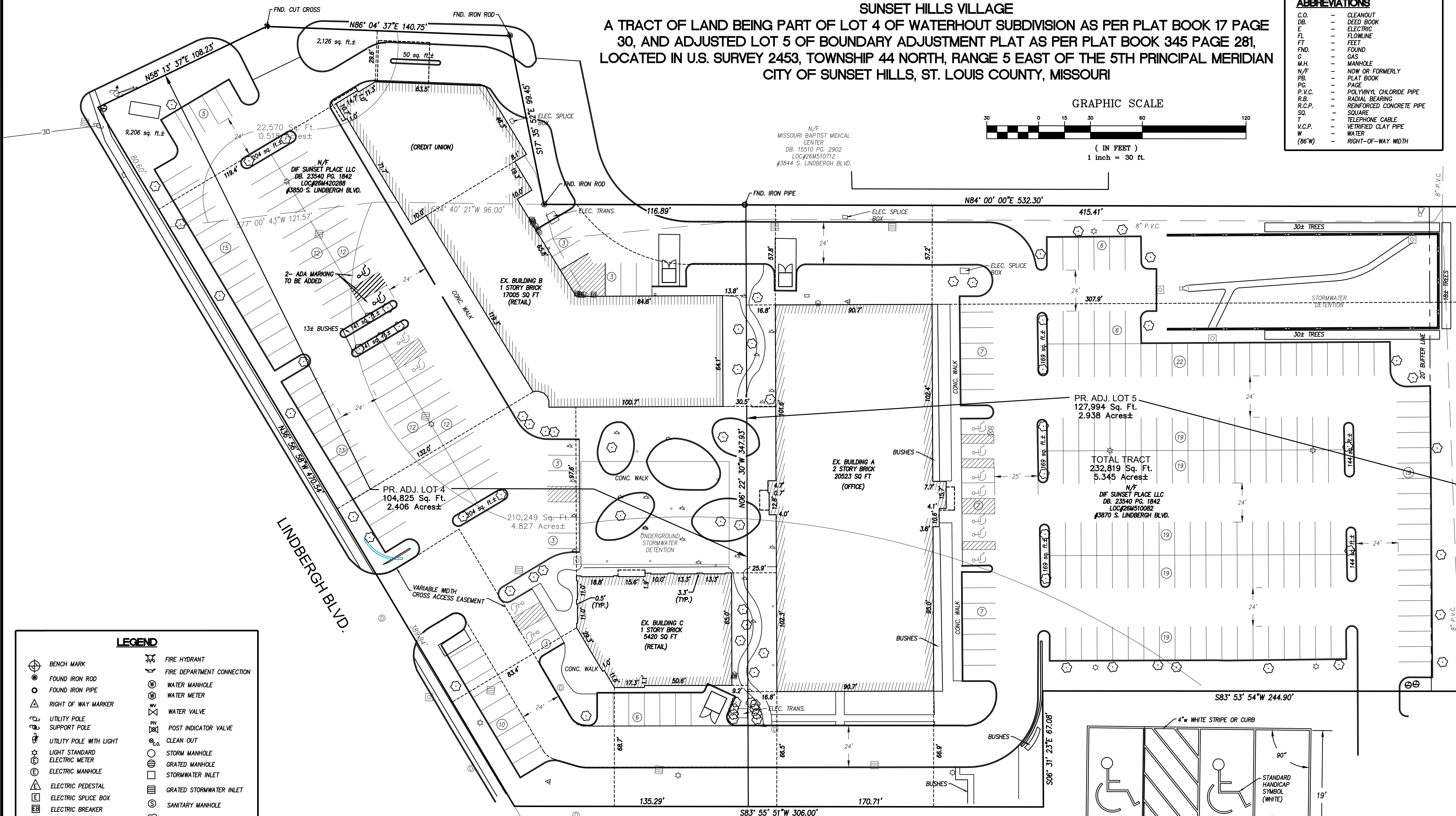
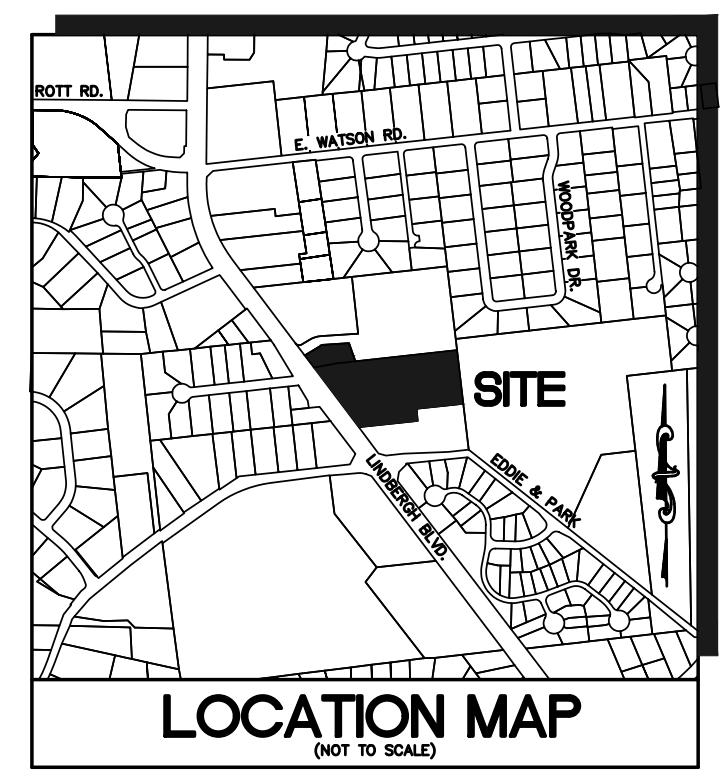
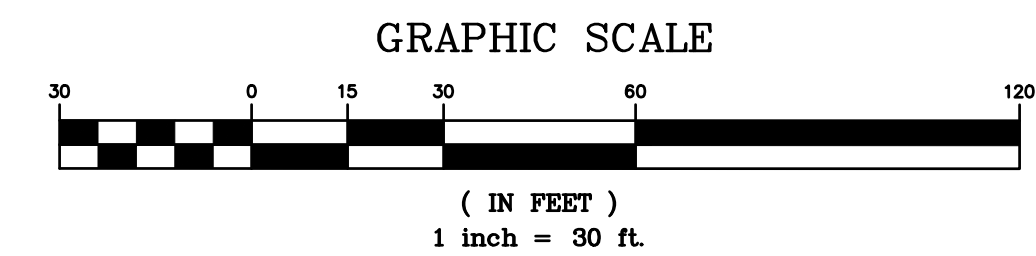


