

June 3, 2021

**NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION**

**Preliminary Development Plan
Old Gray Summit Road and Lamar Parkway, Pacific MO
Franklin County Parcel ID: 19-1-11.0-3-099-005.000**

The City of Pacific Planning and Zoning Commission will conduct a Public Hearing on **Tuesday, June 22, 2021** at 7:00 P.M. at the Pacific Government Center, 300 Hoven Drive, Pacific MO to hear comments on the following proposals:

1. PZ 2021-012: Preliminary Development Plan, Old Gray Summit Road and Lamar Parkway, McBride Berra Land Company LLC, applicant. The applicant is seeking preliminary development plan approval for a 45-lot residential subdivision on an approximate 11.45 acre tract of land. The property is generally located at Old Gray Summit Road and Lamar Parkway (Franklin County Parcel ID: 19-1-11.0-3-099-005.000). The applicant is proposing various public improvements to serve the development, including construction of new streets, sidewalks, water and sewer utilities, storm water and related improvements. The property includes a strip of land on the west side of Lamar Parkway, north of Old Gray Summit Road, and property on the east side of Lamar Parkway, north of Old Gray Summit Road. The property is generally bounded by residentially used properties to the east, west and south, and Union Pacific Railroad tracks to the north.

Interested parties may comment during the Public Hearing at the specified date and time. Copies of the application are available for review at Pacific City Hall, 300 Hoven Drive during weekdays between the hours of 8:00 a.m. and 5:00 p.m. Copies are also available online at www.pacificmissouri.com. If you should need additional information, please contact Steve Roth, City Administrator, by telephone at 636-271-0500 ext 213 or by email at sroth@pacificmissouri.com

City of Pacific
SUBDIVISION APPLICATION

Date 6/2/21

Fee Receipt No. _____

Applicant Name McBride Berra Land Company, LLC

Address 16091 Swingley Ridge, Ste 300

City, State, Zip Code Chesterfield, MO 63017

Phone No. 314-336-0201 Cell 314-805-8452

E-mail acarter@mcbriدهomes.com

Property Owner Name Buccaneer Property Managers, Inc.

Address 8000 Maryland Avenue, Ste. 1500

City, State, Zip Code Clayton, MO 63105

Phone _____ Cell _____

Engineer Name or Firm The Sterling Co.

Address 5055 New Baumgartner Rd.

City, State, Zip Code St. Louis, MO 63129

Phone 314-487-0440 Cell _____

Proposed Name of Subdivision The Cedars

Applicant's Signature McBride Berra Land Company, LLC
By: Angie Carter
Angie Carter, Authorized Agent

BOUNDARY DESCRIPTION (RECORD)

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER IN SECTION ELEVEN (11), TOWNSHIP FORTY-THREE (43) NORTH, RANGE TWO (2) EAST OF THE 5TH, P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF MISSOURI PACIFIC RAILROAD RIGHT OF WAY WHICH IS SOUTH 85 DEGREES 30 MINUTES WEST 19.465 CHAINS (1,284.69 FEET) FROM THE EAST LINE OF SAID QUARTER SECTION, CONTINUE THENCE SOUTH 85 DEGREES 30 MINUTES WEST ON THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD 9.465 CHAINS (624.69 FEET) TO THE WOLGAST PROPERTY, THENCE SOUTH 0 DEGREES 45 MINUTES WEST 13.67 CHAINS (902.22 FEET) TO A POINT IN THE CENTER LINE OF THE GRAY SUMMIT COUNTY ROAD, THENCE WITH THE CENTER LINE OF SAID ROAD, NORTH 83 DEGREES 30 MINUTES EAST 9.505 CHAINS (627.33 FEET), THENCE NORTH 0 DEGREES 45 MINUTES EAST TO THE POINT OF BEGINNING, REFERENCE BEING MADE TO SURVEYORS RECORD 10 PAGE 283, MORE OR LESS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE COUNTY OF FRANKLIN FOR ROAD PURPOSES BY DEED OF RECORD IN BOOK 293 PAGE 829.

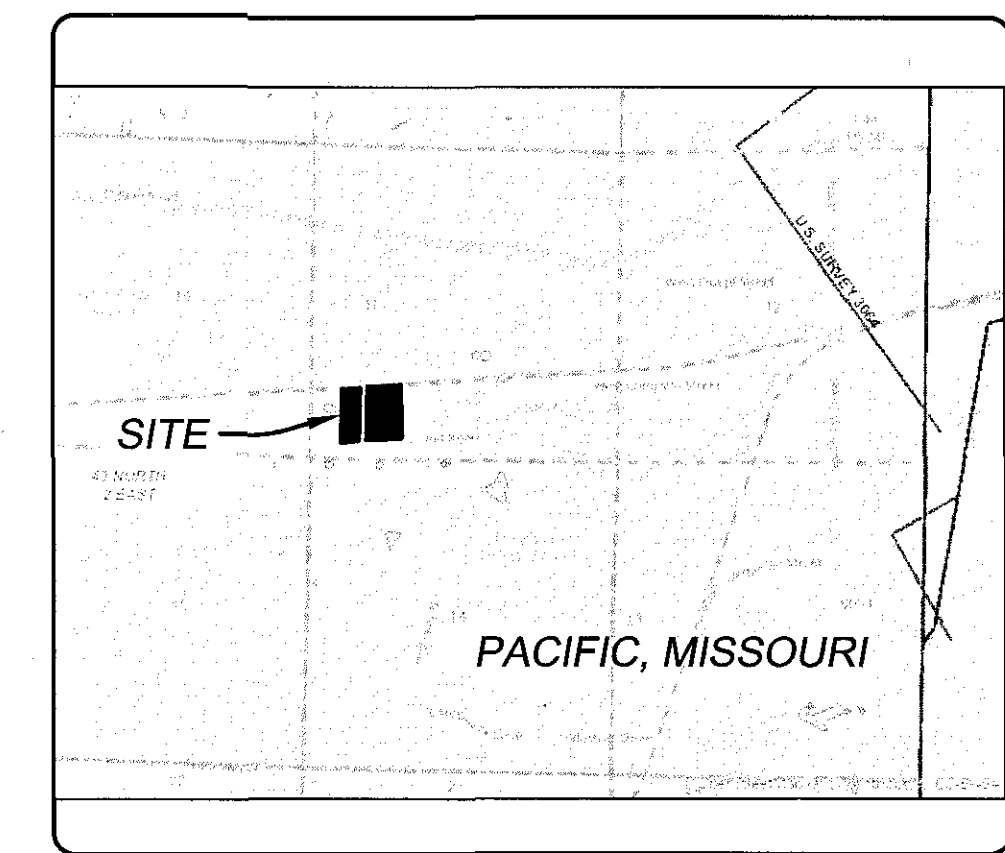
ALSO EXCEPTING THAT PART CONVEYED TO THE CITY OF PACIFIC, MISSOURI, RECORDED IN BOOK 1459 PAGE 0106 OF THE FRANKLIN COUNTY RECORDS.

