

AN ORDINANCE AMENDING SECTION III. OF ATTACHMENT 'A' OF CITY OF CHESTERFIELD ORDINANCE 2723 BY REPEALING SECTION III. OF ATTACHMENT 'A' OF ORDINANCE 2723 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION III. WITHIN A "C-8" PLANNED COMMERCIAL DISTRICT LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND MO 340 (OLIVE / CLARKSON) INTERCHANGE (P.Z. 06-2016 CHESTERFIELD RIDGE CENTER {875 CHESTERFIELD PARKWAY W}).

WHEREAS, in response to P.C. 141-79 Chesterfield Village – Sachs Properties, Inc., St. Louis County approved Ordinance 9,476 on November 23, 1979, which authorized a "C-8" Planned Commercial District development, which was subsequently amended by St. Louis County Ordinance 10,842 on November 24, 1982; and,

WHEREAS, St. Louis County approved ordinance 13,756 on February 16, 1988 which removed Parcel V, building group E from the conditions of the prior ordinances; and,

WHEREAS, in response to correspondence from Sachs Properties, requesting an amendment in the location of the permitted uses in Building Groups D and I, specifically hotels, the City of Chesterfield approved ordinance number 1266 on May 19, 1997; and,

WHEREAS, in response to P.C. 141-79, the City of Chesterfield approved ordinance 1358 on December 18, 1997 to allow for flexibility in the location of allowable square footage in building groups G and H, and to allow revision in the location of an office building in relationship to Chesterfield Parkway North for building group G; and,

WHEREAS, in response to a petition filed by Sachs Properties, the City of Chesterfield approved ordinance 2685 on January 4, 2012 to permit a Commercial Industrial Design Development procedure to allow shifting of uses between building groups A and B; and,

WHEREAS, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved ordinance 2723 on September 19, 2012 repealing previous ordinances to consolidate development requirements and allow modifications to building height, density and amendment to the building groups on Parcels III and IV; and,

WHEREAS, Chesterfield Village, Inc. has filed a new petition to permit consolidation of building groups F, G, and H; to modify allocation of existing uses and modification of density as it pertains to building groups F, G, and H.

WHEREAS, a Public Hearing was held before the Planning Commission on August 8, 2016; and,

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

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning Commission.

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

Section 1. Section III. of Attachment 'A' of City of Chesterfield Ordinance 2723 is repealed and in lieu thereof the following is adopted:

III. Specific Design Criteria: "C-8" Along Olive Street Road

1. The uses permitted in this "C-8" Planned Commercial District shall be limited to the following (based upon building group numbers supplied on the preliminary development plan):
 - a. building group F: offices, in addition a maximum of ten (10) percent of each building gross floor area may be utilized for cafeterias or personal services to serve the employees of said building; not to exceed 240,000 square feet;
 - b. building groups G and H: offices and restaurants (one restaurant permitted in building group G and one restaurant permitted in building group H) not to exceed a combined total of 345,000 square feet;
 - i. Maximum size of any one building 300,000 square feet.
 - ii. Maximum footprint of any one building 50,000 square feet.
 - c. building group I: offices, restaurant, one (1) service station, and two (2) hotels not to exceed 150,000 square feet. At the time of the Site Development Plan approval, special consideration will be given to landscaping, architectural elevations and lighting at the northeast property line.

- d. The total build out for building groups F, G, H and I would be 500,000 square feet.
- e. In the event that building groups F, G, and H are developed as a single research / laboratory campus, including office, a maximum of 460,000 square feet shall be permitted on these building groups.
 - i. Maximum size of any one building 460,000 square feet.
 - ii. Maximum footprint of any one building 135,000 square feet.
 - iii. Total build out for building groups F, G, H, and I would be 610,000 square feet.
- f. The developer shall be responsible for providing all necessary right-of-way, easements, Temporary Slope Construction License, etc., as required for St. Louis County Project Number AR-1545. All onsite improvements shall be compatible with this project.

For building groups F, G, and H, the word "offices" shall also include the following: medical laboratories and scientific laboratories.

