

SITE DEVELOPMENT PLAN  
CLAYTON & HENRY

PART OF SECTION 25  
TOWNSHIP 45 NORTH, RANGE 4 EAST  
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI



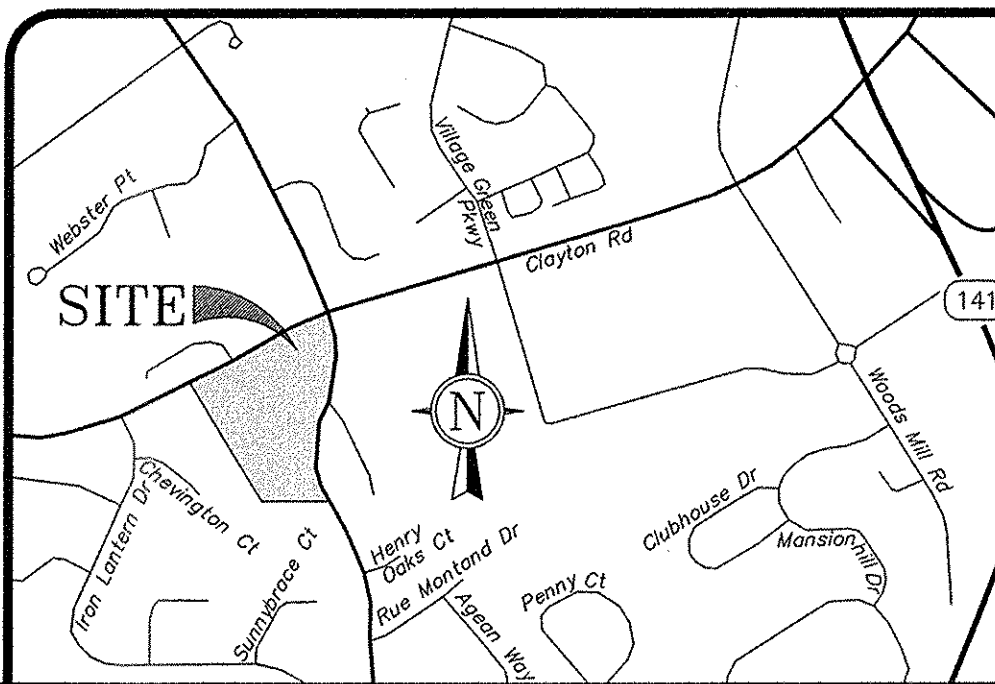
OUT BOUNDARY DESCRIPTION

A tract of land situated in the City of Ballwin, the County of St. Louis, and the State of Missouri, lying in part of Sections 24 and 25, Township 45 North, Range 4 East, and being all of a tract of land conveyed to Edna L. Mertz and Glenna E. Mertz, Trustees, as described in Deed Book 11312 page 734 of the land records of said St. Louis County, Missouri, all of a tract of land conveyed to Margaret M. Mertz, Trustee, as described in Deed Book 15056 page 1476 of said St. Louis County land records, part of a tract of land conveyed to Fillmore W. Munzlinger and Myrtle A. Munzlinger, Trustees, as described in Deed Book 11408 page 310 of said St. Louis County land records, Missouri, part of a tract of land conveyed to Edna L. Mertz and Glenna E. Mertz, Trustees as described in Deed Book 11312 page 731 of said St. Louis County land records, part of a tract of land conveyed to Wendy Mertz Slika, Trustee, as described in Deed Book 17366 page 3398 of said St. Louis County land records, part of a tract of land conveyed to Wendy Mertz Slika, Trustee, as described in Deed Book 17366 page 3410 of said St. Louis County land records, and part of Abandoned Henry Avenue, 40 feet wide, and being more particularly described as follows:

