59 degrees 27 minutes 39 seconds East 156.05 feet, North 41 degrees 16 minutes 07 seconds East 121.16 feet, South 67 degrees 40 minutes 45 seconds East 114.75 feet, North 85 degrees 37 minutes 24 seconds East 120.66 feet to the Northwest corner of said Lot 1 of "Upper Kehrs Mill". thence along the boundary lines of said Lot 1 the following courses and distances: South 79 degrees 05 minutes 00 seconds East 100.00 feet, South 79 degrees 28 minutes 33 seconds East 49.40 feet, South 88 degrees 00 minutes 00 seconds East 120.00 feet, and South 79 degrees 05 minutes 00 seconds East 100.00 feet to the Southeast corner of said Lot 1 of "Upper Kehrs Mill". Thence Northwesterly along the South line of said Lot 1 and its prolongation Westerly South 79 degrees 08 minutes 00 seconds West 504.51 feet to the Northeast Right-of-way line of Kehrs Mill Road. (60 feet wide as established by deed Excess Acquisition parcel deed to St. Louis County, Missouri. thence Northwesterly along said Northeast Right-of-way line of Kehrs Mill Road, 60 feet wide, the following courses and distances: North 38 degrees 13 minutes 33 seconds West 49.61 feet, along a curve to the left whose radius point bears South 68 degrees 46 minutes 57 seconds West 906.00 feet from the last mentioned point, a distance of 273.05 feet, North 40 degrees 08 minutes 47 seconds West 349.60 feet and along a curve to the right whose radius point bears North 44 degrees 03 minutes 13 seconds East 545.00 feet from the last mentioned point, a distance of 28.56 feet to a point, thence North 47 degrees 02 minutes 07 seconds East 3.28 to the point of beginning and containing 10.270 acres according to calculations based on record information by Volz Incorporated on November 28, 2006.

## NOTES:

| | |
|---|---|
| Locator Numbers: | 19U 53.0802<br>19U 53.0802<br>19U 53.0402 |
| Owners of Record: | Gregoryo & Maria Jo Colonna, Trustees<br>1800 Kehrs Mill Road<br>Chesterfield, MO 63005<br><br>ST. LOUIS COUNTY<br>1520 Kehrs Mill Rd |
| Prepared By: | Volz Incorporated<br>10949 Indian Head Ind'l. Blvd.<br>St. Louis, MO 63132 |
| Prepared For: | Mickel Construction<br>2307 Sycamore Drive<br>Chesterfield, MO 63017 |
| Area of Site: | 10.26 Acres |
| Existing Zoning: | NU Non-urban |
| Proposed Zoning: | R - One |
| Proposed Use: | Single Family Residences |
| Density Calculations: | Gross Area of Site: 10.26 Acres |

$$\frac{(10.26 \text{ Acres})(43{,}560 \text{ s.f.})}{43{,}560 \text{ s.f.}} = 10.26 \text{ Acres}$$

Min. Lot Area: 30,000 s.f.
Max Lots Allowed: 10
Lots Proposed: 8

| | |
|---|---|
| Parking Calculations: | 8 lots (2 space per lot) = 16 spaces |
| Existing Tree Mass: | 6.68 Acres |
| Tree Mass to Remain: | 2.76 Acres – 40% |
| Setbacks: | 25' Front Yard (from streets)<br>35' Rear Yard<br>30' Side Yard (40' Min. Between Structures)<br>note: A side yard setback may be reduced by up to five (5) feet if the adjacent lot's neighboring side yard is increased by the same amount so the distance between structures remains at the minimum required. |

This site is in the following districts:
Metropolitan St. Louis Sewer District
Rockwood R-6 School District
Chesterfield Fire Protection District
Ballwin Creek Watershed

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

1. Sanitary sewer connections shall be as approved by the St. Louis County & Metropolitan St. Louis Sewer District.
2. Stormwater management shall be designed pursuant to the City of Chesterfield & Metropolitan St. Louis Sewer District requirements.
3. The location of storm and sanitary sewer improvements are approximate only. Actual locations shall be determined by field conditions and shall be indicated on the improvement plans.
4. Grading shall be per City of Chesterfield standards.
5. All grading and drainage to be in conformance with the city of Chesterfield and Metropolitan St. Louis Sewer District standards.
6. No slopes shall exceed 3 (horizontal) to 1 (vertical) unless justified by geotechnical report, which has been accepted and approved by the city of Chesterfield.
7. All sidewalks are to be constructed to St. Louis County ADA Standards.
8. All proposed improvements shall be constructed to St. Louis County standards.
9. Storm water shall be discharged at an adequate natural discharge point. Sinkholes are not adequate discharge points.
10. Prior to Special Use Permit issuance by the 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.
11. The underground utilities shown hereon were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities. Construction of improvements in the field prior to any grading. These provisions shall in no way absolve any party from complying with the underground facility safety and damage prevention act, Chapter 319, RSMO.
12. Access to this development from Kehrs Mill Road shall be via one entrance located near existing entrance to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic.
13. ALL EXISTING STRUCTURES TO BE REMOVED.

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

In the preparation of this plan, no grading balances have been done and this concept plan is subject to that which a more detailed evaluation may indicate; such and sub-surface information have not been available and hence not taken into account; boundary lines have been prepared from information supplied by the client without benefit of title search or field survey; topographic data has been taken from existing maps and not verified by physical elevations; zoning density is assumed; and the location, capacity and availability of utilities are taken from available information without verification; accordingly, the undersigned disclaims responsibility for the accuracy of the aforesaid matters or otherwise that would be necessary to address all other issues of development.

Timothy J. Meyer — E-24667

Eric J. Kirby, P.L.S. — Professional Land Surveyor MO P.L.S. #2005006074

VOLZ INCORPORATED
CIVIL ENGINEERS · LAND PLANNERS · LAND SURVEYORS · TRANSPORTATION · ENVIRONMENTAL
10949 INDIAN HEAD INDUSTRIAL BLVD.
ST. LOUIS (MARYLAND HEIGHTS), MO. 63132
314-993-0927 · FAX 314-993-1525
WWW.VOLZINC.COM

MICKEL CONSTRUCTION
2307 SYCAMORE DRIVE
CHESTERFIELD, MO 63017
636-530-5607 FAX

# The Estates at Upper Kehrs Mill

PRELIMINARY DEVELOPMENT PLAN

8628

1

City of Chesterfield

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

VIII.C

# Planning Commission Staff Report

**Subject:** **Rezoning Vote Report**

**Meeting Date:** May 14, 2007

**From:** Aimee Nassif, Senior Planner of Zoning Administration

**Location:** 18652, 18630, 18650, 18660 Olive Street Road

**Petition:** P.Z. 07-2007 Spirit Valley Business Park

## Proposal Summary

Michael Doster, on behalf of Spirit Valley Business Park, has submitted an application for a change of zoning from "NU" Non Urban District to "PI" Planned Industrial District per the regulations of City of Chesterfield Zoning Ordinance Section 1003.150. The location of the site is north of Olive Street Road and east of Eatherton.

## Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the change of zoning from "NU" Non Urban District to "PI" Planned Industrial District.

## Zoning Analysis

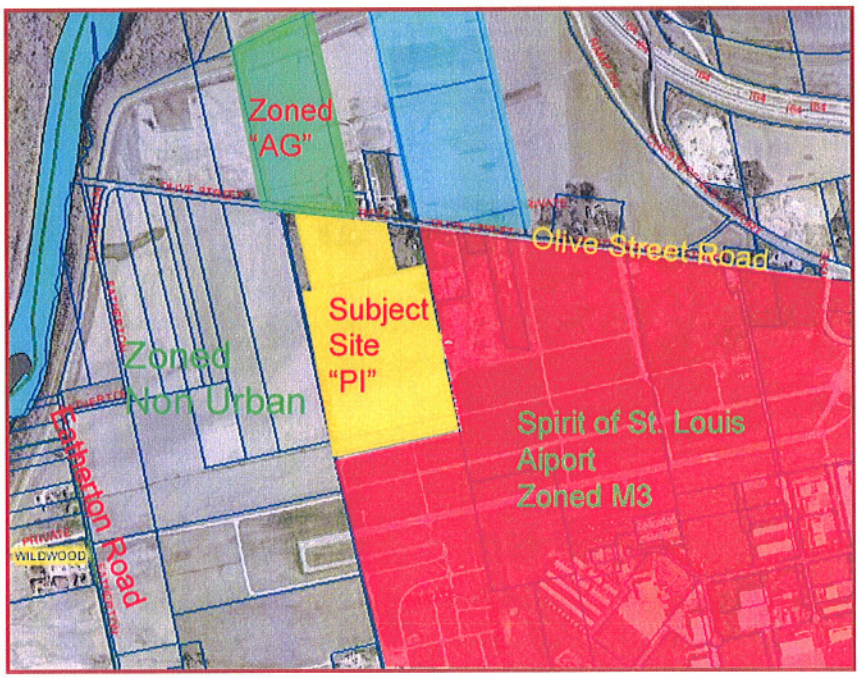
A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is to approve the change of zoning with an Attachment A written by Staff. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

While preparing the Attachment A for this development, Staff reviewed the conditions established in the Comprehensive Plan and Zoning Ordinance. The Attachment A requires that this development will adhere to the requirements of both.

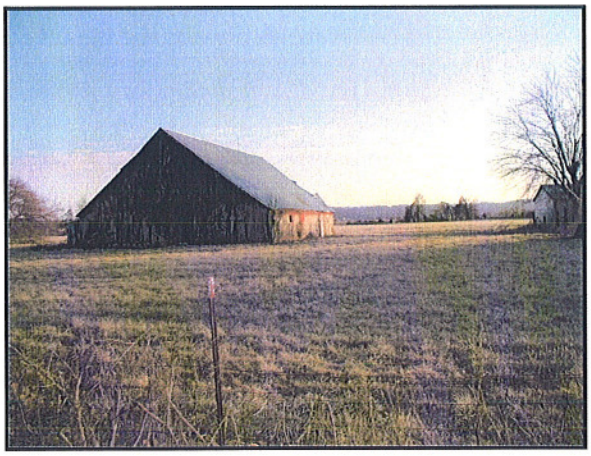
The rezoning request along with the uses requested is compatible with this area and the surrounding developments.

**Surrounding Land Use and Zoning**
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is zoned "AG" Agricultural District.
South/East: The property to the south and east of the site is Spirit of St. Louis Airport which is zoned "M3" Planned Industrial District.
West: The property to the west is zoned "NU" Non Urban District.



**View looking south across subject site. Residential structure is currently on site.**



**View looking south across subject site. Barn structure is currently on site.**

**Comprehensive Plan Analysis**
The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be Low-Intensity Industrial. This subject site is located in Sub Area 1 of the Comprehensive Plan which identifies additional development criteria which have been incorporated into the Attachment A.

The parking requirement for this Sub Area is 4 parking spaces per every 1,000 square feet of development. The Petitioner is requesting instead that the parking regulations of the City of Chesterfield Zoning Ordinance Section 1003.165 be applied which establishes parking requirements on the use for each building.

**Site Area History**
The subject site was zoned "NU" Non Urban District by St. Louis County in 1965 prior to the incorporation of the City of Chesterfield. The site currently has one (1) barn which was built in 1950 and one (1) residential structure which was built in 1957.

**Issues**
A public hearing was held on this request on February 26, 2007. At that time there were no speakers on this matter other than the Petitioner. At the hearing, several issues were identified. Those issues along with the Petitioner's responses are attached. Currently, all issues have been addressed. The Petitioner is requesting that parking for this development adhere to the requirements in Section 1003.165 of the Zoning Ordinance in lieu of the Comprehensive Plan requirement of 4 spaces for every 1,000 square feet of development.

**Request**
Staff recommends approval of the change of zoning from "NU" Non Urban District to a "PI" Planned Industrial District with the Attachment A as written. Staff is also requesting action on Petitioner's request regarding the parking requirement.

Respectfully submitted,

Aimee Nassif
Senior Planner of Zoning Administration

Attachments
1. Attachment A
2. Preliminary Plan
3. Response Letter from Petitioner

# ATTACHMENT A

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

## I. SPECIFIC CRITERIA

### A. PERMITTED USES

1. The uses allowed in this "PI" District shall be:

   a. Animal hospitals, veterinary clinics.
   b. Meat packing facilities.
   c. Broadcasting studios for radio and television.
   d. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
   e. Business, professional, and technical training schools.
   f. Business service establishments.
   g. Cafeterias for employees and guests only.
   h. Churches shall be allowed on tracts of land of at least one (1) acre in size.
   i. Financial institutions.
   j. Filling stations, including emergency towing and repair services.
   k. Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
   l. Storage and charter of boats on land, repair facilities for boats, and sale of fuel and other supplies for marine use.
   m. Highway department garages.
   n. Hotels and motels.
   o. Laundries and dry cleaning plants, not including personal and individual drop-off and pick-up service.
   p. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
      i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
      ii. Placed underground; or
      iii. Enclosed n a structure in such a manner so as to blend with and complement the character of the surrounding area.

   All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or

installation permit shall be issued until these plans have been approved by the Department of Planning.

q. Mail order sale warehouses.
r. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:

   i. Facilities producing or processing explosives or flammable gases or liquids;

   ii. Facilities for animal slaughtering or rendering;

   iii. Sulpher plans, rubber reclamation plants, or cement plants; and

   iv. Steel mills, foundries, or smelters.

s. Medical and dental offices.
t. Office or office buildings.
u. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
v. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
w. Police, fire, and postal stations.
x. Printing and duplicating services.
y. Public utility facilities.
z. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
aa. Restaurants, fast food.
bb. Restaurants, sit down.
cc. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
dd. Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
ee. Service facilities, studios, or work areas, for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors. Goods and services associated with these uses

may be sold or provided directly to the public on the premises.

ff. Storage and repair garages for public mass transit vehicles.

gg. Storage yards for lumber, coal, and construction materials.

hh. Stores, shops, markets, service facilities, and automotive vending facilities in which goods or services of any kind, including sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

ii. Union halls and hiring halls.

jj. Vehicle repair facilities.

kk. Vehicle service centers.

ll. Welding, sheet metal, and blacksmith shops.

mm. Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

2. The following Ancillary Uses shall be permitted:

a. Automatic vending facilities for:

i. Ice and solid carbon dioxide (dry ice);

ii. Beverages;

iii. Confections.

**B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

1. HEIGHT

a. The maximum height of the buildings, exclusive of roof screening, shall not exceed forty (40) feet.

2. BUILDING REQUIREMENTS

a. Until such time as the connection of the site to a permanent sanitary sewer system, a minimum fifty percent (50%) open space is required for this development. Upon connection to a sanitary sewer system, a minimum of thirty percent (30%) openspace will be required for this development.

## C. SETBACKS

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

a. Fifty (50) feet from the right-of-way of Olive Street Road.

b. Fifty (50) feet from 18668 Olive Street Road.

c. Fifty (50) feet from 18626 Olive Street Road.

d. Fifty (50) feet from the eastern and western property lines of this development.

e. Fifty (50) feet from the southern property line of this development.

2. PARKING SETBACKS

No parking stall or loading space will be located within the following setbacks:

a. Thirty five (35) feet from the right-of-way Olive Street Road.

b. Ten (10) feet from the internal property lines, with the exception of shared driveways.

c. Twenty (20) feet from the principal internal street.

d. Fifteen (15) feet from the eastern and western property lines of this development.

e. The parking setback along the western property line contiguous to 18668 Olive Street Road for the first 175 feet from Olive Street Road shall be thirty (30) feet. The parking setback for the remainder of this property line shall be fifteen (15) feet.

f. Fifteen (15) feet from the northern property line bearing S78°19’49”W.

3. No internal driveway or roadway, except points of ingress and egress, will be located within the following setbacks:

   a. Thirty (30) feet from the right-of-way of Olive Street Road.

   b. Three hundred fifty (350) feet from the southern property line.

   c. Two hundred seventy five (275) feet from the eastern and western property lines of this development.

   d. Zero (0) feet from the eastern property line bearing N11°25'51"W.

## D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be 4 spaces for every 1,000 square feet of development.

2. Construction Parking

   a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

   b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown 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 driving conditions.

   c. No construction related parking shall be permitted within the Olive Street Road right-of-way.

3. No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and improvement plans. Signage shall be posted within thirty (30) days of the placement of street pavement.

## E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

2. The landscape buffer along the western property line shall be as follows:

   a. A thirty (30) foot landscape buffer measuring no less than 175 feet in length from Olive Street Road will be required along the western property line contiguous to the residential structure at 18668 Olive Street Road.

   b. A fifteen (15) foot landscape buffer shall be required for the remainder of the western property line.

   c. If the residential structure at 18668 Olive Street Road is re-developed into a use other than residential, the thirty (30) foot landscape buffer requirement may be reduced to fifteen (15) feet as directed by the City of Chesterfield.

3. There shall be a fifteen (15) foot landscape buffer along the northern property line bearing S78°19'49"W.

## F. SIGN REQUIREMENTS

1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed and approved by the City of Chesterfield Planning Commission.

2. 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.

## G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

## H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

**I. ACCESS/ACCESS MANAGEMENT**

1. Access to Olive Street Road shall be limited to two (2) street approaches, as directed by the Department of Public Works and St. Louis County Department of Highways and Traffic.

2. Provide for cross access to the properties adjoining this development to the east and west, as directed by the City of Chesterfield, to allow for future connection to the internal roadway system within this development.

**J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Provide a street connection to the property to the west. The connection shall be a minimum of five hundred (500) feet from Olive Street Road, as directed by the City of Chesterfield.

2. All roadway and related improvements shall be constructed prior to 60% occupancy of the development.

3. Provide any additional right of way and construct any improvements to Olive Street Road as required by St. Louis County Department of Highways and Traffic.

4. Provide a 40 foot right of way with a minimum of 10 foot roadway improvement, maintenance, utility and sewer easement son both sides for all interior roadways. Minimum roadway sections shall provide a 26 foot travel way with 7 foot shoulders on both sides and

appurtenant storm drainage facilities as required by the Department of Public Works.

5. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Olive Street Road frontage of the site and along one (1) side of all interior roadways, as directed by the City of Chesterfield. The sidewalk shall be privately maintained; therefore, no public easements shall be required.

6. Improve Olive Street Road to one half of a sixty (60) foot right-of-way and a thirty eight (38) foot pavement with seven (7) foot full depth shoulders and additional widening to provide a minimum thirty three (33) foot wide road surface for a two hundred (200) foot left turn lane serving each entrance along with fifty to one (50:1) tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic. Widening may be required on opposite side of street to provide a minimum thirty three (33) foot pavement for three driving lanes in addition to seven (7) foot shoulder.

7. Access to this development from Olive Street Road shall be restricted to two (2) commercial entrances, each having a three (3) lane section of a minimum thirty six (36) foot pavement for a minimum distance of one hundred (100) feet, in order to provide separate left and right turn lanes for outbound traffic along with a single inbound lane. These driveways shall be located to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. The easternmost driveway serving this site should be located opposite an existing commercial entrance on the north side of Olive Street Road in this area.

8. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.

9. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.

## K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

## L. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. East entrance location will require relocation of fire hydrant proposed on the MCLD Sewer Improvements.

2. Stormwater ditches shall match the latest provided by the City of Chesterfield.

3. The easement that will be required for the proposed MCLD force main at the southwest corner of the Albrecht tract and the easements for the proposed utilities along Olive Street Road shall be shown on the site development concept and section plans.

## M. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

## N. STORMWATER

1. Due to the inherent nature of development, the specific size, location, and configuration of the storm water infrastructure associated with the Chesterfield Valley Master Storm Water Plan are conceptual in nature. The exact location, size, and type of each segment of storm water infrastructure are to be reviewed and approved in conjunction with the development of specific sites. The developer will be required to construct ditches along the west, north, and east property lines of the property governed by this ordinance.

The developer may elect to propose alternate geometry, size and/or type of storm sewer improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the City of Chesterfield, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the City determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City. The developer shall be responsible for all costs related to the work performed by the consultant.

2. Provide any additional Chesterfield Valley Storm Water Easements along the north, east, and west property lines as required and directed by the Department of Public Works to accommodate the Chesterfield Valley Master Storm Water Plan channel in those areas, and depict the channel(s) on the Site Development Plan and improvement plans. The maintenance of the required storm water/ditch system shall be the responsibility of the property owner(s).

3. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas, as directed by the City of Chesterfield.

4. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

5. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits

exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

6. Stormwater should be controlled as required by the Chesterfield Valley Master Facility Plan.

**O. SANITARY SEWER**

1. Private sewer lines and laterals cannot cross property lines. Extension of public sewer lines will be necessary to serve this site and proper easements required.

2. Downstream pump stations and force mains shall be evaluated to ensure adequate capacity.

3. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, as directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

4. This project is in the Caulks Creek Surcharge Area and is subject to a surcharge of $2750.00 per acre.

**P. GEOTECHNICAL REPORT.**

Prior to Site Development Concept Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

**Q. MISCELLANEOUS**

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an

allowable credit against the petitioner's traffic generation assessment contribution. 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 of road improvements.

## II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

A. The developer shall submit a concept plan within 18 months of City Council approval of the change of zoning.

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within 18 months of the date of approval of the change of zoning by the City.

C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

D. Said Plan shall be submitted in accordance 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.

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

## III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

## IV. GENERAL CRITERIA

### A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and St. Louis County Department of Highways and Traffic.

## V. TRUST FUND CONTRIBUTION

A. The developer shall be required to contribute to the Chesterfield Valley Trust Fund. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Roads
The amount of the developer's contribution to this fund shall be computed based on the following:

| Type of Development | Required Contribution |
|---|---|
| Commercial | $2.07/sq.ft.of building space |
| Office | $1.44/ sq.ft.of building space |
| Industrial | $4,986.59/acre |

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, the Department of Highways and Traffic will provide rates.

Credits for roadway improvements will be awarded by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements as required by the development shall be retained in the appropriate Trust Fund.

The roadway improvement contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by the Saint Louis County Highways and Traffic. Funds shall be payable to the "Treasurer, Saint Louis County."

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

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $654.66 per acre for that total area as approved on the Site Development Plan to be used solely to help defray the cost of construction the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by St. Louis County Highways and Traffic. Funds shall be payable to the "Treasurer, Saint Louis County".

Stormwater

The storm water 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 storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and MSD. The amount of storm water contribution will be computed based on $2,077.15 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by Saint Louis County Department of Highways and Traffic. Funds shall be payable to the "Treasure, Saint Louis County."

Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek Impact Fee. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with MSD as required by the District.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2008 shall be

adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint 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.

## VI. RECORDING

Within 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 of a plan by the Planning Commission.

## VII. VERIFICATION PRIOR TO RECORD PLAT APPROVAL

The developer shall cause, at his expense and prior to the recording of any plat, the re-establishment, 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 United States Public Land Survey Corners.

## VIII. FINAL RELEASE OF SUBDIVISION DEPOSITS

Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

## IX. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not

limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

# Spirit Valley Business Park – Revised Proposed "PI" Uses

PERMITTED USES:

(b) Animal hospitals, veterinary clinics, ~~and kennels~~.

(c) ~~Animal slaughtering~~, meat packing ~~or rendering~~ facilities.

