



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Public Hearing Report

Meeting Date: March 11, 2019

From: Mike Knight, Planner *mk*

Location: North of North Outer 40 Road and east of Boone's Crossing

Petition: **P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC)** An ordinance amending City of Chesterfield Ordinance 2682 for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T420027)

Summary

TSG Chesterfield Lifestyle, LLC is to amend City of Chesterfield Ordinance 2682 and establish a new "PC" Planned Commercial District for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. The 48 acre tract of land is currently made up of one lot and is functioning as the Chesterfield Outlets.

The primary purpose of this request is that the pavilion and indoor theatre proposed to be constructed on the property, including rooftop mechanical equipment, screening, and architectural features shall not exceed 60 feet. The current height requirement states that the maximum height of the building, exclusive of rooftop mechanical equipment and screening, shall not exceed 45 feet; however, architectural features, including but not limited to towers, that do not add usable floor area may be a maximum of 60 feet in height.

The applicant's narrative states that TSG has taken control of the property in an effort to redevelop and reposition the property into a regional entertainment district with a variety of entertainment themed options, including restaurants, a food hall, live music venue, and complementary retail/entertainment uses.

Included within the applicant's request is an updated Preliminary Development Plan. This Preliminary Development Plan includes additional buildings that are reflected within the applicant's narrative along with the relocation of the northwestern most access point. A further description of the Preliminary Development Plan adjustments will be discussed later in this report.

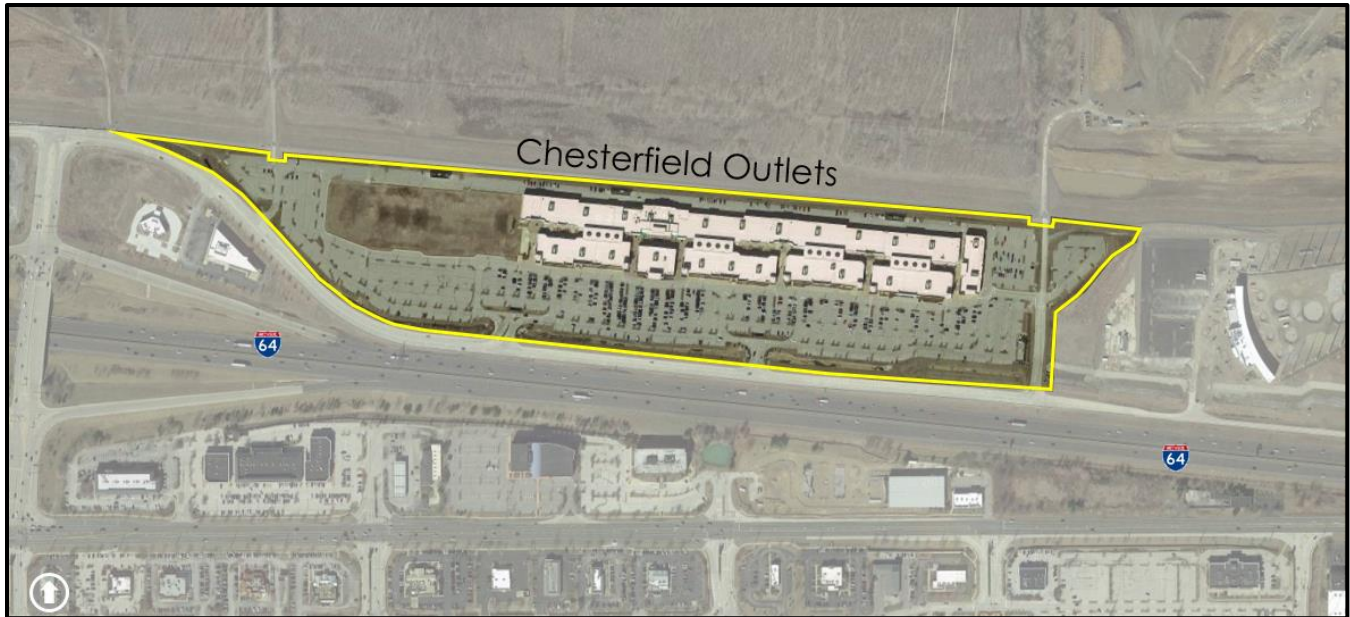


Figure 1: Subject Site Aerial

SITE HISTORY

St. Louis County zoned the subject site “NU” Non-Urban District in 1965. On November 21, 2011, the City of Chesterfield approved Ordinance 2682, which zoned the subject site from a “NU” Non-Urban District to a “PC” Planned Commercial District.