BEGINNING at found concrete monument on the North line of a tract of land conveyed to Fillmore W. Munzlinger and Myrtle A. Munzlinger, Trustees, as described in Deed Book 11408 page 310 of said St. Louis County land records, said concrete monument marking the Easternmost corner of Lot 7 of Oak Tree Farm, a subdivision filed for record in Plot Book 115 page 4 of said St. Louis County land records; thence along the Northeastern line of said Oak Tree Farm Subdivision, North 31 degrees 34 minutes 23 seconds West a distance of 808.88 feet to a set 5/8 inch iron rod marking the intersection of said Northeastern line and the Southern right-of-way line of Clayton Road, width varies; thence along said Southern right-of-way line of Clayton Road as follows: North 62 degrees 01 minutes 52 seconds East a distance of 383.23 feet to a 5/8 inch iron rod set on the centerline of said abandoned Henry Avenue; North 31 degrees 32 minutes 08 seconds West a distance of 7.14 feet to a 1/2 inch iron rod set on the centerline of said abandoned Henry Avenue; North 62 degrees 13 minutes 11 seconds East a distance of 275.87 feet to a set 1/2 inch iron rod marking a point of curvature; 103.75 feet along the arc of a curve to the right, with a radius of 1392.39 feet, through a central angle of 04 degrees 16 minutes 09 seconds, with a chord that bears North 64 degrees 21 minutes 15 seconds East a distance of 103.73 feet to a set 1/2 inch iron rod; South 63 degrees 09 minutes 32 seconds East a distance of 120.58 feet to a 1/2 inch iron rod set on the Western right-of-way line of Re-located Henry Avenue, width varies; thence along said Western right-of-way line of Re-located Henry Avenue as follows: 290.14 feet along the arc of a curve to the right, with a radius of 437.47 feet, through a central angle of 38 degrees 00 minutes 00 seconds, with a chord that bears South 06 degrees 09 minutes 06 seconds West a distance of 284.85 feet to a set 1/2 inch iron rod; South 17 degrees 41 minutes 34 seconds West a distance of 38.52 feet to a set 1/2 inch iron rod; 591.85 feet along the arc of a curve to the left, with a radius of 607.96 feet, through a central angle of 55 degrees 46 minutes 40 seconds, with a chord that bears South 02 degrees 44 minutes 14 seconds East a distance of 568.76 feet to a set 1/2 inch iron rod marking a point of tangency; South 30 degrees 37 minutes 34 seconds East a distance of 124.35 feet to a set 5/8 inch iron rod marking the intersection of said Western right-of-way line of Re-located Henry Avenue and said North line of the Munzlinger tract as described in Deed Book 11408 page 310, from said intersection a found stone bears South 89 degrees 51 minutes 11 seconds East a distance of 17.41 feet; thence along said North line, North 89 degrees 51 minutes 11 seconds West a distance of 404.67 feet to the point of beginning.

Containing 11.641 Acres (507,060 Square Feet), according to a survey by Grimes Consulting, Inc., Dated March 2009.

LOCATION MAP  
1"=1,000'



GRIMES CONSULTING, INC.

Civil Engineering & Surveying Services  
LEONARD J. GRIMES  
REGISTERED PROFESSIONAL ENGINEER  
MISSOURI LICENSE NO. E-26289  
14/17/09

| REV. NO. | DATE     | REMARKS            |
|----------|----------|--------------------|
| 1        | 03/31/09 | PER OWNER COMMENTS |
| 2        | 04/16/09 | PER CITY COMMENTS  |