(e) ~~Arenas and stadiums.~~

(f) ~~Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.~~

(h) Broadcasting studios for radio and television.

(i) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.

(j) Business, professional, and technical training schools.

(k) Business service establishments.

(l) Cafeterias for employees and guests only.

(n) Churches shall be allowed on tracts of land of at least one acre in area.

(q) Financial institutions.

(u) Filling stations, including emergency towing and repair services.

(v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).

(w) ~~Harbors, marinas, and docks for water-borne vehicles, including~~ storage and charter of boats, on land ~~or in the water~~, repair facilities for boats, and sale of fuel and other supplies for marine use.

(x) Highway Department garages.

(y) Hotels and motels.

(bb) Laundries and dry cleaning plants, not including personal and individual drop-off and pick-up service.

(cc) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

(i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or

(ii) Placed underground; or

(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

(dd) Mail order sale warehouses.

(ee) ~~Manufacturing, fabrication and processing of flammable gases, liquids, and explosives~~.

(ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:

(i) Facilities producing or processing explosives or flammable gases or liquids;

(ii) Facilities for animal slaughtering, ~~meat packing~~, or rendering;

(iii) Sulphur plants, rubber reclamation plants, or cement plants; and

(iv) Steel mills, foundries, or smelters.

(gg) Medical and dental offices.

(ii) Office or Office Buildings.

(ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

(mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.

(nn) Police, fire, and postal stations.

(oo) Printing and duplicating services.

(pp) Public utility facilities.

(tt) ~~Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters~~.

(uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

(vv) Restaurants, fast food.

(ww) Restaurants, sit down.

(xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.

(yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.

(zz) ~~Sales yards operated for a charitable purpose by a church, school, or other not-for-profit organization~~.

(ccc) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, ~~fishing tackle and bait shops, and souvenir sales~~. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

(eee) ~~Permitted signs (See Section 1003.168 'Sign Regulations').~~

(ggg) Storage and repair garages for public mass transit vehicles.

(hhh) Storage yards for lumber, coal, and construction materials.

(iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

(nnn) Union halls and hiring halls.

(ooo) Vehicle repair facilities.

(ppp) Vehicle service centers.

(qqq) Vehicle washing facilities.

(sss) Welding, sheet metal, and blacksmith shops.

(ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

ANCILLARY USES:

(g) Automatic vending facilities for:

(i) Ice and solid carbon dioxide (dry ice);

(ii) Beverages;

(iii) Confections.

St. Louis
17107 Chesterfield Airport Rd.
Suite 300
Chesterfield, Missouri 63005
(636) 532-0042
(636) 532-1082 (fax)

**Michael J. Doster**
mike_doster@dmjulaw.com

DOSTER MICKES
JAMES ULLOM BENSON & GUEST LLC
ATTORNEYS AT LAW
ST. LOUIS & KANSAS CITY

Kansas City
4600 Madison
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Kansas City, Missouri 64112
(816) 531-1888
(816) 531-7020 (fax)

Reply to St. Louis Office

May 3, 2007

HAND DELIVERED

Ms. Aimee E. Nassif, Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Re: P.Z. 7-2007 ---- Spirit Valley Business Park

Dear Aimee:

In response to your letter dated April 27, 2007, we offer the following responses:

1. Provide comments from the St. Louis County Department of Highways and Traffic and the Monarch Fire Protection District.

   *Response:* Comments from these agencies are forthcoming.

2. The Comprehensive Land Use Plan designates this area as low intensity industrial. The primary uses in this area according to the Comprehensive Plan, includes manufacturing, fabrication, assembly, processing, warehousing and storage.

   *Response:* We believe the uses proposed for this development, as amended, are compatible with the Comprehensive Land Use Plan for this area of Chesterfield Valley

3. This development is located in Sub-Area 1 of the Chesterfield Valley.

   *Response:* Spirit Valley Business Park, located in Sub-Area 1 of Chesterfield Valley, proposes "Low-Intensity Industrial" uses, consistent with the Comprehensive Plan. The development guidelines of Sub-Area 1 include:

   1. Retention of 50% Open Space;
   2. Maximum building height of forty (40) feet, exclusive of mechanical equipment;
   3. Parking ratio of 4.0 spaces/1,000 square-feet of development; and
   4. Requirement that all new development be reviewed by the Architectural Review Board for design considerations.

Items 1, 2 and 3 are addressed later in this letter. We acknowledge the fourth guideline regarding the Architectural Review Board.

4. The current preliminary plan does not provide the adjoining properties, to the east and west, access to the proposed internal roadway system for this development. In order for the roadway system to be accepted as public, a stub must be constructed to the Rombach property to the west and cross access provided such that the Horobec property to the west and the Hornet Properties Inc. property to the east may connect to the internal roadway at a future date.

   *Response:* Cross-access is provided as shown on the revised Preliminary Development Plan. We will provide future cross-access to the Horobec and Hornet Properties, Inc. sites as directed by the City of Chesterfield.

**The following conditions related to site specific issues shall be applied to the petition:**

Openspace

1. A minimum of 50% openspace will be required for this development until such time that permanent connection to sanitary sewer is provided. Upon connection, a minimum of 30% openspace will be required.

   *Response:* We acknowledge the 30% Open Space requirement upon connection to sanitary sewer.

Landscaping

1. A thirty (30) foot landscape buffer is required along arterial streets.

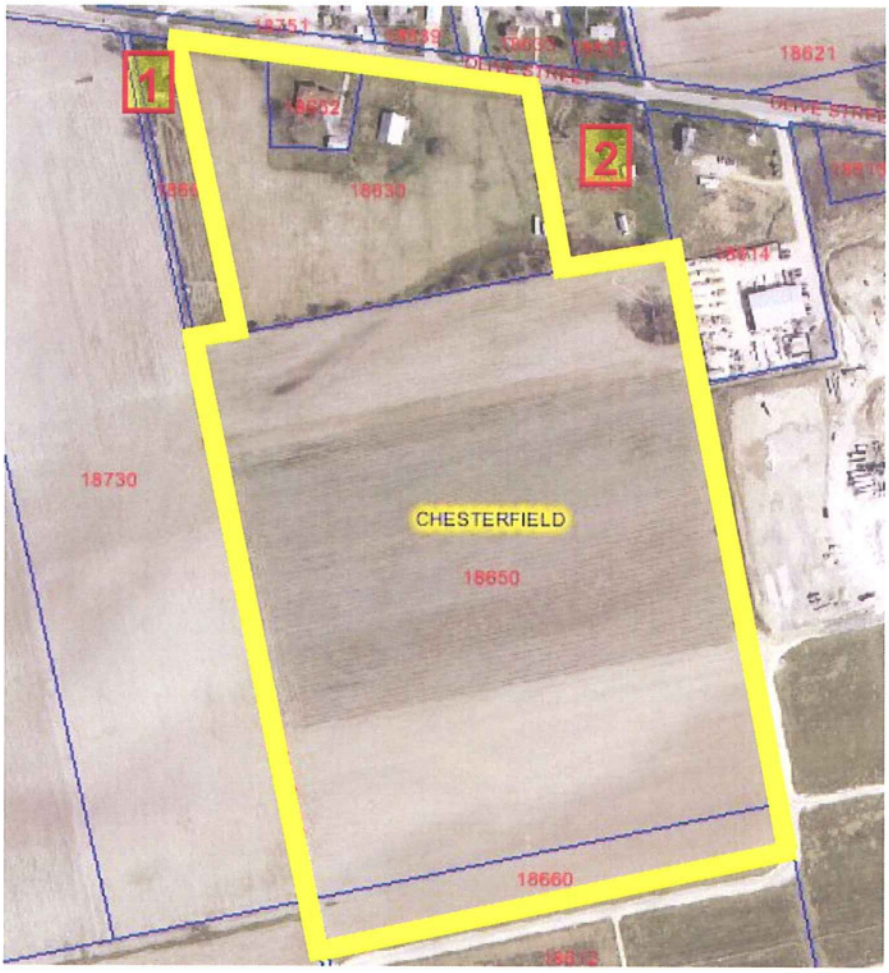
   *Response:* There are no arterial streets in this development. We acknowledge this requirement along Olive Street Road and note that the stormwater drainage ditch is shown within this buffer on the revised Preliminary Development Plan.

2. A thirty (30) foot landscape buffer is required when the development abuts a residential subdivision.

*Response:* The proposed Spirit Valley Business Park is outlined in yellow in the figure below. The only two residences in the area are labeled "1" (the Horobec property) and "2" (the Hornet Properties, Inc. site). We do not believe either of these constitutes a subdivision. However, we propose a thirty (30) foot landscape buffer for the first 175 feet South from Olive Street Road. We propose a fifteen (15) foot landscape buffer for the remainder of the site abutting the Horobec property. We also propose that the thirty (30) foot landscape buffer revert to a fifteen (15) foot requirement at such time that the Horobec property is developed.

Regarding the Hornet Properties, Inc. site, we propose a fifteen (15) foot landscape buffer between the site and the southern end of the Hornet Properties, Inc. site. The eastern access road for Spirit Valley Business Park has been moved immediately adjacent to the Hornet Properties. A landscape buffer along this property line is not necessary or feasible. It is our

understanding that this site will be redeveloped in the near future under zoning consistent with Spirit Valley's "PI" designation.




Building Height

1. Maximum building height shall be forty (40) feet exclusive of mechanical equipment.

   *Response:* We acknowledge the forty (40) foot building height limitation, exclusive of mechanical equipment.

Setbacks

1. No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

   a. Fifty (50) feet from the right-of-way of Olive Street Road.
   b. Fifty (50) feet from 18668 Olive Street Road.
   c. Fifty (50) feet from 18626 Olive Street Road.
   d. Fifty (50) feet from the eastern and western property lines of this development.
   e. Fifty (50) feet from the southern property line of this development.

*Response:* We acknowledge these setback requirements.

2. No parking stall or loading space will be located within the following setbacks:

   a. Thirty five (35) feet from the right-of-way of Olive Street Road.

   *Response:* We acknowledge this setback requirement.

   b. Ten (10) feet from the internal property lines, with the exception of shared driveways.

   *Response:* We acknowledge this setback requirement.

   c. Twenty (20) feet from the principal internal street.

   *Response:* We acknowledge this setback requirement.

   d. Fifteen (15) feet from the eastern and western property lines of this development.

   *Response:* We acknowledge this setback requirement.

   e. Fifteen (15) feet from the southern property line of this development.

   *Response:* We acknowledge this setback requirement.

   f. Thirty (30) feet from the western property line abutting 18668 Olive Street Road for approximately 175 feet. The setback 175 feet back from the 18668 Olive Street Road shall be fifteen (15) feet.

   *Response:* We acknowledge these setback requirements.

   g. Fifteen (15) feet from the northern property line bearing S°78'49"W.

   *Response:* We acknowledge this setback requirement.

3. No internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

   a. Thirty (30) feet from the right-of-way of Olive Street Road.
   b. Three hundred fifty (350) feet from the southern property line.
   c. Two hundred seventy five (275) feet from the eastern and western property lines of this development.

   *Response:* We acknowledge these setback requirements.

**The following conditions related to site specific issues shall be applied to the rezoning petition:**

Access

1. Access to Olive Street Road shall be limited to two street approaches, as directed by the Department of Public Works and St. Louis County Department of Highways and Traffic. The eastern most street approach shall align with the commercial entrance on the north side of Olive Street Road.

   *Response:* We acknowledge the restriction of two curb cuts on Olive Street Road. As we discussed at our meeting on April 27th, it is our understanding that we do not need to align either of these with the commercial entrance on the north side of Olive Street Road.

2. Provide for cross access to the properties adjoining this development to the east and west, as directed by the City of Chesterfield, to allow for future connection to the internal roadway system within this development.

   *Response:* We acknowledge this requirement. Cross-access is shown on the revised Preliminary Development Plan.

Road Improvements

3. Provide a street connection to the property to the west. The connection shall be a minimum of 500 feet from Olive Street Road, as directed by the City of Chesterfield.

   *Response:* We acknowledge this requirement.

4. All roadway and related improvements shall be constructed prior to 60% occupancy of the development.

   *Response:* We acknowledge this requirement.

5. Provide any additional right of way and construct any improvements to Olive Street Road as required by St. Louis County Department of Highways and Traffic.

   *Response:* We acknowledge this requirement.

6. Provide a 40 foot right of way with a minimum of 10 foot roadway improvement, maintenance, utility and sewer easements on both sides for all interior roadways. Minimum roadway sections shall provide a 26 foot travel way with 7 foot shoulders on both sides and appurtenant storm drainage facilities as required by the Department of Public Works.

   *Response:* We acknowledge this requirement.

Pedestrian Circulation

7. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Olive Street Road frontage of the site and along both sides of all interior roadways, as directed by the City of Chesterfield. The sidewalk shall be privately maintained; therefore, no public easements shall be required.

   *Response:* We acknowledge the requirement of sidewalks along Olive Street Road, but we do not believe sidewalks should be required along both sides of the interior street. We propose sidewalks along the outside of the interior "U" shaped road. Sidewalks along the interior of this road would severely impact the design of the inner lots and would seldom be used by these tenants.

Parking

8. No construction related parking shall be permitted within the Olive Street Road right of way.

   *Response:* We acknowledge this requirement.

9. No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and improvement plans. Signage shall be posted within 30 days of the placement of street pavement.

   *Response:* We acknowledge this requirement.

10. Parking for this development shall be 4 spaces for every 1,000 square feet of development.

    *Response:* We believe 4 spaces/1,000 square-feet of development is excessive parking for the proposed development. We would rather apply the Zoning Ordinance standards to each section plan as it is submitted to the City for review. Many of the uses would need much less parking than this standard.

Traffic Studies

11. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

    *Response:* We acknowledge this requirement. Traffic issues can be addressed during site plan review.

Storm Water

12. Due to the inherent nature of development, the specific size, location, and configuration of the storm water infrastructure associated with the Chesterfield Valley Master Storm Water Plan are conceptual in nature. The exact location, size, and type of each segment of storm water infrastructure are to be reviewed and approved in conjunction with the development of specific sites. The developer will be required to construct ditches along the west, north, and east property lines of the property governed by this ordinance.

    The developer may elect to propose alternate geometry, size and/or type of storm sewer improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the City of Chesterfield, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will

consider, but is not obligated to accept, the developer's alternate plans. If the City determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City. The developer shall be responsible for all costs related to the work performed by the consultant.

*Response:* We acknowledge this requirement.

13. Provide any additional Chesterfield Valley Storm Water Easements along the north, east, and west property lines as required and directed by the Department of Public Works to accommodate the Chesterfield Valley Master Storm Water Plan channel in those areas, and depict the channel(s) on the Site Development Plan and improvement plans. The maintenance of the required storm water/ditch system shall be the responsibility of the property owner(s).

    *Response:* We acknowledge this requirement.

14. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas, as directed by the City of Chesterfield.

    *Response:* We acknowledge this requirement.

Sanitary Sewers

15. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, as directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

    *Response:* We acknowledge this requirement.

**The following standard general conditions shall be applied to the petition.**

Geotechnical Report

G-4. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

*Response:* We acknowledge this requirement.

Verification Prior to Record Plat Approval

G-10. 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 United States Public Land Survey Corners.

*Response:* We acknowledge this requirement.

Final Release of Subdivision Deposits

G-11. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

*Response:* We acknowledge this requirement.

**Finally, the petitioner should be advised of the following items which may impact the project during the later stages of the development process.**

- It appears the site may contain a US Survey corner which may be disturbed by construction activities. U.S. Survey corners must be protected or restored. The corner in question is located between U.S. Surveys 153 and 133 along the west property line of the site.

  *Response:* Acknowledged.

- Access management principals to be applied to this development can be found in Chapter 26 of the City code.

  *Response:* Acknowledged.

- Access/utility easements will be required throughout the development.

  *Response:* Acknowledged.

- Any structure built within 200 feet of the master plan drainage channels must be elevated to 1 foot above the 100 year water surface calculated by the model. Please reference Chapter 14 of the City code for flood damage prevention requirements.

  *Response:* Acknowledged.

- The typical section provided for the internal roadway system omitted sidewalks from both sides of the roadway and contained some unidentified dimensions. The sidewalks should be located outside the roadway improvement, maintenance, utility, and sewer easement adjacent to the right of way.

  *Response:* Acknowledged.

- The current preliminary site plan depicts the roadway improvement, maintenance, utility, and sewer easement extending onto the Hornet Properties Inc. property. This would imply that the required sidewalk would be located on the adjoining property for which easements would need to be obtained.

  *Response:* Acknowledged.

Please call if you have any questions. Thank you.

Respectfully submitted,
Doster Mickes James Ullom, Benson & Guest L.L.C.

By _____
Michael J. Doster

cc: Dan Hayes, NAI Desco
George Stock, Stock & Associates Consulting Engineers, Inc.

# SPIRIT VALLEY BUSINESS PARK

A TRACT OF LAND BEING PART OF LOT 5 OF THE AMELIA BOISSELIER ESTATE AS RECORDED IN PLAT BOOK 16 PAGE 27 AND PART OF COSMOS TAMIAN KROENUNG AND HERMAN SCHAEPER AND AGNES SCHAEPER PARCELS OF THE PARTITION IN ESTATE OF VALENTINE KROENUNG LOCATED IN U.S. SURVEYS 133 AND 153, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

EXISTING ZONING: NU "NON URBAN"
PROPOSED ZONING: PI "PLANNED INDUSTRIAL"

## GENERAL NOTES:

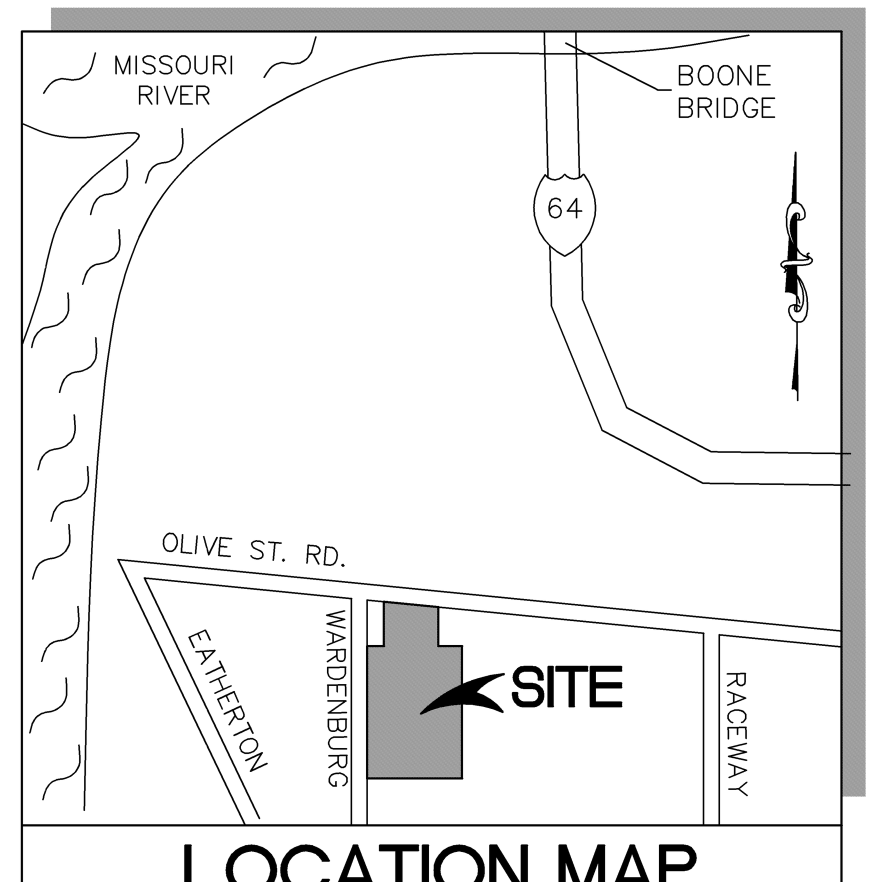
1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
3. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000. (APPROXIMATE 100 YR. EL. 460)
4. 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
5. ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
6. FOR CLARITY, STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED AS REQUIRED PER THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE SECTION 1005.320.
7. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
8. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
9. CONTACT GEORGE HUTH @ ENBRIDGE PIPELINE (1-636-584-4582) 48 HOURS PRIOR TO ANY WORK COMMENCING.
10. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
11. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY AND MSD STANDARDS.
12. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
13. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL)
14. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT 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 SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
15. IMPROVE OLIVE STREET ROAD TO ONE-HALF OF A 60' RIGHT-OF-WAY WITH A 38' PAVEMENT AND A 7' PAVED SHOULDER, OR A MINIMUM 33' PAVEMENT AND A 7' PAVED SHOULDER.
16. ACCESS TO THIS DEVELOPMENT FROM OLIVE STREET ROAD SHALL BE VIA TWO ENTRANCES LOCATED A MINIMUM 400' APART (CENTERLINE TO CENTERLINE) TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO SAINT LOUIS COUNTY STANDARDS AS DIRECTED BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
17. ALL EXISTING CURB CUTS ON SOUTH SIDE OF OLIVE STREET ROAD SHALL BE REMOVED AND RIGHT OF WAY RESTORED.

## LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
PROPOSED SANITARY SEWER — 8" SS
PROPOSED STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR — 650
SPOT ELEVATION — +650.00
EXISTING UTILITIES — G — W — T — E
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION ( )
HANDICAPPED PARKING

## ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT-OF-WAY WIDTH




LOCATION MAP
(NOT TO SCALE)

## SITE INFORMATION

| | |
|---|---|
| SITE ADDRESS | = 18630, 18650 & 18660 OLIVE STREET ROAD CHESTERFIELD, MO 63005 |
| SITE AREA | = 52.819 |
| OWNER | = SPIRIT VALLEY DEVELOPMENT L.L.C. |
| LOCATOR NO. | = 17W42-0035, 17W23-0010 & 17W23-0021 |
| CITY | = CITY OF CHESTERFIELD |
| FLOOD MAP | = 29189C0120H |
| SEWER DISTRICT | = MSD |
| WATERSHED | = MISSOURI RIVER |
| FIRE DISTRICT | = MONARCH CHESTERFIELD |
| SCHOOL DISTRICT | = ROCKWOOD R-6 |
| ELECTRIC SERVICE | = AMEREN U.E. |
| GAS SERVICE | = LACLEDE GAS |
| PHONE SERVICE | = SWBT |
| WATER SERVICE | = MO. AMERICAN WATER CO. |
| CABLE SERVICE | = CHARTER COMMUNICATIONS |

## Property Description for Zoning

A TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF LOT 5 OF THE SUBDIVISION OF AMELIA BOISSELIER ESTATE, IN U.S. SURVEYS 368, 1937 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16 PAGE 27 OF THE ST. LOUIS COUNTY RECORDS, AND A TRACT OF LAND IN U.S. SURVEY 153, TOWNSHIP 45 NORTH, RANGE 3 EAST, BEING COMPOSED OF TWO PARCELS, ONE MARKED "COSMOS TAMIAN KROENUNG" AND THE OTHER MARKED "HERMAN SCHAEPER AND AGNES SCHAEPER" ACCORDING TO THE PLAT ACCOMPANYING COMMISSIONER'S REPORT IN PARTITION IN ESTATE OF VALENTINE KROENUNG, DECEASED, BEING CAUSE NO. 16263 OF THE CIRCUIT COURT OF THE CITY (FORMER COUNTY) OF ST. LOUIS, MISSOURI, IN THE YEAR 1870, A COPY OF WHICH REPORT IS RECORDED IN BOOK 439 PAGE 448 OF THE RECORDS OF SAID CITY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD AT THE POINT OF INTERSECTION WITH THE WESTERN LINE OF LOT 5 OF THE SUBDIVISION OF THE AMELIA BOISSELIER ESTATE AS RECORDED IN PLAT BOOK 16, PAGE 27 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID OLIVE STREET ROAD SOUTH 82 DEGREES 31 MINUTES 57 SECONDS EAST, A DISTANCE OF 863.63 FEET TO THE POINT OF INTERSECTION WITH THE WESTERN LINE OF A TRACT OF LAND DESCRIBED AS PARCEL 1 IN A DEED TO HORNET PROPERTIES INC., AS RECORDED IN DEED BOOK 10602, PAGE 2235 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN LINE SOUTH 11 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 444.89 TO THE SOUTHERN LINE OF THE AFORESAID LOT 5; THENCE ALONG SAID SOUTHERN LINE AND THE PROLONGATION THEREOF NORTH 78 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 268.25 FEET TO NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 2 IN A DEED TO PAUL N. ALBRECHT, TRUSTEE, ETAL. AS RECORDED IN DEED BOOK 10392, PAGE 1830 OF THE AFORESAID ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT SOUTH 11 DEGREES 24 MINUTES 44 SECONDS EAST, A DISTANCE OF 1536.29 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT SOUTH 78 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 1171.65 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE WESTERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT NORTH 12 DEGREES 24 MINUTES 49 SECONDS WEST, A DISTANCE OF 117.14 FEET TO A STONE AT THE SOUTHEAST CORNER OF LOT 3 OF THE AFORESAID SUBDIVISION OF THE AMELIA BOISSELIER ESTATE; THENCE CONTINUING ALONG THE WESTERN LINE OF THE AFORESAID PARCEL 2 OF SAID ALBRECHT TRACT, BEING THE EASTERN LINE OF SAID LOT 3, NORTH 12 DEGREES 22 MINUTES 59 SECONDS WEST, A DISTANCE OF 1421.85 FEET TO A STONE AT THE NORTHWEST CORNER OF THE AFORESAID PARCEL 2 OF SAID ALBRECHT TRACT; THENCE ALONG THE NORTHERN LINE OF SAID TRACT NORTH 78 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 112.42 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LOT 5 OF THE SUBDIVISION OF THE AMELIA BOISSELIER ESTATE; THENCE ALONG THE WESTERN LINE OF SAID LOT 5 NORTH 11 DEGREES 25 MINUTES 51 SECONDS WEST, A DISTANCE OF 728.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,300,839 SQ. FT. 52.819 ACRES.

xxx______________________, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter __________

______________ (applicable subsection) ____xxx____ (present zoning) of the City of Chesterfield

Ordinance No.__xxxx__, do hereby agree 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 Commision, or voided or vacated by order of the City of Chesterfield Council.

(Signature) ___________________________
xxx

STATE OF MISSOURI )
) SS.
COUNTY OF ST. LOUIS )

On this______day of__________________, 2007, before me personally appeared______________________, who being by me duly sworn, did say he is the________of ______________________, ________________________________ and that said instrument was signed on behalf of said limited liability company, and that said__________________ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

________________________
Notary Public

________________________
Print Name

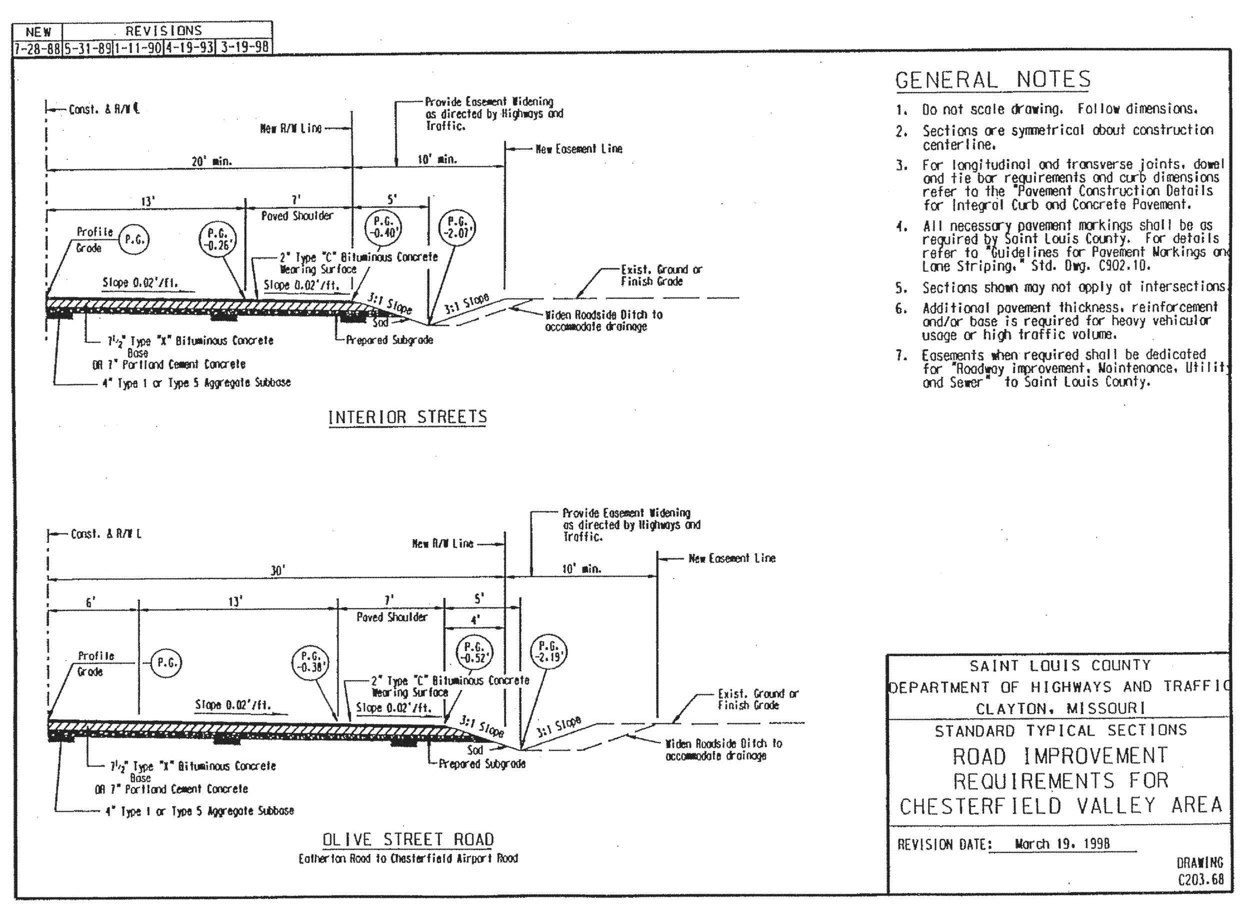
My commission expires: ___________

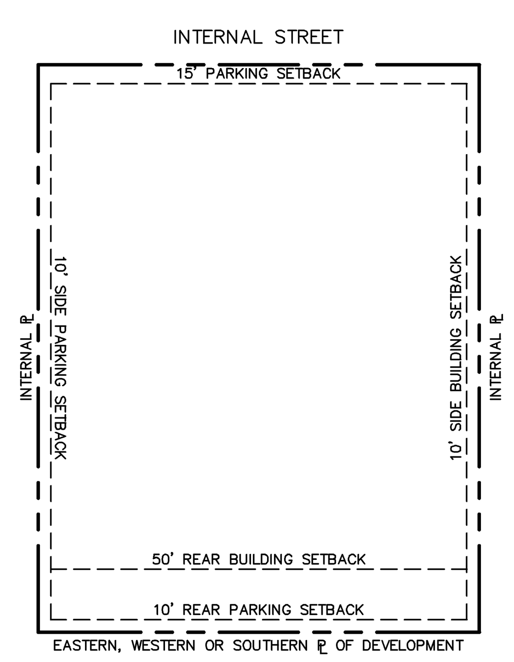
## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS PRELIMINARY DEVELOPMENT PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS PRELIMINARY DEVELOPMENT PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: ______________________________
DANIEL EHLMANN, MISSOURI L.S. NO. 2215



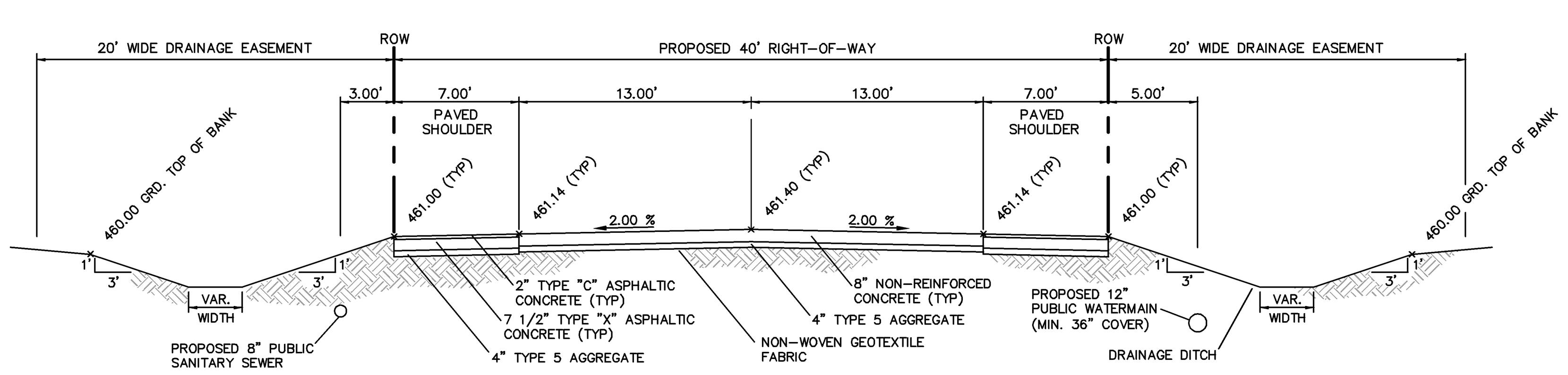

TYPICAL LOT

PROPOSED SETBACKS:

BUILDING SETBACKS:
a.) FIFTY (50) FEET FROM THE RIGHT-OF-WAY OF OLIVE STREET ROAD.
b.) FIFTY (50) FEET FROM 18668 OLIVE STREET ROAD.
c.) FIFTY (50) FEET FROM 18626 OLIVE STREET ROAD.
d.) FIFTY (50) FEET FROM THE EASTERN AND WESTERN PROPERTY LINES OF THIS DEVELOPMENT.
e.) FIFTY (50) FEET FROM THE SOUTHERN PROPERTY LINE OF THIS DEVELOPMENT.

PARKING AND LOADING SETBACKS:
a.) THIRTY (30) FEET FROM THE RIGHT-OF-WAY OF OLIVE STREET ROAD.
b.) TEN (10) FEET FROM THE INTERNAL PROPERTY LINES, WITH THE EXCEPTION OF SHARED DRIVEWAYS.
c.) FIFTEEN (15) FEET FROM THE PRINCIPAL INTERNAL STREET.
d.) TEN (10) FEET FROM THE EASTERN AND WESTERN PROPERTY LINES OF THIS DEVELOPMENT.
e.) TEN (10) FEET FROM THE SOUTHERN PRO[ERTY LINE OF THIS DEVELOPMENT.
f.) TWENTY (20) FEET FROM 18668 OLIVE STREET ROAD.
g.) TEN (10) FEET FROM 18626 OLIVE STREET ROAD.

INTERNAL ROADWAYS AND DRIVES, EXCEPT POINTS OF INGRESS AND EGRESS:
a.) THIRTY (30) FEET FROM THE RIGHT-OF-WAY OF OLIVE STREET ROAD.
**b.) THREE HUNDRED NINETY (390) FEET FROM THE SOUTHERN PROPERTY LINE OF THIS DEVELOPMENT.**
c.) THREE HUNDRED (300) FEET FROM THE SOUTHERN PROPERTY LINE OF THIS DEVELOPMENT.




TYPICAL INTERNAL ROAD SECTION
SCALE= NTS

MoDOT LOCATE (314) 340-4100

## 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..

## D.N.R. BENCHMARK

SL-40: BRASS DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD, ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. ELEV.=486.55

STOCK AND ASSOCIATES CONSULTING ENGINEERS, 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 AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, 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.

**PREPARED FOR:**
SPIRIT VALLEY DEVELOPMENT, LLC
8235 FORSYTH BLVD. STE. 210
ST. LOUIS, MO 63106
PHONE: (314) 994-4068

DRAWING FILE: O:\DRAW3900\2063923\SDP\11-13-06\3923 Base Plan.dwg LAYOUT: SDCP 1 PLOTTED: May 09, 2007 - 7:18am PLOTTED BY: andrew.dixon

4.) REVISED PER COUNTY COMMENTS 05/01/07
3.) REVISED PER COUNTY AND CLIENT COMMENTS 04/26/07
2.) REVISED PER CITY AND CLIENT COMMENTS 02/05/07
1.) REVISED PER CITY COMMENTS 01/25/07

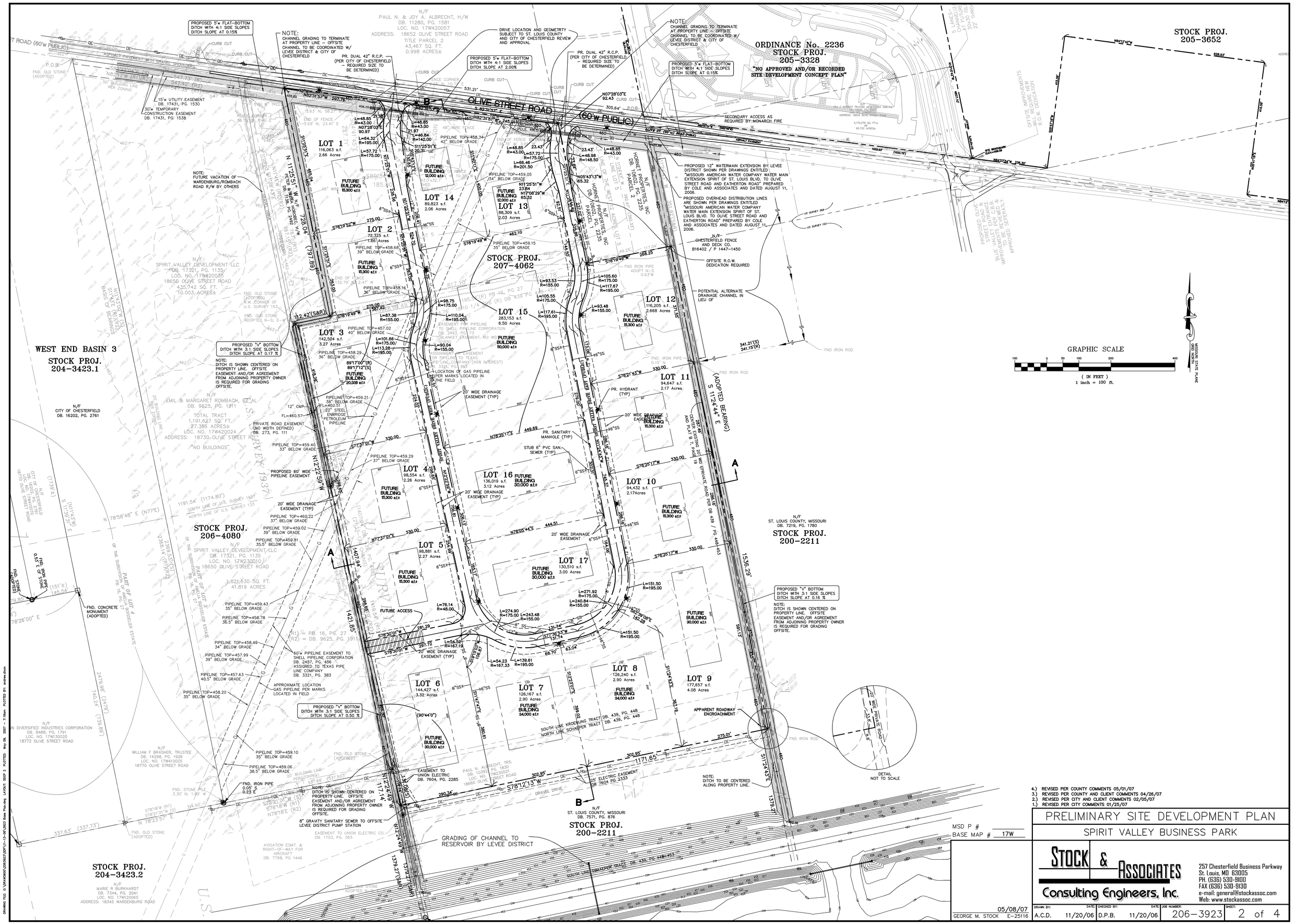
MSD P # ________
BASE MAP # 17W

05/08/07
GEORGE M. STOCK E-25116

PRELIMINARY SITE DEVELOPMENT PLAN
SPIRIT VALLEY BUSINESS PARK

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| A.C.D. | 11/20/06 | D.P.B. | 11/20/06 | 206-3923 | 1 of 4 |




4.) REVISED PER COUNTY COMMENTS 05/01/07
3.) REVISED PER COUNTY AND CLIENT COMMENTS 04/26/07
2.) REVISED PER CITY AND CLIENT COMMENTS 02/05/07
1.) REVISED PER CITY COMMENTS 01/25/07

# PRELIMINARY SITE DEVELOPMENT PLAN

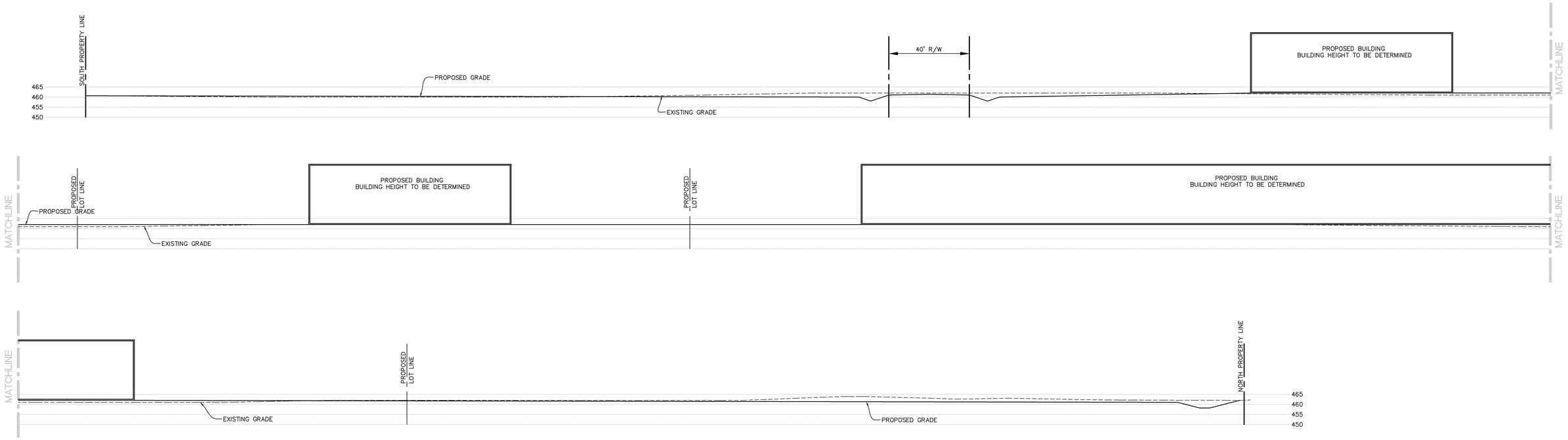
## SPIRIT VALLEY BUSINESS PARK

MSD P #
BASE MAP # 17W

05/08/07
GEORGE M. STOCK E-25116

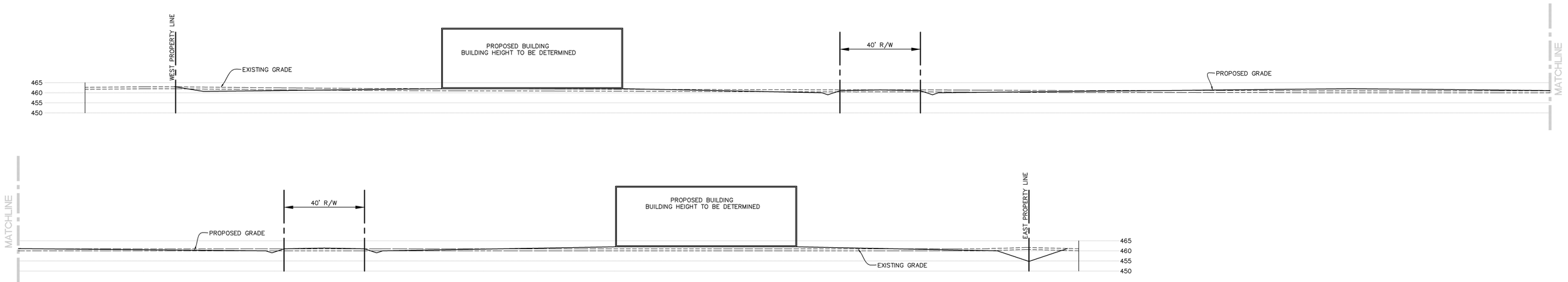

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com


| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| A.C.D. | 11/20/06 | D.P.B. | 11/20/06 | 206-3923 | 2 of 4 |




## SECTION B-B

SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'




## SECTION A-A

SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'

4.) REVISED PER COUNTY COMMENTS 05/01/07
3.) REVISED PER COUNTY AND CLIENT COMMENTS 04/26/07
2.) REVISED PER CITY AND CLIENT COMMENTS 02/05/07
1.) REVISED PER CITY COMMENTS 01/25/07

MSD P # _____
BASE MAP # 17W

PRELIMINARY SITE DEVELOPMENT PLAN

SPIRIT VALLEY BUSINESS PARK

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

05/08/07
GEORGE M. STOCK E-25116

| DRAWN BY: | DATE: | CHECKED BY: | DATE: | JOB NUMBER: | SHEET: |
|---|---|---|---|---|---|
| A.C.D. | 11/20/06 | D.P.B. | 11/20/06 | 206-3923 | 3 of 4 |

DRAWING FILE: Q:\206\206923\206923\DPV\11-13-06\206923 Base Plan.dwg LAYOUT: BDP 3 PLOTTED: May 09, 2007 - 7:19am PLOTTED BY: andrew.dixon

VIII.D.