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 preliminary plan indicated as "Attachment C" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Chesterfield Village Inc., in P.Z. 06-2016, 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 8th day of August 2016, 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 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 19th day of October, 2016.

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie Hass
Vickie Hass, CITY CLERK

FIRST READING HELD: 10/05/2016

PRELIMINARY PLAN FOR TEXT AMENDMENT TO SECTION III ORD. NO. 2723 CHESTERFIELD VILLAGE

A TRACT OF LAND BEING ADJUSTED PARCEL B OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF THE JOHN LONG ESTATES AND CHESTERFIELD VILLAGE APARTMENTS PHASE 3 IN US SURVEYS 123, 154, AND 415, TOWNSHIP 45 NORTH RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

CITY OF CHESTERFIELD

ATTACHMENT C

PREPARED BY:



LEGEND

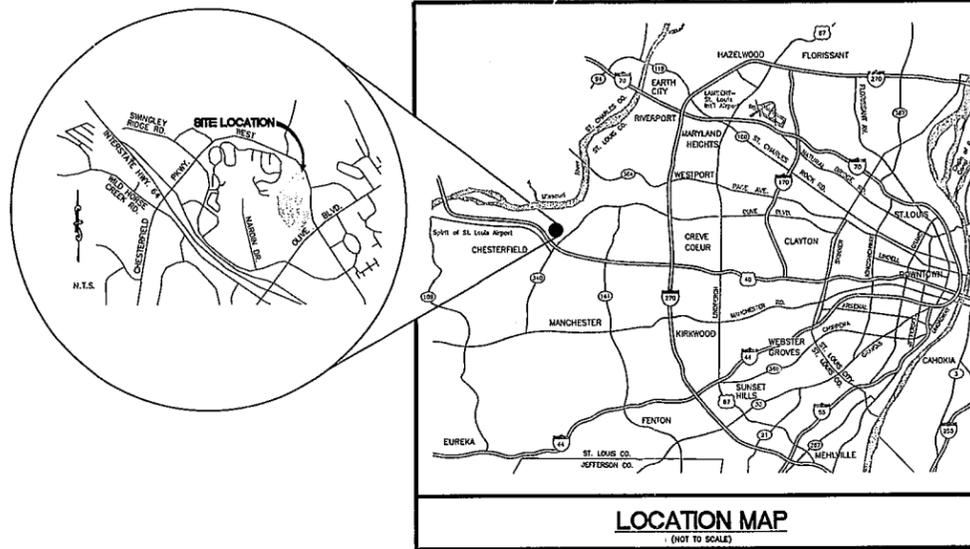
ELECTRIC MANHOLE	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING	
EXISTING CONTOUR	
SPOT ELEVATION	
EXISTING UTILITIES	
PROPOSED CONTOUR	
PROPOSED SPOT	
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	
GUY WIRE	
POWER POLE	
WATER MANHOLE	
WATER VALVE	
DENOTES RECORD INFORMATION	
HANDICAPPED PARKING	
PHONE MANHOLE	
WATER LINE	
CONCRETE	
ASPHALT	
POLYVINYL CHLORIDE	
DENOTES WITH TRANSFORMER	
SANITARY	
SWALE	
CHAIN-LINK FENCE	
TRAFFIC FLOW	
SAW CUT	

