

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2492 AND CHANGING THE BOUNDARIES OF AN EXISTING "C-2" SHOPPING DISTRICT AND "PC" PLANNED COMMERCIAL DISTRICT TO ESTABLISH A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR AN 8.29 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF ITS INTERSECTION WITH WOODS MILL ROAD (P.Z. 06-2014 FOUR SEASONS PLAZA—16Q220719, 16Q210763, AND 16Q220690).**

**WHEREAS**, the petitioners, Doster, Ullom, and Boyle, LLC., have requested zoning map amendment from the "C-2" Shopping District and "PC" Planned Commercial District to a new "PC" Planned Commercial District to add an additional use and amend the development criteria within the Four Season Plaza Development; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on April 28, 2014; and,

**WHEREAS**, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

**WHEREAS**, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning with an amendment to the permitted uses; and,

**WHEREAS**, the City Council, having considered said request voted to approve the change of zoning with the amendment to the permitted uses.

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

**Section 1.** The City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District and City of Chesterfield Ordinance Number 2492 is hereby repealed and those conditions therein are incorporated into the Attachment A, which is attached hereto and made a part hereof for a 8.29 acre tract of land located on the south side of Olive Boulevard west of its intersection with Woods Mill Road and as described as follows:

### Legal Description

A tract of land being Adjusted Lot 2 and part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the Western right of way line of Missouri State Highway 141 (also known as Woods Mill Road, variable width) at the Southeastern corner of said Adjusted Lot 1; thence Northwesterly, along the Southern line of said Adjusted Lot 1, North 82 degrees 36 minutes 28 seconds West, 790.91 feet; thence North 78 degrees 49 minutes 30 seconds West, 15.03 feet to the Point of Beginning of the tract of land hereon described; thence Northwesterly, continuing along the Southern line of said Adjusted Lot 1 and the Southern line of Adjusted Lot 2 thereof, North 78 degrees 49 minutes 30 seconds West, 1000.85 feet to the Southeastern corner of Lot 3 of "Four Seasons Plat 6", a Subdivision according to the plat thereof, recorded in Plat Book 171, Page 17 of the St. Louis County Records; thence Northeasterly, along the Eastern line of said Lot 3, North 11 degrees 10 minutes 30 seconds East, 366.54 feet to a point on the Southern Line of a tract of land conveyed to the State of Missouri for the widening of Missouri State Highway 340, also known as Olive Street Road, variable width,) by deed recorded in Deed Book 6919, Page 1088 of the St. Louis County Records; thence along the Southern line of said tract, South 78 degrees 49 minutes 30 seconds East, 80.00 feet to the Southeastern corner thereof; thence along the Eastern line of said tract, North 11 degrees 10 minutes 30 seconds East, 11.00 feet to a point on the Southern line of a tract of land conveyed to the State of Missouri, for the widening of said Missouri State Highway 340, by deed recorded in Deed Book 6779, Page 739 of the St. Louis County Records; thence Southeasterly, along said Southern line, South 78 degrees 49 minutes 30 seconds East, 744.54 feet to the Northwestern corner of Adjusted Lot 1, as aforementioned; thence Southwesterly, along the Western line of said Adjusted Lot 1, South 11 degrees 52 minutes 13 seconds West, 35.70 feet; thence South 71 degrees 25 minutes 29 seconds East, 68.60 feet; thence South 75 degrees 14 minutes 09 seconds East, 47.17 feet; thence South 11 degrees 45 minutes 40 seconds West 105.21 feet; thence Southeasterly, continuing along the Western line of said Adjusted Lot 1 and its Southeasterly prolongation, South 79 degrees 09 minutes 09

seconds East, 47.82 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to the point of beginning, containing 8.29 acres, more or less (360,957 square feet).

**Section 2.** The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment "A" and the Preliminary Plan indicated as "Attachment B" which is attached hereto as and made part of.

**Section 3.** The City Council, pursuant to the petition filed by Doster, Ullom, & Boyle, LLC. in P.Z. 06-2014, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 28<sup>th</sup> day of April 2014, 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 warning and summons for violations as set out in Section 8 of the City of Chesterfield's Unified Development Code.

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

Passed and approved this 15<sup>th</sup> day of June, 2015.