City of Chesterfield

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

# Planning Commission Staff Report

**Meeting Date:** May 14, 2007

**From:** Annissa G. McCaskill-Clay, Assistant Director of Planning

**Subject:** Amendment to St. Louis County Conditional Use Permit #561 for the addition of "Hospital" as a use.

**Location:** 14701 Olive Boulevard (17R530197)

**Petition:** P.Z. 10-2007 Surrey Place (St. Luke's Episcopal Presbyterian Hospital)

## Proposal Summary

St. Luke's Episcopal Presbyterian Hospitals, the owner of Surrey Place, has submitted an application the above-referenced amendment to St. Louis County Conditional Use Permit #561 per the regulations of Section 1003.181 Conditional Use Permit Procedure (CUP) of the City of Chesterfield Zoning Ordinance. The subject site is located on the north side of Olive Boulevard, approximately .25 miles east of intersection of Olive and Ladue Roads and is zoned "R1A" Residence District.

The petitioner's request is for the addition of "Hospital" as a use for this site. Conditional Use Permit #561 currently authorizes a nursing home and associated self-care units and recreation facilities for residents who are at least 55 years of age.

## Staff Recommendation

Staff recommends approval of the requested amendment for the addition of "Hospital" as a use for the subject site. A new Conditional Use Permit will be generated for this petition to replace the previous one written by St. Louis County.

## Zoning Analysis

Section 1003.181 states: "It is hereby declared that certain land uses and developments present unique problems with respect to their proper location and relationship to other land uses. Therefore, analysis and judgment of the consequences of each development and use is necessary to preserve and to promote the public health, safety, and general welfare. Such land uses and developments are identified in each particular zoning district under conditional land use and development permits issued by the Commission."

The procedure for review/approval of a conditional use permit is set forth in Section 1003.181 of the Zoning Ordinance as follows:

- A public hearing is held at which time, unless further discussion is deemed necessary by the Commission, a vote is taken on the requested conditional use.
- If the Planning Commission votes to approve a conditional use, the Commission may impose conditions related to the requested conditional use as necessary.
- The Planning Commission, via Staff, files a report with the City Council granting or denying the application and stating the reasons therefore.
- Unless the City Council exercises its power of review or a protest is duly filed with the City Clerk, the Conditional Use Permit (C.U.P.) will become effective after 15 days of the City Council's receipt of the Planning Commission's report granting the application.
- If the Commission votes to deny a conditional use, the City Council may still exercise its power of review or the applicant may file an appeal within 15 days of the Planning Commission decision.

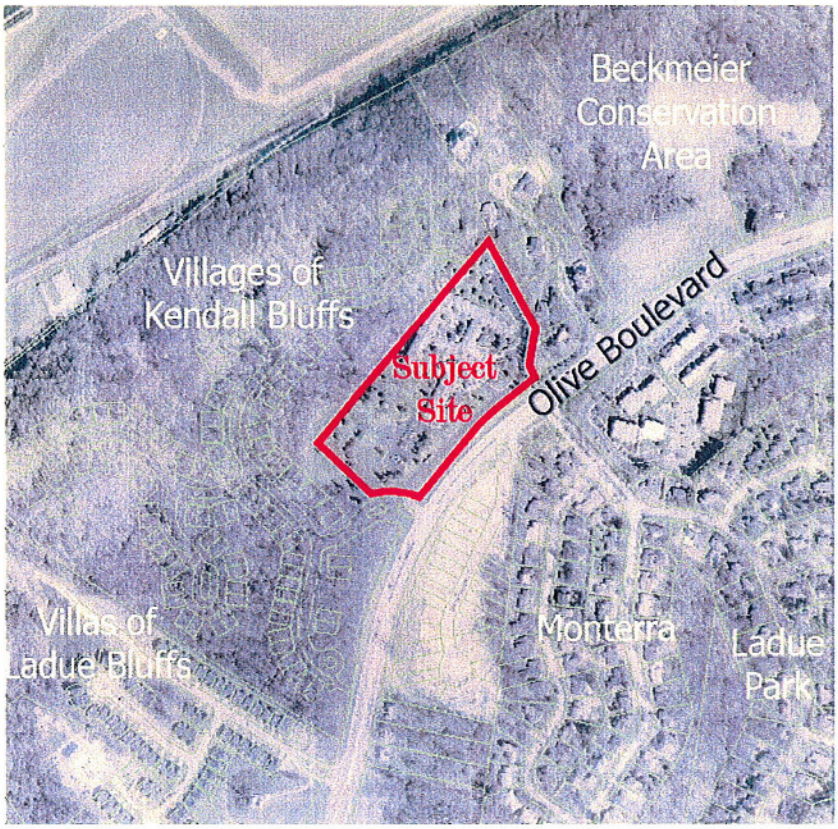
A preliminary plan accompanies all conditional use permit requests. When a vote is taken on the conditional use request, the vote is to approve the ***use(s)***, not to approve the accompanying preliminary plan which is provided for informational purposes only.

A Site Development Plan, if applicable, is required subsequent to the approval of a conditional use permit for review and approval by the City of Chesterfield.

### Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

| | |
|---|---|
| North and West: | The property to the north is the Villages of Kendall Bluffs and is zoned "R1A" Planned Environment Unit (PEU). |
| South: | To the south of the subject site is Olive Boulevard. Beyond Olive is the "R2" with a Planned Environmental Unit-zoned Brunhaven Subdivision. |
| East: | To the east of Surrey Place is the "R1"Residence District-zoned Old Riverwoods Subdivision. |



**Looking north across Olive Boulevard at the existing development**

## Comprehensive Plan Analysis

The subject site is located within Ward 1 of the City of Chesterfield. The Comprehensive Plan calls for this area to be single family residential. This subject site

is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

**Site Area History**

In 1987, St. Louis County zoned the subject site "R1A" Residence District and also issued Conditional Use Permit #561 authorizing a "nursing home and associated self-care units and recreation facilities for the elderly." A portion of the original "R1A" Residence District is currently being developed with a Planned Environment Unit (PEU) as the Villages at Kendall Bluffs.

**Issues**

A public hearing regarding this request was held on April 23, 2007. At that time, the following issues were taken to be addressed:

1. The number of levels permitted in the development.

   **Staff Response: Per the discussion at the Commission's April 23, 2007 session, the Draft C.U.P. has been amended to limit building levels to two (2), with the exclusion of basement areas.**

2. The setback with respect to the fire lane.

   **Staff Response: The setback for the fire lane is exempted from the parking and internal roadway setback as written in the Draft C.U.P. The actual distance of the lane, as located per Fire Protection District requirement, is feet from the property line.**

3. Clarification of the buffer requirements.

   **Staff Response: The project will be held to the requirements of the City of Chesterfield Tree Manual (Ordinance 2335). As this property is within a residential subdivision and will abut another residential subdivision, it will be required to maintain a twenty (20) foot landscape buffer.**

4. Provide information regarding traffic study for the Kendall Bluffs development.

   **Staff Response: Please see the attached email from Acting Director of Planning Michael O. Geisel.**

5. Possibility of providing a disclosure to Kendall Bluffs property owners.

   **Staff Response: The requirement for disclosure to Kendall Bluffs property owners would be one that would have had to been established at the creation of the governing conditions for that development. Other than requesting the developer of Kendall Bluffs to voluntarily provide this disclosure, there are no means by which to provide it.**

6. Adding language to the Attachment A, similar to language used in the St. John's Rehabilitation facility, with respect to "hospital" use – not allowing emergency use, operating rooms, surgical services, or heliport or helipad.

   **Staff Response: This language has been added to the Draft Conditional Use Permit. Please note there is no Attachment A.**

7. Possibility of providing a traffic accident report from the Police Department.

   **Staff Response: Per the Commission's request, this information was requested. An email, dated April 24, 2007 from Acting Director Michael Geisel to the Commission, is attached advising of the information provided by the City of Chesterfield Police Department. There were no accidents in the area of the proposed development in 2003, 2004, 2005, 2006.**

8. Provide the differential between the residential properties in the Kendall Bluffs development and the proposed development.

   **Staff Response: The Petitioner has advised that from the back of the building, closest to the property line, it is approximately a 70 foot drop down to the bottom of the hill.**

9. Provide the requirements of the Certificate of Need provided by the State, as well as whether the use would include outpatient services.

   Staff Response: The Petitioner has provided a copy of the Certificate of Need for the Commission's Review.

**Request**

Staff recommends repeal of St. Louis County Conditional Use Permit #561 and approval of City of Chesterfield Conditional Use Permit #25 for the "R1A" Residence District-zoned Surrey Place.

Respectfully submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Attachments

1. Draft City of Chesterfield Conditional Use Permit #25
2. Preliminary Plan

**CITY OF CHESTERFIELD**
**CONDITIONAL USE PERMIT #_25___**

| | |
|---|---|
| **Petition:** | P.Z. 10-2007 Surrey Place (St. Luke's Episcopal Presbyterian Hospitals) |
| **Public Hearing Date:** | April 23, 2007 |
| **Site Location:** | The north side of Olive Boulevard, approximately .25 miles east of intersection of Olive and Ladue Roads |
| **Acreage for CUP:** | 10.751 |
| **Underlying Zoning District:** | "R1A" Residence District |

**The following Conditional Uses shall be allowed in this development:**

1. Hospital. As proposed, this use is to be a specialized, limited use facility that will provide general physical rehabilitative and medical services, including nursing, clinical and therapeutic services.

    i. The hospital use associated with this C.U.P. development shall have no more than 35 beds.
    ii. There shall be no emergency room, operating room or surgical services permitted on the subject site. There shall be no heliport or helipad services permitted on the subject site.

2. Nursing home.
    i. Nursing facilities shall be contained in not more than two (2) buildings.

    ii. The full care nursing facility shall have no more than 140 beds.

**All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified below:**

1. All building shall not exceed one (1) building levels in height, exclusive of basement and cellar areas, underground parking, architectural features and rooftop mechanical equipment.

2. The buildings authorized via this C.U.P shall be of architectural style and building materials as approved by the Planning Commission on building elevations submitted in conjunction with the Site Development Plan.

3. Required parking for proposed uses shall dictate the actual developable square footage.

4. No direct access to Olive Boulevard shall be allowed. Access to Olive Boulevard shall be via Kendall Bluff Drive.

5. Provide a cross access easement guaranteeing permanent access from this site to the abutting properties to the west (Villages at Kendall Bluff) and northeast as directed by the City of Chesterfield.

6. Structure Setbacks:
   No building or structure, other than boundary walls, retaining walls, signs, light standards, flag poles or fences, shall be located within the following setbacks:

   a. One hundred (100) feet of the right of way of Olive Boulevard
   b. Ten (10) feet from northeastern limits of this C.U.P.
   c. Fifty (50) feet from the northern property boundary (N42°06'40"E)
   d. One hundred ninety (190) feet from the western property boundary (N44°58'18"W)
   e. Ninety (90) feet from the eastern property boundary (S26°46'00"E)
   f. Distance between buildings shall be as approved by the Department of Planning and the Planning Commission on appropriate development plan.

7. No outdoor parking stall or internal roadway, except points of ingress, egress and the required fire lanes, shall be located within the following setbacks:

   a. Twenty-five (25) feet of the right-of-way of Olive Street Road.
   b. Twenty-five (25) feet of the northeast boundary of this C.U.P.
   c. Sixty (60) feet from the northern property boundary (N42°06'40"E)
   d. One hundred twenty (120) feet from the western property boundary (N44°58'18"W)

8. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Olive Boulevard frontage of the site. The sidewalk may be located within State right-of-way, if permitted by the Missouri Department of Transportation, or within a 6 foot wide sidewalk, maintenance and utility easement.

## Property Description

A tract of land being part of Lot 2 of the Subdivision of Moss Hunton's Land according to the plat thereof as recorded in Surveyors Record Book 2, page 21 of the St. Louis County Records, being located in U.S. Surveys 120 and 206, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

**NOTICE OF PUBLIC HEARING**
**CITY OF CHESTERFIELD**
**PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold Public Hearings on April 23, 2007, at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

**P.Z. 10-2007 Surrey Place (St. Luke's Episcopal Presbyterian Hospital):** a request to amend Conditional Use Permit Number 561 to add hospital as a permitted use for an approximately 10.751 acre tract of land located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard. (17R530197)

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m.

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

# *Notification of Certificate of Need*

TO WHOM ALL THESE MAY PRESENT:

WHEREAS, in accordance with §197.300–§197.366, no person shall develop or offer a new institutional health service without first obtaining a Certificate of Need (CON) from the Missouri Health Facilities Review Committee;

WHEREAS, no state agency charged by statute to license or certify health care facilities shall issue a license to, or certify any such facility, or distinct part of such facility, that is developed without obtaining a CON;

WHEREAS, no agency of state government may appropriate or grant funds to or make payment of any funds to any person or health care facility which has not first obtained every CON required under sections §197.300–§197.366;

WHEREAS, on November 9, 2006, a CON application was submitted to establish a 35-bed rehabilitation hospital;

WHEREAS, the CON Program staff analyzed this application in accordance with §197.300–§197.366, and the Committee found that there was a need;

WHEREFORE, on January 22, 2007, to document and commemorate its affirmative finding of need, the Committee issues this CON as set forth in:

Project application #4007 HS per terms incorporated therein
to St. Luke's Episcopal-Presbyterian Hospitals and
St. Luke's Rehab Hospital,
to establish a 35-bed rehabilitation hospital
at 14701 Olive Boulevard, Chesterfield, MO 63017,
with a project cost of $10,117,369.

FURTHER, the Missouri Health Facilities Review Committee commends all persons associated with the application for their assistance in the delivery of high-quality, low-cost health care to the people of the State of Missouri.

H. Bruce Nethington, Chair
Missouri Health Facilities Review Committee

**From:** Mike Geisel
**To:** Planning Commission 2007
**CC:** Connie Fults; Michael Herring; Senior Planners
**Date:** 4/24/2007 1:09 PM
**Subject:** Surrey Place

Just for your information:

I have recieved a copy of the traffic study for Kendall Bluffs, and will review it asap.

However, I also requested an accident report from the Chesterfield Police Department for the referenced intersection. They provided the following information. (by the way, Cordovan Commons is in Villas at Ladue Bluffs, adjacent to Kendall Bluffs\Surrey Place, to the west):

No accidents in 2003, 2004, 2005 or 2006. The closest accident was one in 2005, where a motorist hit the back of a stopped motorist, who was waiting to turn into Cordovan Commons.

**From:** Mike Geisel
**To:** Planning Commission 2007
**CC:** heggierob@aol.com; Libbey Malberg; Senior Planners
**Date:** 5/2/2007 8:37 AM
**Subject:** Surrey Place

As promised, I've reviewed the traffic study previously provided for Kendall Bluffs, and went back and looked at the City Wide transportation model as well. A voluminous amount of information.

First off, the last traffic study for Kendall Bluffs was related to the petitioner's and the petitioner's engineer's recommendation that there be two separate entrances for Kendall Bluffs and Surrey Place. Their traffic study was based upon, and resulted in a recommendation for two entrances. The City elected to NOT proceed in this fashion and demanded that the entrance to Kendall Bluffs be combined with that of Surrey Place. A secondary, emergency access was permitted west of the Surrey Place entrance. Inasmuch as the traffic study modeled a condition which was not constructed, it is of limited use or benefit. However, the results of the traffic study are descriptive of the problems that are expected to exist along each and every arterial roadway if and when the City is fully developed in conformance with the Comprehensive plan as it currently exists.

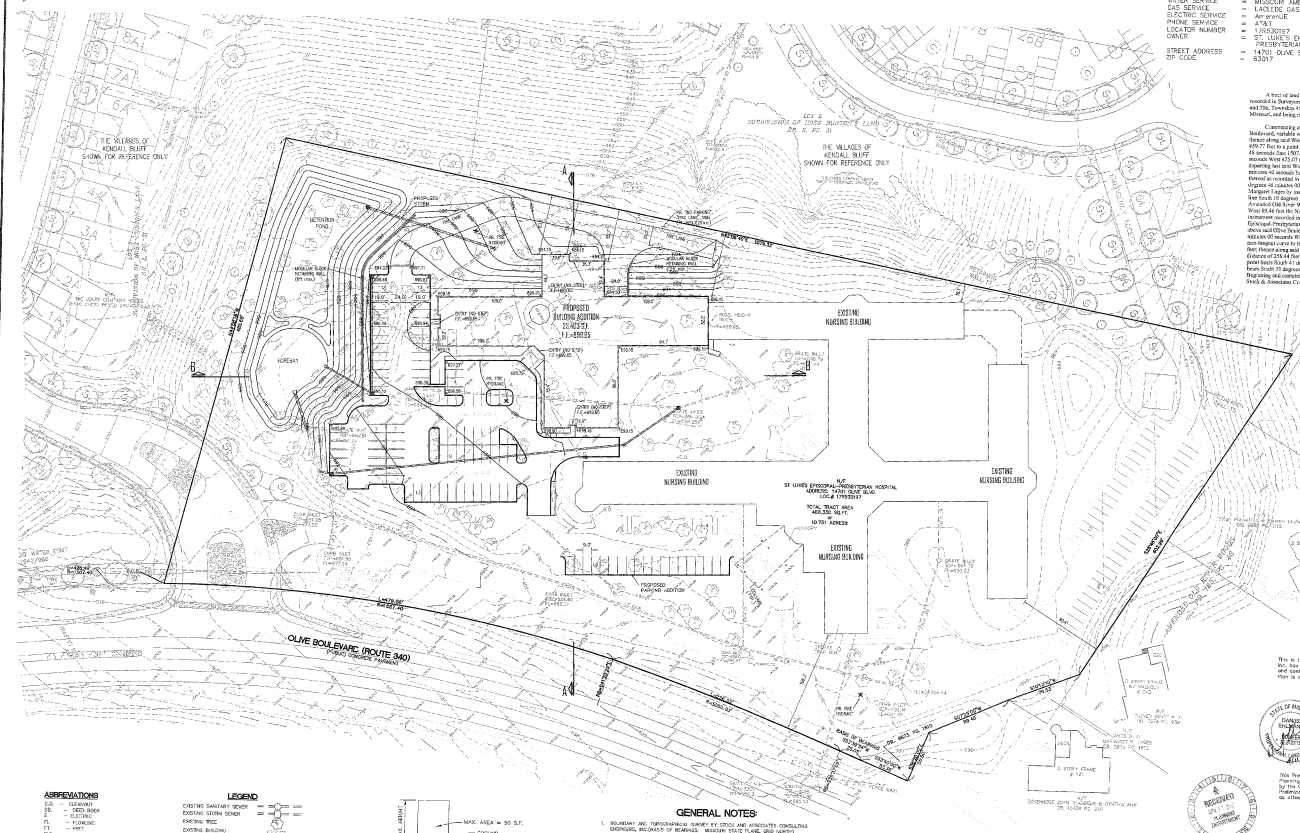
Finally, with regard to the intersection performance. The study confirms that under the projected full build out of the City (city wide traffic model), one movement at this intersection (entrance) will have a level of service F (only the left turn out, during the peak evening traffic). So will virtually every intersection and entrance along Olive, Clarkson, and every collector\distributor road in Chesterfield. Under full build out conditions, motorists will experience delays (exceeding 60 seconds at unsignalized intersections and in excess of 80 seconds at signalized intersections) to make a LEFT turn out onto any major arterial\collector roadway due to the increase in background traffic volumes. NOT related to the individual developments themselves. Obviously, this same criteria applies to those individual homes which have driveways that access directly onto arterial and collector roadways.

While not necessary for this development site, at some point we need to discuss the City wide traffic model and how that coincides with what is shown on the city wide plan. We also need to develop a better understanding of what the levels of service truly mean and whether those implied conditions are serious concerns or minor inconvenience.

# PRELIMINARY DEVELOPMENT PLAN

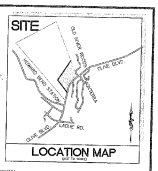
A TRACT OF LAND BEING PART OF LOT 2 OF THE SUBDIVISION OF MOSS HUNTON'S LAND
AS RECORDED IN SURVEYOR'S RECORD BOOK 2, PAGE 21
LOCATED IN U.S. SURVEY'S 120, 121 AND 206, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE
( IN FEET )
1 INCH = 40 FT.




## PERTINENT DATA

| | | |
|---|---|---|
| SITE ACREAGE | = | 10.75 ACRES |
| EXISTING ZONING | = | "CUP"-561 |
| FIRE DISTRICT | = | MONARCH FIRE |
| SCHOOL DISTRICT | = | ROCKWOOD |
| SEWER DISTRICT | = | METROPOLITAN ST. LOUIS SEWER DIST. |
| WATERSHED AREA | = | WEST RIVER |
| WATER SERVICE | = | MISSOURI AMERICAN WATER CO. |
| GAS SERVICE | = | LACLEDE GAS |
| ELECTRIC SERVICE | = | AmerenUE |
| PHONE SERVICE | = | AT&T |
| LOCATOR NUMBER | = | 17R530167 |
| OWNER | = | ST. LUKE'S EPISCOPAL-PRESBYTERIAN HOSPITAL |
| STREET ADDRESS | = | 14701 OLIVE BLVD. |
| ZIP CODE | = | 63017 |

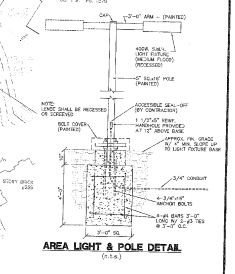



LOCATION MAP
(NOT TO SCALE)

### PROPERTY DESCRIPTION

A tract of land being part of Lot 2 of the Subdivision of Moss Hunton's Land according to the plat thereof as recorded in Surveyors Record Book 2, Page 21 of the St. Louis County Records, being located in U.S. Surveys 120 and 206, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the intersection of Southerly line of above said Lot 2 with the Westerly line of Olive Boulevard, variable width as established by instrument recorded in Book 8510, Page 187 of the above said records; thence along said Westerly line the following courses and distances: North 11 degrees 17 minutes 16 seconds East 459.77 feet to a point on a non-tangent curve to the right for which the radius point bears South 75 degrees 46 minutes 48 seconds East 1507.40 feet; thence along said curve with a chord which bears South 21 degrees 16 minutes 45 seconds West 425.19 feet, an arc length of 426.87 to the Point of Beginning of the herein described tract; thence departing last said Westerly line North 40 degrees 58 minutes 08 seconds West 683.68 feet and North 42 degrees 06 minutes 40 seconds West 1,000.00 feet to the Southeasterly line of Amended Old River Woods, according to the Plat thereof as recorded in Plat Book 181, Pages 18 & 19 of above said records; thence along said Southeasterly line South 26 degrees 40 minutes 00 seconds East 400.00 feet; thence along the Southerly line of a tract of land as conveyed to James D. and Margaret Lager by instrument recorded in Book 8473, Page 183 of above said records; thence along said Westerly line South 20 degrees 32 minutes 10 seconds West 70.53 feet; thence along the Southwestern corner of Lot 1 of above said Amended Old River Woods; thence along said Westerly line of said Lot 1 South 07 degrees 29 minutes 03 seconds West 84.46 feet the Northwest corner of a tract of land as conveyed to St. Luke's Episcopal-Presbyterian Hospitals by instrument recorded in Book 8671, Page 183 of above said records; thence along the Northerly line of said St. Luke's Episcopal-Presbyterian Hospitals tract South 30 degrees 20 minutes 00 seconds East 58.80 feet to the Westerly line of above said Olive Boulevard; thence along said Westerly line the following courses and distances: South 33 degrees 43 minutes 00 seconds West 53.55 feet; South 35 degrees 29 minutes 34 seconds West 20.05 feet to a point on a non-tangent curve to the Left for which the radius point bears South 35 degrees 29 minutes 09 seconds East 2026.03 feet; thence along said curve with a chord which bears South 51 degrees 58 minutes 17 seconds West, a chord distance of 52.25 feet to a point on a non-tangent curve to the left for which the radius point bears South 41 degrees 28 minutes 00 seconds East 1507.40 feet; thence along said curve with a chord which bears South 35 degrees 32 minutes 41 seconds West, 30.00 feet, an arc length of 475.56 feet to the Point of Beginning and containing 468,330 square feet or 10.751 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on January 8, 2007.