Subsequent to the change in zoning, a Site Development Plan was submitted proposing a 472,282 square foot outlet retail center on the site. The plan was approved by the City of Chesterfield on March 26, 2012. A minor amendment was approved in October of 2012 to relocate the management office from the westernmost building to the easternmost building.

SURROUNDING LAND USES

The land use and zoning for the properties surrounding this parcel are as follows; The Monarch Chesterfield Levee is located directly to the north with Flood Plain Non-Urban zoned property, currently being used as Rivers Edge Park. The site is bordered by North Outer 40 and Interstate 64 to the south. The Kemp Auto Museum and Chesterfield Commons North are the nearest subdivisions to the south zoned a mixture of Planned Commercial and Planned Industrial. To the east is the Summit-Topgolf Subdivision zoned Planned Commercial District in which there has been an abundance of recent activity, including the operation of the Recreational Facility known as Topgolf and an approved Site Development Section Plan to construct a Residence Inn Hotel. The property to the west is the Boone’s Crossing Northeast Subdivision, zoned Planned Commercial, and currently functioning as financial facilities. Figure 2 on the following page depicts the subject site in relation to the current surrounding zoning, which is followed by Table 1 which outlines the surrounding developments, zoning, and some additional notes.

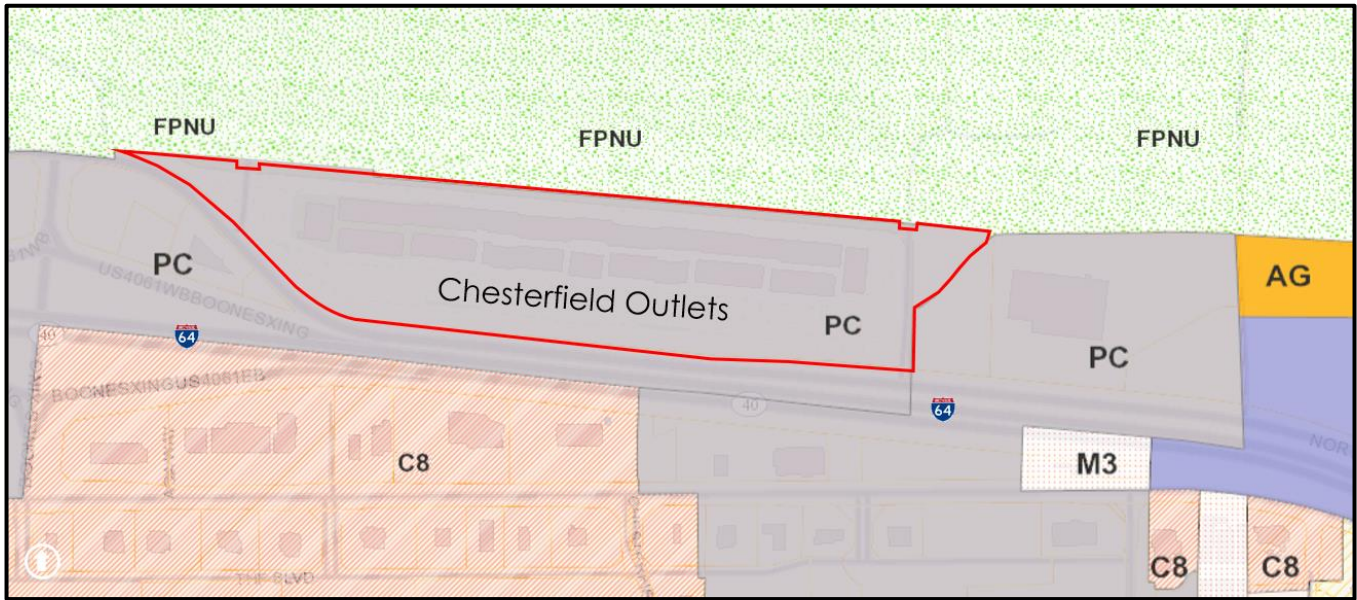


Figure 2: Surrounding Zoning

Surrounding Developments, Land Use, and Zoning			
LOCATION	DEVELOPMENT	ZONING	ADDITIONAL NOTES
North	Rivers Edge Park	FPNU	188 acre passive park with trail surrounding lake
South	Chesterfield Commons North / Kemp Auto Museum	C8 / PC	Mixed commercial uses including office, retail, and restaurant
East	Summit-Topgolf	PC	Topgolf is under operation, also an approved site plan to construct a hotel.
West	Boones Crossing NE	PC	Office and financial facilities

