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## Planning Commission Staff Report

**Subject:** Change of Zoning Issues Report

**Meeting Date:** January 11, 2009

**From:** Kristian Corbin, Project Planner  
Mara Perry, AICP, Senior Planner

**Location:** 17970 Chesterfield Airport Road and 609 Cepi Drive (17v240153 and 17v240331).

**Petition:** P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies Inc.)

### Proposal Summary

Stock and Associates, on behalf of Insituform Technologies Inc., has submitted a request for a change of zoning for two (2) tracts of land to a new “PI” Planned Industrial District. The two (2) tracts of land at 17970 Chesterfield Airport Road which is currently zoned “PC” Planned Commercial District and 609 Cepi Drive which is currently zoned “PI” Planned Industrial District. The intent is to merge the two existing developments and an additional lot into one development governed under the same ordinance for the potential sale of the site. Both sites are currently vacant.

There is an additional lot at 17975 Edison Avenue which is currently zoned “M3” Planned Industrial District. This lot was not presented at the December 14, 2009 Public Hearing. The petitioner will be amending the legal description to P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies Inc.) to include 17975 Edison Avenue into the change of zoning request. A public hearing for this amendment has been set for the January 25, 2010 Planning Commission meeting.

### Department Input

The Attachment A for this request meets all of the development requirements of the City of Chesterfield “PI” Planned Industrial District. The preliminary plan is required to be approved under the new “PI” Planned Industrial District requirements by City Council.

## Surrounding Land Use and Zoning

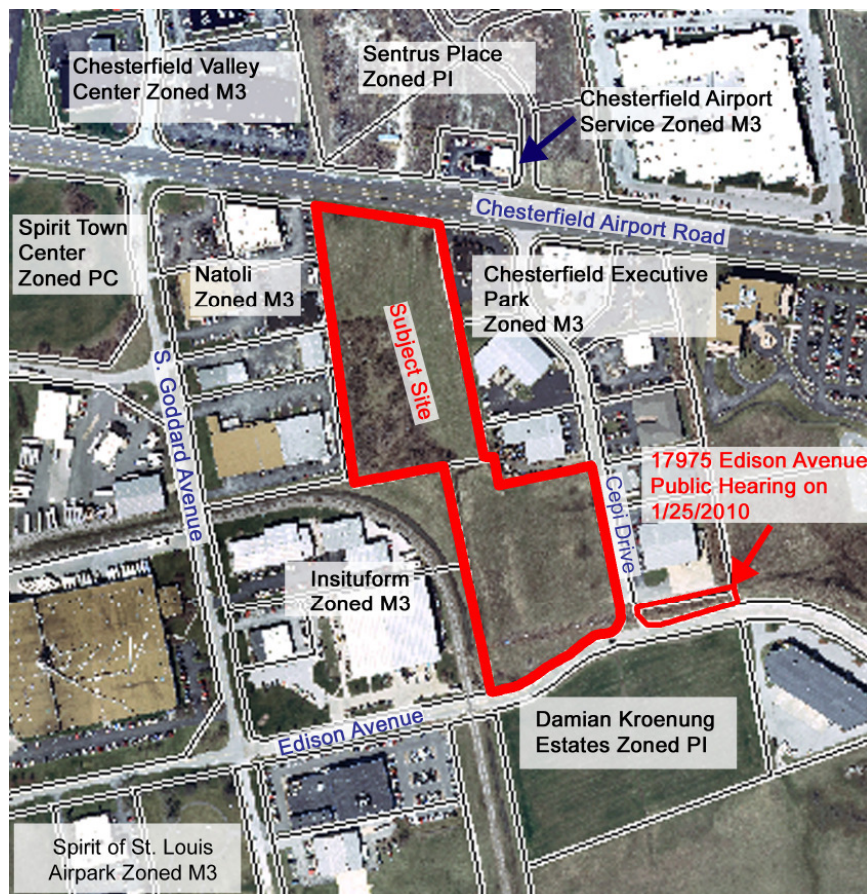
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is the Sentrus Place development that is currently zoned “PI” Planned Industrial District.

South: The property to the south is the Damian Kroenung Estates development that is zoned “PI” Planned Industrial District. This site is currently vacant.

East: The property to the east is the Chesterfield Executive Park Development that is currently zoned “M3” Planned Industrial District.

West: The properties to the west are the Natoli Development and the Insituform Development which both are currently zoned “M3” Planned Industrial District.





View looking north from Edison Avenue



View looking east from the Natoli Development



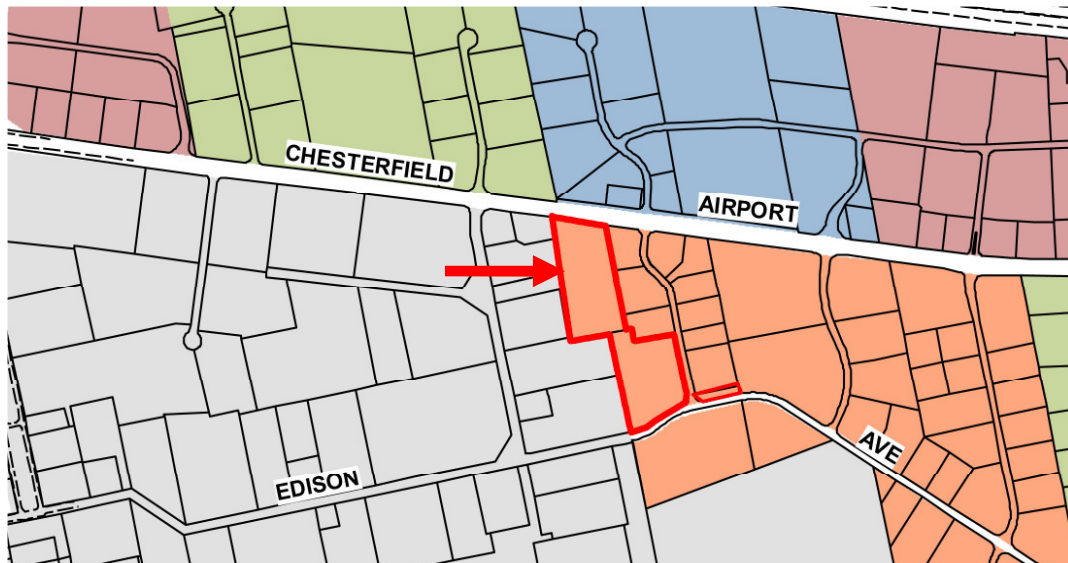
View looking south from Chesterfield Airport Road



View looking west from Cepi Drive

### Comprehensive Plan Analysis

The Subject Site is located within Ward 4 of the City of Chesterfield. The Land Use Map from the City of Chesterfield Comprehensive Plan shows the Subject Site to be “Service/Business Park”. Appropriate uses in this designation would be warehousing and manufacturing similar to the type of development associated with the Spirit of St. Louis Airport. The properties to the west of the subject site is designated Spirit Airport. The property to the north of the subject site is designated Office Park while to the east and the south of the subject site is designated Service/Business Park also.