AREA LIGHT & POLE DETAIL
(n.t.s.)

## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Development Plan from a field survey and does represent a properly boundary survey. This Preliminary Development Plan is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
E. No. 223-0

BY: _____
Daniel Kimmerly, Missouri L.S. No. 2215
4/11/07

STATE OF MISSOURI
DANIEL KIMMERLY
NUMBER 2215
LAND SURVEYOR

This Preliminary Plan was approved by the City of Chesterfield Planning Commission and duly verified on this _____ day of _____, 20_____ by the Chairperson of said Commission, authorizing the filing of this Preliminary Plan pursuant to Chesterfield Ordinance Number _____ as attested to by the Director of Planning and the City Clerk.

_____
_____

## ABBREVIATIONS

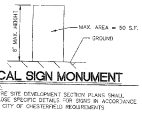
| | |
|---|---|
| CO | - CLEANOUT |
| DB | - DEED BOOK |
| E | - ELEVATION |
| FL | - FLOWLINE |
| FT | - FEET |
| FND. | - FOUND |
| G | - GAS |
| M.H. | - MANHOLE |
| N/F | - NOW OR FORMERLY |
| P.B. | - PLAT BOOK |
| PG | - PAGE |
| P.O.B. | - POINT OF BEGINNING |
| P.O.C. | - POINT OF COMMENCEMENT |
| P.V.C. | - POLYVINYL CHLORIDE PIPE |
| R.C.P. | - REINFORCED CONCRETE PIPE |
| SC | - SQ. MHE |
| T | - TELEPHONE CABLE |
| V.C.P. | - VITRIFIED CLAY PIPE |
| W | - WATER |
| (W.W) | - 50'-0"-WAY WIDTH |

## LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTED PARKING SPACES
GUY ANCHOR
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING

## TYPICAL SIGN MONUMENT

NOTE:
FUTURE SITE DEVELOPMENT SECTION PLANS SHALL ENCLUDE SPECIFIC DETAILS FOR SIGNS IN ACCORDANCE WITH CITY OF CHESTERFIELD REQUIREMENTS




## ST. LOUIS COUNTY BENCHMARK

CILCH-N-88-19
SET IN THE BACK OF CURB OF THE NOSE OF AN ISLAND ON THE CENTER LINE OF MONTERRA DRIVE AT THE INTERSECTION OF OLIVE BLVD. AND MONTERRA DRIVE.

## GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.(MAKES OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
2. DRAINAGE IN STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
3. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NO. 29189C0145 G WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
4. 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 THEIR UTILITIES LOCATED. THE CONTRACTOR SHALL ANY CONFLICTS OR DAMAGE. THE CONTRACTOR SHALL REPAIR DAMAGE AT THE EXPENSE OF THE OWNER'S MAINTENANCE.
5. ON-SITE STORM WATER DRAINAGE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ST. LOUIS METROPOLITAN SEWER DISTRICT.
6. OFF-SITE DRAINAGE EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
7. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
8. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH SHE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
9. STORM WATER SHALL BE DESIGNATED AT AN ACCURATE NATURE DISCHARGE POINT. SPRINKLES ARE NOT ACCEPTED DISCHARGE POINTS.
10. PARKING CALCULATIONS:
   (LONG TERM (SKILLED NURSING & RESIDENT CARE)
   60 EMPLOYEES - DAY SHIFT
   - 40 SPACES
   PARKING REQUIREMENT SPACE FOR EVERY 5 BEDS AND 1 SPACE FOR EVERY 2 EMPLOYEES ON MAX SHIFT
   = 80 SPACES (140 BEDS) + 40 SPACES (60 EMPLOYEES)
   = 120 SPACES
   REHABILITION ADDITION
   80 EMPLOYEES
   30 BEDS
   PARKING REQUIREMENT SPACE FOR EVERY 3 BEDS AND 1 SPACE FOR EVERY EMPLOYEE
   = 30 SPACES (30 BEDS) + 80 SPACES (80 EMPLOYEES)
   = 110 SPACES
   TOTAL PARKING REQUIRED=(440 SPACES
   TOTAL PARKING PROVIDED=447 SPACES


PREPARED FOR:
ST. LUKES EPISCOPAL-PRESBYTERIAN HOSPITAL
ATTN: MR. DON MILLER
232 SOUTH WOODS MILL ROAD
CHESTERFIELD, MO. 63017
PHONE: (314) 205-6027


2-REVISED 04/11/07 PER NOWRDO FIRE COMMENTS
1-REVISED 02/09/07 PER NOWRDO FIRE COMMENTS

| | |
|---|---|
| M.S.D. P# _____ | PRELIMINARY DEVELOPMENT PLAN |
| BASE MAP # 17-R | SURREY PLACE - REHABILITATION ADDITION |
| April 11, 2007 | STOCK & ASSOCIATES Consulting Engineers, Inc. |

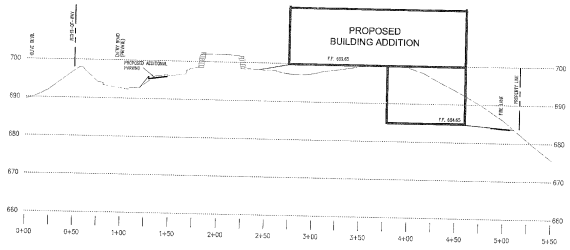

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-8100
e-mail: general@stockassoc.com
Web: www.stockassoc.com


STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER E-25116 PROFESSIONAL ENGINEER

| DRAWN BY | CHECKED BY | DATE | PROJECT MANAGER | DATE | JOB NO. | SHEET |
|---|---|---|---|---|---|---|
| GEORGE M. STOCK E-25116 | J.E.F. | 02/06/07 | G.M.S. | 02/09/07 | 206-3989 | 1 of 2 |

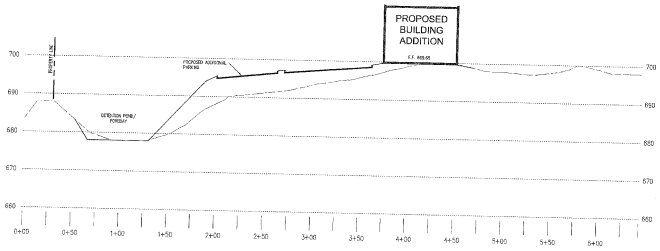
# PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF LOT 2 OF THE SUBDIVISION OF MOSS HUNTON'S LAND
AS RECORDED IN SURVEYOR'S RECORD BOOK 2, PAGE 21
LOCATED IN U.S. SURVEY'S 120, 121 AND 206, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI




## SECTION A-A

SCALE: 1"=40' HORIZONTAL
1"=10' VERTICAL




## SECTION B-B

SCALE: 1"=40' HORIZONTAL
1"=10' VERTICAL

**PREPARED FOR**
ST. LUKES EPISCOPAL-PRESBYTERIAN HOSPITAL
ATTN: MR. DON MILLER
232 SOUTH WOODS MILL ROAD
CHESTERFIELD, MO. 63017
PHONE: (314) 205-6027

M.S.D. P# _____
BASE MAP # 17-R

April 11, 2007

STATE OF MISSOURI
GEORGE M. STOCK
NUMBER
E-25118
PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25118

PRELIMINARY DEVELOPMENT PLAN

SURREY PLACE – REHABILITATION ADDITION

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9011
e-mail: gmail@stockassoc.com
Web: www.stockassoc.com

| DRAWN BY: | DATE | DESIGNED BY: | DATE | JOB NUMBER: | SHEET |
|---|---|---|---|---|---|
| J.E.F. | 02/09/07 | G.M.S. | 02/09/07 | 206-3989 | 2 of 2 |

VIII. E.

City of Chesterfield

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

# Planning Commission Staff Report

**Meeting Date:** May 14, 2007

**From:** Jennifer Yackley, Project Planner

**Subject:** Rezoning Vote Report

**Location:** Lot 5 Chesterfield Executive Park (612 & 614 Cepi)

**Petition:** P.Z. 11-2007 J&T Holdings, LLC

## Proposal Summary

J&T Holdings, L.L.C. has submitted an application for a change of zoning from a "M3" Planned Industrial District to a "PC" Planned Commercial District per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.140. The location of this site is south of the intersection of Chesterfield Airport Road and Cepi Drive.

The petitioner is also requesting consideration of a reduction in the parking requirement for this site. Per City of Chesterfield Zoning Ordinance Section 1003.165 the parking spaces for this site are to be calculated at 3.3 spaces/1,000 square feet for office/office buildings and 4.5 spaces/1,000 square feet for medical offices. The total number of required parking spaces is twenty-eight (28). The development has only twenty-six (26) parking spaces and therefore is seeking a reduction.

## Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the change of zoning from "M3" Planned Industrial District to a "PC" Planned Commercial District.

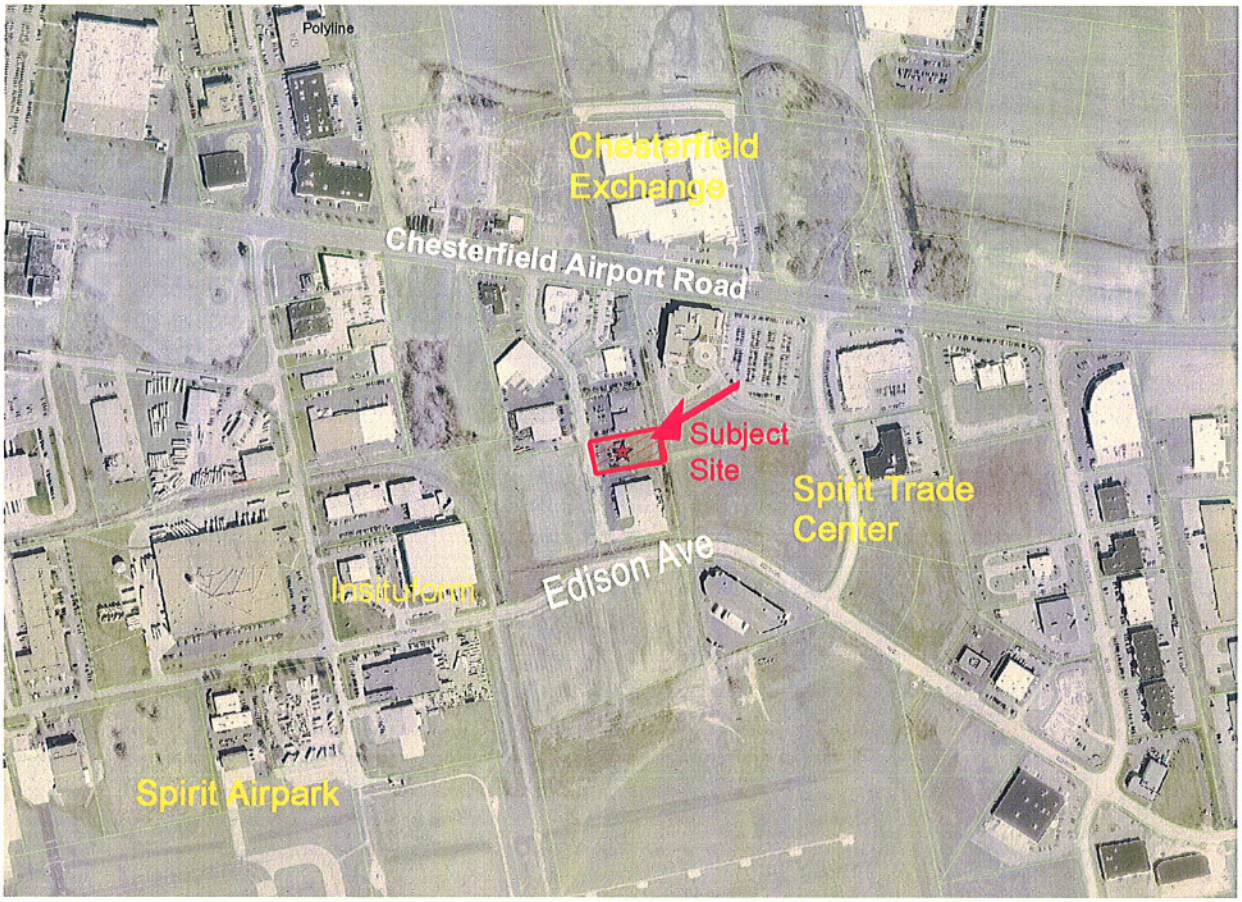
For commercial developments with two (2) or more uses, Section 1003.165 allows a total reduction of not more than twenty (20%) percent of the required parking for the site when it has been demonstrated that adequate parking would be provided. If the parking requirement was reduced by twenty percent (20%) the development would need twenty-two (22) parking spaces. A separate vote of the Planning Commission would be required for consideration of this request.

**Zoning Analysis**
A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is to approve the change of zoning with an Attachment A written by Staff. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

During site plan review, if a site development plan is submitted which does not meet the City of Chesterfield Code, the site development plan will not be considered for approval before the Planning Commission.

**Surrounding Land Use and Zoning**
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is zoned "M3" Planned Industrial District.
South: The property to the south is zoned "M3" Planned Industrial District.
East: The property to the east and is zoned "M3" Planned Industrial District.
West: The property to the west is zoned "PI" Planned Industrial District.



**Looking south at adjacent property**

**Looking west across Cepi Drive**

**Existing building on site**

**Comprehensive Plan Analysis**

The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan designates this area as Service/Business Park. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

**Site Area History**

The site which is part of the Chesterfield Executive Park was originally zoned "M-3" Planned Industrial District by St. Louis County Ordinance Number 11,403 on February 17, 1984. The original ordinance has been amended five times:

1. In 1992 City of Chesterfield Ordinance Number 674 amended the previous ordinances to allow for unlit volleyball courts.
2. In 1993 City of Chesterfield Ordinance Number 802 amended the previous ordinances to allow for a change in the number of lots requiring brick veneer.
3. In 1994 City of Chesterfield Ordinance Number 882 amended the previous ordinances to allow for an increased maximum building square footage for lot 8, overall square footage for the development and use of the term "gymnasium" to replace "soccer facility".

4. In 1995 City of Chesterfield Ordinance Number 1030 amended the previous ordinances to allow for a commercial bank with automatic banking and drive-through facilities as permitted uses.
5. In 2005 City of Chesterfield Ordinance Number 2264 amended the structure setbacks for the development.

The Amended Site Development Plan was approved on September 11, 2000.

**Issues**
The first public hearing was held on this request on April 9, 2007. At that time there were no speakers on this matter other than the Petitioners. At the hearing, several issues were identified including a possible discrepancy regarding the published legal description. After further research Staff found that a discrepancy did exist therefore a second public hearing is being held on May 14, 2007. The Petitioner's responses to the issues from the April 9, 2007 public hearing are attached.

**Request**
Staff recommends approval of the change of zoning from "M3" Planned Industrial District to a "PC" Planned Commercial District with the Attachment A as written.

Staff requests action on the Petitioner's request for a reduction in the parking requirement for the site. A separate vote of the Planning Commission would be required for approval.

Respectfully submitted,

Jennifer L. Yackley

Jennifer Yackley
Project Planner

Respectfully submitted,

Aimee Nassif
Senior Planner of Zoning Administration

Attachments
1. Attachment A
2. Petitioner's Response
3. Preliminary Plan

# ATTACHMENT A

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

## I. SPECIFIC CRITERIA

### A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:

   a. Associate work and storage areas required by a business, firm or service to carry on business operations.

   b. Medical and dental offices.

   c. Offices and office buildings.

### B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. A minimum of thirty percent (30%) open space is required for this development.

### C. SETBACKS

1. STRUCTURE SETBACKS
   No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

   a. Eighty (80) feet from the right-of-way of Cepi Drive on the western boundary of the "PC" District.

   b. Ten (10) feet from the southern boundary of the "PC" District.

   c. Thirty-six (36) feet from the eastern boundary of the "PC" District.

d. Thirty (30) feet from the northern boundary of the "PC" District.

e. Eight (8) feet from internal lot lines in this development.

2. PARKING SETBACKS

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

a. Twelve (12) feet from the right-of-way of Cepi Drive.

b. Ten (10) feet from the southern boundary of the "PC" District.

c. Thirty-three (33) feet from the eastern boundary of the "PC" District.

d. Five (5) feet from the northern boundary of the "PC" District.

e. Fifteen (15) feet from the internal lot lines.

## D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown 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 driving conditions.

c. No construction related parking shall be permitted within the Cepi Drive right of way.

3. Parking lots shall not be used as streets.

## E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

## F. SIGN REQUIREMENTS

1. 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.

2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

## G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

## H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

## I. ACCESS/ACCESS MANAGEMENT

1. Access to Cepi Drive shall be limited to one (1) drive approach.

## J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a special cash escrow for a five (5) foot wide sidewalk, conforming to ADA standards, along Cepi Drive. The sidewalk shall be privately maintained; therefore no public easements shall be required.

## K. POWER OF REVIEW

1. The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no l later than twenty-four (24) hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

## L. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

## P. GEOTECHNICAL REPORT.

1. Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the

geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

**Q. MISCELLANEOUS**

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

## II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

D. Said Plan shall be submitted in accordance 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.

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

## III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one (1) additional year.

## IV. GENERAL CRITERIA

### A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

## V. CHESTERFIELD VALLEY TRUST FUND

Roads

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 based on the following:

| Type of Development | Required Contribution |
|---|---|
| Commercial | $2.07/ sq. ft. of building space |
| Office | $1.44/sq. ft. of building space |
| Industrial | $4,986/acre |

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

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains following completion of road improvements required by the development shall be retained in the appropriate Trust Fund.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before

the issuance of a Special Use Permit (S.U.P.) by the St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County".

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $654.66 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of construction of the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by the St. Louis Department of Highways and Traffic. Funds shall be payable to "Treasurer, St. Louis County".

Stormwater

The storm water 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 storm water 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 storm water contribution will be computed based on $2,077.15 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County".

Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek Impact Fee.

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

The amount of these required contributions for the roadways, storm water and primary water line improvements, if not submitted by January 1, 2008 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance 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.

## VI. RECORDING

Within 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 of a plan by the Planning Commission.

## VII. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

BOISAUBIN & AGATHEN
ATTORNEYS AT LAW
SUITE C10
130 SOUTH BEMISTON AVENUE
CLAYTON, MISSOURI 63105

ALFRED L. BOISAUBIN (RET.)
ALAN J. AGATHEN

TELEPHONE (314) 862-8621
FACSIMILE (314) 862-8623
E-MAIL agathenlaw@sbcglobal.net

RECEIVED
PLANNING
DEPARTMENT

May 7, 2007

Ms. Jennifer Yackley
Project Planner
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017

Re: P.Z. 11-2007
J&T Holdings (612 Cepi)

Dear Ms. Yackley:

This is in response to your issues letter on the above-referenced project dated April 16, 2007. I will respond using the numbering contained in that letter.

Issues

1. Be advised that the parking requirements for this site, per Section 1003.165 of the City of Chesterfield Zoning Ordinance, are as follows:

a. Medical office: 4.5 spaces/1,000 square feet of gross floor area
b. Office buildings: 3.3 spaces/1,000 square feet of gross floor area

Please confirm that the site meets the parking requirements.

**Response:**

The plat which was submitted to the City in conjunction with our application for rezoning reflects that following square footage: existing building, 612 Cepi Drive: 3,100 s.f.; new building, 614 Cepi Drive: 4,200 s.f. My calculation is therefore as follows:

612 Cepi Drive (rezoned to medical office building):

3.1 x 4.5 = 13.95

614 Cepi (remains office building):

4.2 x 3.3 = 13.86

27.81

The plat reflects that there are 26 parking spaces, although I count 27 from the drawing itself. In either event, we are requesting a reduction of the parking spaces required for this project, i.e., from 27.81 to 27 (or 26 if the written description of the parking available governs over the drawn plat, in the City's view).

2. Provide comments from the Valley Master Plan Committee.

**Response:**

The comments of Mr. Bill Kirchoff of the Valley Master Plan Committee are enclosed.

**The following conditions related to site specific issues will be applied to the rezoning petition:**

Open Space

1. The development shall have a minimum open space of thirty percent (30%).

**Response:**

The plat shows a total lot area of 32,670 s.f. The developed area is 20,531 s.f. The open space is, therefore, 37.16% of the total lot, obviously exceeding the required 30% figure. The project, therefore, currently complies with the condition and will continue to comply with the condition.

Setbacks

2. No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:
   a. Eighty (80) feet from the right of way of Cepi Road.
   b. Ten (10) feet from the southern boundary of this "PC" District.
   c. Forty (40) feet from the eastern boundary of the this "PC" District.
   d. Thirty (30) feet from the western boundary of this "PC" District.

**Response:**

With regard to the all the setbacks, the project currently complies with the condition and will continue to comply with the condition.

Access

3. Access to Cepi Drive shall be limited to one drive approach.

**Response:**

The project will continue to have only the one access to Cepi Drive. It therefore currently complies and will continue to comply with the condition.

Pedestrian Circulation

4. Provide a special cash escrow for a five (5) foot wide sidewalk, conforming to ADA standards, along Cepi Drive. The sidewalk shall be privately maintained; therefore, no public easements shall be required.

**Response:**

The project owners will comply with the cash escrow requirement for the sidewalk.

Parking

5. No construction related parking shall be permitted within the Cepi Drive right of way.

**Response:**

No construction is contemplated in this project and the condition is therefore moot. The project therefore complies with the condition and will continue to comply with the condition.

6. St. Louis County Department of Highways and Traffic has submitted the following comments:

a. The project is located within the Chesterfield Valley Trust Fund. Current trust fund rates will be included in the Attachment A for this development.
b. The development must contribute monies for storm water, sanitary sewer and primary water line improvements. Contribution amounts will be included in the Attachment A for this development.
c. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.
d. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

**Response:**

The project will comply with the St. Louis County Department of Highways and Traffic conditions as specified in subparagraphs a, b, c and d.

Please let me know if the City of Chesterfield needs anything additional from this office at this time. Thank you.