Table 1: Surrounding Uses

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield and is within the Mixed Commercial Use land use designation per the City’s Comprehensive Land Use Plan as seen in Figure 3. The Comprehensive Plan designates the permitted land uses under designation Mixed Commercial Use (Retail, Low-Density Office, and Limited Office/Warehouse Facilities). All of the currently permitted uses under governing Ordinance 2682 are consistent with the City’s Comprehensive Land Use Plan.

Chesterfield Valley Design Policies:

Although this is an ordinance amendment in which the request solely encompasses a change in the height restriction, an updated Preliminary Development Plan has been submitted to reflect the desired retail/entertainment district. There are specific Chesterfield Valley Design Policies located within the City of Chesterfield Comprehensive Land Use Plan. One policy which is most applicable to the creation of the entertainment district pertains to Pedestrian Circulation.

Pedestrian Circulation - In order to promote pedestrian movement, each development is required to address pedestrian circulation within and between all developments. This pedestrian system shall be designed in an overall safe, clearly understood plan meeting ADA (American Disabilities Act) requirements.

The submitted plan consists of not only an updated building footprint but also an update to the northwest entrance into the site. Staff will continue to closely examine the pedestrian circulation not only within the site, but between adjacent sites, and the connection to the River's Edge Park as we move forward to the site plan review process. The updated northwest entrance is in close proximity to the parking area and entrance of River's Edge Park. The applicant has been advised that as we continue through the Amended Site Development Plan process, staff will look to include pedestrian wayfinding and infrastructure to safely navigate people from the designated parking easements to the park itself.