PROPERTY CONTAINS 11.446 ACRES, MORE OR LESS, ACCORDING TO AVAILABLE RECORD INFORMATION AND CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF APRIL, 2021 UNDER ORDER NUMBER 19-12-425 AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.

The Cedars

PART OF THE SOUTH HALF OF
THE SOUTHWEST QUARTER IN SECTION ELEVEN, TOWNSHIP FORTY-THREE NORTH
RANGE TWO EAST OF THE 5TH, PRINCIPAL MERIDIAN
CITY OF PACIFIC, MISSOURI

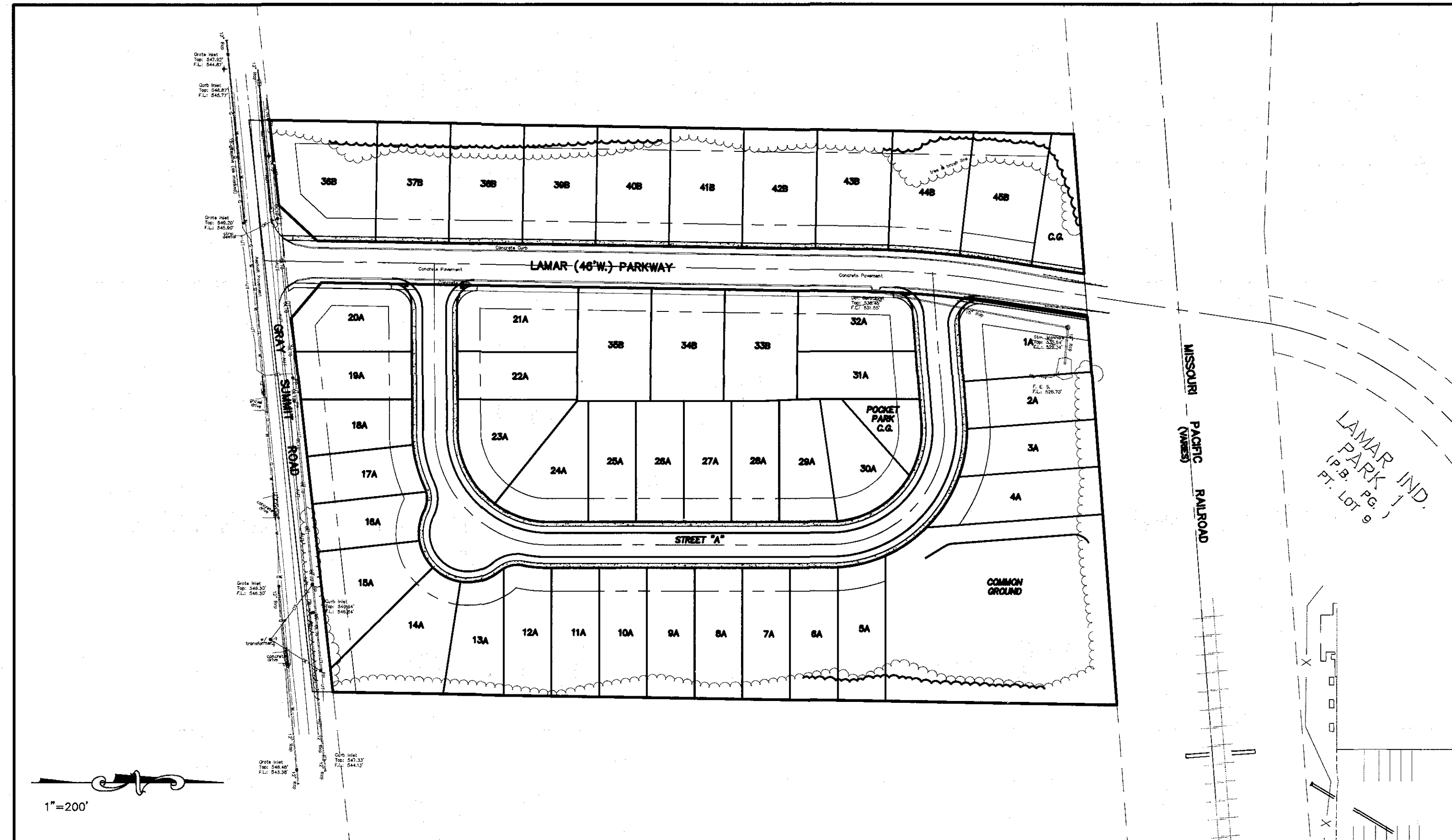
Preliminary Development Plan



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63069

EXISTING	LEGEND	PROPOSED
442	CONTOURS	(---)
4536	SPOT ELEVATIONS	536.0
[Symbol]	CENTER LINE	[Symbol]
[Symbol]	BUILDINGS, ETC.	[Symbol]
[Symbol]	TREE LINE	[Symbol]
[Symbol]	FENCE	[Symbol]
[Symbol]	STORM SEWERS	[Symbol]
[Symbol]	SANITARY SEWERS	[Symbol]
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	AREA INLET	[Symbol]
[Symbol]	GRATED INLET	[Symbol]
[Symbol]	STORM MANHOLE	[Symbol]
[Symbol]	SANITARY MANHOLE	[Symbol]
[Symbol]	FLARED END SECTION	[Symbol]
[Symbol]	CLEANOUT	[Symbol]
[Symbol]	LATERAL CONNECTION	[Symbol]
[Symbol]	UTILITY OR POWER POLE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	TEST HOLE	[Symbol]
[Symbol]	PAVEMENT	[Symbol]
2" G	GAS MAIN & SIZE	(2" G)
6" W	WATER MAIN & SIZE	(6" W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OWW)
[Symbol]	FLOW LINE	[Symbol]
[Symbol]	TO BE REMOVED	[Symbol]
TC	TOP OF CURB	(TC)
[Symbol]	SWALE	[Symbol]
[Symbol]	LIGHT STANDARD	[Symbol]
[Symbol]	STREET SIGN	[Symbol]
P.S.	PARKING STALLS	P.S.
[Symbol]	YARD LIGHT	[Symbol]