Very truly yours,

Allan J. Agathen

AJA/sh

Enclosure

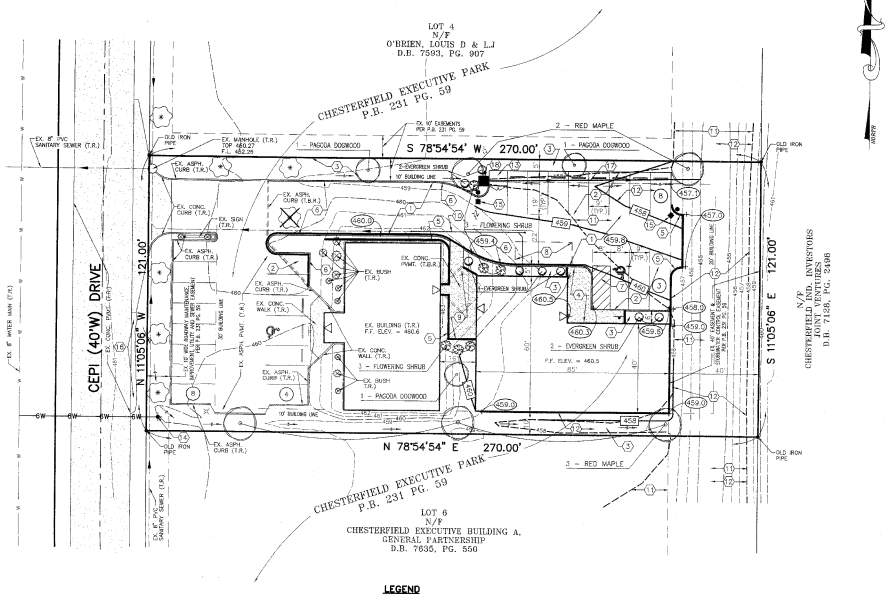
# AMENDED SITE DEVELOPMENT PLAN, LOT 5, CHESTERFIELD EXECUTIVE PARK

## TREE SCHEDULE

| QUANTITY | COMM_NAME | BOT_NAME | SIZE | ROOT_COND | REMARKS |
|---|---|---|---|---|---|
| 4 | Red Maple | Acer rubrum "Red Sunset" | 3"-3 1/2" cal. | B&B | Spring Planting |
| 3 | Pagoda Dogwood | Cornus alternifolia | 2" cal. (min.) | B&B | none |
| 6 | Flowering Shrub | | 2" - 3" spread | pot | none |
| 8 | Evergreen Shrub | | 2" - 3" spread | pot | none |
| | | | | | |

EXISTING TREE (T.B.R.)

EXISTING TREE (T.R.)




## LEGEND

| | |
|---|---|
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| CONC. | CONCRETE |
| PVMT. | PAVEMENT |
| F.L. | FLOW LINE |
| F.F. | FINISH FLOOR |
| (T.R.) | TO REMAIN |
| (T.B.R.) | TO BE REMOVED |
| (T.B.R.&R.) | TO BE REMOVED AND REPLACED |
| (T.B.Rel.) | TO BE RELOCATED |
| EX. | EXISTING |
| T.W. | TOP OF WALL |
| B.W. | BOTTOM OF WALL |
| ▷ | BUILDING ENTRY |
| ⊠ | EXISTING 30' HIGH SITE LIGHT (T.R.) |

(1) KEYED NOTE DESIGNATOR

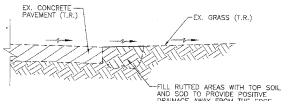
(10) NUMBER OF PARKING STALLS IN A PARKING BANK

+461.0 PROPOSED SPOT ELEVATION

476 EXISTING CONTOUR AT 1' INTERVAL

475 EXISTING CONTOUR AT 5' INTERVAL

459 PROPOSED CONTOUR




RUT DETAIL
NO SCALE

## UTILITY COMPANIES

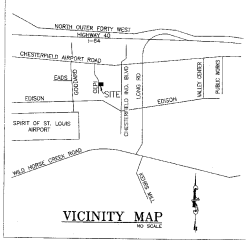
WATER:
ST. LOUIS COUNTY WATER
535 NORTH NEW BALLAS ROAD
ST. LOUIS, MO 63141
(314) 991-3403

TELEPHONE:
SOUTHWESTERN BELL TELEPHONE
14780 MANCHESTER RD.
BALLWIN, MO 63011
(314) 949-1312

STORM & SANITARY SEWERS:
METROPOLITAN ST. LOUIS
SEWER DISTRICT
2100 HAMPTON AVENUE
ST. LOUIS, MO 63139
(314) 768-6200

NATURAL GAS:
LACLEDE GAS COMPANY
720 OLIVE ST., RM. 1408
ST. LOUIS, MO 63101
(314) 342-0685

ELECTRIC:
UNION ELECTRIC
PO BOX 149
ST. LOUIS, MO 63116
(314) 554-4029




VICINITY MAP
NO SCALE

GRAPHIC SCALE
( IN FEET )
1 inch = 80 ft.

## OWNER / DEVELOPER

J.J. & T. ENTERPRISES,
A MISSOURI PARTNERSHIP
612 CEPI DRIVE
CHESTERFIELD, MO 63005

## PETITIONER

SCOTT WOLDING
WOLDING ARCHITECTURE
894 WOODS MILL ROAD, SUITE 200
ST. LOUIS, MO 63011
V: (636) 256-3800 F: (636) 256-3811

## OUTBOUNDARY SURVEY BY

VOLZ ENGINEERING AND SURVEYING, INC.
10849 INDIAN HEAD INDUSTRIAL BOULEVARD
ST. LOUIS, MISSOURI 63132
DATE OF SURVEY: 7/20/85

## TOPOGRAPHIC SURVEY BY

BAX ENGINEERING COMPANY, INC.
530 MADISON STREET
ST. CHARLES, MISSOURI 63301
DATE OF SURVEY: 7/20/85

## A TRACT OF LAND BEING

PART OF LOT 5 OF "DAMIAN KNECHUNCS ESTATE PARTITION" IN U.S. SURVEY 150, T. 45 N., R. 3 E., CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOT 5 OF THE AMENDED PLAT OF CHESTERFIELD EXECUTIVE PARK AS RECORDED IN PLAT BOOK 231, PAGE 59 OF THE ST. LOUIS COUNTY RECORDS.

## PROJECT BENCHMARK

CROSS IN CENTERLINE OF PAVEMENT OF CEPI DRIVE AT P.T. OF CURVE STATION 5+46.25 AS ESTABLISHED BY VOLZ ENGINEERING AND SURVEYING, INC. FOR CHESTERFIELD EXECUTIVE PARK, MARCH 9, 1984
ELEVATION = 461.57

## FIRE DISTRICT

CHESTERFIELD FIRE PROTECTION DISTRICT
13225 OLIVE STREET ROAD
CHESTERFIELD, MO 63017
(314) 532-4571

## SCHOOL DISTRICT

ROCKWOOD SCHOOL DISTRICT
111 EAST NORTH STREET
EUREKA, MO 63025
(314) 938-2200

## SITE INFORMATION

| | |
|---|---|
| EXISTING ZONING | "M-3" PLANNED INDUSTRIAL DISTRICT / FLOOD PLAIN DISTRICT |
| TOTAL AREA OF LOT | 32,670 SQ. FT. OR 0.75 ACRES |
| DEVELOPED AREA | 20,331 SQ. FT. OR 0.47 ACRES |
| BUILDING AREA | 3,100 SQ. FT. (EXISTING) |
| BUILDING AREA | 4,200 SQ. FT. (NEW) |
| | 7,300 SQ. FT. (TOTAL) |
| PROPOSED USE | OFFICE BUILDING |

## FLOODPLAIN DATA

THE 100 YEAR FLOOD PLAIN ELEVATION IS 458 PER THE FEMA FIRM NUMBER 29189C0120H, DATED 8/2/95 FOR ST. LOUIS COUNTY, MO AND INCORPORATED AREAS AND REVISED TO REFLECT LOMR DATED 4/17/00.

## PARKING CALCULATIONS

PARKING REQUIRED
3.33 SPACES / 1000 S.F. OF BUILDING AREA
= (3.33 / 1,000) * (7,300)
= 25 SPACES

PARKING PROVIDED

| | |
|---|---|
| STANDARD SPACES | = 24 SPACES |
| VAN ACCESSIBLE SPACES | = 2 SPACE |
| | = 26 SPACES |

## GENERAL NOTES

1. GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND M.S.D. STANDARDS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITIES AND MUST BE CONSIDERED AS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATIONS PRIOR TO COMMENCING WORK.
4. ALL HANDICAPPED AND ACCESS REQUIREMENTS SHALL COMPLY WITH SECTION 512.4 OF THE ST. LOUIS COUNTY BUILDING CODE.
5. SILTATION CONTROL TO BE PROVIDED AT PROPERTY LINES AND SHOWN ON FINAL PLANS.
6. STORMWATER SYSTEMS WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD AND M.S.D. STANDARDS.
7. SLOPES SHALL NOT EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
8. FINAL UTILITY CONNECTIONS TO BE DETERMINED DURING FINAL DESIGN.
9. ALL WORK IN CEPI DRIVE SHALL BE IN ACCORDANCE WITH THE CITY OF CHESTERFIELD STANDARDS.
10. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED OR SEEDED.
11. ALL ENTRANCES TO MEET THE CITY OF CHESTERFIELD COMMERCIAL ENTRANCE STANDARDS.
12. SILTATION CONTROL MEASURES ARE REQUIRED AS DIRECTED BY ST. LOUIS COUNTY AND CITY OF CHESTERFIELD.
13. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
14. PROVIDE ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED.
15. GAS, WATER, ELECTRIC, AND TELEPHONE SERVICE CONNECTIONS TO NEW BUILDING SHALL BE THROUGH THE EXISTING BUILDING.
16. THIS PLAN IS FOR PLANNING AND ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR A SITE CONSTRUCTION DRAWING.

## KEYED NOTES

1. NEW PAVED DRIVE AISLE.
2. NEW PAVED PARKING AREA.
3. NEW LANDSCAPE AREA.
4. NEW CONCRETE WALK.
5. NEW RETAINING WALL.
6. NEW 6" HIGH CURB.
7. NEW STRIPED AISLE.
8. NEW 10' X 25' LOADING AREA.
9. NEW PATIO.
10. NEW SANITARY LATERAL.
11. EXISTING 100 YEAR FLOODPLAIN LIMITS.
12. PROPOSED 100 YEAR FLOODPLAIN LIMITS.
13. NEW 6'-0"x6'-6" TRASH ENCLOSURE WITH 6'-0" HIGH CEDAR "SHADOW BOX" STOCKADE FENCE.
14. NEW FIRE HYDRANT.
15. NEW 30' HIGH SITE LIGHT.
16. FILL RUTS WITH TOP SOIL AND SOD PER THE RUT DETAIL ON THIS SHEET.
17. NEW STORM SEWER PIPE.
18. NEW AREA INLET.

RECEIVED
MAY 1 3 2000
PLANNING DEPARTMENT

RECEIVED
MAY 1 3 2000
GRONER ENGINEERING CO.

FARNSWORTH & POLK
Engineers
Surveyors
144 West Lockwood Ave.
St. Louis, Missouri 63119
314/962-7900, 314/962-1253 fax
www.f-w.com
a member of the Farnsworth Wylie Group

STATE OF MISSOURI
DAVID B. HASTY, JR.
NUMBER E-24303
REGISTERED PROFESSIONAL ENGINEER

AUG 2 9 2000
AUG 2 9 2000

CONSULTANT:

PROJECT:
THE HAWLEY BUILDING
612 CEPI DRIVE
CHESTERFIELD, MISSOURI 63005

REVISION:
6/2/00 CITY COMMENTS
7/5/00 CITY COMMENTS
8/10/00 CITY COMMENTS
8/29/00 CITY COMMENTS

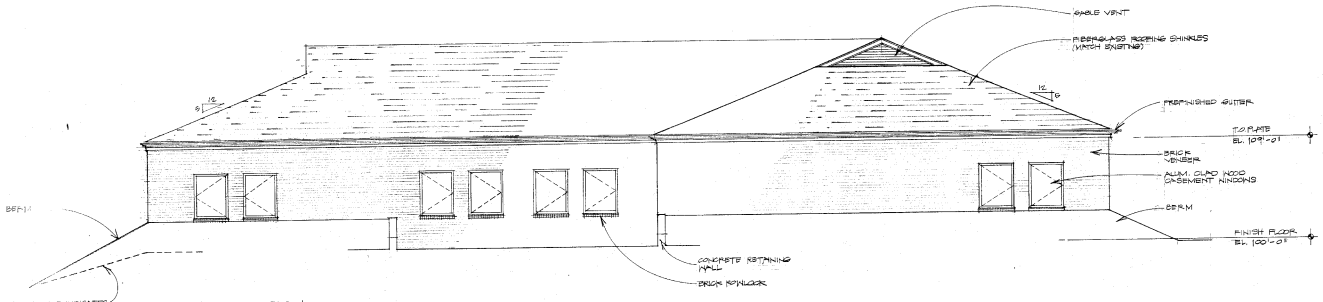
| | |
|---|---|
| DATE: | 2/22/00 |
| DRAWN: | M.J.R. |
| APPROVED: | D.L.H. |
| BOOK NO: | 0 |
| FILE NO: | 200017SDP.DWG |

SHEET TITLE:
AMENDED SITE DEVELOPMENT PLAN, LOT 5, CHESTERFIELD EXECUTIVE PARK

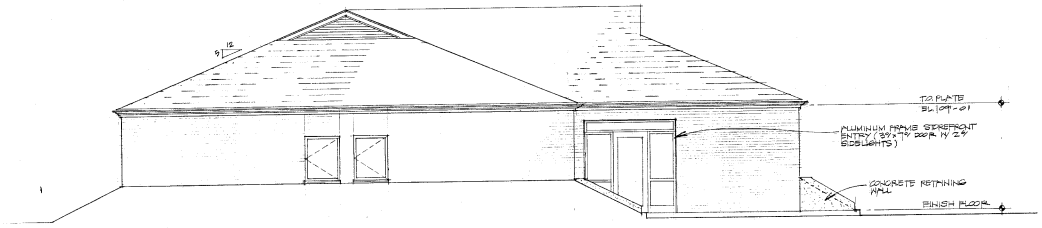
SHEET NUMBER:
SDP-1

PROJECT NO: 200017

BR Mar 1 2000 Tue Aug 29 08:07:02 2000




NORTH ELEVATION
1/4" = 1'-0"




EAST ELEVATION
1/4" = 1'-0"

Date:
Revisions:

Project:
NEW OFFICE BUILDING for
HAWLEY BROKERAGE
612 Cepi Road
Chesterfield, Missouri 63005

Sheet:

volding *architecture*
884 Woods Mill Road
Suite 200
St. Louis, MO 63011
636.256.3800

VIII. F.

City of Chesterfield

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

# Planning Commission Staff Report

**Meeting Date:** May 14, 2007

**Subject:** **Rezoning Issues Report**

**Meeting Date:** April 23, 2007

**From:** Annissa G. McCaskill-Clay, Assistant Director of Planning

**Location:** 1707 Wilson Road

**Petition:** **P.Z. 14-2007a Wilson Bluffs (SMS Group, L.L.C.):**

## Proposal Summary

Sean Sortor of SMS Group, LLC., has submitted an application for a change of zoning from "NU" Non-Urban to "E Half Acre" District, per the regulations of City of Chesterfield Zoning Ordinance Section 1003.107 (Estates Districts). The location of the site is on the west side of Wilson road, directly north of Wilson Manors II Subdivision.

## Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the change of zoning from "NU" Non-Urban District to a "E-One Acre" District.

## Zoning Analysis

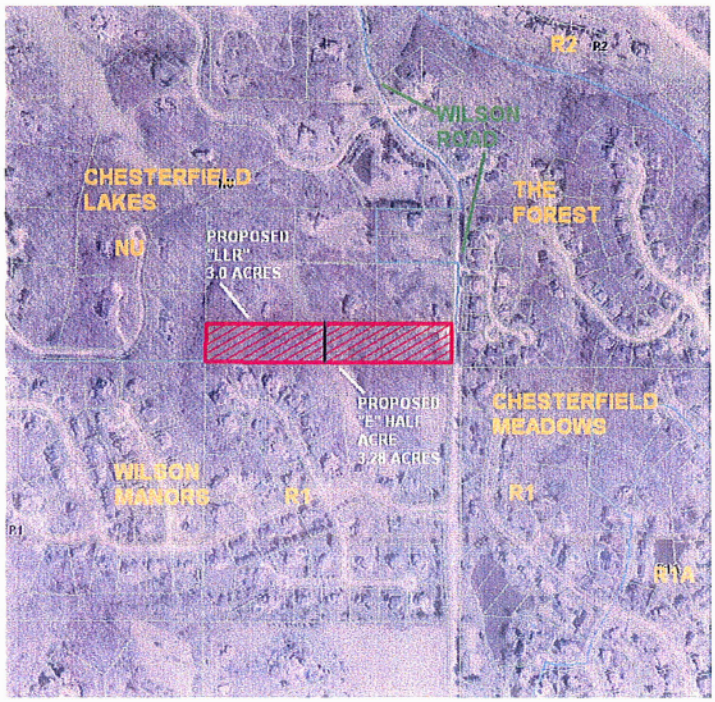
A preliminary plan and Attachment A are not necessary as the Petitioner is attempting a "straight zoning." That is, the subject site will be developed directly from the requirements of the Estate District section of the City of Chesterfield Zoning Ordinance without exemption

## Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The properties to the north are zoned "NU" Non-Urban.

South
And
West: The properties to the south and to the west are part of the "R1" (PEU)-zoned Wilson Manors subdivision.
East: Directly to the east is Wilson Road; "R1" Residence District-zoned Chesterfield Meadows is located directly across Wilson.




**Comprehensive Plan Analysis**
The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be single family residential. There is no recommendation for density for this area and it is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

**Site Area History**
The subject site was zoned "NU" Non-Urban prior to incorporation by the City of Chesterfield.

**Issues**
A Public Hearing was held March 26, 2007. At that time several issues were identified. Those issues along with the Petitioner's responses are attached. Please note, the Petitioner has agreed to amend his initial request from "E Half Acre" District to an "E

One Acre" District. . There were no additional issues raised at the April 23, 2007 meeting.

**Request**
Staff recommends approval of the change of zoning from "NU" Non-Urban District to "E One Acre" District.

Respectfully submitted,

Annissa McCaskill-Clay

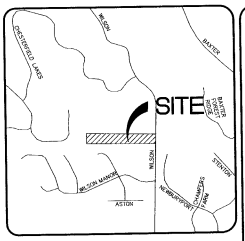
Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

# WILSON BLUFFS

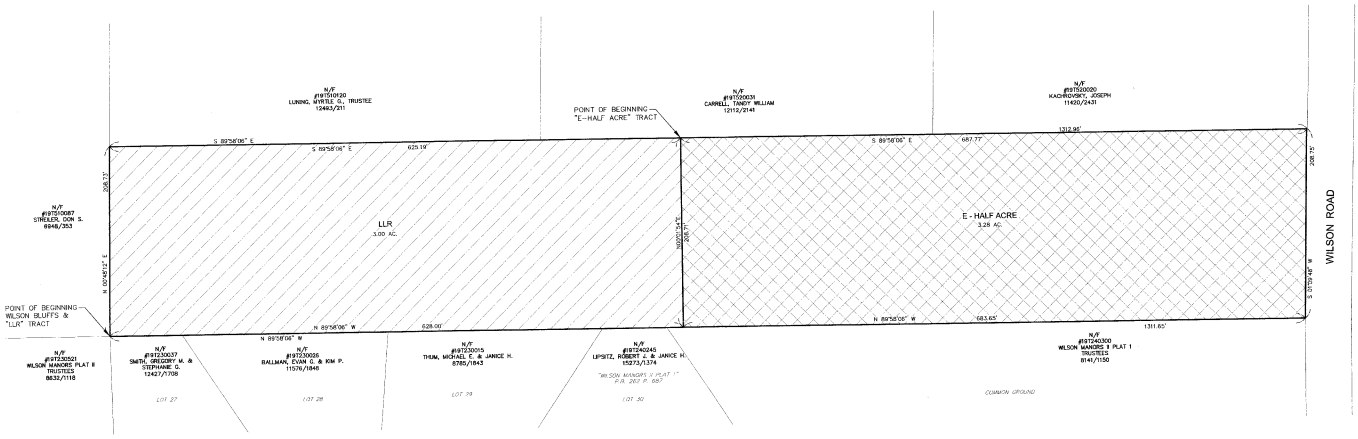
A TRACT OF LAND LOCATED IN THE SOUTH PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST
ST. LOUIS COUNTY, CITY OF CHESTERFIELD, MO

## PROJECT DATA

| | |
|---|---|
| SITE ADDRESS | : 1707 WILSON AVENUE |
| LOCATOR NUMBER(S) | : 19T120019 |
| OWNER | : SEAN SORTOR (UNDER CONTRACT) |
| ACREAGE OF TRACT | : 6.28 AC. |
| EXISTING ZONING | : "LLR" – LARGE LOT RESIDENTIAL |
| PROPOSED ZONING | : "E" – ESTATE HALF ACRE |
| PRESENT USAGE | : SINGLE FAMILY RESIDENTIAL |
| PROPOSED USAGE | : SINGLE FAMILY RESIDENTIAL |
| SCHOOL DISTRICT | : ROCKWOOD R-6 |
| ZIP CODE | : 63005 |
| UTILITIES | : MISSOURI-AMERICAN WATER COMPANY<br>: METROPOLITAN SEWER DISTRICT<br>: LACLEDE GAS COMPANY<br>: SBC–TELEPHONE SERVICE<br>: AMEREN–UE |
| FIRE DISTRICT | : MONARCH |




LOCATION MAP




## LEGAL DESCRIPTION - WILSON BLUFFS

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27 OF "WILSON MANORS II PLAT 1", AS RECORDED IN PLAT BOOK 267 PAGE 68 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO THE SOUTHEAST CORNER OF LOT 20 OF "CHESTERFIELD LAKES", AS RECORDED IN PLAT BOOK 150 PAGE 78 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 00 DEGREES 48 MINUTES 13 SECONDS EAST 208.73 FEET ALONG THE EAST LINE OF SAID LOT 20 OF "CHESTERFIELD LAKES" TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MYRTLE G. LUNING, TRUSTEE, BY DEED RECORDED IN BOOK 12463 PAGE 211 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 1312.96 FEET ALONG THE SOUTH LINE OF SAID LUNING PROPERTY, THE SOUTH OF PROPERTY CONVEYED TO WILLIAM CARRELL TANDY, JR. AND SONYA F. TANDY BY DEED RECORDED IN BOOK 12112 PAGE 2141 OF THE ST. LOUIS COUNTY RECORDS AND THE SOUTH OF PROPERTY CONVEYED TO JOSEPH KACHKOVSKY AND NATASHA KACHKOVSKY BY DEED RECORDED IN BOOK 11420 PAGE 2431 OF THE ST. LOUIS COUNTY RECORDS, BEING 20 FEET WEST OF THE ORIGINAL CENTERLINE; THENCE SOUTH 01 DEGREES 09 MINUTES 48 SECONDS WEST 208.75 FEET ALONG SAID WEST LINE OF WILSON ROAD TO THE EASTWARD PROLONGATION OF THE NORTH LINE OF SAID "WILSON MANORS II PLAT 1"; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST 1311.65 FEET ALONG SAID NORTH LINE OF "WILSON MANORS II PLAT 1" TO THE POINT OF BEGINNING AND CONTAINING 6.28 ACRES MORE OR LESS.