ABBREVIATIONS

W	- WATER	DB.	- DEED BOOK
E	- ELECTRIC	PB.	- PLAT BOOK
OE	- OVERHEAD ELECTRIC	PG.	- PAGE
UE	- UNDERGROUND ELECTRIC	(-W)	- RIGHT-OF-WAY WIDTH
G	- GAS	(REC)	- RECORD INFORMATION
T	- TELEPHONE CABLE	FT	- FEET
T.B.R.	- TO BE REMOVED	N/F	- NOW OR FORMERLY
T.B.R.&R.	- TO BE REMOVED AND REPLACED	FND.	- FOUND
U.I.P.	- USE IN PLACE	SO.	- SQUARE
T.B.A.	- TO BE ADJUSTED	C.O.	- CLEANOUT
B.C.	- BACK OF CURB	M.H.	- MANHOLE
F.C.	- FACE OF CURB	A.I.	- AREA INLET
TW	- TOP OF WALL	C.I.	- CURB INLET
BW	- BOTTOM OF WALL	G.I.	- GRATE INLET
PVMT	- PAVEMENT	Y.D.	- YARD DRAIN
ASPH	- ASPHALT	P.V.C.	- POLYVINYL CHLORIDE PIPE
CONC	- CONCRETE	R.C.P.	- REINFORCED CONCRETE PIPE
GRND	- GROUND	V.C.P.	- VETRIIFIED CLAY PIPE
FG	- FINISHED GRADE	FL	- FLOWLINE
FF	- FINISHED FLOOR	TS	- TAILSTAKE
LL	- LOWER LEVEL	ELEV	- ELEVATION
TP	- TYPICAL	PROP	- PROPOSED
TC	- TOP OF CURB	PR	- PROPOSED
O.C.	- ON CENTER	EXIST	- EXISTING
E.W.	- EACH WAY	EK	- EXISTING
		RD	- ROOF DRAIN
		M.L.D.	- MAJOR LAND DISTURBANCE

General Notes:

- Property lines, building lines and easements shown were taken from ALTA/ACSM Land Title Survey prepared by Title Incorporated, revised January 24, 2012, Order No. 10706.
- Existing easements shown are the record plat of "Chesterfield Village 200 Quarter Acre Tract" recorded in Plat Book 116 pages 547 and 548 of the St. Louis County Records.
- The underground utilities shown were taken from available information from the City of Chesterfield, Missouri American Water, Laclede Gas Company and the Metropolitan St. Louis Sewer District and field markings by Missouri One Call (888-879-8282) and do not necessarily reflect the actual existence, location, 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, shown or not shown, and shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way relieve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 193, RSMo.
- St. Louis County Ordinance 12-143 (2012) - "5% on center of nose of 14 inch 30' north of the intersection of Finley by Ridge Drive and 1/2 mile off the extension of Chesterfield Village Parkway. (Order version: 12/19/11 11:27:30) 12/19/11"



PERTINENT DATA

FIRE DISTRICT	= MUNARCH
SEWER DISTRICT	= M.S.U.
WATER SHED	= CREVE COEUR CREEK
WATER SERVICE	= MISSOURI-AMERICAN WATER COMPANY
GAS SERVICE	= LACLEDE GAS COMPANY
ELECTRIC SERVICE	= AMEREN UE ELECTRIC COMPANY
PHONE SERVICE	= AT&T
OWNER	= CHESTERFIELD VILLAGE, INC. C/O SACHS PROPERTIES, INC. 875 W. CHESTERFIELD PARKWAY CHESTERFIELD, MO 63017 LOCATOR # 185521098

SHEET INDEX

C1	TITLE SHEET
C2	PRELIMINARY PLAN
C3.0-C3.2	SITE SECTIONS
C4	PROPERTY EXHIBIT
C5	AERIAL EXHIBIT WITH CURRENT ZONING
1 of 1	TREE STAND DELINEATION PLAN

GENERAL NOTES

- BOUNDARY SURVEY PREPARED BY VOLZ.
- 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.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER U.S.D. AND THE CITY OF CHESTERFIELD.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION.
- GATED PRIVATE DRIVEWAYS SHALL COMPLY WITH THE CITY CODE. AT A MINIMUM, A STOPPING DISTANCE OF SIXTY (60) FEET SHALL BE PROVIDED, AND A TURNAROUND FOR REJECTED VEHICLES, DESIGNED TO ACCOMMODATE A SINGLE UNIT TRUCK, MUST BE PROVIDED IN ADVANCE OF THE DATE.