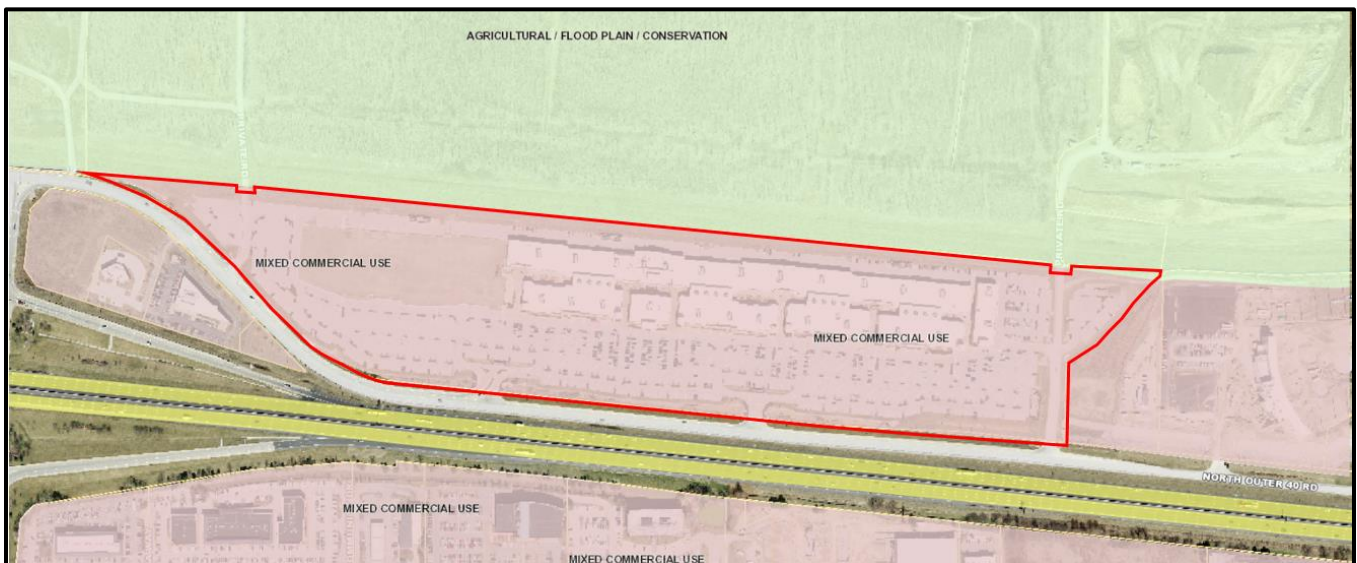


Figure 3: Comprehensive Land Use Plan

STAFF ANALYSIS

The primary purpose of this request is that the pavilion and indoor theatre proposed to be constructed on the property, inclusive of rooftop mechanical equipment, screening, and architectural features shall not exceed 60 feet. This amendment, although changing the maximum height of the usable floor area solely for the pavilion and indoor theatre, will retain that no feature on any building exceed the 60 foot height limitation.

The current height requirement within governing ordinance 2682 states that the maximum height of the building, exclusive of rooftop mechanical equipment and screening, shall not exceed 45 feet; however, architectural features, including but not limited to towers, that do not add usable floor area may be a maximum of 60 feet in height.

The PC - Planned Commercial District regulations do not have specific height limitations within the UDC. There are minimum standards of design in which there is a maximum floor area ratio of 0.55 and a minimum of 35% open space.

Additionally, Chesterfield Blue Valley, which is located at the far western edge of the Chesterfield Valley but still along the Interstate 64 corridor, is permitted a maximum structure height of 65 feet with the exception of three parcels which can be built to 6 stories or 75 feet as measured from existing grade, whichever is less.

Of all the development that is directly north and south of the I-64 corridor within the Chesterfield Valley, seven subdivisions have height limitations that permit for development exceeding 45 feet (Blue Valley, Spirit of STL Corporate Center, CVAC, Long Road Crossing, Chesterfield Outlets, Chesterfield Grove, and Summit-Topgolf). The locations of the above-mentioned properties can be seen in Figure 4 below.