SITE DEVELOPMENT PLAN  
CLAYTON & HENRY  
SW CORNER OF INTERSECTION

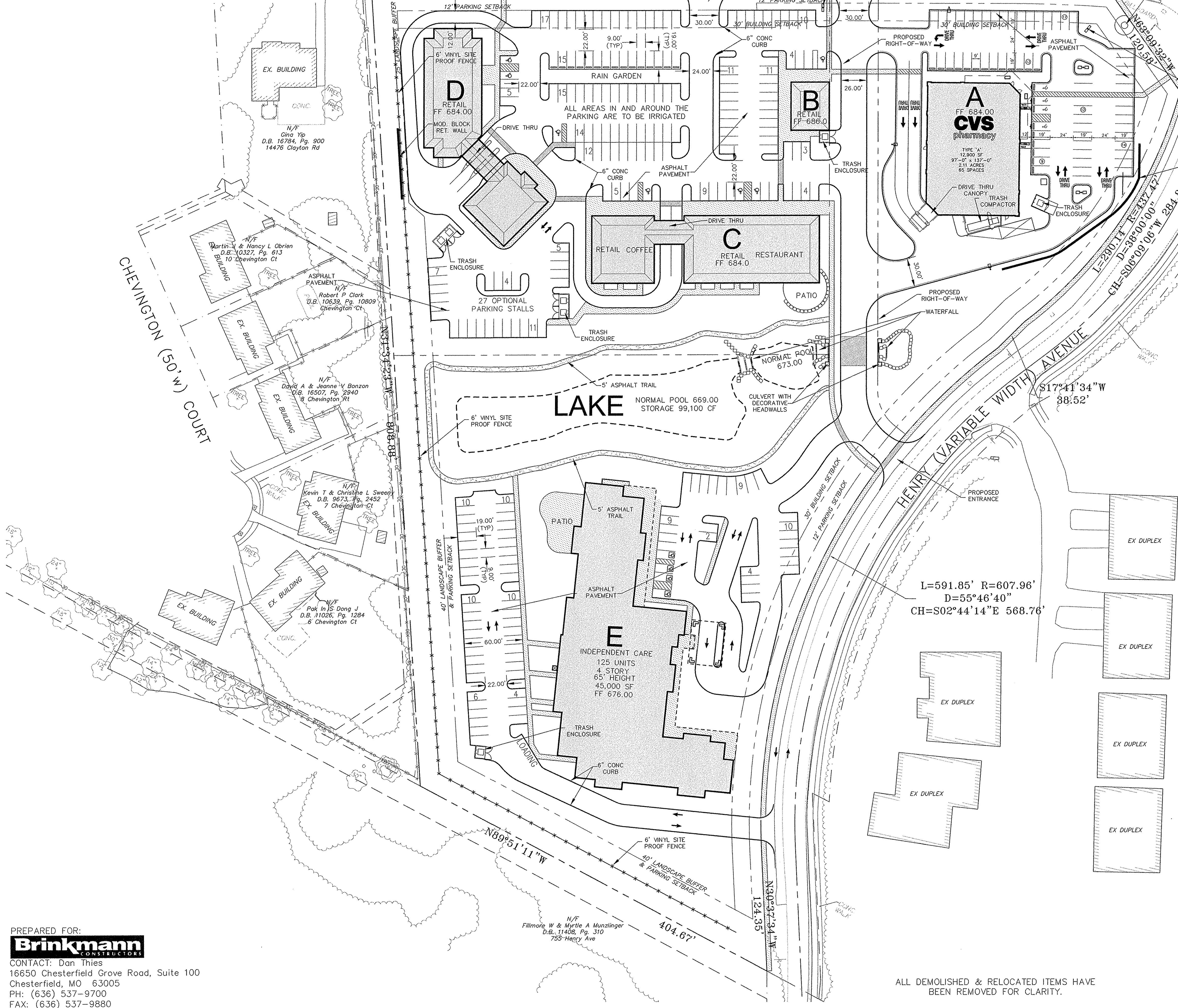
EXISTING  
SITE PLAN

|             |          |
|-------------|----------|
| JOB NUMBER: | 2062     |
| DRAWN BY:   | JLW      |
| DATE:       | 03/20/09 |
| CHECKED BY: | LJM      |
| DATE:       | 30/20/09 |
| SHEET:      | C1       |

PREPARED FOR:  
**Brinkmann**  
CONTACT: Dan Thies  
16650 Chesterfield Grove Road, Suite 100  
Chesterfield, MO 63005  
PH: (636) 537-9700  
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# SITE DEVELOPMENT PLAN CLAYTON & HENRY

PART OF SECTION 25  
TOWNSHIP 45 NORTH, RANGE 4 EAST  
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI



## PARKING DATA

| TOTAL SITE AREA:       |             | +/- 11.64 ACRES    |          |
|------------------------|-------------|--------------------|----------|
| BUILDING               | SQ. FT.     | PARKING REQ.       |          |
| A DRUG STORE           | 12,900 S.F. | @5 P.S./1,000 S.F. | 65 P.S.  |
| B RETAIL               | 2,000 S.F.  | @5 P.S./1,000 S.F. | 10 P.S.  |
| C RETAIL               | 7,150 S.F.  | @5 P.S./1,000 S.F. | 36 P.S.  |
| COFFEE (35 SEATS)      | 1,750 S.F.  | @1 P.S./4 SEATS    | 10 P.S.  |
| RESTAURANT (180 SEATS) | 5,600 S.F.  | @1 P.S./4 SEATS    | 45 P.S.  |
| SUB-TOTAL:             | 14,500 S.F. |                    | 91 P.S.  |
| D RETAIL               | 4,000 S.F.  | @5 P.S./1,000 S.F. | 20 P.S.  |
| BANK                   | 7,500 S.F.  | @4 P.S./1,000 S.F. | 30 P.S.  |
| SUB-TOTAL:             | 11,500 S.F. |                    | 50 P.S.  |
| TOTAL:                 | 40,900 S.F. |                    | 216 P.S. |

|                                    |                                |            |
|------------------------------------|--------------------------------|------------|
| MIXED-USE PARKING REDUCTION (15%): |                                | -32 P.S.   |
| TOTAL REQUIRED:                    |                                | 184 P.S.   |
| PARKING PROVIDED:                  | @ 4.89 P.S. / 1,000 S.F.       | 200 P.S.   |
|                                    | OPTIONAL                       | 27 P.S.    |
|                                    |                                | (+43 P.S.) |
| F (125 UNITS) INDEPENDENT CARE     | 180,00 S.F. @ 1 P.S. / 6 UNITS | 21 P.S.    |
| PARKING PROVIDED                   | @ 1 P.S. / 1.45 UNITS          | 86 P.S.    |
|                                    |                                | (+65 P.S.) |