ADJUSTED LOT B LEGAL DESCRIPTION

A TRACT OF LAND BEING ADJUSTED PARCEL B OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF THE JOHN LONG ESTATES AND CHESTERFIELD VILLAGE APARTMENTS PHASE 3 IN U.S. SURVEYS 123, 154 AND 415, TOWNSHIP 45 NORTH RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHESTERFIELD PARKWAY NORTH, SAID POINT BEING THE NORTHEAST CORNER OF CHESTERFIELD VILLAGE APARTMENTS PHASE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 263, PAGES 28 THROUGH 30 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTH AND SOUTHEAST RIGHT OF WAY LINE OF CHESTERFIELD PARKWAY NORTH THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 29 DEGREES 40 MINUTES 20 SECONDS WEST 314.93 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 384.24 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 52 DEGREES 44 MINUTES 00 SECONDS WEST 884.47 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 654.85 FEET, SOUTH 06 DEGREES 15 MINUTES 19 SECONDS WEST 106.29 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 83 DEGREES 44 MINUTES 50 SECONDS EAST 265.89 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 266.75 FEET AND SOUTH 13 DEGREES 00 MINUTES 20 SECONDS WEST 63.85 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF OLIVE BOULEVARD, MISSOURI STATE HIGHWAY 4040; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE SOUTH 57 DEGREES 25 MINUTES 40 SECONDS WEST 12.50 FEET AND ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 32 DEGREES 33 MINUTES 35 SECONDS EAST 1178.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 353.71 FEET TO THE NORTHEAST LINE OF PROPERTY CONVEYED TO CHESTERFIELD VILLAGE, INC. BY DEED RECORDED IN DEED BOOK 10795, PAGE 189 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTHEAST LINE OF CHESTERFIELD VILLAGE, INC. PROPERTY NORTH 52 DEGREES 54 MINUTES 59 SECONDS WEST 1142.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 61 DEGREES 33 MINUTES 31 SECONDS EAST 194.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 678.81 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST 100.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 50.81 FEET TO A POINT; THENCE NORTH 12 DEGREES 51 MINUTES 43 SECONDS WEST 43.81 FEET TO THE NORTHERN MOST CORNER OF SAID CHESTERFIELD VILLAGE, INC. PROPERTY; THENCE ALONG THE NORTHEAST LINE OF SAID CHESTERFIELD VILLAGE, INC. PROPERTY, SOUTH 32 DEGREES 19 MINUTES 45 SECONDS WEST 266.65 FEET TO A POINT; THENCE NORTH 43 DEGREES 38 MINUTES 49 SECONDS WEST 675.55 FEET ALONG SAID NORTHEAST LINE OF CHESTERFIELD VILLAGE, INC. PROPERTY AND ALONG THE EAST LINE OF SAID CHESTERFIELD VILLAGE APARTMENTS PHASE 3; THENCE NORTH 00 DEGREES 48 MINUTES 15 SECONDS EAST 800.00 FEET TO A POINT; THENCE NORTH 32 DEGREES 29 MINUTES 37 SECONDS EAST 480.41 FEET TO A POINT; THENCE SOUTH 37 DEGREES 30 MINUTES 03 SECONDS EAST 60.00 FEET TO A POINT; THENCE NORTH 32 DEGREES 29 MINUTES 37 SECONDS EAST 1225.25 FEET TO A POINT; THENCE NORTH 10 DEGREES 04 MINUTES 04 SECONDS EAST 85.47 FEET TO A POINT; THENCE NORTH 02 DEGREES 28 MINUTES 17 SECONDS EAST 18.04 FEET TO A POINT; THENCE NORTH 07 DEGREES 03 MINUTES 03 SECONDS WEST 204.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.785 ACRES MORE OR LESS ACCORDING TO A SURVEY BY VOLZ, INC. DURING JULY, 1998

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 DRAINAGES 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

PREPARED FOR:
Chesterfield Village, Inc.
c/o Sachs Properties, Inc.
400 Chesterfield Center, Suite 600
Chesterfield, MO 63017
PH: (636) 537-0718

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary 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.
222-D

L.S. No.

By: *Daniel Ehlmann* 3/15/16
DANIEL EHLMANN, Missouri L.S. No. 2215



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 UNDERSIGNED ENGINEER'S SEAL APPEARS. 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.