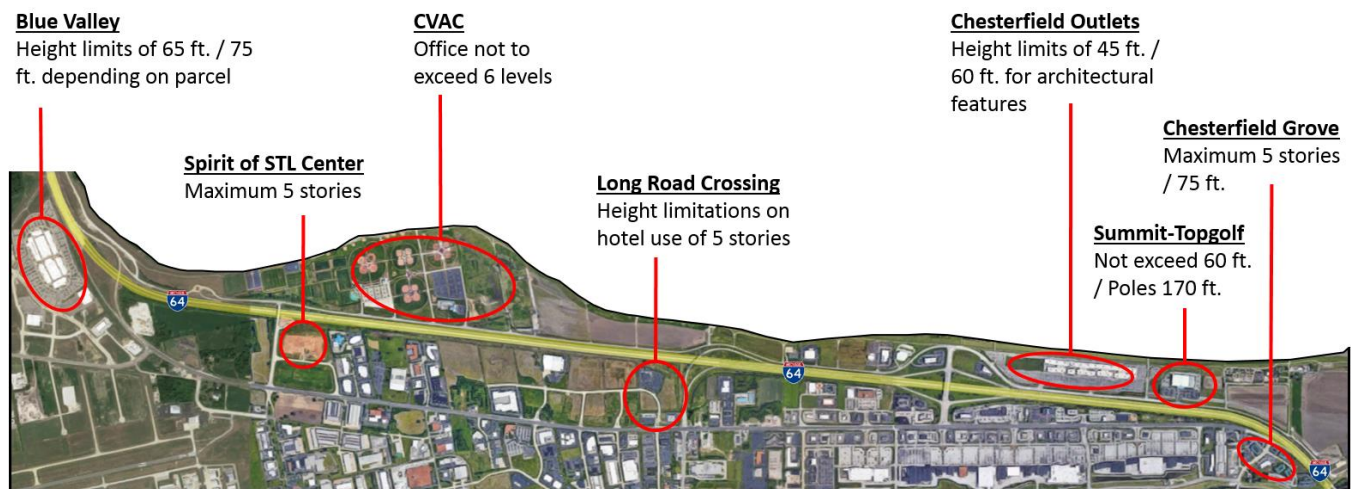


Figure 4: Height Limitations above 45 Feet along I-64 corridor

No building or structure, other than a freestanding project identification sign, light standard, or flag pole, is able to be located within 75 feet from the southern boundary. The Sky Exposure Plane is a theoretical plane beginning on a line at the intersection of the setback plane and front yard setback rising over the buildable area of the lot on a slope determined by an acute angle of 60°. The setback plane is a theoretical plane beginning at the edge of the street and rising at a 45° angle over the required front yard to the front yard setback line used to determine the starting point for the sky exposure plane. None of the proposed buildings are near the sky exposure plane as submitted, and staff will continue to monitor this theoretical plane throughout the plan submittal process.

Narrative Statement

Although the applicant's proposed redevelopment and reposition of the property into an entertainment district does not require additional permitted uses added to the governing ordinance, the supplied

narrative statement does further describe the intended “retail-tainment” concept and uses. Below is a summary of the description contained within the applicant’s narrative statement.

- An entertainment district on the eastern side of the property that will accommodate multiple new entertainment uses, including, but not limited to, bowling, laser tag, climbing walls, indoor rope course, bocce ball, pickle ball, etc.
- An outdoor pavilion that will serve as a gathering space for visitors and include a stage and open space to be used for outdoor dining and entertainment.
- A dining district with four sit-down restaurants.
- The existing food court will be converted into a food hall.
- A live indoor music venue accommodating 3,300 visitors.
- A new 3 level building adjacent to the music venue with 2 floors of office above ground floor retail.

Preliminary Plan

A zoning map amendment to a planned zoning district requires a Preliminary Development Plan, which has been included in the Planning Commission’s packet. This Preliminary Plan includes additional buildings that are reflected within the applicant’s narrative along with the relocation of the northwestern most access point.

Lochmueller Group completed an assessment for the proposed development including the updated northwest entrance alignment. This would include removing the existing “right in / right out” configuration and replacing it with a full access entrance positioned directly to the north of the existing that aligns with the entrance to the development directly across North Outer 40. The intent of the new configuration would guide visitors towards a parking garage dedicated for the indoor theatre.

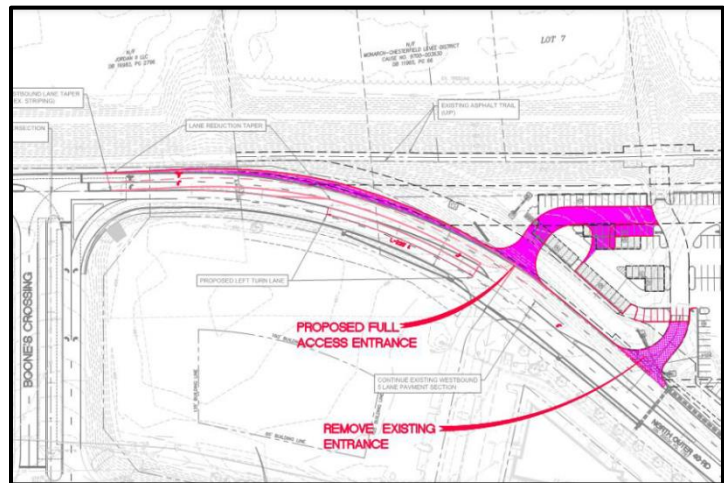


Figure 5: Updated Entrance Configuration

The assessment by Lochmueller concluded that all intersections and movements within the study area, with the exception of the northbound approach of the Cornerstone Mortgage Drive, function with acceptable levels of service during all peak periods. Despite the increase in vehicular delay for motorists exiting the Mortgage Drive, it was in their opinion that the benefits gained by aligning the drives outweigh the impact generated. It was stated that the new alignment is preferable given the increased safety associated with proper access management and the removal of the existing offset intersections.