*Bob Nation*

MAYOR

ATTEST:

*Vickie Hass*  
CITY CLERK

FIRST READING HELD: 06/01/2015

## **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. Animal hospitals, veterinary clinics and kennels;
  - b. Barber shops and beauty parlors;
  - c. Bookstores;
  - d. Broadcasting studios for radio and television;
  - e. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications shall not be permitted except for the receiving and transmitting antennas installed on the roof of the Center as of the effective date of this Ordinance;
  - f. Cafeterias for employees and guests only;
  - g. Child care centers, nursery schools, and day nurseries;
  - h. Colleges and universities;
  - i. Dry cleaning drop-off and pick-up stations;
  - j. Film drop-off and pick-up stations;
  - k. Financial Institutions;
  - l. Medical and dental offices;
  - m. Office or office buildings;
  - n. Recreational facilities, indoor facilities, including swimming pools, tennis courts, gymnasiums, and indoor theaters;
  - o. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
  - p. Restaurants, fast food with or without drive-thru window, not located in free standing buildings;
  - q. Restaurants, sit down;

- r. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training;
  - s. 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, 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;
  - t. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods;
  - u. 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 except indoor sale of motor vehicles shall not include the sale of automobiles or trucks.
2. The above use "Restaurant, fast food with drive-thru window, not located in free standing buildings" shall:
- a. Be restricted to a single user at any given time; and
  - b. Be located in the area as shown on the attached Preliminary Plan marked as Attachment B; and
  - c. Be an establishment more narrowly defined as a Fast-Casual type of Fast-Food restaurant which:
    - i. utilizes non-disposable dishware and flatware for all dine-in orders; and
    - ii. the majority of menu items are custom prepared to order versus pre-prepared and "racked."
3. The following ancillary uses shall be permitted:
- a. Associated work and storage areas required by a business, firm, or service to carry on business operations;
  - b. Automatic vending facilities for:
    - i. Ice and solid carbon dioxide (dry ice);
    - ii. Beverages;
    - iii. Confections.
  - c. 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.

#### 4. Hours of Operation.

- a. Hours of operation for the bowling center shall be limited to 6:00 AM to 1:30 AM on Sunday through Friday morning, and from 6:00 AM to 2:30 AM on Friday through Sunday morning.
- b. Hours of operation for the Fast-Casual type of Fast-Food restaurant permitted under Section A. 2, page 2, shall be 6:00 a.m. to 10:00 p.m.

### **B. SETBACKS**

#### 1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles, fences, dumpster enclosures, or drive-thru elements including a menu board, canopy with speaker, preview board, clearance bar and directional signage, will be located within the following setbacks:

- a. Eighty (80) feet from the northernmost & westernmost boundaries of this "PC" Planned Commercial District.
- b. Fifty-seven (57) feet from the southern boundary of this "PC" Planned Commercial District with the following exceptions:
  - i. Ten (10) feet from the southern boundary of this "PC" Planned Commercial District for the trash enclosure and storage shed.
  - ii. Forty (40) feet from the southern boundary of this "PC" Planned Commercial District for the vendor access ramp.
- c. Sixty (60) feet from the eastern boundary of this "PC" Planned Commercial District.

#### 2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress with the exception of shared driveways, will be located within the following setbacks:

- a. Fourteen (14) feet from the northern boundary of this "PC" Planned Commercial District.
- b. Twelve (12) feet from the southern and western boundaries of this "PC" Planned Commercial District.
- c. Ten (10) feet from the eastern boundary of this "PC" Planned Commercial District.

### **C. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. No loading space shall be required for the bowling center.
4. The above required parking shall be reduced by twenty percent (20%) in this "PC" Planned Commercial District.
5. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

### **D. LANDSCAPE AND TREE REQUIREMENTS**

1. The developer shall adhere to the Landscape and Tree Preservation requirements of the City of Chesterfield Code.
2. A landscaped buffer strip of the following width shall be provided; ten (10) feet along both sides of the east service road and fifteen (15) feet along both sides of the western north-south access road as well as within the center dividing esplanade of such road. Such buffers strips shall include low growing shrubs and/or grasses and annual flowering plants.
3. The southern buffer strip shall contain a six (6) foot high sight proof wooden fence.

### **E. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are 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 Missouri Department of Transportation, for sight distance considerations prior to installation or construction.