SHEET INDEX

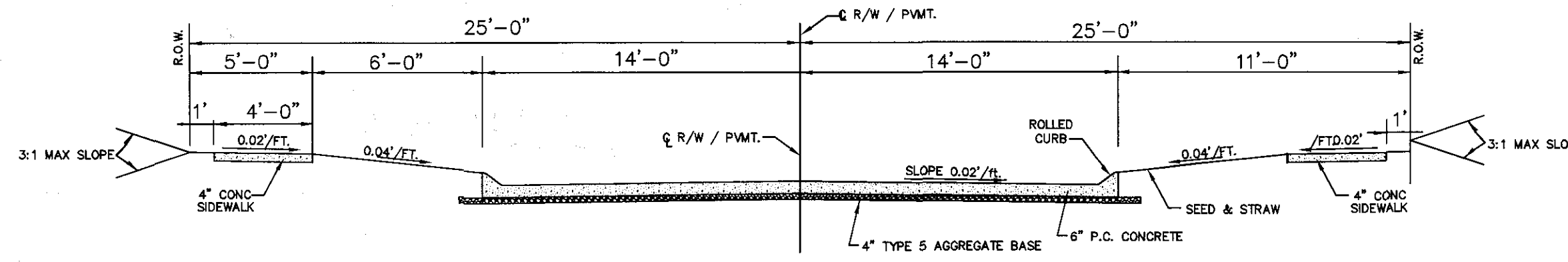
- 1.1 COVER SHEET
- 2.1 SITE / GRADING PLAN
- 3.1 SITE PLAN
- 4.1 SITE SECTIONS

PROPERTY DESCRIPTION:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER IN SECTION ELEVEN (11), TOWNSHIP FORTY-THREE (43) NORTH, RANGE TWO (2) EAST OF THE 5TH, P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF MISSOURI PACIFIC RAILROAD RIGHT OF WAY WHICH IS SOUTH 85 DEGREES 30 MINUTES WEST 19.465 CHAINS (1,294.69 FEET) FROM THE EAST LINE OF SAID QUARTER SECTION, CONTINUE THENCE SOUTH 85 DEGREES 30 MINUTES WEST ON THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD 9.465 CHAINS (624.69 FEET) TO THE WOLGAST PROPERTY, THENCE SOUTH 0 DEGREES 45 MINUTES WEST 13.67 CHAINS (902.22 FEET) TO A POINT IN THE CENTER LINE OF THE GRAY SUMMIT COUNTY ROAD, THENCE WITH THE CENTER LINE OF SAID ROAD, NORTH 83 DEGREES 30 MINUTES EAST 9.505 CHAINS (627.33 FEET), THENCE NORTH 0 DEGREES 45 MINUTES EAST TO THE POINT OF BEGINNING, REFERENCE BEING MADE TO SURVEYORS RECORD 10 PAGE 283, MORE OR LESS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE COUNTY OF FRANKLIN FOR ROAD PURPOSES BY DEED OF RECORD IN BOOK 293 PAGE 829, ALSO EXCEPTING THAT PART CONVEYED TO THE CITY OF PACIFIC, MISSOURI, RECORDED IN BOOK 1459 PAGE 0106 OF THE FRANKLIN COUNTY RECORDS. PROPERTY CONTAINS 11.446 ACRES, MORE OR LESS, ACCORDING TO AVAILABLE RECORD INFORMATION AND CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF APRIL, 2021 UNDER ORDER NUMBER 19-12-425 AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.