Staff will continue to evaluate the submitted Preliminary Development Plan throughout the submittal process.

A Public Hearing further addressing the request will be held at the March 11th, 2019 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and Preliminary Development Plan for this petition.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
4. Preliminary Development Plan



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, March 11, 2019 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC) An ordinance amending City of Chesterfield Ordinance 2682 for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T420027) .

Description of Property

A tract of land being Adjusted Lot 1 of the Boundary Adjustment Plat of Lot 4 and 5 of the James Long's Estate and Part of Lots 1 and 2 of the Subdivision of Ludwell Bacon's Estate, and Lots 6, 7, 8 and 9 of Herman Ficke Estate Subdivision and a tract of land as conveyed to Taubman Prestige Outlets of Chesterfield, LLC by instrument recorded In Book 20516, Page 2999 of the St. Louis County records, located in U.S. Survey 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri.

For a list of the requested uses, contact the project planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Mike Knight at 636.537.4736 or via e-mail at JKnight@Chesterfield.MO.US. All interested parties will be given an opportunity to be heard at the Public Hearing.

TSG CHESTERFIELD LIFESTYLE, LLC
ORDINANCE AMENDMENT
NARRATIVE STATEMENT

TSG Chesterfield Lifestyle, LLC (“TSG”) is requesting an amendment to Ordinance Number 2682 (“Ordinance”) so that the pavilion and the indoor theater to be constructed on the property may be up to 60 feet in height. All other Ordinance provisions will remain unchanged. TSG is requesting that the following language be added to Section I.B.2. of the Ordinance:

“Notwithstanding the limitation set forth in subsection B.2.a., the maximum height of the pavilion and the indoor theater to be constructed on the property, including rooftop mechanical equipment, architectural features, and screening, shall not exceed 60 feet.”

TSG has taken control of the property in an effort to redevelop and reposition the property into a regional entertainment district with a variety of entertainment themed options, including restaurants, a food hall, live music venue, and complementary retail-tainment uses. The adjacency to Top Golf makes the property an ideal site to develop a regional entertainment district. The proposed redevelopment will include the following:

- An entertainment district on the eastern side of the property adjacent to Top Golf. The entertainment district will accommodate multiple new entertainment uses, including, but not limited to, bowling, laser tag, climbing walls, indoor rope course, virtual reality, bocce ball, pickleball, etc.
- An outdoor pavilion, which will be the “front door” to the development. This will serve as a gathering space for visitors and include a stage and open space to be used for events, outdoor dining, and entertainment.
- A dining district with four sit-down restaurants featuring local new and inspired energetic dining concepts with outdoor seating, as well as unique fast casual and fast food options.
- The existing food court will be converted into a food hall providing food stalls to local St. Louis restaurant and food truck operators.
- A live indoor music venue accommodating 3,300 visitors will be constructed to serve the western St. Louis and St. Charles County markets. This music venue will be supported by a new parking structure.
- A new three-level building adjacent to the music venue with two floors of office above ground floor retail-tainment.
- The remaining existing retail space will include a wide variety of retail-tainment uses and service users who will support and enhance the overall experience.

The redevelopment will combine a variety of entertainment options to serve the entire metropolitan St. Louis area with a safe, convenient and fun place to gather.

SITE INFORMATION

Table with 2 columns: Item (e.g., SITE ACREAGE, EXISTING ZONING) and Value (e.g., 48.151 ACRES ±, "PC" PLANNED COMMERCIAL).

