

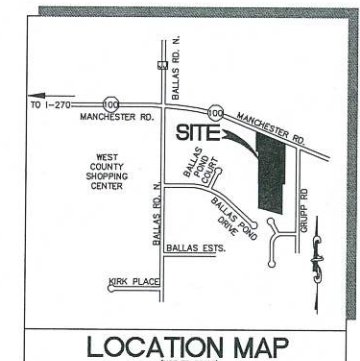
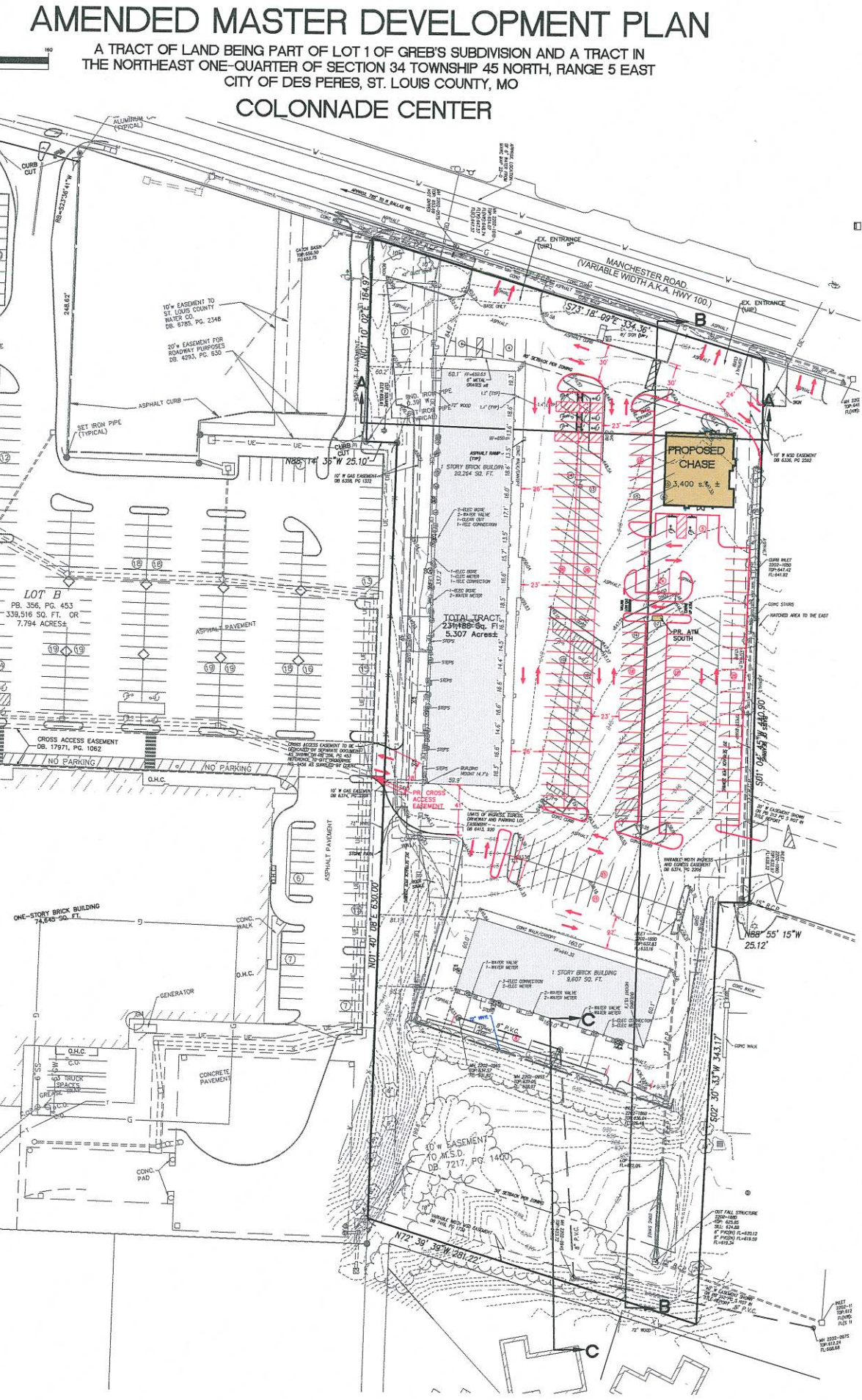
AMENDED MASTER DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF LOT 1 OF GREB'S SUBDIVISION AND A TRACT IN THE NORTHEAST ONE-QUARTER OF SECTION 34 TOWNSHIP 45 NORTH, RANGE 5 EAST CITY OF DES PERES, ST. LOUIS COUNTY, MO