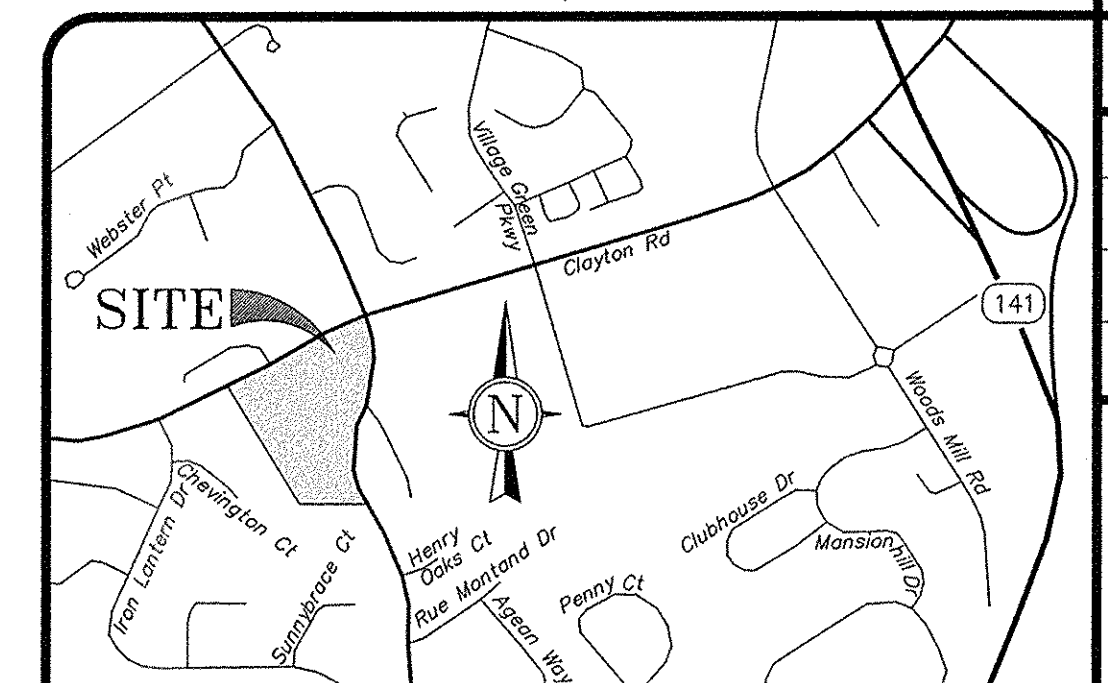
## GREENSPACE CALCULATIONS

SITE AREA = 507,040 S.F.  
BUILDING COVERAGE = 85,900 S.F. (17%)  
PAVED AREA = 229,700 S.F. (45%)  
LAKE AREA = 18,910 S.F. (4%)  
DIFFERENCE = 172,930 S.F. GREENSPACE  
[[172,930 S.F.]/(507,040 S.F.)] x 100 = 35% GREENSPACE  
[[85,900 S.F.]/(507,040 S.F.)] x 100 = 17% FLOOR AREA RATIO

## PERTINENT DATA

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| OWNER             | CLAYTON HENRY, LLC (UNDER CONTRACT)                                                          |
| DEVELOPER         | CLAYTON HENRY, LLC<br>16650 CHESTERFIELD GROVE RD, STE. 1000<br>CHESTERFIELD, MISSOURI 63005 |
| EXISTING ZONING   | R-1 "RESIDENTIAL"                                                                            |
| PROPOSED ZONING   | "NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT"                                                   |
| SITE AREA         | 11.64 ACRES                                                                                  |
| WATER SHED        | GRAND GLAIZE CREEK                                                                           |
| WATER DISTRICT    | MISSOURI AMERICAN WATER CO                                                                   |
| FIRE DISTRICT     | WEST COUNTY EMS                                                                              |
| SCHOOL DISTRICT   | PARKWAY                                                                                      |
| SEWER DISTRICT    | MSD                                                                                          |
| GAS SERVICE       | LACLEDE GAS CO.                                                                              |
| ELECTRIC SERVICE  | AMEREN U.E.                                                                                  |
| TELEPHONE SERVICE | AT&T                                                                                         |

## LOCATION MAP



ALL DEMOLISHED & RELOCATED ITEMS HAVE  
BEEN REMOVED FOR CLARITY.

PREPARED FOR:  
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www.grimesconsulting.com