## **Site Area History**

The Subject Site is comprised of three parcels of land. The following is the history of each parcel:

- 17970 Chesterfield Airport Road was zoned “M3” Planned Industrial District prior to the incorporation of the City of Chesterfield. In September 1998, the parcel was rezoned to “PC” Planned Commercial District via ordinance 1455 and amended in May 2001 for building requirements. A Site Development Section Plan was approved on May 8, 2000 for this parcel.
- 609 Cepi Drive was zoned “M3” Planned Industrial District prior to the incorporation of the City of Chesterfield. In January 2001, the parcel was rezoned to “PI” Planned Industrial District via Ordinance 1707. A Site Development Section Plan was approved on July 9, 2001 for this parcel.
- 17975 Edison Avenue was zoned “M3” Planned Industrial District prior to the incorporation of the City of Chesterfield. In April 1992, the permitted uses were amended via ordinance 674. In February 1994, ordinance 674 was repealed by ordinance 882 to amend the building requirements and uses then amended by ordinance 1030 for uses. In May 2006, ordinance 1030 was amended by ordinance 2264 for setback requirements.

## **Issues**

A public hearing was held before the Planning commission on December 14, 2009. Issues were identified by the Planning Commission and Staff. A copy of the City of Chesterfield’s issues letter and the petitioner’s responses are attached.

Below are the issues that are covered in edits to the Attachment A or for informational purposes:

1. Staff had issues regarding the proposed hours of operations and maximum height of the building. The petitioner has requested no restrictions to the hours of operation and proposed sixty five (65) feet for the maximum building height excluding roof screening. These items have been incorporated into the Attachment A.

Below are the issues that remain open at this time:

1. The petitioner was asked to revise the Preliminary Plan so that the access point(s) along Cepi Drive comply with the City of Chesterfield Access Management requirements. The petitioner has moved the centerline of the proposed southern most entrance to 100’ off the proposed Edison Avenue ‘edge of pavement’. Additionally, they have identified the existing driveway to be removed. Staff is still reviewing the plan to determine compliance with the City of Chesterfield Access Management requirements.

The petitioner is currently working with St. Louis County Department of Highways and Traffic to determine access requirements from Chesterfield Airport Road.

2. The petitioner was asked to consider removing some of the proposed uses. In response, the petitioner removed the following seven uses:

- (4) Arena and stadium
- (5) Automatic vending facility
- (16) Cafeteria for employees and guest only
- (22) Club
- (32) Dry cleaning plant
- (60) Local public utility facility – over 60 feet in height
- (98) Telecommunication tower or facility

A revised list of uses was attached to the petitioner’s response letter and has been incorporated into the Attachment A.

3. Planning Commission asked the petitioner to consider restricting certain uses to each parcel based on its appropriateness fronting Chesterfield Airport Road and Edison Avenue. The petitioner has proposed restrictions to the permitted uses section listed in the Attachment A. Staff has incorporated language into the Attachment A including distance restrictions as listed below:

Uses that shall be limited to those lots located within 320’ of Chesterfield Airport Road:

- (9) Bar
- (14) Brew Pub
- (40) Filing station and convenience store with pump stations
- (69) Oil change facility
- (78) Restaurant, fast food
- (79) Restaurant, take out
- (80) Restaurant, with drive thru window

Uses that shall be limited to those lots located within 530’ of Edison Avenue:

- (62) Lumberyard
- (65) Meat packing facility
- (109) Yard for storage of contractors’ equipment, materials and supplies

4. Staff asked the petitioner to consider how the proposed uses would adhere with the City of Chesterfield Comprehensive Plan Service/Business Park Land Use designation. The Planning Commission asked for Staff to review the uses of adjacent developments as compared to those uses being proposed.

In reviewing the proposed uses and zoning, Staff has found the proposal to be consistent with the uses of the surrounding developments. The new “PI” Planned Industrial District contains more specified uses than was previously available and has resulted in an expansion of uses to select from.

The developments Chesterfield Executive Park, to the east, and Damian Kroenung Estates, to the south, share the same Comprehensive Plan land use designation as the Subject Site. Chesterfield Executive Park Development’s zoning classification and permitted uses were approved prior to the incorporation of the City of Chesterfield and the adoption of the City of Chesterfield Comprehensive Plan. As a result, the permitted uses in this development were generalized and used

conceptual terms that encompassed a variety of uses. The majority of uses that are proposed for this project are consistent with Chesterfield Executive Park.

The Damian Kroenung Estates Development's zoning classification and permitted uses were approved under a previous Comprehensive Plan Land Use designation. The Comprehensive Plan Land Use designation for this area did not change during the amendment in July 2009. Many of the permitted uses in this district are similar to the permitted uses in the new "PI" Planned Industrial District. Staff finds that the allowed uses would be consistent with the uses proposed for this project.

In addition to the Chesterfield Executive Park development, developments indicated in blue on the map below are zoned "M3" Planned Industrial District and contain permitted uses under the "M1" Planned Industrial District. These uses were created and approved prior to the incorporation of the City of Chesterfield by St. Louis County.



### Zoning Analysis

The petitioner is requesting a change of zoning to the new "PI" Planned Industrial District. Staff has reviewed the change of zoning request against the surrounding developments. The proposed uses for this project can not be directly compared to the surrounding developments. The "M1" Planned Industrial District uses are generalized and conceptual and encompassed a variety of uses. The specified uses of the new "PI" Planned Industrial District would fall under a conceptual use category in the "M1" Planned Industrial District

Staff has researched the governing ordinances, permitted uses and the City of Chesterfield Comprehensive Plan for the surrounding developments and finds the request for a change of zoning to be consistent with the area.

### **Request**

Staff has reviewed the change of zoning request. Staff will conduct and request further evaluation of the outstanding issues on P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies Inc.)