RECEIVED
SEP 16 2016
City of Chesterfield
Department of Public Works

PRELIMINARY PLAN FOR: (LOT C-312)
CORPORATE OFFICE CAMPUS

875 WEST CHESTERFIELD PARKWAY
CHESTERFIELD, MO

DATE:



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000586

REVISIONS:

1 CITY COMMENTS 7/28/2016

NO.	DATE	DESCRIPTION
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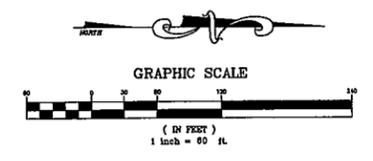
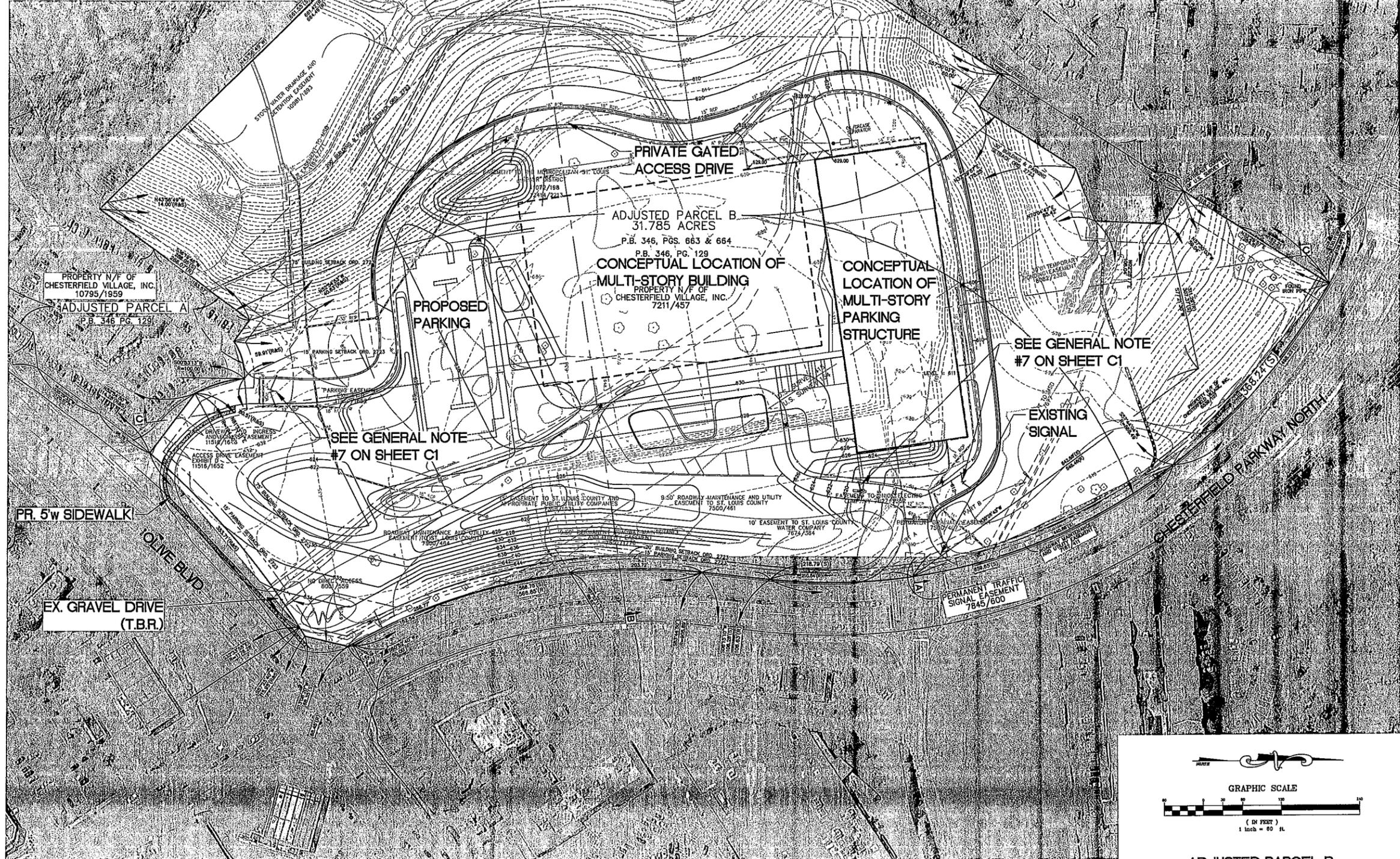
SHEET TITLE:

TITLE SHEET

SHEET NO.:

C1

LEGEND		ABBREVIATIONS	
EXISTING SANITARY SEWER		ATO	ADJUST TO GRADE
EXISTING STORM SEWER		B.C.	BACK OF CURB
EXISTING TREE		C.C.	CLEANOUT
EXISTING BUILDING		DB.	DEED BOOK
EXISTING CONTOUR		E.	ELECTRIC
SPOT ELEVATION		ELEV.	ELEVATION
EXISTING UTILITIES		EX.	EXISTING
FOUND 1/2" IRON PIPE		FL.	FACE OF CURB
SET IRON PIPE		FL.	FLOWLINE
FOUND CROSS		FT.	FEET
FOUND STONE		FO.	FOUND
FIRE HYDRANT		G.	GAS
LIGHT STANDARD		H.W.	HIGH WATER
BUSH		LFB	LOW FLOW BLOCKED
SIGN		M.H.	MANHOLE
NOTES PARKING SPACES		N/F	NOW OR FORMERLY
CUT WIRE		PL.	PLAT BOOK
POWER POLE		PL.	PAGE
WATER VALVE		PR.	PROPOSED
HANDICAPPED PARKING		P.C.C.	POLYVINYL CHLORIDE PIPE
PROPOSED CONTOUR		R.C.P.	REINFORCED CONCRETE PIPE
PROPOSED SPOT		R/W	RIGHT-OF-WAY
PROPOSED STORM		SG.	SQUARE
PROPOSED SANITARY		T.	TELEPHONE CABLE
		T.A.	TO BE ABANDONED
		T.B.R.	TO BE REMOVED
		T.B.R.	TO BE REMOVED AND REPLACED
		TYP.	TYPICALLY
		U.I.P.	USE IN PLACE
		U.O.A.	UNLESS OTHERWISE NOTED
		V.C.P.	VITRIFIED CLAY PIPE
		W.	WATER
		(R/W)	RIGHT-OF-WAY WIDTH



ADJUSTED PARCEL B
31.785 ACRES

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
297 Chesterfield Business Parkway
St. Louis, MO 63105
PH (636) 536-8100
FAX (636) 536-8100
e-mail: general@stockinc.com
Web: www.stockinc.com

PRELIMINARY PLAN FOR: (LOT C-312)
CORPORATE OFFICE CAMPUS
875 WEST CHESTERFIELD PARKWAY
CHESTERFIELD, MO

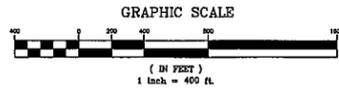
DATE: 7.28.2018

GEORGE M. STOOK E-25118
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000999