#### **F. LIGHT REQUIREMENTS**

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

#### **G. ARCHITECTURAL**

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

#### **H. ACCESS/ACCESS MANAGEMENT**

1. Access to this development shall be as shown on the Preliminary Site Plan and limited to the existing commercial entrances from Olive Boulevard (Missouri 340).
2. Provide cross access easements as needed to provide the adjacent parcels to the east and to the west full access to Olive Boulevard.

#### **I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Any work within MoDOT's right-of-way will require a MoDOT permit.
2. All drainage detention storage facilities must be placed outside of the standard governmental agencies' planning and zoning setbacks, or fifteen (15) feet from the new or existing right-of-way line, whichever is greater.
3. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. Roads shall be kept clear of mud and debris at all times.

## **J. TRAFFIC STUDY**

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.

## **K. POWER OF REVIEW**

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

## **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. The adequacy and condition of the existing downstream system(s) shall be verified and upgraded as necessary and as directed by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Missouri Department of Transportation.
2. Storm water quantity management, channel protection, and water quality improvements shall be provided as required by the Metropolitan St. Louis Sewer District, Missouri Department of Transportation, and the City of Chesterfield. The location and types of storm water management facilities shall be identified on all Site Development and Improvement Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as approved by the City of Chesterfield.

4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the 100 year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the 100 year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

#### **M. SANITARY SEWER**

Sanitary sewers shall be as approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

#### **N. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, the developer shall 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.

#### **O. MISCELLANEOUS**

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.

3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic or MoDOT. Delays due to utility relocation and adjustments 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 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 PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals 100 feet.
2. Outboundary plat and legal description of 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.
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 the 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 (2) 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. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. 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.
21. 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.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

## **V. RECORDING**

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

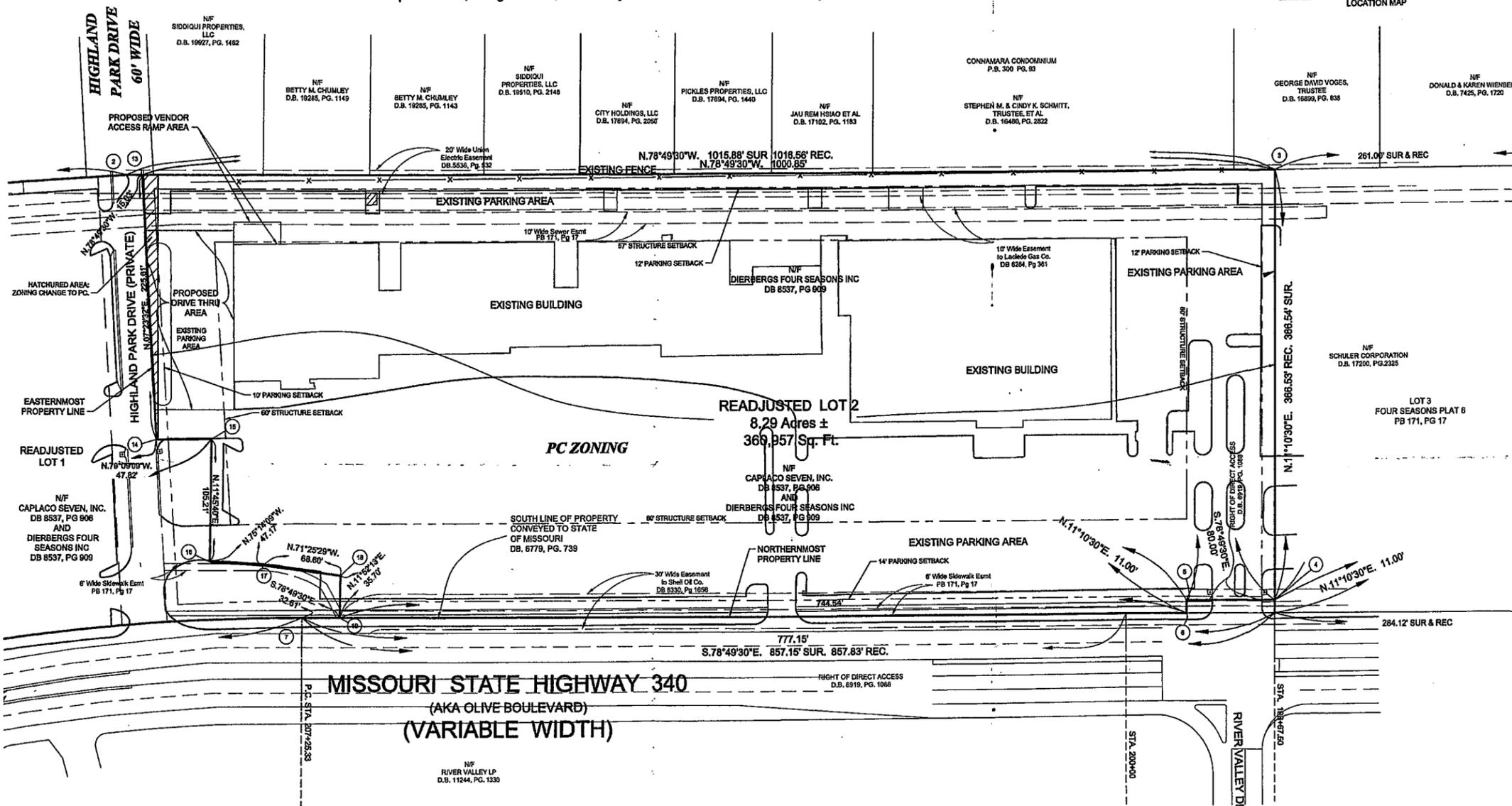
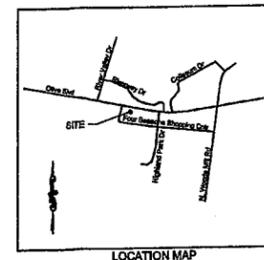
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or 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.