### Attachments

1. Issues Letter
2. Petitioner's Response to Issues Letter
3. Draft Attachment A
4. Revised Preliminary Plan



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December 21, 2009

Mr. George Stock  
Stock & Associates Consulting Engineers  
257 Chesterfield Business Parkway  
Chesterfield, Missouri 63005

**RE: P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies Inc.)**

Mr. Stock:

A Public Hearing was held for above referenced project on December 14, 2009. At that time, issues were raised by the Planning Commission for review. Those issues, as well as those raised by Staff, and any site specific ordinance requirements are listed below. Please be advised that additional ordinance requirements will be added upon request of various agencies and that a draft of the governing ordinance will be made available to you prior to the Planning Commission Issues Meeting on this project.

1. Revise the Preliminary Plan to show the proposed access point(s) to 609 Cepi Drive that complies with the City of Chesterfield Access Management requirements.
2. How does the list of requested uses compare to the list of approved uses for the adjacent districts?
3. How do the proposed uses fit with the City of Chesterfield Comprehensive Plan Service/Business Park Land Use Designation? Provide an amended list of requested permitted uses.
4. Consider restricting certain uses to each parcel based on its appropriateness fronting Chesterfield Airport Road and Edison Avenue.
5. What are the proposed hours of operation?
6. What is the proposed maximum building height?



7. St. Louis County Department of Highways and Traffic has provided comments regarding this petition. Please see attached. Agency comments will be included in the Attachment A for this development.
8. The Spirit of St. Louis Airport has provided comments regarding this petition. Please see attached.
9. Monarch Fire Protection District has provided comments regarding this petition. Please see attached.
10. MSD has submitted the following comments:
  - a. Treatment for water quality, in accordance with MSD regulations dated February 2006, shall be required.
  - b. Project approval will be required from the Monarch Chesterfield Levee District. This approval shall include certification that stormwater will be controlled as required by the Chesterfield Valley Master Plan.
  - c. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of \$2,750 per acre.
  - d. Formal plan submittal and approval will be required by the District prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

**The following conditions related to site specific issues shall be applied to the petition:**

Openspace

1. A minimum of 35% openspace will be required for this development.

Building Requirements

1. This development shall have a maximum F.A.R of (0.55).

Setbacks

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
- b. Thirty (30) feet from the right-of-way of Cepi Drive.
- c. Forty (40) feet from the right-of-way of Edison Avenue.
- d. Ten (10) feet from the remaining district boundaries.

## 2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
- b. Fifteen (15) feet from the right-of-way of Cepi Drive.
- c. Forty (40) feet from the right-of-way of Edison Avenue.
- d. Ten (10) feet from the remaining district boundaries.

### Access

1. Access to this development from Chesterfield Airport Road shall be restricted to one commercial entrance located and constructed as directed by the St. Louis County Department of Highways and Traffic. The existing drive shall be removed and right of way restored as directed by the St. Louis County Department of Highways and Traffic
2. A maximum of two curb cuts may be permitted as determined by the City of Chesterfield.
3. No direct access to Edison Avenue shall be permitted.
4. Provide cross access easements and temporary construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield.

### Road Improvements

1. The Developer shall be required to construct additional pavement widening to Edison Avenue as directed by the City of Chesterfield Department of Planning and Public Works. The mainline pavement shall be widened to a minimum of thirty (38) feet wide and designed to industrial collector street standards, including appurtenant storm drainage facilities, as required by the City of Chesterfield Department of Planning & public works. The centerline radius of Edison Avenue shall be a minimum of 575 feet.
2. The Developer shall be required to extend Cepi Drive from its current end of Pavement south to intersect with Edison Avenue. Pavement shall be at least 26 feet wide, and appurtenant storm drainage facilities, as required by the City of Chesterfield Department of Planning & Public Works. Edge of pavement radii at the intersection with Edison Ave shall be a minimum of 50 feet as directed by the Department of Planning and Public Works.
3. Install streetlights and street trees along both sides Cepi Drive and Edison or as directed by the Department of Planning & Public Works.

4. Provide any additional right-of-way and construct any improvements to Chesterfield Airport Road, as required by the St. Louis County Department of Highways and Traffic.
5. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 50% for that plat or phase. All roadway and related improvements in the overall development and right of way dedication shall be completed prior to issuance of permits exceeding 75% of 100% of the plats/phases of the development.

#### Pedestrian Circulation

1. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Cepi Drive and Edison Avenue frontage of the site. The sidewalk shall connect to the sidewalk to be constructed with the adjacent development to the south.

#### Stormwater and Floodplain

1. The Chesterfield Valley Master Stormwater Plan indicates a 50' flat bottom ditch shall be constructed along the western and southern property line of this site and that drainage from this site is to be directed to the east to the pump station at Long Road. The developer shall be responsible for construction of the required stormwater improvements and coordination with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Stormwater Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent stormwater improvements are constructed.

The developer may elect to propose alternate geometry, size and/or type of stormwater improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Director of Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Stormwater Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria

regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

2. Provide a Chesterfield Valley Stormwater Easement along the south property line to accommodate the future construction of the Chesterfield Valley Master Stormwater Plan channel in that area, and depict the channel on the Site Development Plan and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.
3. All Chesterfield Valley Master Stormwater Plan improvements shall be operational prior to the paving of any driveways or parking areas.

**Furthermore, the Department of Planning and Public Works recommends the following standard general conditions be applied to the petition; no other general conditions apply. Please note, any modification to the standard wording of these general conditions is set in bold font to facilitate identification**

#### Geotechnical Report

- G-4. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

#### Site Development Section Plan Submittal Requirements

- G-5. Depict existing and proposed contours, at intervals of not more than one (1) foot.

**Please be advised, the Department of Planning and Public Works has the following comments on the preliminary plan:**

1. The preliminary plan depicts two entrances onto Cepi Drive that do not comply with the Access management Standards as defined in Chapter 26 of the City Code.
2. There is a third entrance which is the existing curb cut that may not be allowed and all future plans should clearly define this entrance as existing and will be removed.

**Finally, the petitioner should be advised of the following requirements of the City Code which may impact the project during the later stages of the development process.**

- A portion of the site is located in the floodplain. Consult Chapter 14 of the City Code for specific requirements. A certification of the actual elevation of the constructed floor will be required prior to occupancy of the building.
- Access management principals to be applied to this development can be found in Chapter 26 of the City Code.
- Please be advised that there is currently a stormwater ponding problem along Cepi Drive. The drainage problems along the frontage of this site shall be addressed during the re-development process for this site.