SITE DEVELOPMENT PLAN  
CLAYTON & HENRY  
PROPOSED  
SITE PLAN  
SW CORNER OF INTERSECTION

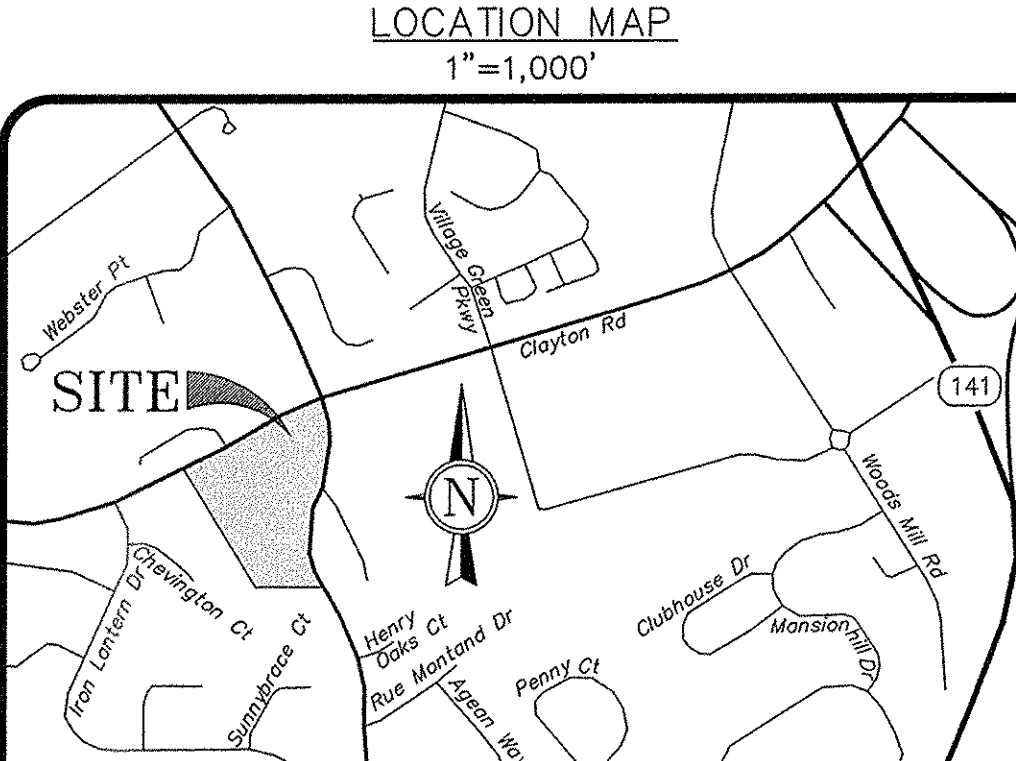
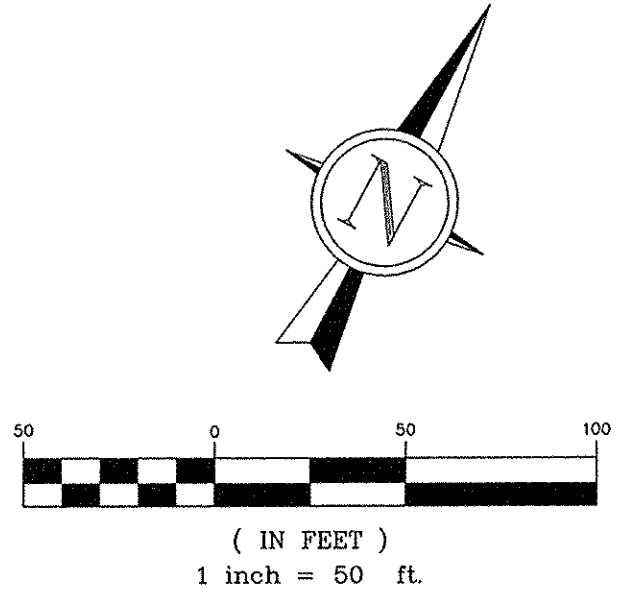
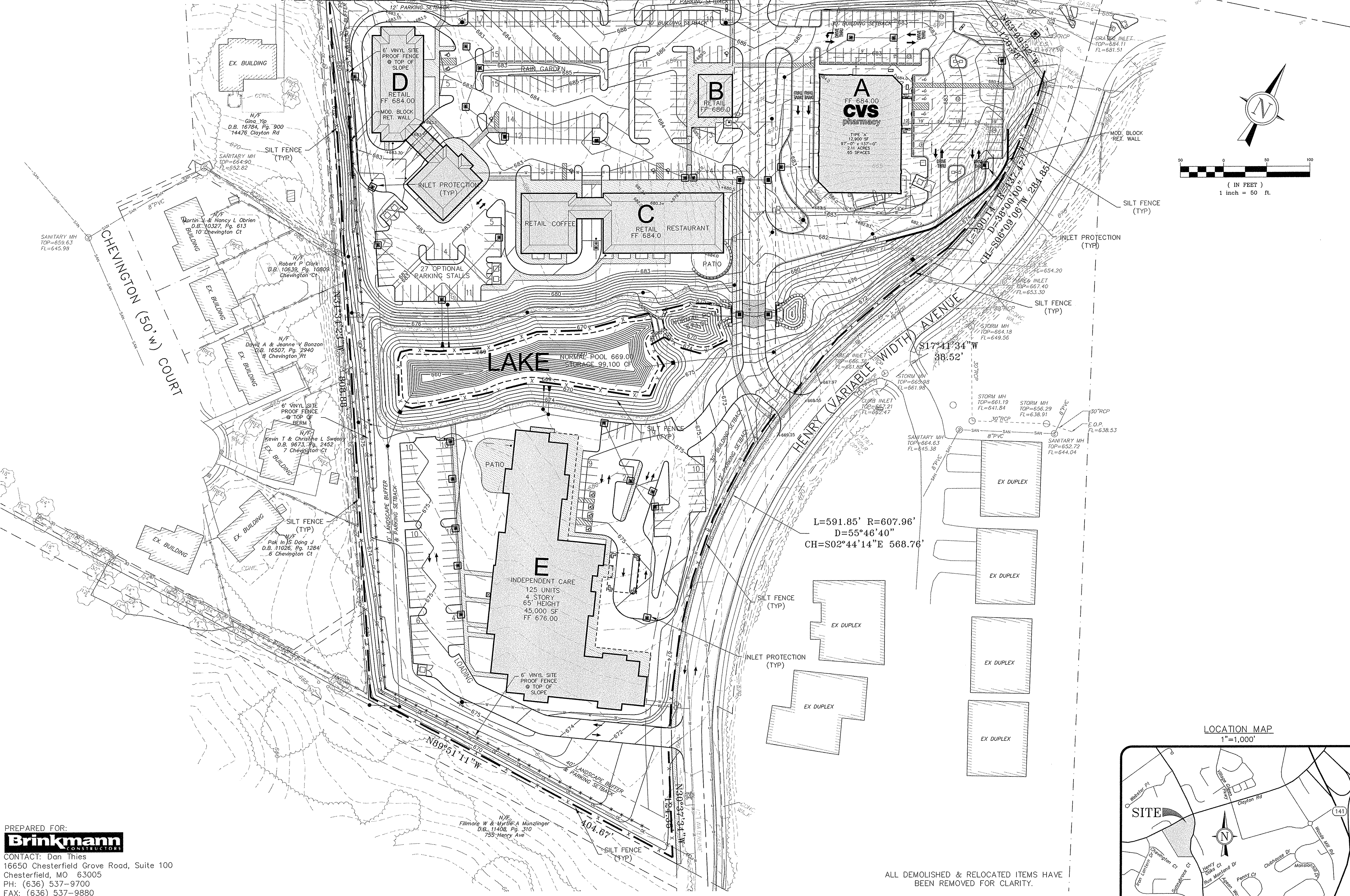
SHEET TITLE  
PROPOSED  
SITE PLAN