LOT/UNIT TOTALS:
"A" 52'W. ~ 32 LOTS
"B" 80'W. ~ 13 LOTS
TOTAL LOTS ~ 45



TYPICAL PAVEMENT SECTION

RIGHT-OF-WAY TO BE PUBLIC

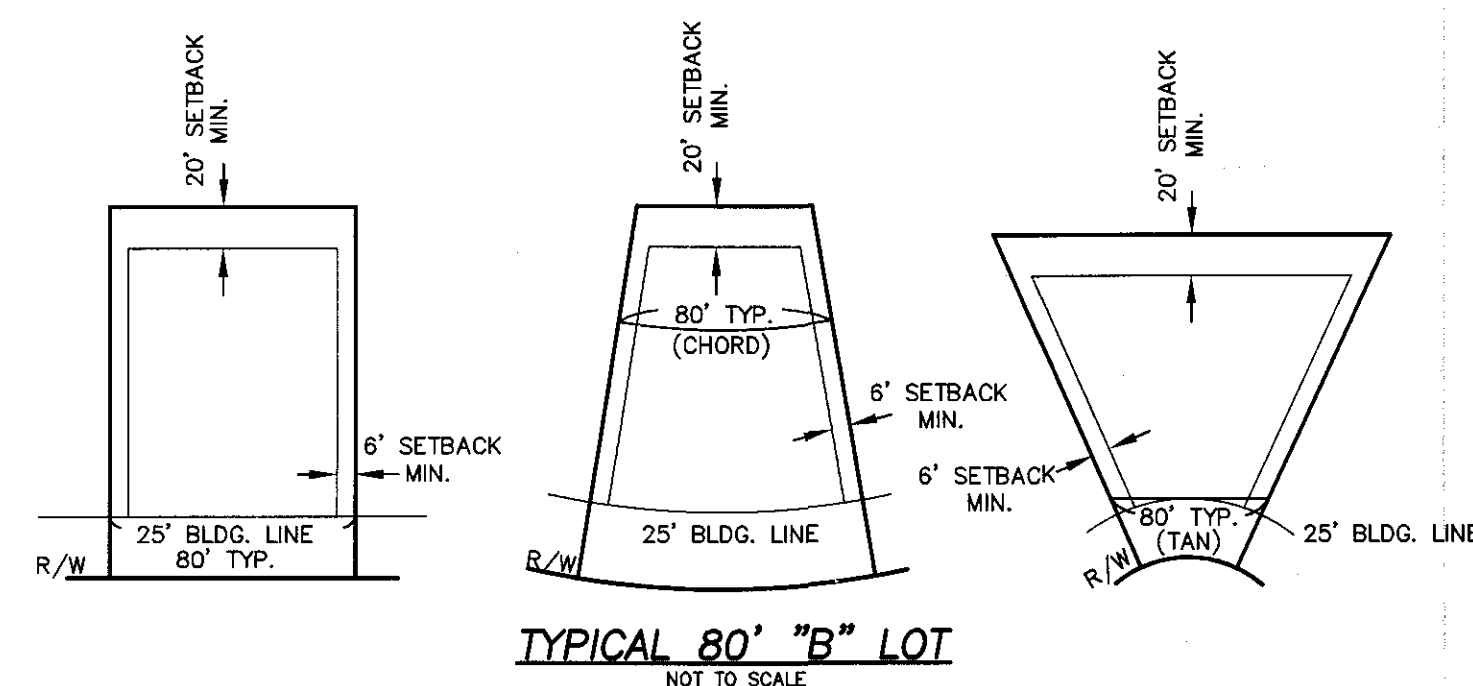
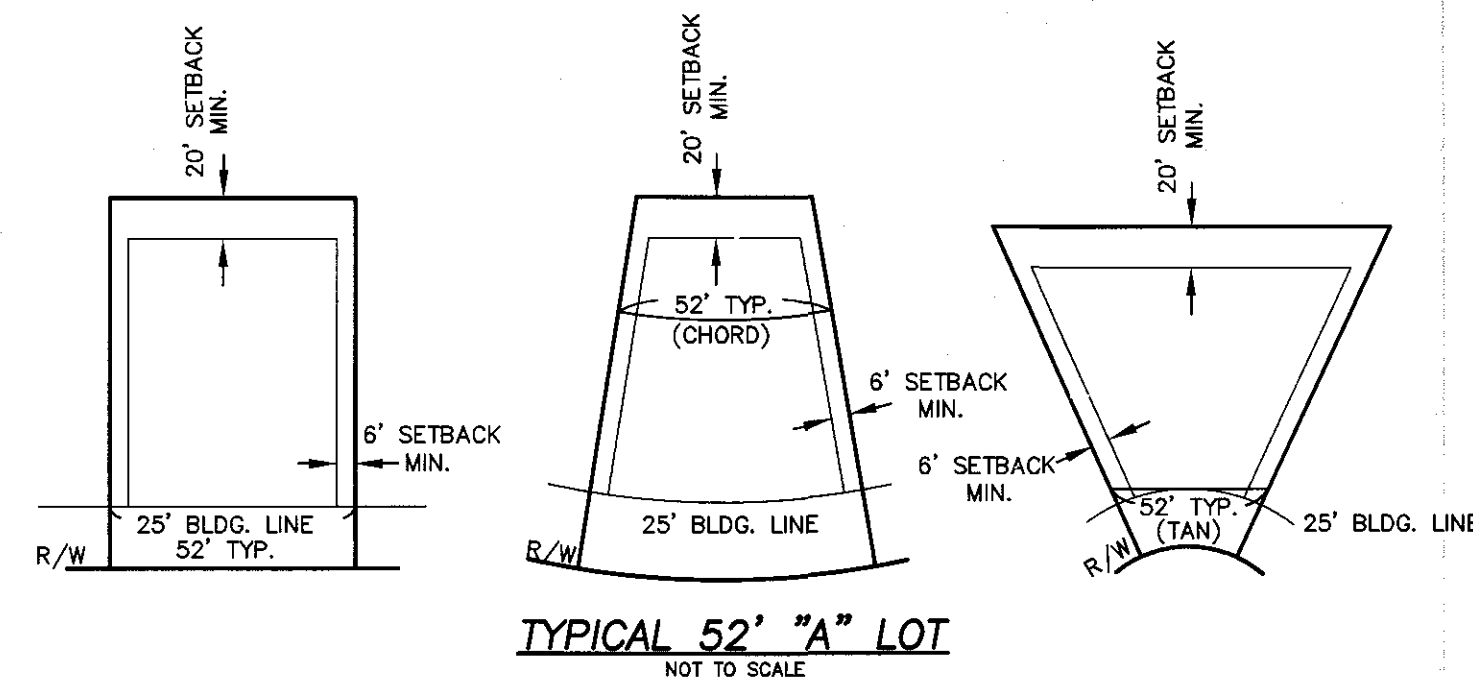
GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
CITY OF PACIFIC SEWER DISTRICT
PACIFIC FIRE PROTECTION DISTRICT
MERAMEC VALLEY R-3 SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
CITY OF PACIFIC WATER
AMEREN MISSOURI
AT&T
SPIRE
CHARTER COMMUNICATIONS
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF PACIFIC STANDARDS.
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE CITY OF PACIFIC SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO CITY OF PACIFIC REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF PACIFIC.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH CITY OF PACIFIC STANDARDS. SOURCE OF TOPOGRAPHY: AERIAL SURVEY.
- STREET TREES AND STREET LIGHTING (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF PACIFIC STANDARDS.
- NEAREST MAJOR INTERSECTION: W. OSAGE ST. AND I-44 0.4 MILES TO THE NORTH.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND CITY OF PACIFIC STANDARDS.
- EXISTING OWNERS: BUCCANNER PROPERTY MANAGERS, INC.
PO BOX 411423
ST. LOUIS, MISSOURI 63141