# PRELIMINARY PLAN

## FOUR SEASONS CENTER

### READJUSTED LOT 2

A tract of land being Readjusted Lot 2 of "FOUR SEASONS CENTER", a Boundary Adjustment according to the plat thereof, recorded in Plat Book , Page of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri



The following list of metric coordinates are referenced to the Missouri Coordinate System NAD 1983 (COORDS 96) 2401 East Zone by a real time kinematic survey traverse with a Trimble 5600 Receiver to Station MO51 of the Missouri Department of Transportation (MoDOT) GNSS Network. The average site Goid Factor = 0.9999258.

STATE PLANE COORDINATES		
POINT	NORTHING (Meters)	EASTING (Meters)
1	315724.811	250028.148
2	315752.950	249788.742
3	315809.202	249484.295
4	315919.148	249504.827
5	315914.711	249528.602
6	315918.007	249529.212
7	315974.897	249762.116
8	315970.299	249950.513
9	316462.243	249870.832
10	315976.638	249997.165
11	315948.053	250001.760
12	315854.687	250044.125
13	315922.073	249792.264
14	315753.784	249784.237
15	315824.644	249777.918
16	315856.114	249784.077
17	315859.611	249770.131
18	315866.033	249750.233
19	315876.707	249752.343

#### PROPERTY DESCRIPTION (Readjusted Lot 2)

A tract of land being Adjusted Lot 2 and part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the Western right of way line of Missouri State Highway 141 (also known as Woods Mill Road, variable width) at the Southeastern corner of said Adjusted Lot 1; thence Northwest, along the Southern line of said Adjusted Lot 1, North 82 degrees 36 minutes 28 seconds West, 790.91 feet; thence North 78 degrees 49 minutes 30 seconds West, 15.03 feet to the Point of Beginning of the tract of land hereon described; thence Northwest, continuing along the Southern line of said Adjusted Lot 1 and the Southern line of Adjusted Lot 2 thereof, North 78 degrees 49 minutes 30 seconds West, 1000.85 feet to the Southeastern corner of Lot 3 of "Four Seasons Plat 6", a Subdivision according to the plat thereof, recorded in Plat Book 171, Page 17 of the St. Louis County Records; thence Northeast, along the Eastern line of said Lot 3, North 11 degrees 10 minutes 30 seconds East, 366.54 feet to a point on the Southern Line of a tract of land conveyed to the State of Missouri for the widening of Missouri State Highway 340, also known as Olive Street Road, variable width,) by deed recorded in Deed Book 6919, Page 1088 of the St. Louis County Records; thence along the Southern line of said tract, South 78 degrees 49 minutes 30 seconds West, 80.00 feet to the Southeastern corner thereof; thence along the Eastern line of said tract, North 11 degrees 10 minutes 30 seconds East, 11.00 feet to a point on the Southern line of a tract of land conveyed to the State of Missouri, for the widening of said Missouri State Highway 340, by deed recorded in Deed Book 6779, Page 739 of the St. Louis County Records; thence Southeast, along said Southern line, South 78 degrees 49 minutes 30 seconds East, 744.54 feet to the Northwestern corner of Adjusted Lot 1, as aforementioned; thence Southwesterly, along the Western line of said Adjusted Lot 1, South 11 degrees 52 minutes 13 seconds West, 35.70 feet; thence South 71 degrees 25 minutes 29 seconds East, 68.60 feet; thence South 75 degrees 14 minutes 09 seconds East, 47.17 feet; thence South 11 degrees 45 minutes 40 seconds West 105.21 feet; thence Southeast, continuing along the Western line of said Adjusted Lot 1 and its Southeastern prolongation, South 79 degrees 09 minutes 09 seconds East, 47.82 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to the point of beginning, containing 8.29 acres, more or less (360,957 square feet).