JOB NUMBER: 2062  
DRAWN BY: JLW  
DATE: 03/20/09  
CHECKED BY: LJM  
DATE: 30/20/09  
SHEET:

C2

SITE DEVELOPMENT PLAN  
CLAYTON & HENRY

PART OF SECTION 25  
TOWNSHIP 45 NORTH, RANGE 4 EAST  
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI



PREPARED FOR:  
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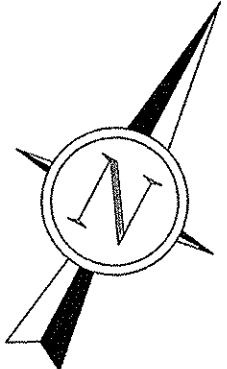
|                                          |                    |                                     |          |
|------------------------------------------|--------------------|-------------------------------------|----------|
| SITE DEVELOPMENT PLAN<br>CLAYTON & HENRY |                    | PROPOSED<br>GRADING PLAN<br>& SWPPP |          |
| DATE                                     | 03/31/09           | JOB NUMBER:                         | 2062     |
| REMARKS                                  | PER OWNER COMMENTS | DRAWN BY:                           | JLW      |
| REV. NO.                                 | PER CITY COMMENTS  | DATE:                               | 03/20/09 |
|                                          |                    | CHECKED BY:                         | LJM      |
|                                          |                    | DATE:                               | 30/20/09 |
|                                          |                    | SHEET:                              | C3       |