OWNER UNDER CONTRACT: MCBRIDE BERRA LAND COMPANY, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
- PROPOSED STREETS TO BE PUBLIC 28 FOOT WIDE PAVEMENT IN A 50 FOOT WIDE RIGHT-OF-WAY.

DEVELOPMENT NOTES:

PARCEL ID: 19-1-11.0-3-000-005.000
EXISTING ZONING: R1-C (CITY OF PACIFIC)
PROPOSED ZONING: R1-B PUD-PDR
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
GROSS AREA OF SITE: 11.446 ACRES
PROPOSED COMMON GROUND: 1.34 ACRES
PROPOSED RIGHT-OF-WAY: 1.26 ACRES
DENSITY CALCULATIONS: $(11.446 \text{ AC.}) \times 43,560 \text{ SQ.FT.} = 49 \text{ LOTS ALLOWABLE}$
10,000 SQ.FT.
TOTAL LOTS PROPOSED: 45
PARKING CALCULATIONS: SPACED REQUIRED: 45 (1 SPACE/LOT)
SPACES PROVIDED: 90 (2 SPACES/LOT)
EXISTING TREE CANOPY: 1.2 AC.
PROPOSED TREE CANOPY: 0.9 AC.
MAX. BUILDING HEIGHT: 2.5 STORIES OR 40 FT.



FLOOD NOTE:

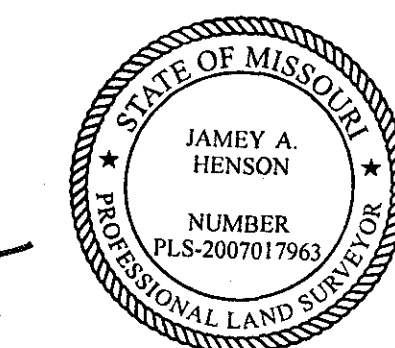
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF FRANKLIN COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29070332E, DATED JUNE 5, 2020), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JUNE, 2021, AT THE REQUEST OF MCBRIDE BERRA LAND COMPANY, LLC, PREPARED A PRELIMINARY PLAN OF "THE CEDARS", A TRACT OF LAND BEING PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER IN SECTION ELEVEN (11), TOWNSHIP FORTY-THREE (43) NORTH, RANGE TWO (2) EAST OF THE 5TH, P.M., THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

JAMES A. HENSON, PLS
MO. REG. PLS #2007017963
6-2-21

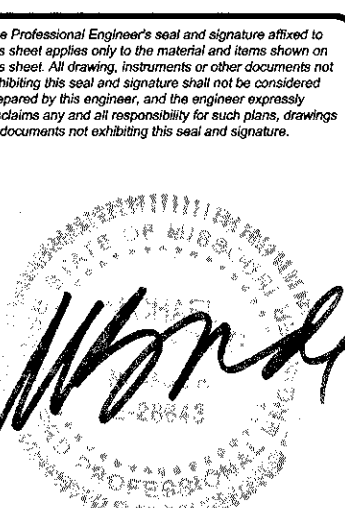


ISSUE	REMARKS/DATE
1	REVIEW SET

McBride Berra Land Company, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129