Before submitting your written response to these issues, please set-up an issues meeting with the Department of Planning and Public Works. A **written response to each issues** listed in this letter should be submitted along with three copies of the plan.

This project will not be placed on the Planning Commission agenda for an Issues meeting until after all items are addressed in writing. Please do not hesitate to contact me at (636)-537-4743 if you have any questions.

Sincerely,



Kristian Corbin  
Project Planner

Cc: Aimee Nassif, Planning and Development Services Director  
Kimberly, McMahan, Civil Engineer  
File

STOCK & ASSOCIATES  
Consulting Engineers, Inc.

December 29, 2009

City of Chesterfield  
Department of Planning and Public Works  
690 Chesterfield Parkway West  
Chesterfield, MO 63017-0760

Attention: Mr. Kristian Corbin, Project Planner

Re: Insituform - Chesterfield Airport Commerce Park  
Responses to 12-21-2009 comment letter  
(Stock Project No. 209-4488)

Dear Mr. Corbin:

Per your comment letter dated 12-21-2009 and our meeting on 12-21-2009, the following are responses to issues 1 – 10:

*1. Revise the Preliminary Plan to show the proposed access point(s) to 609 Cepi Drive that complies with the City of Chesterfield Access Management requirements.*

**Response:** The centerline of the proposed southernmost entrance is shown to be 100' minimum from the proposed Edison 'edge of pavement' lane.

*2. How does the list of requested uses compare to the list of approved uses for the adjacent districts?*

**Response:** A revised list of uses was submitted to your office on 12-22-2009 for review.

*3. How do the proposed uses fit with the City of Chesterfield Comprehensive Plan Service/Business Park Land Use Designation? Provide an amended list of requested permitted uses.*

**Response:** A revised list of uses was submitted to your office on 12-22-2009 for review.

*4. Consider restricting certain uses to each parcel based on its appropriateness fronting Chesterfield Airport Road and Edison Avenue.*

**Response:** A revised list of uses and their particular locations (fronting Chesterfield Airport Road) was submitted to your office on 12-22-2009 for review.

*5. What are the proposed hours of operation?*

**Response:** Unrestricted hours.

6. *What is the proposed maximum building height?*

**Response:** 65' (exclusive of mechanical equipment)

7. *St. Louis County Department of Highways and Traffic has provided comments regarding this petition. Please see attached. Agency comments will be included in the Attachment A for this development.*

**Response:** We are communicating with St. Louis County to clarify their comments. We understand they will be included in "Attachment A".

8. *The Spirit of St. Louis Airport has provided comments regarding this petition. Please see attached.*

**Response:** We have read the Airport's comments and do not plan on limiting the proposed uses. Future users will be required to submit their plans to the Airport and the FAA.

9. *Monarch Fire Protection District has provided comments regarding this petition. Please see attached.*

**Response:** We have read and accepted the comments.

10. *MSD has submitted the following comments:*

a. *Treatment for water quality, in accordance with MSD regulations dated February 2006, shall be required.*

b. *Project approval will be required from the Monarch Chesterfield Levee District. This approval shall include certification that stormwater will be controlled as required by the Chesterfield Valley Master Plan.*

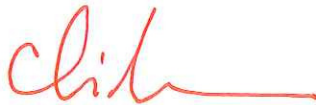
c. *This project is in the Caulks Creek Surcharge area and is subject to a surcharge of \$2,750 per acre.*

d. *Formal plan submittal and approval will be required by the District prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.*

**Response:** We have read and accepted these comments.

Should you have any questions or comments, please feel free to call. Thank you.

Sincerely,



Chris Mueller, P.E.,  
Associate

CC: Mr. Anthony P. Hasek, III, Principal (ahasek@lee-associates.com)  
Mr. Dan Barnes (dbarnes@lee-associates.com)  
Mr. David F. Morris, Sr. Vice-President (dmorris@insituform.com)  
Mr. Tod O'Donoghue, General Counsel, North America Rehab  
(TODonoghue@insituform.com)  
Mr. George M. Stock, P.E., President

## ATTACHMENT A

**All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.**

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

1. The uses allowed in this "PI" Planned Industrial District shall be:
  - (1) Administrative office for education or religious facility
  - (2) Animal Grooming service
  - (3) Automotive detailing shop
  - (4) Automotive retail supply
  - (5) Bakery
  - (6) Bar
  - (7) Boat (and marine supply) storage, charter, repair, sale
  - (8) Brewpub
  - (9) Broadcasting studio
  - (10) Car wash, industrial
  - (11) Car wash, self-service
  - (12) Church and other place of worship
  - (13) Commercial service facility
  - (14) Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
  - (15) Day care center, adult
  - (16) Day care center, child
  - (17) Dry cleaning establishment.
  - (18) Dry cleaning establishment, drive-thru
  - (19) Educational facility--Specialized private schools
  - (20) Education facility--Vocational school
  - (21) Educational facility--Vocational school, outdoor training
  - (22) Filling station and convenience store with pump stations
  - (23) Film drop-off and pick-up station
  - (24) Film processing plant
  - (25) Financial institution
  - (26) Financial institution, drive-thru
  - (27) Gymnasium
  - (28) Highway department garage
  - (29) Industrial sales, service, and storage
  - (30) Laboratories-professional, scientific



- (31) Local public utility facility
- (32) Lumberyard
- (33) Mail order sale warehouse
- (34) Manufacturing, fabrication, assembly, processing, or packaging facility
- (35) Meat packing facility
- (36) Office, dental
- (37) Office, general
- (38) Office, medical
- (39) Oil Change facility
- (40) Parking area, including garages, for automobiles
- (41) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility.
- (42) Professional and technical service facility
- (43) Public safety facility
- (44) Research facility
- (45) Restaurant, fast food
- (46) Restaurant, take out
- (47) Restaurant, with drive-thru window
- (48) Satellite dish
- (49) Storage and repair garage for public mass transit vehicles
- (50) Telecommunications structure
- (51) Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage
- (52) Union halls and hiring halls
- (53) Vehicle repair and services facility
- (54) Veterinary clinic
- (55) Warehouse--General
- (56) Yard for storage of contractors' equipment, materials, and supplies

2. The above uses in the "PI" Planned Industrial District shall be restricted as follows:

- a. Uses "6", "8", "22", "39", "45", "46", and "47" shall be limited to those lots within 320 feet of Chesterfield Airport Road.
- b. Uses "32", "35", and "56" shall be limited to those lots located within 530 feet of Edison Avenue.

3. Hours of Operation.

- a. Hours of operation for this "PI" District shall not be restricted.