## LEGAL DESCRIPTION - "E - HALF ACRE"

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 27 OF "WILSON MANORS II PLAT 1", AS RECORDED IN PLAT BOOK 267 PAGE 68 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO THE SOUTHEAST CORNER OF LOT 20 OF "CHESTERFIELD LAKES" AS RECORDED IN PLAT BOOK 150 PAGE 78 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 00 DEGREES 48 MINUTES 13 SECONDS EAST 208.73 FEET ALONG THE EAST LINE OF SAID LOT 20 OF "CHESTERFIELD LAKES" TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MYRTLE G. LUNING, TRUSTEE, BY DEED RECORDED IN BOOK 12463 PAGE 211 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 625.19 FEET ALONG THE SOUTH LINE OF SAID LUNING PROPERTY AND THE SOUTH LINE OF PROPERTY CONVEYED TO WILLIAM CARRELL TANDY, JR. AND SONYA F. TANDY BY DEED RECORDED IN BOOK 12112 PAGE 2141 OF THE ST. LOUIS COUNTY RECORDS TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 687.77 FEET ALONG THE SOUTH LINE OF SAID LUNING PROPERTY AND THE SOUTH OF PROPERTY CONVEYED TO JOSEPH KACHKOVSKY AND NATASHA KACHKOVSKY BY DEED RECORDED IN BOOK 11420 PAGE 2431 OF THE ST. LOUIS COUNTY RECORDS, TO THE WEST LINE OF WILSON ROAD, BEING 20 WEST OF THE ORIGINAL CENTERLINE; THENCE SOUTH 01 DEGREES 09 MINUTES 48 SECONDS WEST 208.75 FEET ALONG SAID WEST LINE OF WILSON ROAD TO THE EASTWARD PROLONGATION OF THE NORTH LINE OF SAID "WILSON MANORS II PLAT 1"; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST 683.65 FEET ALONG SAID NORTH LINE OF "WILSON MANORS II PLAT 1" TO THE POINT OF BEGINNING AND CONTAINING 3.28 ACRES MORE OR LESS.

## LEGAL DESCRIPTION - "LLR"

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27 OF "WILSON MANORS II PLAT 1", AS RECORDED IN PLAT BOOK 267 PAGE 68 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO THE SOUTHEAST CORNER OF LOT 20 OF "CHESTERFIELD LAKES" AS RECORDED IN PLAT BOOK 150 PAGE 78 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 00 DEGREES 48 MINUTES 13 SECONDS EAST 208.73 FEET ALONG THE EAST LINE OF SAID LOT 20 OF "CHESTERFIELD LAKES" TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MYRTLE G. LUNING, TRUSTEE, BY DEED RECORDED IN BOOK 12463 PAGE 211 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 625.19 FEET ALONG THE SOUTH LINE OF SAID LUNING PROPERTY AND THE SOUTH LINE OF PROPERTY CONVEYED TO WILLIAM CARRELL TANDY, JR. AND SONYA F. TANDY BY DEED RECORDED IN BOOK 12112 PAGE 2141 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 00 DEGREES 01 MINUTES 54 SECONDS WEST 208.71 FEET TO A POINT ON THE NORTH LINE OF SAID "WILSON MANORS II PLAT 1"; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST 628.00 FEET ALONG SAID NORTH LINE OF "WILSON MANORS II PLAT 1" TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES MORE OR LESS.

N

0 25 50 100

1 inch = 50 ft.

## PRELIMINARY PLAN DISCLAIMER

THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREIN IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THIS INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

M. CLAY VANCE, P.E., E-25616
VANCE ENGINEERING, INC.

RECEIVED
PLANNING DEPARTMENT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WILSON BLUFFS

PRELIMINARY PLAN

REVISED

06076

BASEMAP NO.

01/31/07

1

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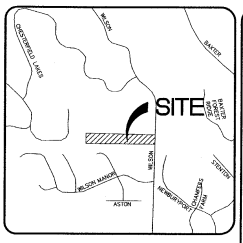
# WILSON BLUFFS

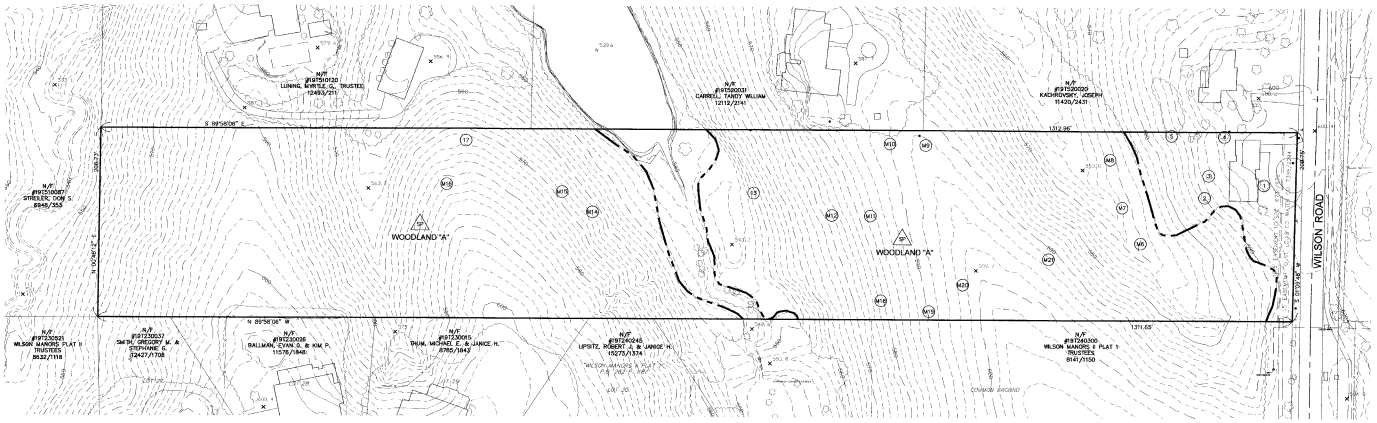
A TRACT OF LAND LOCATED IN THE SOUTH PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST
ST. LOUIS COUNTY, CITY OF CHESTERFIELD, MO

## PROJECT DATA

| | |
|---|---|
| SITE ADDRESS | : 1707 WILSON AVENUE |
| LOCATOR NUMBER(S) | : 19T520015 |
| OWNER | : SEAN SORTOR (UNDER CONTRACT) |
| ACREAGE OF TRACT | : 6.28 ACRES |
| EXISTING ZONING | : "LLR" -- LARGE LOT RESIDENTIAL |
| PROPOSED ZONING | : "E" -- ESTATE HALF ACRE |
| PRESENT USAGE | : SINGLE FAMILY RESIDENTIAL |
| PROPOSED USAGE | : SINGLE FAMILY RESIDENTIAL |
| SCHOOL DISTRICT | : ROCKWOOD R-6 |
| ZIP CODE | : 63005 |
| UTILITIES | : MISSOURI-AMERICAN WATER COMPANY<br>METROPOLITAN SEWER DISTRICT<br>LACLEDE GAS COMPANY<br>UNITED CABLE TELEVISION SERVICE<br>AMEREN--UE |
| FIRE DISTRICT | : MONARCH |




LOCATION MAP




| TREE # | SPECIES | DBH (INCHES) | HEALTH | CANOPY | ROOTS | VALUE TO SITE | COMMENTS |
|---|---|---|---|---|---|---|---|
| 1 | MIMOSA | 1 | POOR | POOR | POOR | FAIR | HAZARD |
| 2 | SUGAR MAPLE | 23 | GOOD | GOOD | GOOD | FAIR | |
| 3 | MIMOSA | 12 | FAIR | FAIR | FAIR | FAIR | |
| 4 | SIBERIAN ELM | 18 | FAIR | FAIR | FAIR | FAIR | |
| 5 | PERSIMON | 12 | FAIR | FAIR | FAIR | FAIR | |
| 6 | WHITE OAK | 24 | GOOD | GOOD | GOOD | FAIR | MONARCH |
| 7 | WHITE OAK | 25 | GOOD | GOOD | GOOD | FAIR | MONARCH |
| 8 | WHITE OAK | 23 | GOOD | GOOD | GOOD | FAIR | MONARCH |
| 9 | WHITE OAK | 28 | FAIR | FAIR | FAIR | FAIR | MONARCH/FORKED |
| 10 | WHITE OAK | 25 | GOOD | GOOD | GOOD | FAIR | MONARCH |
| 11 | WHITE OAK | 24 | FAIR | FAIR | FAIR | FAIR | MONARCH |
| 12 | RED OAK | 30 | FAIR | FAIR | FAIR | FAIR | MONARCH |
| 13 | WHITE OAK | 26 | POOR | POOR | POOR | FAIR | HAZARD |
| 14 | WHITE OAK | 30 | GOOD | GOOD | GOOD | FAIR | MONARCH/HAZARD LIMBS |
| 15 | WHITE OAK | 24 | GOOD | GOOD | GOOD | FAIR | MONARCH |
| 16 | RED OAK | 34 | FAIR | FAIR | FAIR | FAIR | MONARCH |
| 17 | WHITE OAK | 26 | N/A | N/A | N/A | FAIR | |
| 18 | WHITE OAK | 25 | FAIR | FAIR | FAIR | FAIR | MONARCH |
| 19 | WHITE OAK | 24 | GOOD | GOOD | GOOD | FAIR | MONARCH |
| 20 | RED OAK | 27 | FAIR | FAIR | FAIR | FAIR | MONARCH |
| 21 | WHITE OAK | 24 | FAIR | FAIR | FAIR | FAIR | MONARCH |

MANY OF THE LARGE TREES ON THIS SITE (>24" DBH) WERE NOT NOTED AS MONARCH TREES DUE TO POOR CONDITION ASSESSMENTS.

| WOODLAND | FOREST TYPE | AREA (SQ. FT.) | DOMINANT AND CO-DOMINATE SPECIES | DENSITY (TREES/ACRE) | AVERAGE DIAMETER | AVERAGE OVERSTORY DIAMETER | FREQUENCY OF OCCURRENCE FOR DOMINATE SPECIES | UNDERSTORY SPECIES |
|---|---|---|---|---|---|---|---|---|
| A | MATURE WOODLAND | 239,227.63 | WHITE OAK AND RED OAK | 50 | 4 | 15 | 80% | DOGWOOD & HONEYSUCKLE |

| | | |
|---|---|---|
| 5 IND. TREES | YARD TREES | 2,000.00 |
| TOTAL WOODLAND | | 241,227.63 |

TOTAL SITE AREA: 6.28 ACRES
TOTAL WOODLAND AREA: 241,227.63 SQ. FT.

THE WOODLAND ON THE PROPERTY IS MATURE OAK FOREST WITH DOGWOODS AND INVASIVE HONEYSUCKLE IN THE UNDERSTORY. WHITE OAD DOMINATES THE OVERSTORY.

THERE ARE NO STATE CHAMPION OR RARE TREES ON THE SITE. THE LETTER "M" AFTER A TREE NUMBER ON THE MAP INDICATES THAT IT IS CONSIDERED A MONARCH TREE. MONARCH TREES ARE FIELD LOCATED WITHIN THE EXISTING WOODLAND. THEIR LOCATIONS ARE NOT SURVEYED AND DO NOT REPRESENT AN EXACT POSITION.

THE FLOOD MAP PANEL = 29189C0139H

## LEGEND

- (13) INDIVIDUAL TREE
- (M13) MONARCH TREE
- (SP) SAMPLE PLOT LOCATION
- WOODLAND DELINEATION

TREE STAND DELINEATION PREPARED BY:
SKIP KINCAID & ASSOCIATES
TREE SPECIALIST: MERRITH McAVOY (CERTIFIED ARBORIST MW-4203)

S K A FORESTRY CONSULTANTS

RECEIVED
NOV 15 2007
PLANNING DEPARTMENT

N

0 25 50 100
1 inch = 50 ft.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# WILSON BLUFFS

## TREE STAND DELINEATION

REVISED

06076

BASEMAP NO.

01/31/07

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City of Chesterfield

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

**VIII. G.**

# Planning Commission Staff Report

| | |
|---|---|
| **Subject:** | **Ordinance Amendment Vote Report** |
| **Meeting Date:** | May 14, 2007 |
| **From:** | Mara M. Perry, AICP, Senior Planner of Site Plan Review |
| **Location:** | North of the intersection of Spirit Drive North and Chesterfield Airport Road, South of I-64/ U.S. 40-61, West of Trade Center Boulevard |
| **Petition:** | P.Z. 15-2007 Cambridge Engineering (Kramer Commerce Center) |

## Proposal Summary

Kramer Assets Group has submitted an application for an ordinance amendment to City of Chesterfield Ordinance 1717. The petitioner is requesting an amendment to the parking setbacks to allow for shared driveways within the existing parking setbacks. The petitioner is also requesting a change from "green space" to "open space" and the removal of the reference to "stormwater drainage structures".

## Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the ordinance amendment request.

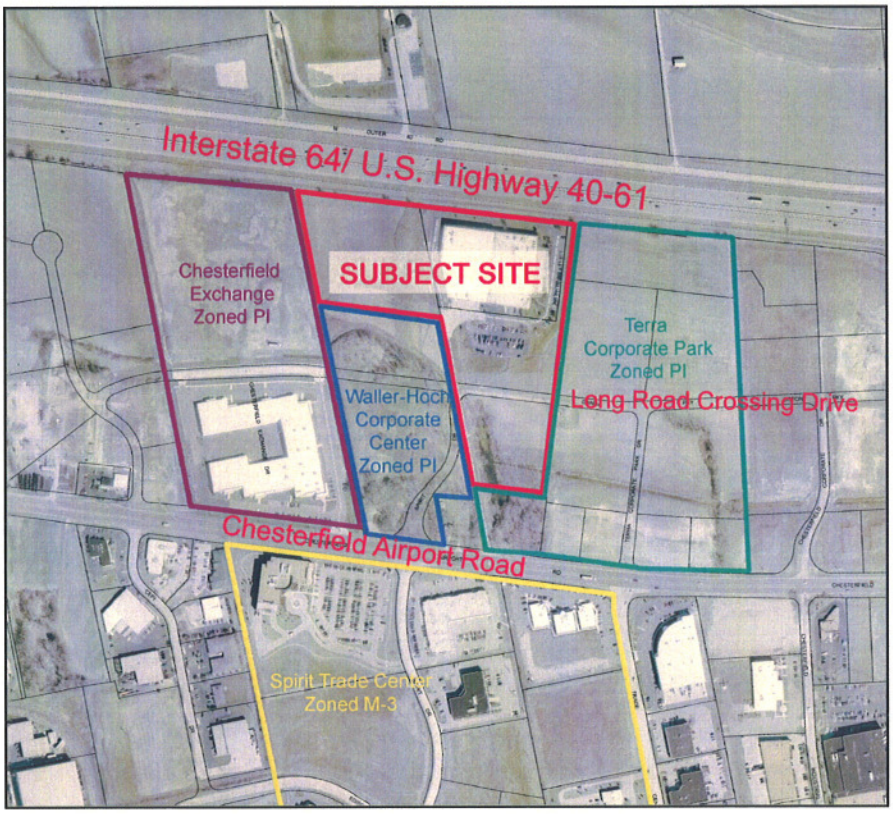
## Ordinance Amendment Analysis

The petitioner is requesting an amendment to the parking setbacks to allow for a shared driveway within the existing parking setbacks which will provide access from Long Road Crossing Drive through Lot 2 for Lot 1. There is an existing ingress egress easement in that location.

The petitioner is also requesting a change from "green space" to "open space" and the removal of the reference to "stormwater drainage structures". This will be consistent with the current use of "openspace" in City ordinances.

**Surrounding Land Use and Zoning**
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is I-64/ U.S 40-61.
South: The property to the south is Spirit Trade Center and is zoned "M-3" Planned Industrial District
East: The property to the east is Terra Corporate Park and is zoned "PI" Planned Industrial District.
West: The property to the west is Waller-Hoch Corporate Park and Chesterfield Exchange and is zoned "PI" Planned Industrial District.



View looking north from Long Rd. Crossing Dr. across Lot 2 towards Lot 1

View Looking north from Lot 3

**Comprehensive Plan Analysis**
The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for Lot 1 to be Office Park Use and for Lots 2 and 3 to be Mixed Commercial Use. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

**Site Area History**
On February 21, 2001, the City of Chesterfield approved Ordinance 1717 which changed the zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District.

A public hearing is being held on this request tonight.

**Issues**
The City of Chesterfield has no outstanding issues.

**Request**
Staff recommends approval of the ordinance amendment with the Attachment A as written.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Site Plan Review

Attachments
1. Attachment A
2. Preliminary Plan (attached with Public Hearing Notice)

# ATTACHMENT A

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

## I. SPECIFIC CRITERIA

### A. PERMITTED USES

1. The uses allowed in this "PI" Planned Industrial District shall be:

   a. Business, professional, and technical schools.

   b. Business service establishments.

   c. Cafeterias for employees and guests only.

   d. Child care centers, nursery school, and day nurseries.

   e. Dwelling or lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses.

   f. Financial institutions.

   g. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
      i. Facilities producing or processing explosives or flammable gases or liquids;
      ii. Facilities for animal slaughtering, meat packing or rendering;
      iii. Sulpher plants, rubber reclamation plants, or cement plants; and
      iv. Steel mills, foundries, or smelters.

   h. Medical and dental offices.

   i. Offices or office buildings.

   k. Outpatient substance abuse treatment facilities.

   l. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of

wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

m. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities (indoor use only).

n. Printing and duplicating services (indoor use only).

o. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

p. Warehousing, storage, or wholesaling of manufactured commodities, excluding live animals, explosives, or flammable gases and liquids.

2. The following Ancillary Uses shall be permitted:

a. Automatic vending facilities for:
   i. Ice and solid carbon dioxide (dry ice);
   ii. Beverages;
   iii. Confections.

b. Cafeterias for employees and guests only.

3. The above uses shall be restricted as follows:

a. Proposed Building "C" shall be primarily office according to the Chesterfield Valley Master Plan.

**B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

1. HEIGHT

a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty (30) feet or two stories whichever is less measured from final grade. The height of the existing building shall be permitted.

2. BUILDING REQUIREMENTS

a. A minimum of thirty percent (30%) openspace is required for this development.

## C. SETBACKS

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

a. Ninety (90) feet from the right-of-way of I-64/ U.S. 40-61. The existing Cambridge Engineering structure is setback sixty (60) feet from the new right-of-way of I-64/ U.S. 40-61 and shall remain as built. Upon the removal of the aforementioned structure, the ninety (90) foot setback shall be in effect.

b. Fifty-five (55) feet from the southern boundary of this development at Building "B".

c. One hundred sixty-five (165) feet from the southern boundary of this development at Building "C".

d. Thirty (30) feet from the western boundary of this development.

e. Ninety (90) feet from the eastern boundary of this development.

f. Sixty (60) feet from Long Road Crossing Drive.

g. Ten (10) feet from internal property lines.

2. PARKING SETBACKS

No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

a. Thirty (30) feet from the right-of-way of I-64/U.S. 40-61. No parking shall be allowed in front of the existing Cambridge Engineering Building. Existing pavement is provided for Fire Protection District only.

b. Thirty (30) feet from the southern boundary of this development.

c. Twenty-five (25) feet from the east and west boundaries of this development with the exception of a shared driveway

along the western property line of Lot 2 bearing N 10° 51' 03" W north of Long Road Crossing Drive.

d. Fifteen (15) feet from Long Road Crossing Drive.

e. Ten (10) feet from internal property lines with the exception of shared driveways.

## D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

   a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

   b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown 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 driving conditions.

3. Parking lots shall not be used as streets.

4. No construction related parking shall be permitted within the Chesterfield Airport Road right of way.

5. No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and improvement plans. Signage shall be posted prior to approval of improvement plans or issuance of building permits for adjacent lots.

## E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

## F. SIGN REQUIREMENTS

1. 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.

2. No advertising signs, temporary signs, portable signs, off site signs, or attention getting devices shall be permitted in this development.

3. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

## G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

## H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Building “C” shall have the appearance of an office building. All other buildings shall be built of a combination of glass and concrete tilt-up panels and/or brick (or design similar to Spirit Trade Center structures) as approved by the Architectural Review Board.

4. No loading docks shall face north, east or west for a distance of Three hundred (300) feet from the south right-of-way of I-64/ U.S. 40-61.

5. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan.

6. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

## I. ACCESS/ACCESS MANAGEMENT

Access to Long Road Crossing Drive shall be limited to a maximum of two (2) drive entrances on the north side and two (2) drive entrances on the south. All drive entrances shall be a minimum of Fifty (50) feet from the eastern property line of the tract.

## J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right of way.

2. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

3. Provide a forty (40) foot right of way with a minimum of ten (10) foot roadway improvement, maintenance, utility and drainage easements on both sides for Long Road Crossing Drive (f/k/a Chesterfield Business Parkway North) across the tract in accordance with the plans entitled "Chesterfield Business Parkway North Road Improvements" on file in the Department of Public Works. In addition, provide additional right of way and easements for the Spirit Drive North/Long Road Crossing Drive intersection and associated roundings as depicted on said plans.

   The roadways have been constructed to provide a twenty-six (26) foot travelway with seven (7) foot shoulders on both sides. Appurtenant storm drainage facilities shall be provided as directed by the Department of Public Works when adjacent lots develop.

4. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along both sides of Long Road Crossing Drive. The sidewalk shall be privately maintained; therefore, no public easements shall be required.

## K. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours

before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

## L. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

3. Per the Chesterfield Valley Master Storm Water Plan, ten (10) foot wide flat bottom ditches have been constructed along the north, east and west property lines of this site, with drainage directed to the east to the pump station at Long Road. Provide Chesterfield Valley Storm Water Easements along the north, east and west property lines, as required and directed by the Department of Public Works, to accommodate the Chesterfield Valley Master Storm Water Plan channel in those areas, and depict the channel on all Site Development Plans and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.

## M. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

**N. MISCELLANEOUS**

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. Prior to the issuance of an occupancy permit, any existing stormwater channel located on this site and between this site and the pump station to which it should drain shall be regraded to restore the channel to the line and grade of the original design.

**II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS**

A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

D. Said Plan shall be submitted in accordance 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.

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

**III. COMMENCEMENT OF CONSTRUCTION**

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

## IV. GENERAL CRITERIA

### A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

The Site Development Concept Plan shall include, but not be limited to, the following:

1. Outboundary plat and legal description of the property.

2. Location of all roadways adjacent to the property and general location, size, and pavement widths of all interior roadways.

3. General design of the development including unit types (i.e., single-family detached, single-family attached, garden apartment), number of each unit type proposed, location of units, minimum and maximum size of single-family lots, approximate size of multiple-family structures, and location and size of common areas and recreation facilities.

4. Location and size of any commercial uses, types of uses proposed and general parking layout.

5. Zoning district lines and floodplain boundaries.

6. Density calculations.

7. Provide a conceptual landscape plan in accordance with the City of Chesterfield Code.

8. Provide a lighting plan in accordance with the City of Chesterfield Code.

### B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide open space percentage for overall development including separate percentage for each lot on the plan.