#### PROPERTY DESCRIPTION (Part of Original Adjusted Lot 1)

A tract of land being part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the Southwestern corner of Adjusted Lot 1, as aforementioned; thence Northeast, along the Western line thereof, North 10 degrees 40 minutes 07 seconds East, 225.12 feet to a point; thence Southeast, along the Southeastern prolongation of the Western line of said Adjusted Lot 1, South 79 degrees 09 minutes 09 seconds East, 1.26 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to its intersection with a point on the Southern line of said Adjusted Lot 1; thence Northwest, along the Southern line thereof, North 78 degrees 49 minutes 30 seconds West, 14.15 feet to the point of beginning, containing 1,733 square feet (0.04 acres, more or less).

PROPERTY OWNER OF RECORD: DIERBERGS FOUR SEASONS, INC.  
 PROPERTY ADDRESS: 100 FOUR SEASONS SHOPPING CENTER CHESTERFIELD, MO 63017  
 PROPERTY AREA: 8.29 Ac.  
 LOCATOR NUMBERS: ADJUSTED LOT 2: 16Q210763 & 16Q220719 PORTION OF ADJUSTED LOT 1: 16Q220690  
 FIRE DISTRICT: MONARCH  
 SCHOOL DISTRICT: PARKWAY  
 UTILITIES: MSD MISSOURI AMERICAN WATER LACLEDE GAS AMEREN MO CHARTER COMMUNICATIONS AT&T  
 CURRENT ZONING: ADJUSTED LOT 1 - C-2  
 PROPOSED ZONING: READJUSTED LOT 2 - 8.25 Ac PC & 0.04 Ac C-2 (DENOTED BY HATCHED AREA)  
 PARKING: READJUSTED LOT 2 - PC PER ZONING CODE REGULATIONS

GRADING WILL BE PER CITY OF CHESTERFIELD STANDARDS.  
 GRADING & DRAINAGE SHALL BE PER CITY OF CHESTERFIELD & MSD STANDARDS.  
 SLOPES SHALL NOT EXCEED 3:1 SLOPE UNLESS SUPPORTED BY GEOTECHNICAL INVESTIGATION.  
 STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.  
 IMPERVIOUS AREA WILL BE DECREASED FROM EXISTING CONDITIONS.

Attachment B

RECEIVED  
 City of Chesterfield  
 APR 17 2015  
 Department of Public Services



Copyright 2015  
 the clayton engineering company, inc.  
 ENGINEERS - SURVEYORS - PLANNERS  
 11850 Stuart Avenue  
 St. Louis, Missouri 63141  
 (314) 991-8900  
 Missouri State License No. 014-000-0000  
 Missouri State License No. 014-000-0000  
 Missouri State License No. 014-000-0000

REVISIONS

PRELIMINARY PLAN

FOUR SEASONS - READJUSTED LOT 2

Prepared for:  
 CAPITOL LAND COMPANY  
 11850 Stuart Avenue  
 St. Louis, Missouri 63141  
 (314) 991-8900

Drawn: GMS  
 Checked: GMS  
 Date: 4/15/2015

Project Number: 95128.6  
 Sheet Number: 1 of 1