## **B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

### 1. Height

- a. The maximum height of the building, exclusive of roof screening, shall not exceed sixty five (65) feet.

### 2. Building Requirements

- a. A minimum of (35%) openspace is required for this development.
- b. This development shall have a maximum F.A.R. of (0.55).

## **C. SETBACKS**

### 1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
- b. Thirty (30) feet from the right-of-way of Cepi Road.
- c. Thirty (30) feet from the right-of-way of Edison Avenue.
- d. Ten (10) feet from the remaining district boundaries.

### 2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
- b. Twelve (12) feet from the right-of-way of Cepi Drive.
- c. Thirty (30) feet from the right-of-way of Edison Avenue.
- d. Ten (10) feet from the remaining district boundaries.

## **D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

- a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
- b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. Parking lots shall not be used as streets.

4. Parking shall be prohibited along both sides of the access driveway. Parking lot aisles, where possible, should intersect the main and minor driveways at right angles and be logically located opposite minor driveways and other parking lot aisles. The main and minor driveways shall not have speed bumps. Stop signs shall not be installed for traffic on the main driveway. Minor driveways shall not intersect the access drive closer than one hundred fifty (150) feet from Chesterfield Airport Road right-of-way as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.

**E. LANDSCAPE AND TREE REQUIREMENTS**

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

**F. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic for sight distance considerations prior to installation or construction.

**G. LIGHT REQUIREMENTS**

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

## **H. ARCHITECTURAL**

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the City of Chesterfield on the Site Development Plan.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the City of Chesterfield.

## **I. ACCESS/ACCESS MANAGEMENT**

1. Access to this development from Chesterfield Airport Road shall be restricted to one (1) commercial entrance, with one (1) inbound lane and two (2) outbound lanes located opposite existing entrances and providing required sight distance, and constructed to Saint Louis County standards as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield. All other accesses on to Chesterfield Airport Road shall be removed and right-of-way restored as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.
2. Access to this development from Cepi Drive shall be restricted to not more than two driveways located and designed in accordance with City of Chesterfield driveway access design policy and in a manner that is acceptable to the City of Chesterfield Department of Planning and Public Works.
3. No direct access to Edison Avenue shall be permitted.
4. Provide cross access easements and temporary construction license or other appropriate legal instrument or agreement guaranteeing permanent access

between this site and adjacent properties as directed by the City of Chesterfield.

5. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.
6. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.

**J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
2. Construct an eastbound right turn lane two hundred (200) feet in length on Chesterfield Airport Road at the proposed access with a 10:1 inbound taper as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.
3. Construct a ten (10) foot wide full depth shoulder adjacent to Chesterfield Airport Road along the frontage of the tract, except where it is located adjacent to the right turn lane where its width shall be six (6) feet wide, to Saint Louis County standards, as directed by Saint Louis County Department of Highways and Traffic and the City of Chesterfield.
4. The developer shall install a 5 foot wide sidewalk, conforming to ADA standards, along the Cepi Drive and Edison Avenue frontage of the site, in accordance with applicable City of Chesterfield design and construction policies, and in a manner acceptable to the City of Chesterfield Department of Planning & Public Works.
5. Provide a sidewalk along Chesterfield Airport Road conforming to Saint Louis County ADA standards adjacent to and outside of right-of-way as directed by the City of Chesterfield.
6. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost

- shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
7. The Developer shall construct additional pavement widening on Edison Avenue so that the mainline pavement meets minor arterial street standards, including appurtenant storm drainage facilities, in accordance with City of Chesterfield street design and construction policies, and in a manner acceptable to the City of Chesterfield Department of Planning & Public Works.
  8. The Developer shall extend Cepi Drive southerly from its current end of pavement to intersect with Edison Avenue. Cepi Drive shall be designed to meet local street standards, including appurtenant storm drainage facilities, in accordance with City of Chesterfield street design and construction policies, and in a manner acceptable to the City of Chesterfield Department of Planning & Public Works. Edge of pavement radii of Cepi Drive at the intersection with Edison Avenue shall be a minimum of 50 feet.
  9. The Developer shall install streetlights and street trees along the frontage of Cepi Drive and Edison Avenue, in accordance with applicable City of Chesterfield design and installation policies, and in a manner acceptable to the City of Chesterfield Department of Planning and Public Works.
  10. The Developer shall provide any additional right-of-way and construct any improvements to Chesterfield Airport Road, as required by the St. Louis County Department of Highways and Traffic.
  11. All roadway and related improvements in each plat or phase of the development shall be constructed by the developer prior to issuance of a MZA for building permits exceeding 50% for that plat or phase. All roadway and related improvements in the overall development and right of way dedication shall be completed by the developer prior to issuance of a MZA for building permits exceeding 75% of 100% of the plats/phases of the development.

#### **K. POWER OF REVIEW**

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission

review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

## **L. STORMWATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The stormwater management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of stormwater management facilities shall be identified on the Site Development Plan(s).
3. The Chesterfield Valley Master Stormwater Plan indicates a 50' flat bottom ditch shall be constructed along the western and southern property line of this site and that drainage from this site is to be directed to the east to the pump station at Long Road. The developer shall be responsible for construction of the required stormwater improvements and coordination with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Stormwater Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent stormwater improvements are constructed.

The developer may elect to propose alternate geometry, size and/or type of stormwater improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Director of Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield

Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

4. Provide a Chesterfield Valley Stormwater Easement along the south property line to accommodate the future construction of the Chesterfield Valley Master Stormwater Plan channel in that area, and depict the channel on the Site Development Plan and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.
5. All Chesterfield Valley Master Stormwater Plan improvements shall be operational prior to the paving of any driveways or parking areas.
6. Treatment for water quality, in accordance with MSD regulations dated February 2006, shall be required.
7. Project approval will be required from the Monarch Chesterfield Levee District. This approval shall include certification that storm water will be controlled as required by the Chesterfield Valley Master Plan.
8. Formal plan submittal and approval will be required by the Metropolitan Sewer District prior to the issuance or permits. Formal plan approval is subject to the requirements of detailed review.

#### **M. SANITARY SEWER**

1. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of \$2,750 per acre.

#### **N. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer



preparing the report, shall be included on all Site Development Plans and Improvement Plans.