# 2ND AMENDED SITE DEVELOPMENT PLAN

## SUNSET HILLS VILLAGE

A TRACT OF LAND BEING PART OF LOT 4 OF WATERHOUT SUBDIVISION AS PER PLAT BOOK 17 PAGE 30, AND ADJUSTED LOT 5 OF BOUNDARY ADJUSTMENT PLAT AS PER PLAT BOOK 345 PAGE 281, LOCATED IN U.S. SURVEY 2453, TOWNSHIP 44 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI

| 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          |
| FB.           | FLAT BOOK                |
| P.C.          | PAGE                     |
| P.V.C.        | POLYVINYL CHLORIDE PIPE  |
| R.B.          | RADIAL BEARING           |
| 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       |



| LEGEND |                            |
|--------|----------------------------|
|        | BENCH MARK                 |
|        | FOUND IRON ROD             |
|        | FOUND IRON PIPE            |
|        | RIGHT OF WAY MARKER        |
|        | UTILITY POLE               |
|        | SUPPORT POLE               |
|        | UTILITY POLE WITH LIGHT    |
|        | LIGHT STANDARD             |
|        | ELECTRIC METER             |
|        | ELECTRIC MANHOLE           |
|        | ELECTRIC PEDESTAL          |
|        | ELECTRIC SPLICE BOX        |
|        | ELECTRIC BREAKER           |
|        | GAS DRIP                   |
|        | GAS METER                  |
|        | GAS VALVE                  |
|        | TELEPHONE MANHOLE          |
|        | TELEPHONE PEDESTAL         |
|        | TELEPHONE SPLICE BOX       |
|        | CABLE TV PEDESTAL          |
|        | FIRE HYDRANT               |
|        | FIRE DEPARTMENT CONNECTION |
|        | WATER MANHOLE              |
|        | WATER METER                |
|        | WATER VALVE                |
|        | POST INDICATOR VALVE       |
|        | CLEAN OUT                  |
|        | STORM MANHOLE              |
|        | GRATED MANHOLE             |
|        | STORMWATER INLET           |
|        | GRATED STORMWATER INLET    |
|        | SANITARY MANHOLE           |
|        | TREE                       |
|        | BUSH                       |
|        | TRAFFIC SIGNAL             |
|        | PARKING METER              |
|        | STREET SIGN                |
|        | SPRINKLER                  |
|        | MAIL BOX                   |

**ST. LOUIS COUNTY BENCHMARK**  
BENCHMARK # 19-439 ELEV.=542.03 (U.S.G.S.)  
\*ALUMINUM DISK\* STAMPED SL-54 1992, DISK IS SET ON THE SOUTH SIDE OF EDDIE AND PARK RD. 172' EAST OF ENTRANCE 0.3 MILES EAST OF THE INTERSECTION OF LINDBERGH BLVD. & EDDIE AND PARK RD.