4. Provide Floor Area Ratio (F.A.R.).

5. A note indicating all utilities will be installed underground.

6. A note indicating signage approval is separate process.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

8. Specific structure and parking setbacks along all roadways and property lines.

9. Indicate location of all existing and proposed freestanding monument signs

10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

11. Floodplain boundaries.

12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.

16. Address trees and landscaping in accordance with the City of Chesterfield Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

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.

19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

20. Compliance with Sky Exposure Plane.

## V. CHESTERFIELD VALLEY TRUST FUND

A. Roads

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:

| Type of Development | Required Contribution |
|---|---|
| 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 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 contribution 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 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 the 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 colleted as the Caulks Creek impact fee.

The sanitary sewer contributions within Chesterfield Valley area shall be deposited with the Metropolitan 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, 2001 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 Departments of Highway 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.

## VI. RECORDING

Within 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 of a plan by the Planning Commission.

## VII. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Concept Plan and Site Development Section Plans approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

City of Chesterfield

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

VIII.H

# Planning Commission Staff Report

**Subject:** **Ordinance Amendment Vote Report**

**Meeting Date:** May 14, 2007

**From:** Aimee Nassif, Senior Planner of Zoning Administration

**Location:** 16845 North Outer Forty Road

**Petition:** P.Z. 16-2007 Valley Gates Subdivision

## Proposal Summary

George Stock, on behalf of Summit Outer Forty Investors, has submitted an application for an ordinance amendment to allow for a change to the parking and structure setbacks, a change in the building height requirement and to allow for additional buildings on the site.

The current ordinance, Ordinance Number 2154 requires a maximum height of two (2) stories and permits only two (2) buildings to be developed. The Petitioner is requesting a maximum height for buildings to be three (3) stories and to allow for an increased number of buildings to be built on site.

## Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the ordinance amendment.

## Ordinance Amendment Analysis

The Petitioner is requesting an ordinance amendment to allow for a change to the parking and structure setbacks, change in building height, and to allow for additional buildings on the site. The preliminary plan submitted meets all the requirements of the Attachment A as written.

**Surrounding Land Use and Zoning**
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is zoned "FPNU" Flood Plain Non-Urban District.
South: To the south is North Outer Forty Road and beyond that is Chesterfield Commons East which is zoned "PC" Planned Commercial District.
East: The property to the east is the Chesterfield Valley Nursery and is zoned "NU" Non-Urban District.
West: The property to the west is Summit Center and is zoned "PC" Planned Commercial District.

**View looking north across the subject site.**

**Comprehensive Plan Analysis**
The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be Mixed Commercial Use. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

**Site Area History**
The subject site was zoned from "NU" Non-Urban District to "PC" Planned Commercial District in February 2005. At the time of the original rezoning request, the Petitioner had only requested two (2) buildings be developed on this site.

**Issues**
A public hearing was held on this request on April 23, 2007. There were no speakers regarding this request. At the time of the public hearing, the only outstanding issue was the City of Chesterfield was awaiting agency comments to complete the ordinance request. Those comments have been received and are incorporated into the Attachment A.

**Request**
Staff recommends approval of the ordinance amendment with the Attachment A as written.

Respectfully submitted,

Aimee Nassif
Senior Planner of Zoning Administration

Attachments
1. Attachment A
2. Preliminary Plan

# ATTACHMENT A

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

## I. SPECIFIC CRITERIA

### A. PERMITTED USES

1. The uses allowed in this "PC" District shall be:

   a. Arenas and stadiums.

   b. Associated work and storage areas required by a business, firm, or service to carry on business operations.

   c. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

   d. Child care centers, nursery schools, and day nurseries.

   e. Colleges and universities.

   f. Financial institutions.

   g. Hospitals.

   h. Hotels and motels.

   i. Medical and dental offices.

   j. Offices or office buildings.

   k. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.

   l. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

   m. Restaurants, fast food. (No drive-thru)

   n. Restaurants, sit down.

o. Schools for business, professional or technical training, but not including outdoor areas for driving or heavy equipment training.

p. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

**B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

1. HEIGHT

a. The maximum height of retail buildings, exclusive of roof screening, shall not exceed two (2) stories.

b. The maximum height of all other buildings, exclusive of roof screening, shall not exceed three (3) stories.

2. BUILDING REQUIREMENTS

a. A minimum of forty percent (40%) openspace is required for this development.

**C. SETBACKS**

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

a. One hundred and twenty feet (120) from the new right-of-way of North Outer Forty.

b. Nineteen (19) feet from the eastern boundary of the “PC” District.

c. Twenty five (25) feet from the western boundary of the “PC” District.

d. Two hundred (200) feet from the northern boundary of the “PC” District.

2. PARKING SETBACKS

a. No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

i. Thirty (30) feet from the right-of-way of North Outer Forty Road.

ii. Nineteen (19) feet from the eastern boundary of this development.

iii. Twenty five (25) feet from the western boundary of the "PC" District.

iv. One hundred seventy (170) feet from the northern boundary of the "PC" District.

v. Ten (10) feet from internal property lines, with the exception of shared driveways.

vi. Fifteen (15) feet from the principal internal street.

**D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

   a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

   b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown 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 driving conditions.

3. Parking lots shall not be used as streets.

**E. LANDSCAPE AND TREE REQUIREMENTS**

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

2. Since landscaping is not permitted in the underseepage berm area, landscape provisions for said area, including but not exclusive to landscaped parking islands and perimeter landscaping requirements will not be required to adhere to the Tree Manual.

Landscaping plans will include additional landscaping provisions in the front portion of the building area which will buffer the lack of landscaping in the rear of the property. The landscape features may include but not be limited to water features, brick planters and outdoor artwork.

**F. SIGN REQUIREMENTS**

1. 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.

2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

**G. LIGHT REQUIREMENTS**

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

**H. ARCHITECTURAL**

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

## I. ACCESS/ACCESS MANAGEMENT

1. Provide cross access easements or other appropriate legal instruments guaranteeing permanent access to adjacent properties as directed by the City of Chesterfield.

2. Direct access to the North Outer Forty Road shall be as approved by MoDOT and the City of Chesterfield.

3. The centerline of the single entrance onto the North Outer Forty Road shall be located no closer than two hundred and twenty (220) feet from the western property line, or as directed by the City of Chesterfield and MoDOT.

## J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide any additional right-of-way and pavement widening to the North Outer Forty Road as required by MoDOT.

2. Provide a five (5) foot wide sidewalk, conforming to ADA standards, parallel to North Outer Forty Road per the Valley Guidelines of the Comprehensive Plan and a four (4) foot wide sidewalk conforming to ADA standards along both sides of all interior roadways, as directed by the City of Chesterfield. The sidewalks shall be privately maintained; therefore, no public easements shall be required.

3. Provide a 40 foot right of way with minimum of 10 foot roadway improvement, maintenance, utility and sewer easements on both sides for all interior roadways. Minimum roadway sections shall provide a 26 foot travel way with 7 foot shoulders on both side and appurtenant storm drainage facilities as directed by the Department of Public Works.

## K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

## L. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. The developer shall dedicate an underseepage berm easement adjacent to the existing levee, as directed by the Monarch Chesterfield Levee District and the City of Chesterfield's Department of Public Works.

2. Prior to approval of any grading permit or improvement plans for development, an underseepage study may be required for review/approval as directed by the Monarch Chesterfield Levee District, the US Army Corps of Engineers and the City of Chesterfield's Department of Public Works.

3. No improvements or use that would alter, diminish, damage or interfere with the performance of the Monarch Chesterfield Levee including seepage berm is permitted.

4. Any drainage structures or systems, including or not limited to under drains, installed for the relief of hydrostatic head or seepage water shall be designed, construed, operated, and maintained to prevent infiltration of soil/ground loss.

5. Trees, vegetation and landscaping which have roots which extend more than six (6) inches in depth below the ground are not permitted in the Permanent Underseepage Berm Easement. Buildings and other structures are also not permitted within this easement.

## M. RECREATIONAL EASEMENT

1. An easement, for recreational and trail purposes shall be provided for this site as directed by the Monarch Chesterfield Levee District and the City of Chesterfield's Department of Public Works. The easement is anticipated to be located on the crest of the levee.

## N. POWER OF REVIEW

1. The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

**O. STORMWATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

3. Due to the inherent nature of development, the specific size, location, and configuration of the stormwater infrastructure are conceptual in nature. The exact location, size, and type of each segment of stormwater infrastructure are to be reviewed and approved in conjunction with the development of specific sites. It is expected that developers will submit alternate plans, propose alternative geometry, size, and type for these infrastructure improvements, along with supporting hydraulic computations. The Public Works Department will review said proposals for functional equivalence. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system wide benefits without adversely affecting water surface profiles at other locations or adjacent properties.

4. The Chesterfield Valley Master Storm Water Plan indicates that the drainage shall be directed to the east to a future pump station, via a 30 foot wide flat bottom ditch with 4:1 side slopes, and a double 8' x 4' driveway culvert. Please be advised that the petitioner shall coordinate improvements with the adjacent parcel owners. In addition, in the event that the ultimate permanent improvements cannot be constructed at the time of development, the site shall be designed in such a manner as to allow the ultimate construction of the master plan at a future date, and interim drainage facilities shall be provided. The interim facilities may include a temporary pump station as necessary to provide the required positive drainage. Interim facilities shall be removed promptly at such time as the permanent stormwater improvements can be constructed as required. The petitioner will be required to provide a special cash escrow to the City for the cost of constructing the master plan drainage ditch along their property in the event that the ditch is not constructed at the time of development. No building permits for the

development will be issued until the City has received the special cash escrow. The special cash escrow shall include all work associated with constructing the master plan drainage facility, or reconfiguring the interim improvement. This shall include, but is not limited to, grading, siltation control, revegetation, and removal of driveway entrances, removal of driveway culverts, the construction of culverts and the reconstruction of driveway entrances.

5. The maintenance of the required stormwater/ditch system shall be the responsibility of the property owner(s).

6. Stormwater drainage improvements shall be operational prior to the paving of any driveways or parking lots. Roadway and related improvements shall be constructed prior to 60% occupancy of the retail portion of the site.

7. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield Department of Public Works for approval. Be advised that in conjunction with any site alteration the developer will be required to demonstrate that there will be no adverse effect on other properties located within the Chesterfield Valley. The Floodplain Development Permit/Application must be approved by the City of Chesterfield Department of Public Works prior to the approval of the Improvement Plans or Grading Plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development.

8. If any building is proposed to be located in an existing, or proposed, Special Flood Hazard Area the building shall be clearly labeled as being located in the Floodplain on the Approved Site Development Plan and Improvement Plan. The lowest Reference Level (floor), as defined by FEMA, shall be constructed a minimum of one (1) foot above the base flood elevation unless a LOMR has been issued by FEMA prior to construction. The minimum elevation for the Reference Level for each building shall also be noted on the approved Site Development Plan and Improvement Plan.

**P. SANITARY SEWER**

1. Hydraulic calculations of downstream sewers will be required by the Metropolitan St. Louis Sewer District and the City of Chesterfield. Downstream sanitary reaches may need to be replaced or

upgraded, as directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

**Q. GEOTECHNICAL REPORT.**

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

**R. MISCELLANEOUS**

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. If any work is proposed in, near or above the natural watercourse through this site, a hydrologic/hydraulic study evaluation the impacts of the proposed work shall be provided as directed by the City of Chesterfield's Department of Public Works. 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.

**II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS**

A. The developer shall submit a concept plan within 18 months of City Council approval of the change of zoning.

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within 18 months of the date of approval of the change of zoning by the City.

C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

D. Said Plan shall be submitted in accordance 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.

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

## III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

## IV. GENERAL CRITERIA

### A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

## V. CHESTERFIELD VALLEY TRUST FUND

The Developer shall contribute to the Chesterfield Valley Trust Fund.

A. Roads

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 following basis:

| Type of Development | Required Contribution |
|---|---|
| Commercial | $1.80/SF |

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

Credits for roadway improvements required in condition will be awarded as directed by the St. Louis County 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 contribution 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 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 $568.82 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 Highway 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 $1,804.75 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 and is subject to a surcharge of $2,750/acre. The sanitary sewer contributions within Chesterfield Valley area shall be deposited with the Metropolitan 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, 2005 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 Departments of Highway and Traffic.

Except as otherwise noted, trust fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits

## VI. RECORDING

Within 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 of a plan by the Planning Commission.

## VII. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

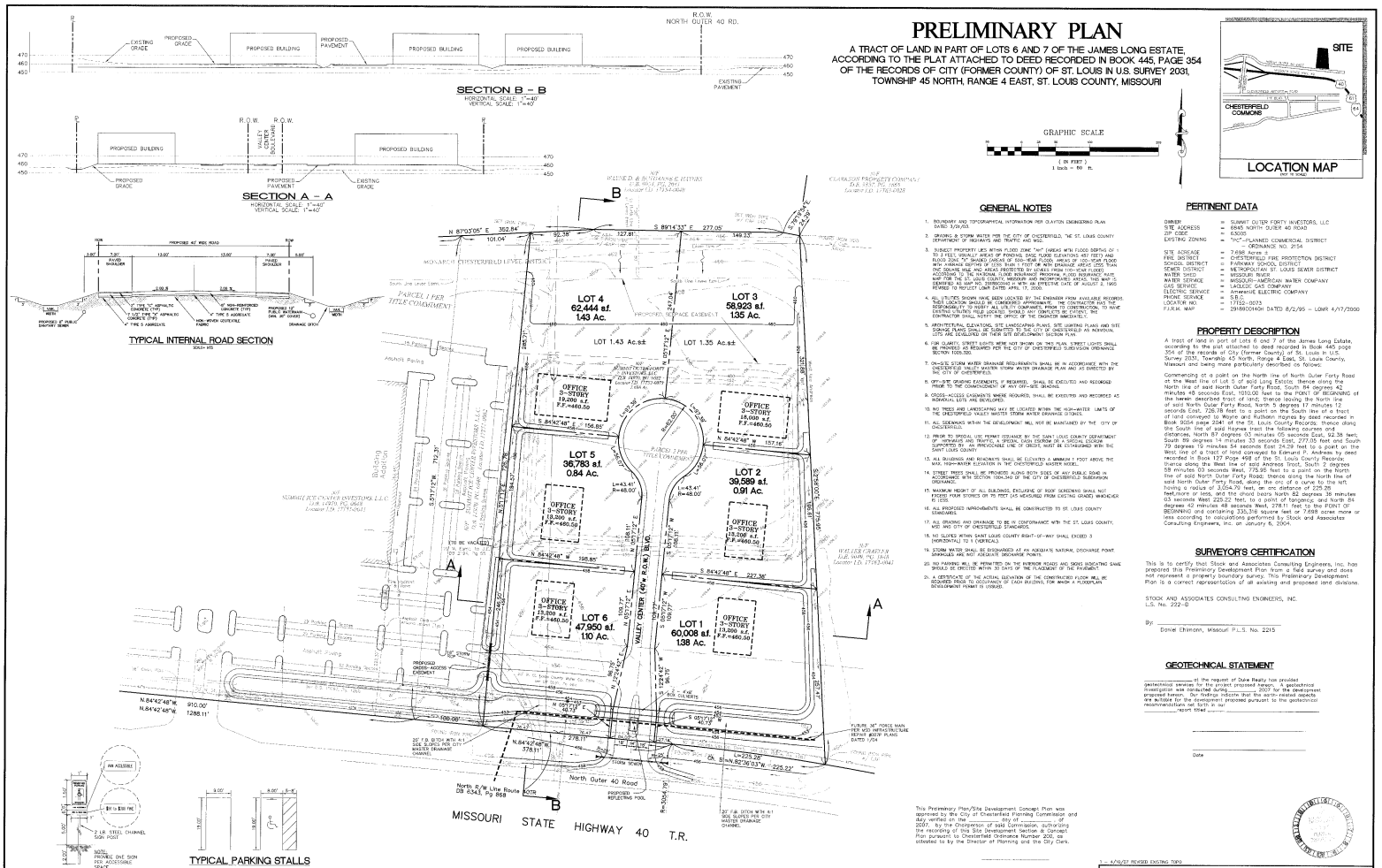
C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

# PRELIMINARY PLAN

A TRACT OF LAND IN PART OF LOTS 6 AND 7 OF THE JAMES LONG ESTATE, ACCORDING TO THE PLAT ATTACHED TO DEED RECORDED IN BOOK 445, PAGE 354 OF THE RECORDS OF CITY (FORMER COUNTY) OF ST. LOUIS IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI




## GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL INFORMATION PER CLAYTON ENGINEERING PLAN DATED 3/29/03.
2. GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
3. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET; USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS ARE FEET) AND FLOOD ZONE "X" (SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 708 THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS; THIS MAP IS IDENTIFIED AS MAP NO. 29189C0140 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 REVISED TO REFLECT LOMR DATED APRIL 19, 2000.
4. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS AND FIELD DATA. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR NOT THE RESPONSIBILITY TO VERIFY ALL UTILITIES SHOWN FROM THE CONTRACTOR. TO HAVE EXISTING UTILITIES FIELD LOCATED, SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
5. ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
6. FOR QUALITY STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED AS REQUIRED PER THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE SECTION 1005.080.
7. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
8. OFF-LOT DRAINAGE EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
9. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
10. NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE SYSTEMS.
11. ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
12. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY.
13. ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
14. STREET TREES SHALL BE PROVIDED ALONG BOTH SIDES OF ANY PUBLIC ROAD IN ACCORDANCE WITH SECTION 1005.040 OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
15. MAXIMUM HEIGHT OF ALL BUILDINGS, ENCLOSURE OF ROOF SCREENING SHALL NOT EXCEED FOUR STORIES OR 75 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
16. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
17. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
18. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
19. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. DAMAGES ARE NOT ADEQUATE DISCHARGE POINTS.
20. NO PARKING WILL BE PERMITTED ON THE INTERIOR ROADS AND SIGNS INDICATING SAME SHOULD BE ERECTED WITHIN 30 DAYS OF THE PLACEMENT OF THE PAVEMENT.
21. A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS ISSUED.

## PERTINENT DATA

| | | |
|---|---|---|
| OWNER | = | SUMMIT OUTER FORTY INVESTORS, LLC |
| SITE ADDRESS | = | 6845 NORTH OUTER 40 ROAD |
| ZIP CODE | = | 63005 |
| EXISTING ZONING | = | "NCI"–PLANNED COMMERCIAL DISTRICT ORDINANCE NO. 2154 |
| SITE ACREAGE | = | 7.696 Acres |
| FIRE DISTRICT | = | CHESTERFIELD FIRE PROTECTION DISTRICT |
| SCHOOL DISTRICT | = | PARKWAY SCHOOL DISTRICT |
| SEWER DISTRICT | = | METROPOLITAN ST. LOUIS SEWER DISTRICT |
| WATER SHED | = | MISSOURI RIVER |
| WATER SERVICE | = | MISSOURI–AMERICAN WATER COMPANY |
| GAS SERVICE | = | LACLEDE GAS COMPANY |
| ELECTRIC SERVICE | = | AmerenUE ELECTRIC COMPANY |
| PHONE SERVICE | = | S.B.C. |
| LOCATOR NO. | = | 17152–0073 |
| F.I.R.M. MAP | = | 29189C0140H DATED 8/2/95 – LOMR 4/17/2000 |

## PROPERTY DESCRIPTION

A tract of land in part of Lots 6 and 7 of the James Long Estate, according to the plat attached to deed recorded in Book 445 page 354 of the records of City (former County) of St. Louis in U.S. Survey 2031, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Commencing at a point on the North line of North Outer Forty Road at the West line of Lot 5 of said Long Estate; thence along the North line of said North Outer Forty Road, South 84 degrees 42 minutes 48 seconds East, 1010.00 feet to the POINT OF BEGINNING of the herein described tract of land; thence leaving the North line of said North Outer Forty Road, North 5 degrees 17 minutes 12 seconds East, 726.78 feet to a point on the South line of a tract of land conveyed to Wayne and Ruthann Haynes by deed recorded in Book 9054 page 2041 of the St. Louis County Records; thence along the South line of said Haynes tract the following courses and distances, North 87 degrees 03 minutes 05 seconds East, 92.38 feet; South 89 degrees 14 minutes 33 seconds East, 277.05 feet and South 79 degrees 19 minutes 54 seconds East 24.29 feet to a point on the West line of a tract of land conveyed to Edmund P. Andreas by deed recorded in Book 127 Page 498 of the St. Louis County Records; thence along the West line of said Andreas Tract, South 2 degrees 58 minutes 03 seconds West, 775.95 feet to a point on the North line of said North Outer Forty Road; thence along the North line of said North Outer Forty Road, along the arc of a curve to the left having a radius of 3,054.79 feet, an arc distance of 225.26 feet,more or less, and the chord bears North 82 degrees 36 minutes 03 seconds West 225.22 feet, to a point of tangency; and North 84 degrees 42 minutes 48 seconds West, 278.11 feet to the POINT OF BEGINNING and containing 335,316 square feet or 7.699 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on January 6, 2004.

## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Development Plan from a field survey and does not represent a property boundary survey. This Preliminary Development Plan is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: _____
Daniel Ehlmann, Missouri P.L.S. No. 2215

## GEOTECHNICAL STATEMENT

At the request of Duke Realty has provided geotechnical services for the proposed development. A geotechnical investigation was conducted during _____ 2007 for the development proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our report 1042 _____

_____
Date

This Preliminary Plan/Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2007, by the Chairperson of said Commission, authorizing the recording of this Site Development Section & Concept Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

_____

M.S.D. P# _____
BASE MAP # 17T

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE SERVICES SHOWN ON THIS PLAN. THE FINAL SITE PLAN DRAWINGS WHICH THE UNDERSIGNED ENGINEER HAS PREPARED, THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, 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.

GEORGE M. STOCK E-25116

## MSD BENCHMARK

M.S.D. BENCHMARK #11-59 ELEV.=441.50
127.06 BACK OF ROLLED CURB, 10.7' SOUTH OF CL OF CHESTERFIELD-AIRPORT ROAD AND 15' WEST OF CL OF GRAND AVENUE.

## SITE BENCHMARK

TBM/DBS POINT #1 ELEV.=441.50
"MAG NAIL" IN ASPHALT SHOULDER OF WEST ROUNDING OF SPIRIT DRIVE & CHESTERFIELD-AIRPORT ROAD. 7.62' + EAST OF A WATER SHUTOFF VALVE.

## UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE/EXISTING 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 BEFORE BEGINNING OR NOT SHOWN ON THESE PLANS. ALL UNDERGROUND FACILITIES, STRUCTURES,UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE KNOWN THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

MoDOT LOCATE (314) 340-4100

PREPARED FOR:
SUMMIT DEVELOPMENT GROUP
10 S. BRENTWOOD BOULEVARD – SUITE 100
CLAYTON, MISSOURI 63105
314.863.0991 FAX 314.863.4407

1 – 4/9/07 REVISED EXISTING TOPO

VALLEY GATES SUBDIVISION
PRELIMINARY PLAN

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

| DRAWN BY: | DESIGN BY: | DATE: | PROJECT NUMBER | SHEET |
|---|---|---|---|---|
| T.P.S. | G.M.S. | 3/05/07 | 203-2992 | C1 of 1 |