#### **O. MISCELLANEOUS**

1. All utilities will be installed underground.

#### **II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS**

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

#### **III. COMMENCEMENT OF CONSTRUCTION**

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

#### **IV. GENERAL CRITERIA**

##### **A. SITE DEVELOPMENT CONCEPT PLAN.**

1. Any site development concept plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

#### **B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS**

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations and other karst features, that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

## V. TRUST FUND CONTRIBUTION

- A. The developer shall be required to contribute to the **Chesterfield Valley Trust Fund (No. 556)**. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation

assessment contribution prior to issuance of building permits for each phase of development.

Roads

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer’s contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$575.04/parking space
General Retail	\$1,725.20/parking space
Loading Space	\$2,823.08/parking space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance any a Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to “Treasurer, St. Louis County.”

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

### Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$693.85 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

### Stormwater

The stormwater contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of stormwater from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the stormwater contribution will be computed based on \$2,201.47 per acre for the total area as approved on the Site Development Plan. The stormwater contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Highways and Traffic or before the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, Saint Louis County.

### Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2010, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Prior to Special Use Permit issuance by St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County

Department of Highways and Traffic to guarantee completion of the required roadway improvements.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

## **VI. RECORDING**

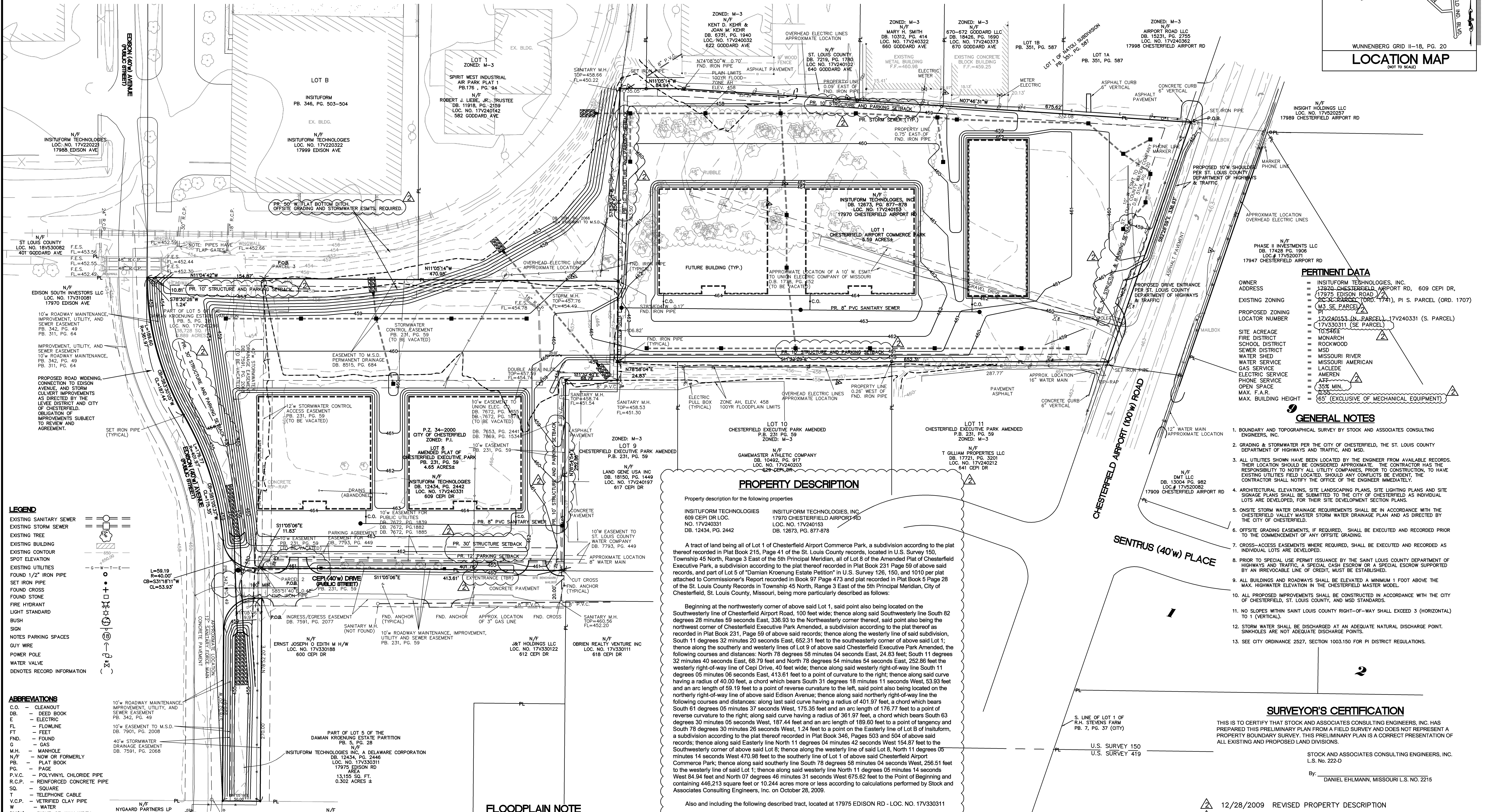
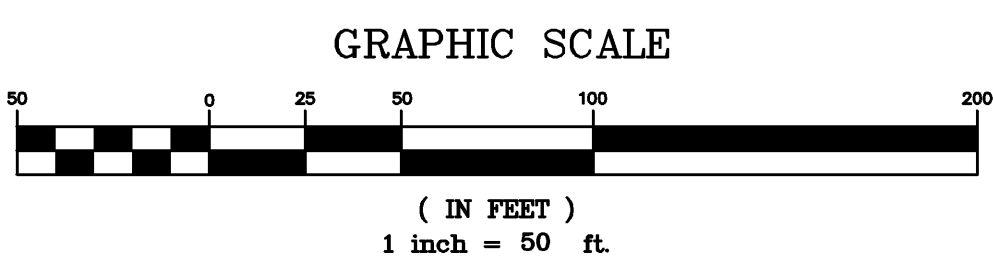
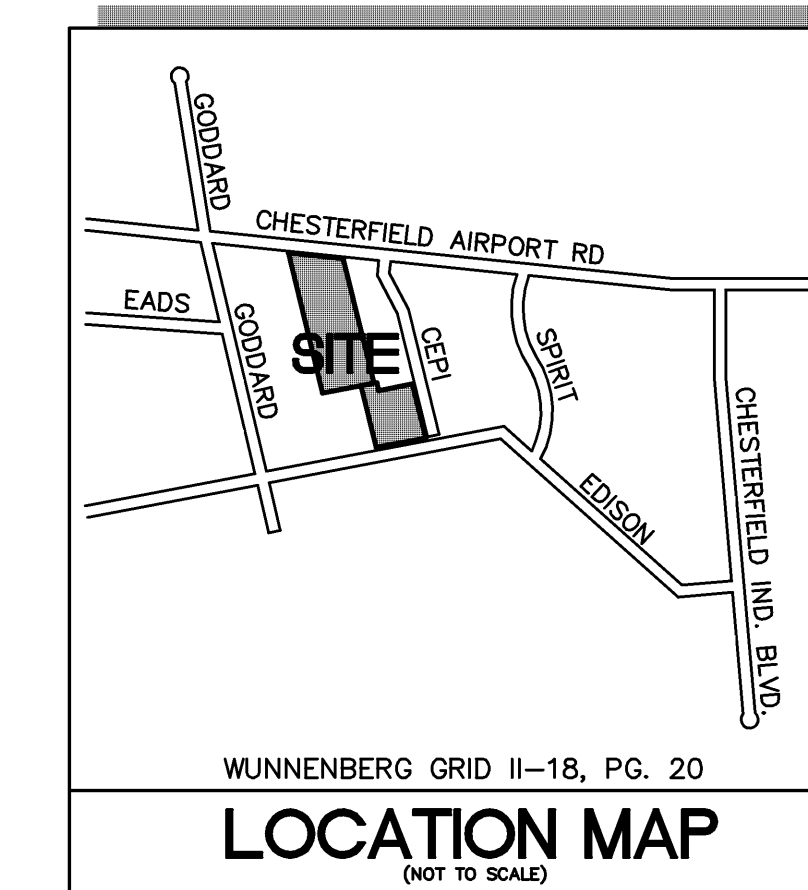
Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