**GENERAL NOTES:**

- Subject property is Zoned PD-BC Planned Development-Business Commercial.  
Setbacks: 50' min. abutting residential  
Side: 50' min. abutting residential  
Rear: 50' min. abutting residential  
Parking:  
1. Setback of parking spaces: Parking spaces for nonresidential uses shall not occupy any part of a site between the street right of way and 10' from the front or side street right of way. A variance to this may be granted for a lot of record, if the lot depth is 130' or less, or in the case of a corner lot, the lot width is 130' or less, but in no case shall parking spaces be closer than 6'6" from the front or side street right of way.
- Setback of circulation aisles: Parking circulation aisles and parking/loading maneuvering may be located in a required front yard, side yard or rear yards; provided that a minimum of 5' setback is maintained between the paved area and the property line or right of way line. A variance to this may be granted for a lot of record if the lot depth is 130' or less, or in the case of a corner lot, the lot width is 130' or less, but in no case shall the variance allow for the encroachment of vehicles into the street right of way except for access drives

Height: No principal building shall exceed 75'

Site Size  
Min. Site Size: 10 acres  
Min. Site Width: No requirement noted  
Min. Site Depth: No requirement noted

Coverage:  
Max. Site Coverage:  
Commercial uses: 70%  
Office uses: 60%  
Adjusted Lot 4 - Commercial Buildings = 21%  
Adjusted Lot 5 - Office Building = 16%

**Floor Area Ratio**  
Max floor area: 1.5  
Adj Lot 4 = 21%  
Adj Lot 5 = 32%

**Parking**  
Parking Formula: 1 space for each 300 SF of floor area, or 1 space for every 2 employees, whichever is greater, plus 1 space for each motor vehicle used in conjunction with the operation of the business; provided, however, that in a PD-BC District the requirement shall be 1 space for each 300 SF of floor area, plus 1 space for each motor vehicle used in conjunction with the operation of the business.  
Formula base on the use: Retail stores, retail specialty shops, and retail service establishments.

Note: The above zoning provided by the City of Sunset Hills and to verify the client should obtain a zoning endorsement from their title company.

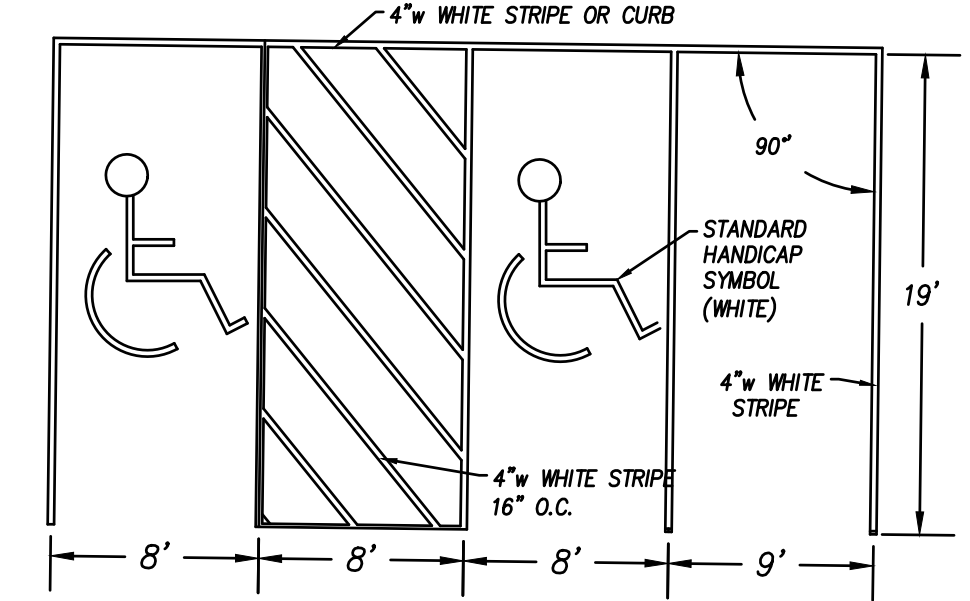
| Parking Calculations | Building A     | Building B    | Building C    |
|----------------------|----------------|---------------|---------------|
|                      | 40,046 SQ FT   | 17,005 SQ FT  | 5,420 SQ FT   |
| Required:            | 1/300 sf = 133 | 1/300 sf = 57 | 1/300 sf = 18 |
| Provided:            | 175 spaces     | 81 spaces     | 19 spaces     |