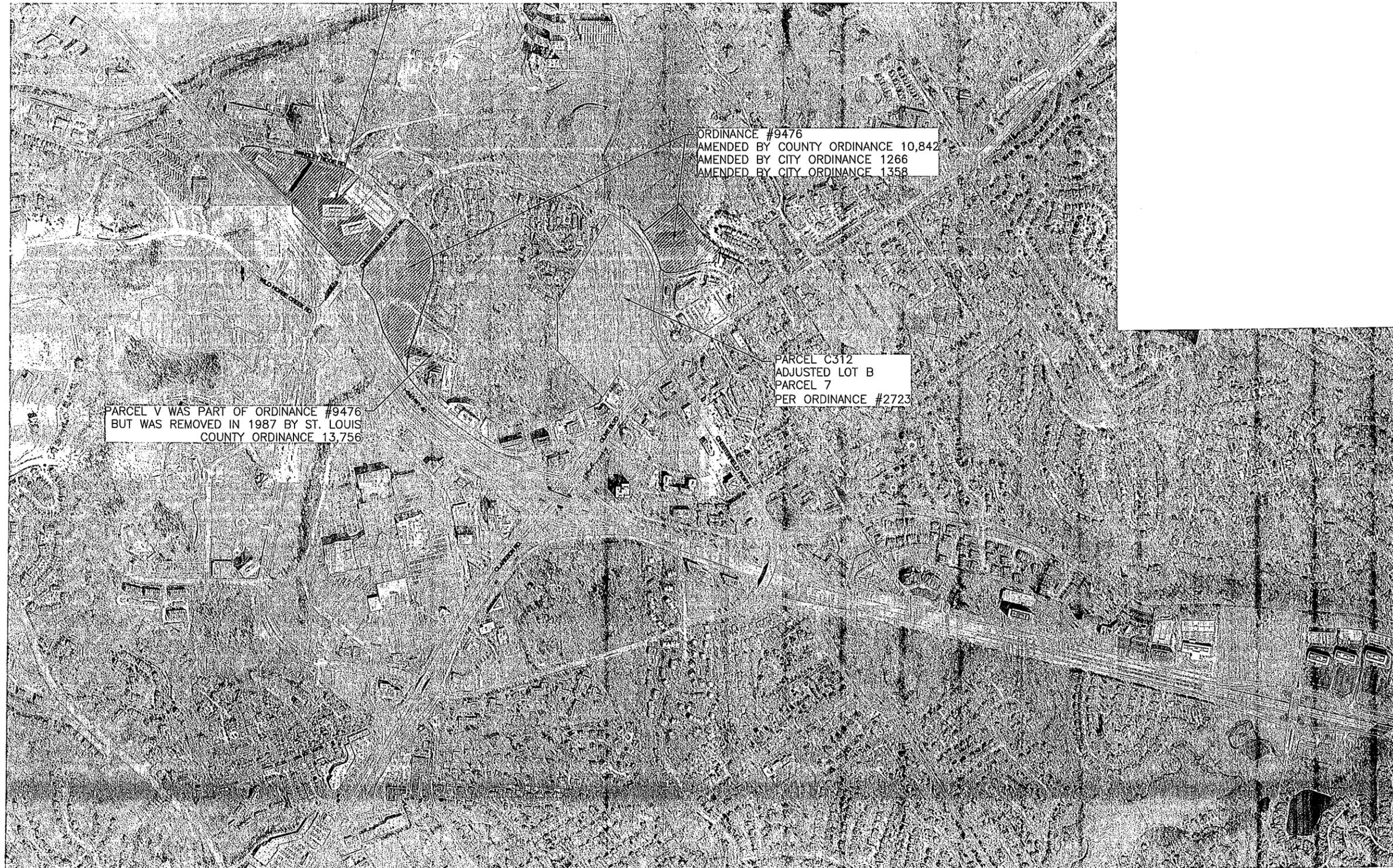
REVISIONS:	
1	CITY COMMENTS 7.28.2018

DATE	BY	CHKD BY	APP'D BY
07/21/18			

SHEET TITLE:
PRELIMINARY PLAN
SHEET NO.:
C2



P.Z. 07-2012
ORDINANCE #2723



PARCEL V WAS PART OF ORDINANCE #9476
BUT WAS REMOVED IN 1987 BY ST. LOUIS
COUNTY ORDINANCE 13,756

ORDINANCE #9476
AMENDED BY COUNTY ORDINANCE 10,842
AMENDED BY CITY ORDINANCE 1266
AMENDED BY CITY ORDINANCE 1358

PARCEL C312
ADJUSTED LOT B
PARCEL 7
PER ORDINANCE #2723

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-5103
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e-mail: gpage@stock.com
Web: www.stock.com

PRELIMINARY PLAN FOR: (LOT C-312)

CORPORATE OFFICE CAMPUS

875 WEST CHESTERFIELD PARKWAY
CHESTERFIELD, MO

DATE:



GEORGE H. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000906

REVISIONS:
1 CITY COMMENTS 7.28.2016

DATE:	7/28/16	DATE:	7/28/16
BY:	G.M.S.	BY:	G.M.S.
CHKD BY:		CHKD BY:	
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AERIAL EXHIBIT
WITH CURRENT
ZONING

SHEET NO.:
C5