## **VII. ENFORCEMENT**

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

# PRELIMINARY PLAN

FOR REZONING FROM (PI, PC, AND M3)  
TO A PI - "PLANNED INDUSTRIAL" DISTRICT  
A TRACT OF LAND BEING LOCATED  
IN U.S. SURVEYS 126, 150, AND 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST  
OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



- ### LEGEND
- EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING TREE
  - EXISTING BUILDING
  - EXISTING CONTOUR
  - SPOT ELEVATION
  - EXISTING UTILITIES
  - FOUND 1/2" IRON PIPE
  - SET IRON PIPE
  - FOUND CROSS
  - FOUND STONE
  - FIRE HYDRANT
  - LIGHT STANDARD
  - BUSH
  - SIGN
  - NOTES PARKING SPACES
  - GUY WIRE
  - POWER POLE
  - WATER VALVE
  - DENOTES RECORD INFORMATION

- ### ABBREVIATIONS
- C.O. - CLEANOUT
  - DB. - DEED BOOK
  - E - ELECTRIC
  - FL - FLOWLINE
  - FT - FEET
  - G - GAS
  - FND. - FOUND
  - M.H. - MANHOLE
  - N/F - NOW OR FORMERLY
  - P.B. - PLAT BOOK
  - P.G. - PAGE
  - P.V.C. - POLYVINYL CHLORIDE PIPE
  - R.C.P. - REINFORCED CONCRETE PIPE
  - SQ. - SQUARE
  - T - TELEPHONE CABLE
  - V.C.P. - VETRIIFIED CLAY PIPE
  - W - WATER
  - (86"W) - RIGHT-OF-WAY WIDTH

**PREPARED FOR:**  
INSTIFORM TECHNOLOGIES, INC.  
17988 EDISON AVENUE  
CHESTERFIELD, MO 63005  
ATTN: MR. DAVID F. MORRIS, SR. VICE PRESIDENT  
PH 636-530-8020, CEL 314-566-3847  
DMORRIS@INSTIFORM.COM

**C/O LEE & ASSOCIATES**  
101 S. HANLEY ROAD, SUITE 1150  
ST. LOUIS, MO 63105  
ATTN: MR. ANTHONY HASEK III, PRINCIPAL  
PH 314-480-4102, CEL 314-503-4533  
FX 314-480-4130  
AHASEK@LEE-ASSOCIATES.COM

**M.S.D. BENCHMARK**  
M.S.D. BENCHMARK #11-59 ELEV.=461.50  
1" ON BACK OF ROLLED CURB, 107' SOUTH OF CL  
OF CHESTERFIELD-AIRPORT ROAD AND 13' WEST OF CL  
OF GODDARD AVENUE.

**SITE BENCHMARK**  
TRAVERSE POINT #4 ELEV.=461.16"  
A "CROSS" CUT AT THE DEAD END OF CEP1 DRIVE,  
110' NORTH OF THE SOUTH EDGE OF THE PAVEMENT  
AND 13' EAST OF THE WEST EDGE OF THE PAVEMENT.

**FLOODPLAIN NOTE**  
Subject property lies within Flood Zone "X" (area of 500-year flood, area of 100-year flood with average depths of less than one (1) foot or with drainage area less than one (1) square mile, and areas protected by levees from 100-year flood) and Flood Zone "AH" (flood depths of 1-3 feet, usually areas of ponding, base flood elevation = 458) per the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 29189C0120 H with an effective date of August 2, 1995 and revised to reflect LOMR Dated April 17, 2000.

**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 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.

### PROPERTY DESCRIPTION

Property description for the following properties  
INSTIFORM TECHNOLOGIES, INC. 17970 CHESTERFIELD AIRPORT RD. LOC. NO. 17V240331 DB. 12434, PG. 2442  
INSTIFORM TECHNOLOGIES, INC. 17970 CHESTERFIELD AIRPORT RD. LOC. NO. 17V240331 DB. 12673, PG. 877-878