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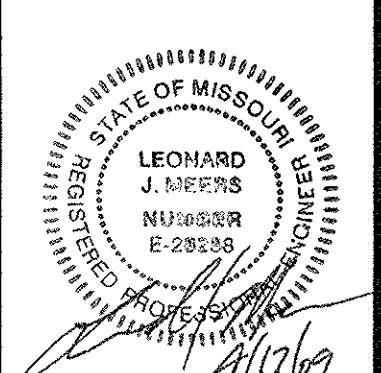
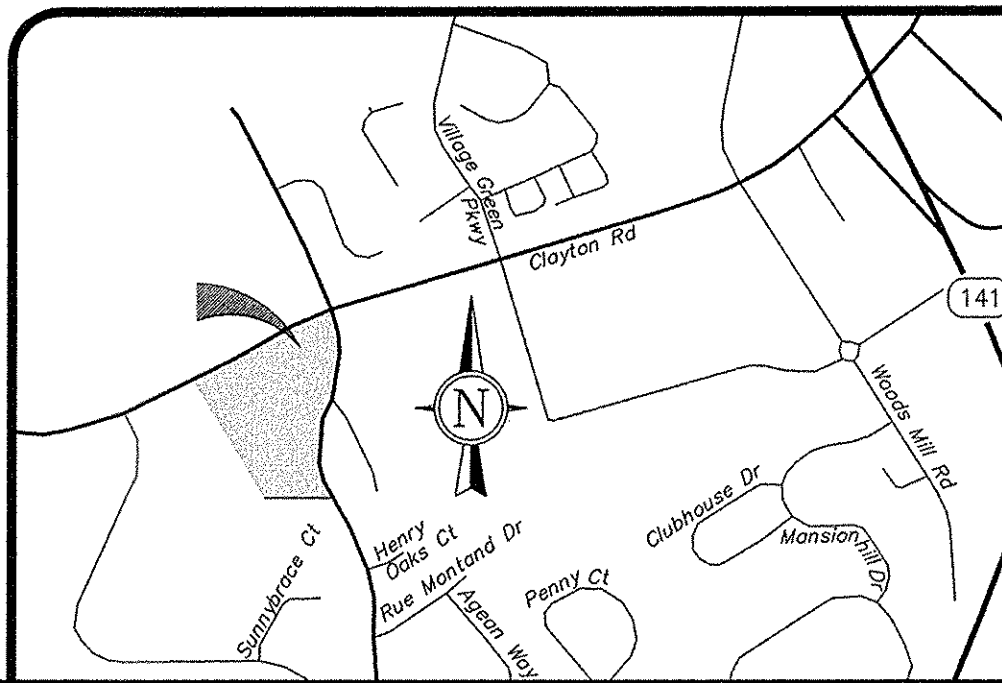
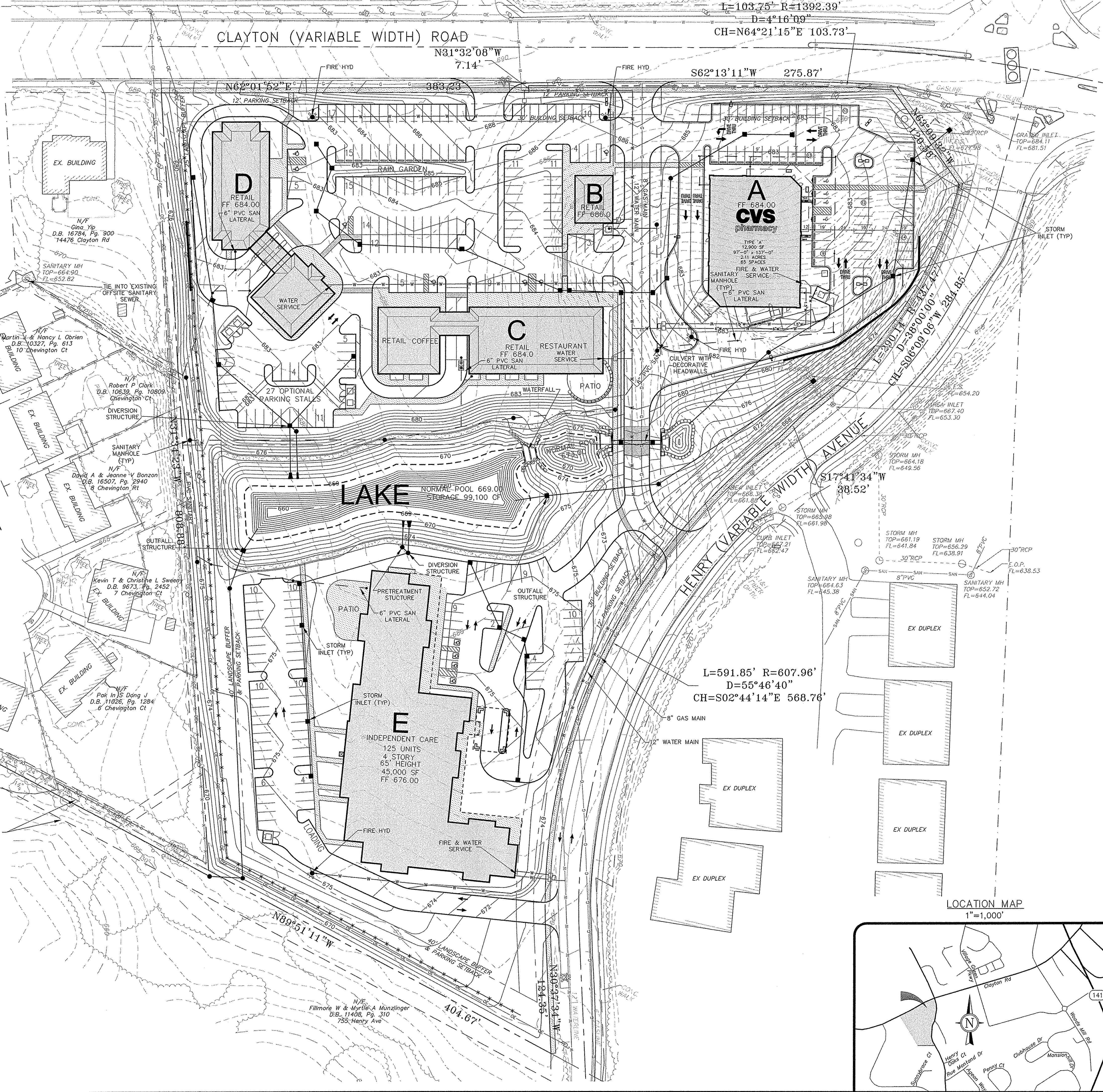
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**SITE DEVELOPMENT PLAN**  
**CLAYTON & HENRY**

PART OF SECTION 25  
TOWNSHIP 45 NORTH, RANGE 4 EAST  
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI



( IN FEET )  
1 inch = 50 ft.



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| REV. NO. | DATE     | REMARKS            |
|----------|----------|--------------------|
| 1        | 03/31/09 | PER OWNER COMMENTS |
| 2        | 04/16/09 | PER CITY COMMENTS  |

**SITE DEVELOPMENT PLAN**  
**CLAYTON & HENRY**  
SW CORNER OF INTERSECTION

**PRELIMINARY**  
**UTILITY PLAN**

|             |          |
|-------------|----------|
| JOB NUMBER: | 2062     |
| DRAWN BY:   | JLW      |
| DATE:       | 03/20/09 |
| CHECKED BY: | LJM      |
| DATE:       | 30/20/09 |
| SHEET:      | C4       |