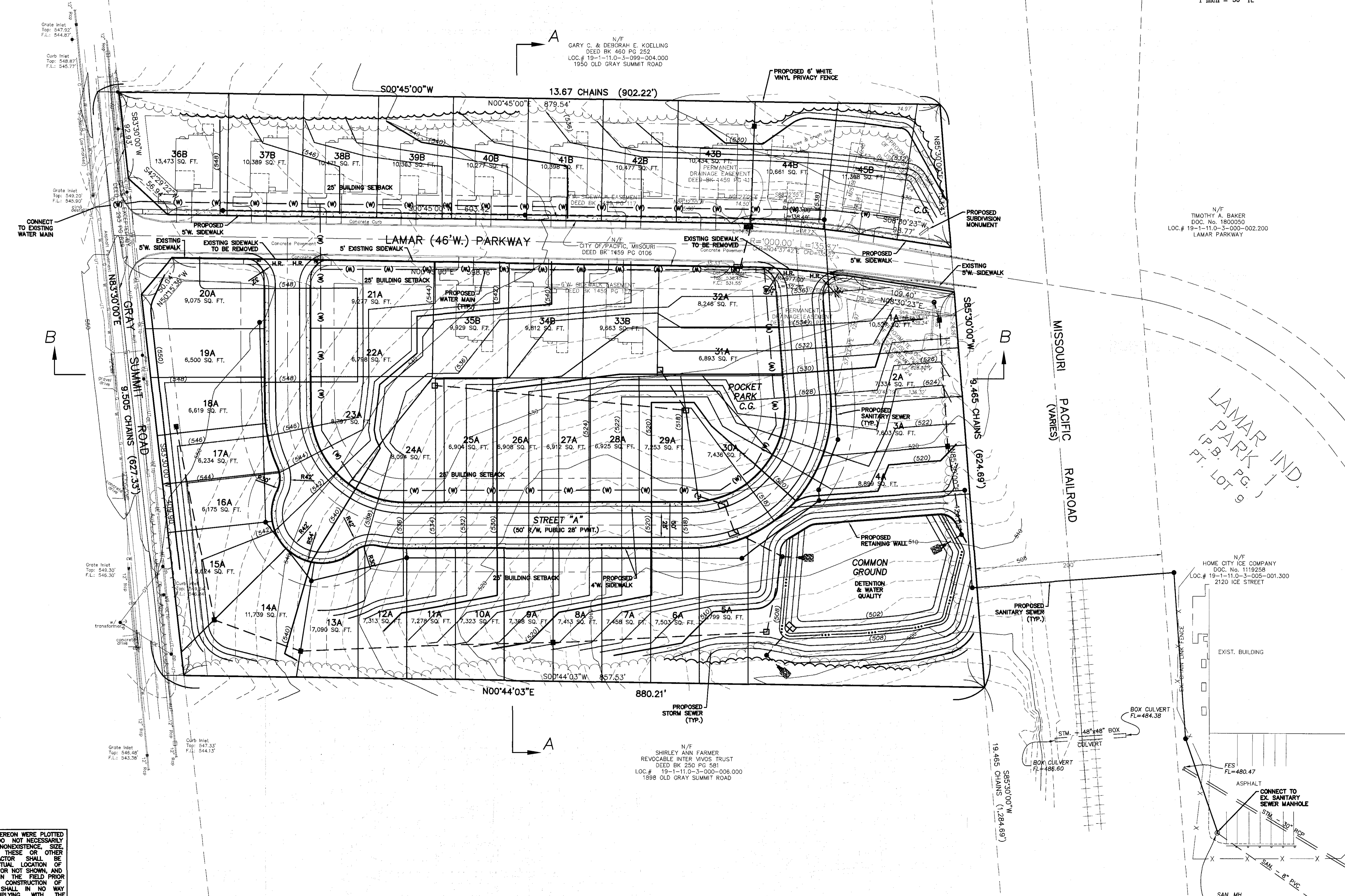
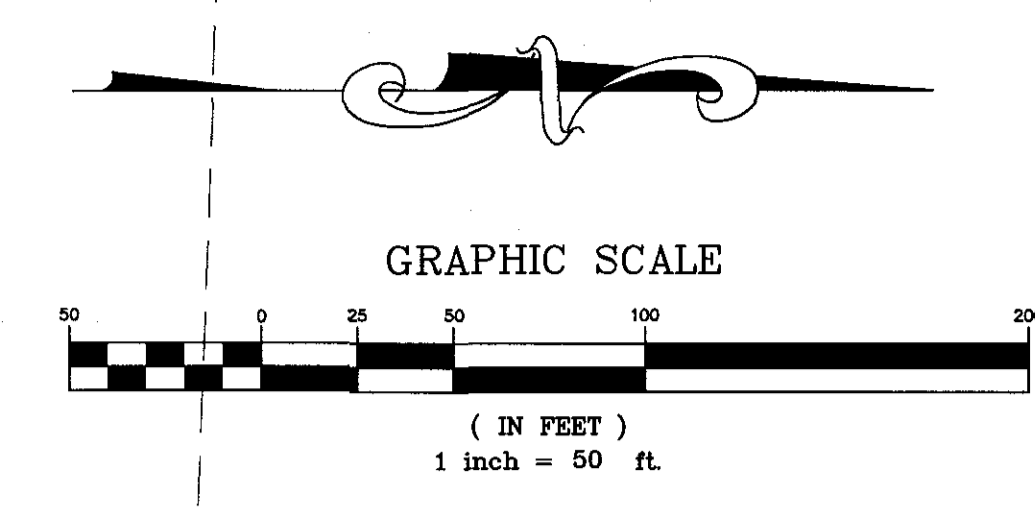
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Cedars
PACIFIC, MISSOURI
PRELIMINARY PLAN
COVER SHEET



Date: 6-2-2021
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number	19-12-425
Date	June 2, 2021
Designed: MF	Sheet 1.1
Drawn: SL	1.1
Checked:	PRE



Drawing name: V11912425 Huntington PacificDrawings\Preliminary\1912425.dwg Plotted on: Jun 02, 2021 - 1:58pm Plotted by: shreesh

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, 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 SAID 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.

ISSUE	REMARKS/DATE
1	REVIEW SET

McBride Berra Land Company, LLC
 5091 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129