A tract of land being all of Lot 1 of Chesterfield Airport Commerce Park, a subdivision according to the plat thereof recorded in Plat Book 215, Page 41 of the St. Louis County records, located in U.S. Survey 150, Township 45 North, Range 3 East of the 5th Principal Meridian, all of Lot 8 of the Amended Plat of Chesterfield Executive Park, a subdivision according to the plat thereof recorded in Plat Book 231 Page 59 of above said records, and part of Lot 5 of "Damian Kroening Estate Petition" in U.S. Survey 126, 150, and 1010 per plat attached to Commissioner's Report recorded in Book 97 Page 473 and plat recorded in Plat Book 5 Page 28 of the St. Louis County Records in Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the northwesterly corner of above said Lot 1, said point also being located on the Southwesterly line of Chesterfield Airport Road, 100 feet wide thence along said Southwesterly line South 82 degrees 28 minutes 59 seconds East, 336.93 to the Northeastly corner thereof, said point also being the northwest corner of Chesterfield Executive Park Amended, a subdivision according to the plat thereof as recorded in Plat Book 231, Page 59 of above said records; thence along the westerly line of said subdivision, South 11 degrees 32 minutes 20 seconds East, 652.31 feet to the southeasterly corner of above said Lot 1; thence along the southerly and westerly lines of Lot 8 of above said Chesterfield Executive Park Amended, the following courses and distances: North 78 degrees 58 minutes 04 seconds East, 24.83 feet; South 11 degrees 32 minutes 04 seconds East, 68.79 feet and North 78 degrees 54 minutes 54 seconds East, 252.86 feet the westerly right-of-way line of Cepi Drive, 40 feet wide; thence along said westerly right-of-way line South 11 degrees 05 minutes 06 seconds East, 413.61 feet to a point of curvature to the right; thence along said curve having a radius of 40.00 feet; a chord which bears South 31 degrees 18 minutes 11 seconds West, 53.93 feet and an arc length of 59.19 feet to a point of reverse curvature to the left, said point also being located on the northerly right-of-way line of above said Edison Avenue; thence along said northerly right-of-way line the following courses and distances: along last said curve having a radius of 401.97 feet, a chord which bears South 61 degrees 05 minutes 37 seconds West, 175.35 feet and an arc length of 176.77 feet to a point of reverse curvature to the right; along said curve having a radius of 381.97 feet, a chord which bears South 63 degrees 30 minutes 55 seconds West, 187.44 feet and an arc length of 189.60 feet to a point of tangency and South 78 degrees 30 minutes 26 seconds West, 1.24 feet to a point on the Easterly line of Lot B of Instiform, a subdivision according to the plat thereof recorded in Plat Book 346, Pages 503 and 504 of above said records; thence along said Easterly line North 11 degrees 04 minutes 42 seconds West, 154.87 feet to the Southwesterly corner of above said Lot 8; thence along the westerly line of said Lot 8, North 11 degrees 05 minutes 14 seconds West 470.98 feet to the southerly line of Lot 1 of above said Chesterfield Airport Commerce Park; thence along said southerly line South 78 degrees 58 minutes 04 seconds West, 256.51 feet to the westerly line of said Lot 1; thence along said westerly line North 11 degrees 05 minutes 14 seconds West 84.94 feet and North 07 degrees 06 minutes 31 seconds West 675.62 feet to the Point of Beginning and containing 446.213 square feet or 10.244 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on October 28, 2009.

Also including the following described tract, located at 17975 EDISON RD - LOC. NO. 17V330311

A tract of land being part of Lot 5 of Damian Kroening Estate Petition in U.S. Surveys 126, 150, and 1010 as per plat attached to Commissioner's Report recorded in Book 97 Page 473 and plat recorded in Plat Book 5 Page 28 of the Recorder of Deeds Office in St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Southwest corner of Adjusted Lot 6 of the Boundary Adjustment Plat of Lots 6 and 7 of Chesterfield Executive Park, a subdivision according to the plat thereof recorded in Plat Book 242, Page 70 of the above said records, said point also being located on the easterly line of Cepi Drive, 40 feet wide; thence along the southerly line of said Lot 6, North 78 degrees 52 minutes 20 seconds East, 270.00 feet to the westerly line of Spirit Trade Center Plat One, a subdivision according to the plat thereof recorded in Plat Book 320, Page 44 of the above said records; thence along said westerly line South 11 degrees 05 minutes 19 seconds East, 50.00 feet to the northerly line of Edison Avenue, 40 feet wide as established by Plat Book 342, Page 49 of above said records; thence along said northerly line South 78 degrees 52 minutes 20 seconds West, 229.97 feet to a point of curvature to the right; thence along said curve having a radius of 40.00 feet, a chord which bears North 56 degrees 06 minutes 23 seconds West, 56.59 feet and an arc length of 62.86 feet to a point of tangency, said point also being located on the westerly line of above said Cepi Drive; thence along said westerly line North 11 degrees 05 minutes 06 seconds West, 9.97 feet to the Point of Beginning and containing 13,155 square feet or 0.302 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on December 22, 2009.

- ### PERTINENT DATA
- OWNER = INSTIFORM TECHNOLOGIES, INC.
  - ADDRESS = 17975 EDISON ROAD
  - EXISTING ZONING = PI S. PARCEL (ORD. 1707)
  - PROPOSED ZONING = PI S. PARCEL
  - LOCATOR NUMBER = 17V240153 (N. PARCEL), 17V240331 (S. PARCEL)
  - SITE ACREAGE = 103.55 ACRES
  - FIRE DISTRICT = MONARCH
  - SCHOOL DISTRICT = ROCKWOOD
  - SEWER DISTRICT = MISSOURI RIVER
  - WATER SERVICE = MISSOURI AMERICAN
  - GAS SERVICE = LACLEDE
  - ELECTRIC SERVICE = AMEREN
  - PHONE SERVICE = ATT
  - OPEN SPACE = 35% MIN.
  - MAX. F.A.R. = 25%
  - MAX. BUILDING HEIGHT = 65' (EXCLUSIVE OF MECHANICAL EQUIPMENT)

- ### GENERAL NOTES
- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
  - GRADING & STORMWATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, AND MSD.
  - ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
  - ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED. FOR THEIR SITE DEVELOPMENT SECTION PLANS.
  - ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
  - OFFSITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFFSITE GRADING.
  - CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
  - PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED.
  - ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH WATER READINGS IN THE CHESTERFIELD MASTER MODEL.
  - ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, AND MSD STANDARDS.
  - NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
  - STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
  - SEE CITY ORDINANCE 2527, SECTION 1003.150 FOR PI DISTRICT REGULATIONS.

### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS PRELIMINARY PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS PRELIMINARY PLAN IS A CORRECT PRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
L.S. No. 222-D  
By: DANIEL EHLMANN, MISSOURI L.S. NO. 2215

12/28/2009 REVISED PROPERTY DESCRIPTION  
11/17/2009 CITY COMMENTS

CHESTERFIELD AIRPORT COMMERCE PARK  
PRELIMINARY PLAN

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH (636) 530-9100  
FAX (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

M.S.D. P#	BASE MAP #	17-V
DATE CHECKED BY	DATE	JOB NUMBER
C.A.M.	11/03/09	G.M.S. 11/03/09
DRAWN BY	DATE	JOB NUMBER
GEORGE M. STOCK	E-25116	209-4488
CIVIL ENGINEER		1 of 1