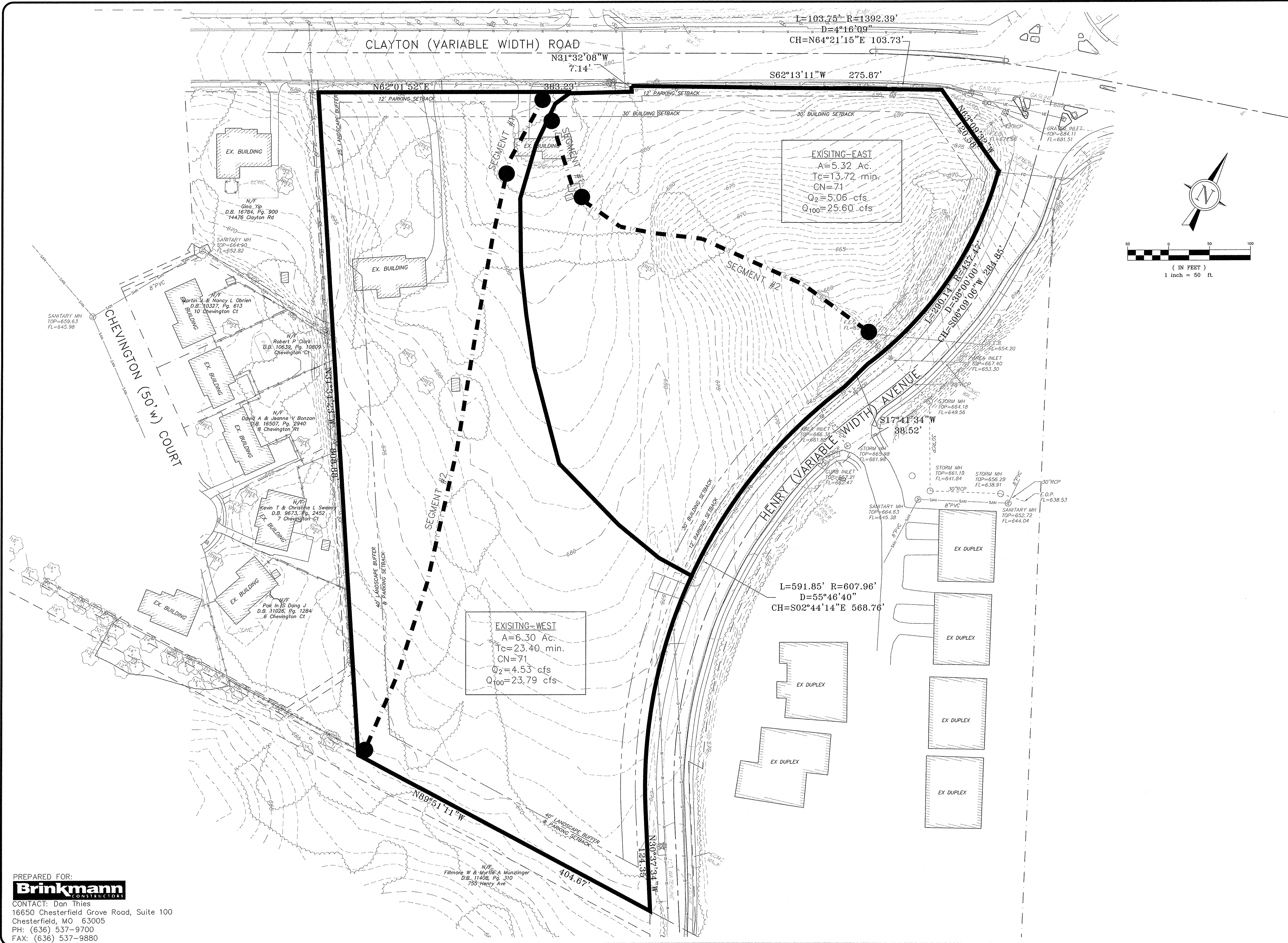
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STATE OF MISSOURI  
LEONARD J. MEERS  
REGISTERED PROFESSIONAL ENGINEER  
E-50009  
4/17/09

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| REV. NO. | REMARKS            | DATE     |
|----------|--------------------|----------|
| 1        | PER OWNER COMMENTS | 03/31/09 |
| 2        | PER CITY COMMENTS  | 04/16/09 |
| 3        |                    |          |
| 4        |                    |          |

SITE DEVELOPMENT PLAN  
CLAYTON & HENRY  
SW CORNER OF INTERSECTION

EXISTING DRAINAGE AREA PLAN

SHEET TITLE

C5

JOB NUMBER: 2062

DRAWN BY: JLW

DATE: 03/20/09

CHECKED BY: LJM

DATE: 30/20/09

SHEET:

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PREPARED FOR:  
**Brinkmann**  
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STATE OF MISSOURI  
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E-20268  
4/17/09

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DATE  
03/31/09  
04/16/09

REMARKS  
PER OWNER COMMENTS  
PER CITY COMMENTS

REV. NO.  
1  
2  
3

SITE DEVELOPMENT PLAN  
CLAYTON & HENRY  
SW CORNER OF INTERSECTION

SHEET TITLE  
PROPOSED DRAINAGE AREA PLAN

JOB NUMBER: 2062

DRAWN BY: JLW

DATE: 03/20/09

CHECKED BY: LJM

DATE: 30/20/09

SHEET:  
C6