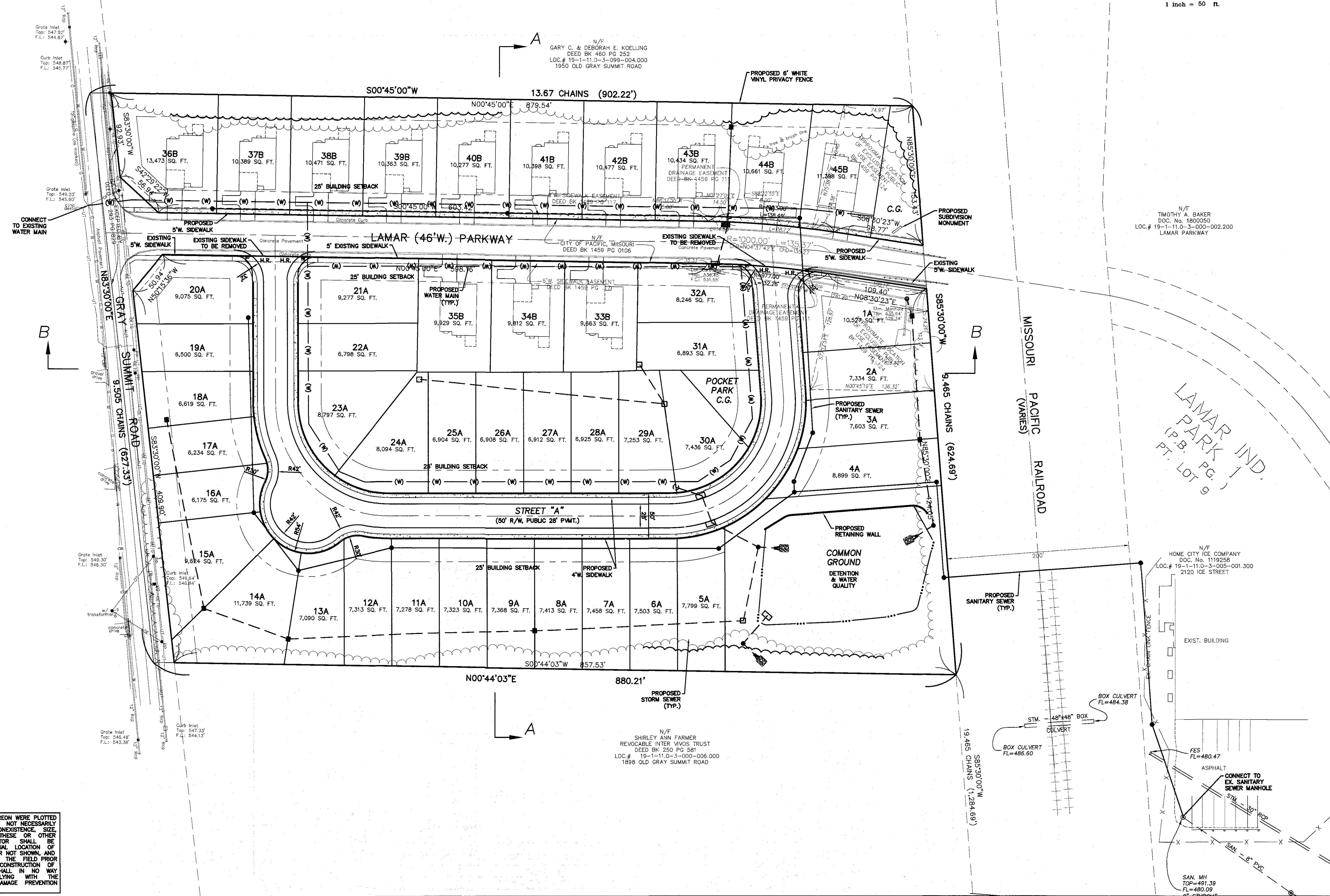
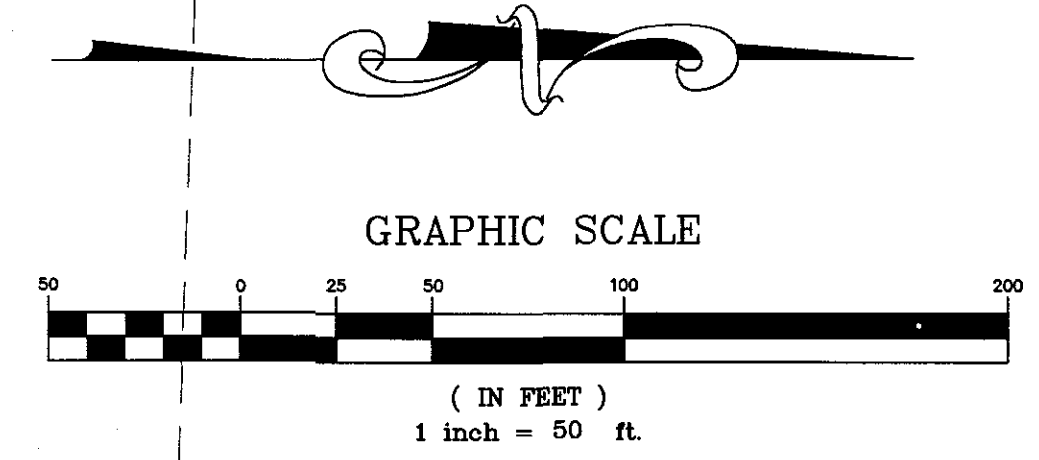
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 Ph 314-487-0440 Fax 314-487-8844
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

The Cedars
 PACIFIC, MISSOURI
 PRELIMINARY PLAN
 SITE/GRADING PLAN

The Professional Engineer's seal and signature affect to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not bearing the seal and signature shall not be considered prepared by this engineer, and the engineer represents that he or she is not responsible for any errors, omissions or documents not submitted to the authority.

Michael G. Boerding
 MICHAEL G. BOERDING
 License No. E-28643
 Professional Engineer

Job Number
19-12-425
 Date
June 2, 2021
 Designed: MF Sheet
 Drawn: SL **2.1**
 Checked: PRE



Drawing name: V:\1912-2021\1912-2021\1912-2021-1-1912m.dwg Plotted on: Jun 02, 2021, 1:58pm Plotted by: slowless

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ISSUE	REMARKS/DATE
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 5091 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129