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0317k with and effective date of 02/04/2015.

3) Utilities shown herein are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

**Total Tract**  
A tract of land being part of Lots 4 & 5 of the Waterhout Subdivision, as recorded in Plat Book 17, Page 30 of the St. Louis County, Missouri Recorder's Office and located in U.S. Survey 2453, Township 44 North, Range 5 East, St. Louis County, Missouri and more particularly described as follows:  
Beginning at the intersection of the North line of Lot 6 of the aforementioned Waterhout Subdivision with the Northeast right of way line of Lindbergh (100-foot wide) Boulevard; thence along said Northeast right of way line, North 36 degrees 56 minutes 58 seconds West, 470.55 feet to the South line of Adjusted Lot "A" at the Boundary Adjustment Plat of Lots A and B of Westrup Acres, as recorded in Plat Book 340, Page 61 of said records; thence along said South, line the following courses and distances: North 58 degrees 13 minutes 37 seconds East, 108.22 feet, North 86 degrees 04 minutes 37 seconds East, 140.75 feet, South 17 degrees 35 minutes 52 seconds East, 99.45 feet, North 84 degrees 00 minutes 00 seconds East, 532.30 feet to the West line of land now or formerly of Helimos Properties, LLC as recorded by deed in Book 20299, Page 2594 of above said records; thence along said West line, South 06 degrees 22 minutes 54 seconds East, 280.21 feet to the North line of land now or formerly of Eddie & Park LLC, as recorded by deed in book 11016, Page 121 of said Recorder's Office; thence along said North One the following courses and distances: South 83 degrees 53 minutes 54 seconds West, 244.90 feet South, 06 degrees 31 minutes 23 seconds East, 67.08 feet, South 83 degrees 55 minutes 51 seconds West, 306.00 feet to the point of beginning

Containing 232,819 square feet or 5.345 acres, more or less.

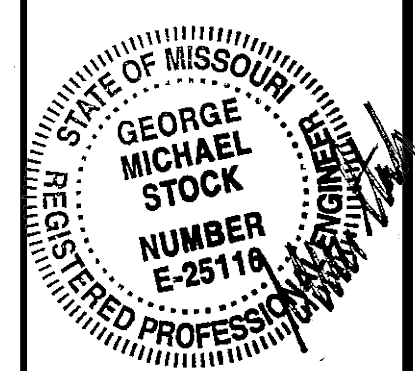


PREPARED BY:  
2ND AMENDED SITE DEVELOPMENT PLAN

# SUNSET PLAZA

S. LINDBERGH BLVD.  
CITY OF SUNSET HILLS, ST. LOUIS, MO.

STOCK & ASSOCIATES  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63003 PH: (636) 530-9100 FAX: (636) 530-9100  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com



GEORGE M. STOCK  
MO. P.E. # E-25116  
CERTIFICATE OF AUTHORITY  
LC-222-D

REVISIONS:  
1. 7/20/22 Revised per city comments.

This is to certify that by the authority of Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_, 2022 this 2nd Amended Final Development Plan of Sunset Hills Village has been approved by the City of Sunset Hills, Missouri on \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman, Planning and Zoning Commission

Mayor

City Clerk

|                        |                       |
|------------------------|-----------------------|
| DRAWN BY:<br>J.K.      | CHECKED BY:<br>W.J.P. |
| DATE:<br>6/13/22       | JOB NO:<br>222-7241   |
| M.S.D. P.#:<br>P-25920 | BASE MAP #:<br>26M    |

SHEET TITLE:  
2ND AMENDED SITE DEVELOPMENT PLAN

SHEET NO.:  
SHEET #1

PREPARED FOR:  
BALKE BROWN TRANSWESTERN  
13075 MANCHESTER ROAD, SUITE 250  
ST. LOUIS, MO. 63131  
ATTN: MR. MIKE DONOVAN-COO