COLONNADE CENTER

LEGEND	
ELECTRIC MANHOLE	(Symbol)
EXISTING SANITARY SEWER	(Symbol)
EXISTING STORM SEWER	(Symbol)
EXISTING TREE	(Symbol)
EXISTING BUILDING	(Symbol)
EXISTING CONTOUR	(Symbol)
SPOT ELEVATION	(Symbol)
EXISTING UTILITIES	(Symbol)
PROPOSED CONTOUR	(Symbol)
PROPOSED SPOT	(Symbol)
PROPOSED SANITARY SEWER	(Symbol)
PROPOSED 1/2" IRON PIPE	(Symbol)
SET IRON PIPE	(Symbol)
FOUND CROSS	(Symbol)
FOUND STONE	(Symbol)
FIRE HYDRANT	(Symbol)
LIGHT STANDARD	(Symbol)
BUSH	(Symbol)
NOTES PARKING SPACES	(Symbol)
CUT WIRE	(Symbol)
POWER POLE	(Symbol)
WATER MANHOLE	(Symbol)
WATER VALVE	(Symbol)
NOTES RECORD INFORMATION	(Symbol)
HANDICAPPED PARKING	(Symbol)
PHONE MANHOLE	(Symbol)
OVERHEAD ELECTRIC	(Symbol)
UNDERGROUND TELEPHONE	(Symbol)
CONCRETE	(Symbol)
ASPHALT	(Symbol)
POLYVINYL CHLORIDE	(Symbol)
DENOTES WITH TRANSFORMER	(Symbol)
SANITARY MANHOLE	(Symbol)
FLOW LINE	(Symbol)
SHWLE	(Symbol)
SILT FENCE	(Symbol)

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
P.B.	- PLAT BOOK
P.G.	- 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
S	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W	- WATER
(86"W)	- RIGHT-OF-WAY WIDTH
M.B.	- MAIL BOX



PROJECT DATA

OWNER	= BG COLONNADE LLC
SITE ADDRESS	= 1131 COLONNADE CIR
LOCATOR NUMBER	= SAINT LOUIS, MISSOURI 63131
WATERSHED	= RIVER DES PERES
PRESENT ZONING	= COMMERCIAL DISTRICT "C-1"
PROPOSED ZONING	= COMMERCIAL
SCHOOL DISTRICT	= KIRKWOOD SCHOOL DISTRICT
SEWER DISTRICT	= M.S.D.
WATER DISTRICT	= MISSOURI AMERICAN WATER COMPANY
FIRE DISTRICT	= CITY OF DES PERES
ELECTRIC SERVICE	= AMEREN-MISSOURI
FEMA FIRM PANEL	= 29186C0302K

PROPERTY DESCRIPTION

A TRACT OF LAND BEING LOT 1 OF COLONNADE SHOPPING CENTER RESUBDIVISION AS RECORDED IN PLAT BOOK 212 PAGE 14, IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, IN THE CITY OF DES PERES, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF ABOVE SAID RESUBDIVISION, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF MANCHESTER ROAD, 180.00 FEET, AND AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE COLONNADE BANK AS RECORDED IN DEED BOOK 6363 PAGE 1248 OF THE ST. LOUIS COUNTY RECORDS; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EAST LINE OF ABOVE SAID LOT 1: SOUTH 01 DEGREE 04 MINUTES 45 SECONDS WEST, 440.90 FEET; NORTH 88 DEGREE 55 MINUTES 15 SECONDS WEST, 25.12 FEET; SOUTH 02 DEGREE 30 MINUTES 33 SECONDS WEST, 343.17 FEET; TO THE NORTH LINE OF GLENFIELD WOODS, AS RECORDED IN PLAT BOOK 133 PAGE 10, OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 72 DEGREE 39 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF SAID GLENFIELD WOODS, 281.22 FEET; TO THE EAST LINE OF DES PERES CORNER, AS RECORDED IN PLAT BOOK 356 PAGE 453, OF THE ST. LOUIS COUNTY RECORDS; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EAST AND NORTH LINES OF SAID DES PERES CORNER: NORTH 01 DEGREE 40 MINUTES 08 SECONDS EAST, 630.00 FEET; AND NORTH 88 DEGREE 14 MINUTES 36 SECONDS WEST, 25.10 FEET; TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO GENE DON INVESTMENT CORP. AS RECORDED IN DEED BOOK 7147 PAGE 1395; THENCE NORTH 01 DEGREE 10 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID GENE DON INVESTMENT CORP. TRACT, 164.97 FEET; TO THE SOUTH RIGHT OF WAY LINE OF SAID MANCHESTER ROAD; THENCE SOUTH 18 MINUTES 18 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID MANCHESTER ROAD, 334.36 FEET; TO THE POINT OF BEGINNING CONTAINING 231,188 SQUARE FEET OR 5.307 ACRES, ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. IN JUNE, 2019.