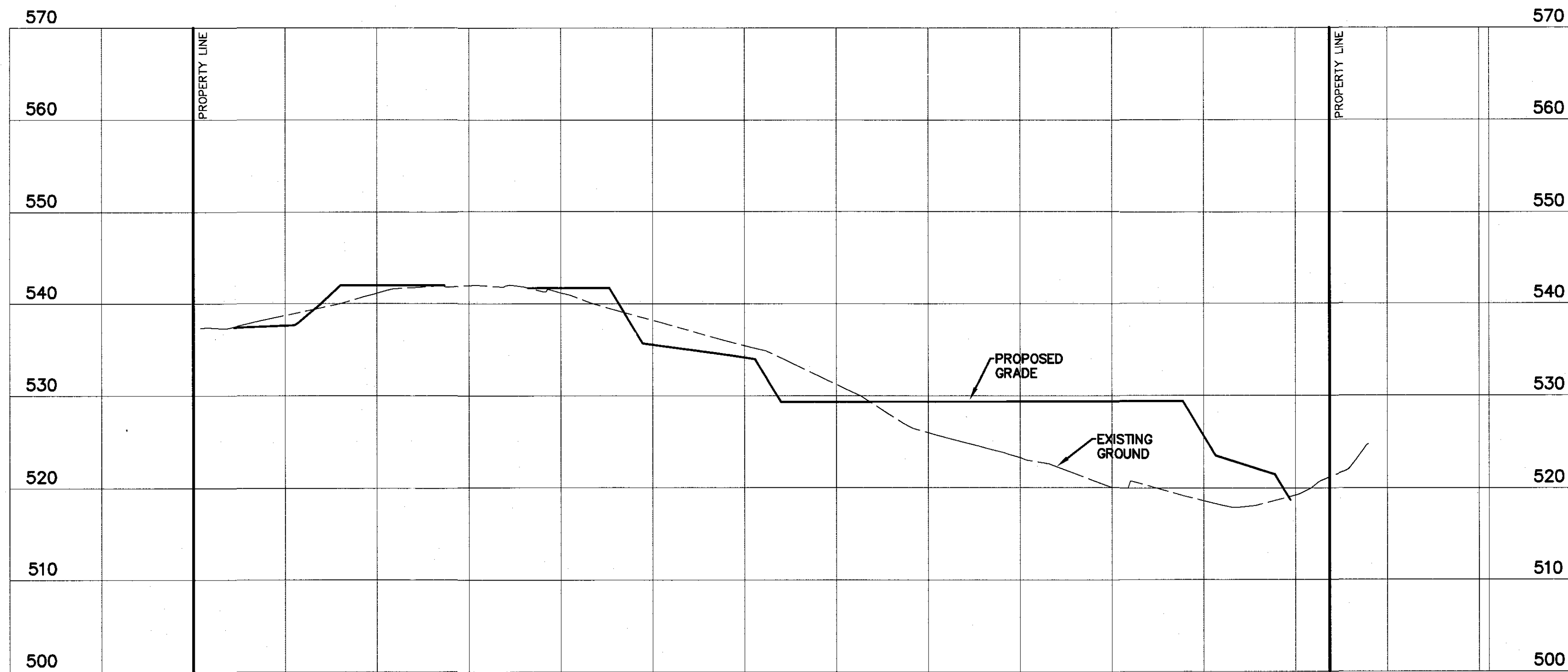
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The Cedars
 PACIFIC, MISSOURI
 PRELIMINARY PLAN
 SITE PLAN

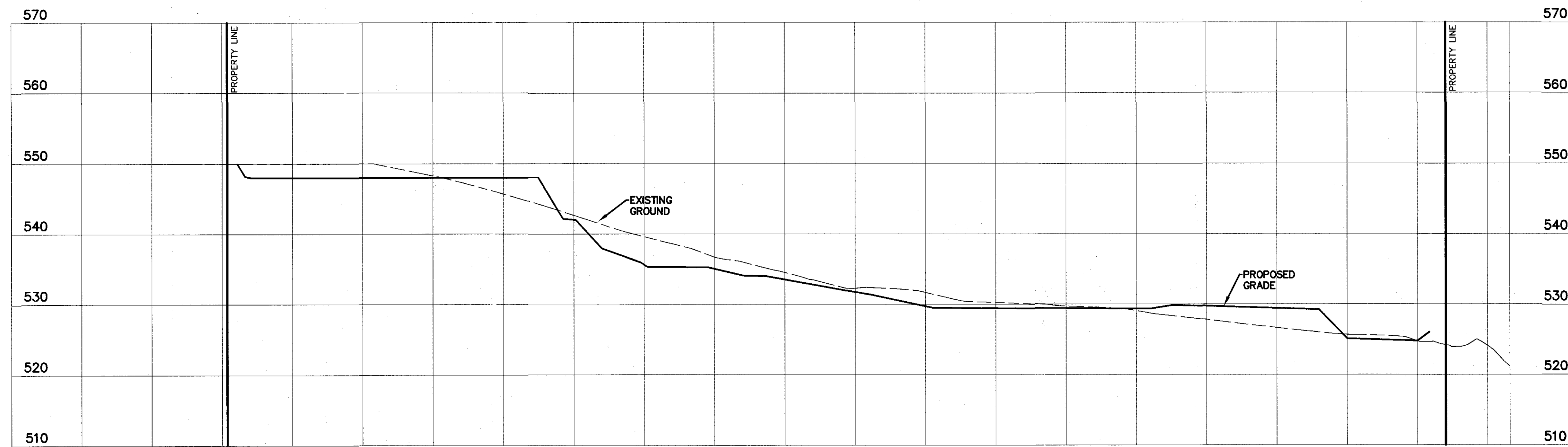
The Professional Engineer's seal and signature affixed to this drawing shall be the only valid signature for the purposes of this drawing. All drawings, instruments or other documents not including the seal and signature shall be considered void. The Professional Engineer shall be responsible for the accuracy of the information provided and shall be liable for any and all damages resulting from the use of this drawing or documents not including the seal and signature.

Ward
 MICHAEL G. BOERDING
 License No. E-28643
 Professional Engineer

Job Number	19-12-425
Date	June 2, 2021
Designed: MF	Sheet 3.1
Drawn: SL	Checked: PRE



SECTION A-A



Drawing name: V:\1912425 Huntington Pacific\Drawings\Preliminary\1912425pre.dwg Plotted on: Jun 02, 2021 - 1:58pm Plotted by: stovess

ISSUE REMARKS/DATE
1 REVIEW SET

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The Cedars
PACIFIC, MISSOURI
PRELIMINARY PLAN
SITE SECTIONS

The Professional Engineer's seal and signature shall be placed on this sheet. All drawings, instruments or other documents not exhibiting the seal and signature shall not be considered produced by this engineer. The engineer represents, warrants, guarantees and is responsible for any errors, omissions or documents not exhibiting the seal and signature.



PRELIMINARY PLAN
Date: 8-2-2021
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number
19-12-425
Date
June 2, 2021
Designed: MF Sheet
Drawn: SL 4.1
Checked: PRE