- GENERAL NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PER STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 - GRADING & DRAINAGE PER M.S.D. AND ST. LOUIS COUNTY DEPT. OF HIGHWAYS AND TRAFFIC STANDARDS AND THE CITY OF DES PERES, ST. LOUIS COUNTY, MISSOURI.
 - DRIVEWAYS AND ENTRANCES PER ST. LOUIS COUNTY AND MODOT STANDARDS.
 - NO SLOPES SHALL EXCEED 3% HORIZONTAL TO 1 VERTICAL.
 - ALL UTILITIES SHOWN ARE FROM RECORD INFORMATION AND ARE SUBJECT TO ACTUAL FIELD VERIFICATION.
 - STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
 - ALL SIDEWALKS TO BE CONSTRUCTED TO CITY OF DES PERES AND ADA STANDARDS.
 - SITE SIGNAGE SHALL COMPLY WITH CITY OF DES PERES SIGN ORDINANCE.
 - ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF DES PERES STANDARDS AND SPECIFICATIONS.
 - SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29186C0302K WITH AN EFFECTIVE DATE OF 02/04/2015.
 - EXISTING ZONING: "C-1" (COMMERCIAL DISTRICT)

CITY PARKING REQUIREMENTS

COMMERCIAL SERVICE/RETAIL SALES	= 5 SPACES PER 1,000 S.F.
RETAIL PARKING REQUIRED:	
9,607 s.f. @ 5/1000	= 48 SPACES REQUIRED
23,284 s.f. @ 5/1000	= 101 SPACES REQUIRED
TOTAL	= 149 SPACES REQUIRED
PROPOSED BANK PARKING REQUIRED:	
3,400 s.f. @ 4.5/1000	= 16 SPACES REQUIRED
TOTAL	= 165 SPACES REQUIRED
EXISTING RETAIL PARKING PROVIDED:	
9,607 s.f. @ 3.3/1000	= 32 SPACES PROVIDED
23,284 s.f. @ 3.3/1000	= 158 SPACES PROVIDED
TOTAL	= 190 SPACES PROVIDED
PROPOSED BANK PARKING PROVIDED:	
3,400 s.f. @ 5/1000	= 17 SPACES PROVIDED
EXISTING SPACES:	196 SPACES
SPACES TO BE REMOVED:	0 SPACES
SPACES TO BE ADDED:	+20 SPACES
TOTAL	= 206 SPACES PROVIDED

LOT COVERAGE CALCULATIONS:

TOTAL SITE AREA	= 5.307 Acres ± OR 231,188 s.f.
BUILDING AREA	= 33,271 s.f. 14.39 %
PAVEMENT AREA	= 120,468 s.f. 52.11 %
GREEN AREA	= 77,449 s.f. 33.50 %
TOTAL	= 231,188 s.f. 100.0 %

SETBACKS

FRONT YARD SETBACK	= 60.0'
SIDE YARD SETBACK	= 25.0'
REAR YARD SETBACK	= 50.0'

CONTRACTORS INSURANCE REQUIREMENTS

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

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY 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 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:
GERSHMAN COMMERCIAL REAL ESTATE
7801 FORTSYTH BLVD
ST. LOUIS, MISSOURI

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.

SITE BENCHMARK

BENCHMARK 0203
CUT SQUARE IN A LIGHT POLE BASE 100 FEET SOUTHWEST OF MANHOLE 2004075

M.S.D. BENCHMARK

BENCHMARK 1410201 Dev = 61.83 FLUS
Cut 1" on the northeast corner of a 24" concrete pad for sewer backup prevention situated in a grassy area 5 feet south of the asphalt parking area 155 feet from the west end of the center of the road on the north side of the road along Manchester Road, 64 feet west of the centerline of Bonaventure Road.

PREPARED BY: **STOCK & ASSOCIATES Consulting Engineers, Inc.**
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AMENDED MASTER DEVELOPMENT PLAN FOR:
COLONNADE CENTER
1131 COLONNADE CIR.
DES PERES, MISSOURI 63131

DATE: _____

DRAWN BY: K.S.G. CHECKED BY: C.A.S.
DATE: 6/14/2019 JOB NO: 219-0508
SCALE: AS SHOWN BASE MAP # 200
SHEET NO: 1 OF 2 SHEET # 2
REVISIONS:
1. 2019-6-25 CITY SETS
2. 2020-1-13 REY PKG LAYOUT & CHASE BANK LOCATION

SHEET TITLE:
AMENDED MASTER DEVELOPMENT PLAN
SHEET NO:
C.1.0