SHEET INDEX

- C1 - OVERALL DEVELOPMENT PLAN
C2 - PRELIMINARY DEVELOPMENT PLAN
C3 - PRELIMINARY DEVELOPMENT PLAN
C4 - PRELIMINARY DEVELOPMENT PLAN
C5 - SECTION PLAN

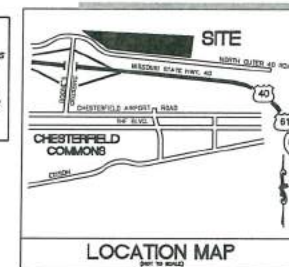
THE DISTRICT
PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING ADJUSTED LOT 1 AND 2 OF THE "BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 6, AND 7 OF HERMAN FICKE ESTATE SUBDIVISION, PART OF ADJUSTED TRACT B OF THE BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 354, PAGES 5 AND 6 AND PART OF ADJUSTED LOT 1 OF HAYNES BOUNDARY ADJUSTMENT PLAT AS RECORDED IN THAT BOOK 357, PAGES 3 AND 4" ACCORDING TO THE BOUNDARY ADJUSTMENT PLAT THEREOF RECORDED IN PLAT BOOK 360 PAGE 137, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

TOTAL TRACT = 48.151 AC. ±

BENCHMARK

62-106
ELEV = 636.86
"STANDARD ALUMINUM BOLT" STAMPED 21-32, 1980, DATE 05 SET IN BETWEEN THE HWY 40 NORTH OUTER ROAD AND THE WEST BRANCH HWY 40-42, 17' SOUTH OF THE CENTERLINE OF THE NORTH BRANCH JAWE HWY 4-84 APPROXIMATELY 6.5 METERS EAST OF THE INTERSECTION OF BRIDGE CROSSING ROAD AND NORTH OUTER ROAD. (E.-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN MAY 2022) AS SHOWN HEREIN



207 Chesterfield Business Parkway
St. Louis, MO 63003
207-500-0100 FAX: 207-500-0100
www.stockandassociates.com

PROPERTY DESCRIPTION

A tract of land being Adjusted Lot 1 of the Boundary Adjustment Plat of Lot 4 and 5 of the James Lang's Estate and Part of Lots 1 and 2 of the Subdivision of Luebbers Beach, Lots 6, 7, 8 and 9 of Herman Ficke Estate...

PROPERTY DESCRIPTION (continued)

thence along said west line, North 00 degrees 21 minutes 41 seconds East, 14.87 feet to the northeast corner thence, thence along the northern line of said Adjusted Lot 1 the following courses and distances: South 84 degrees 50 minutes 26 seconds East, 75.85 feet; South 03 degrees 23 minutes 04 seconds East, 203.31 feet; South 03 degrees 57 minutes 15 seconds East, 199.89 feet; South 03 degrees 59 minutes 20 seconds East, 75.09 feet; South 04 degrees 01 minutes 30 seconds West, 8.00 feet; South 84 degrees 32 minutes 19 seconds East, 89.85 feet; North 05 degrees 25 minutes 02 seconds East, 8.89 feet; South 04 degrees 34 minutes 09 seconds East, 230.72 feet; South 04 degrees 23 minutes 54 seconds East, 798.19 feet; South 04 degrees 28 minutes 05 seconds East, 699.27 feet; South 04 degrees 28 minutes 13 seconds East, 1,191.32 feet; South 04 degrees 23 minutes 27 seconds East, 81.27 feet; South 05 degrees 30 minutes 33 seconds West, 6.80 feet; South 04 degrees 38 minutes 00 seconds East, 119.39 feet; North 03 degrees 17 minutes 33 seconds East, 8.80 feet; South 04 degrees 42 minutes 27 seconds East, 65.20 feet; South 04 degrees 22 minutes 25 seconds East, 88.38 feet; South 07 degrees 38 minutes 27 seconds East, 66.30 feet and North 05 degrees 21 minutes 22 seconds East, 14.78 feet to the northeastern corner of said Adjusted Lot 1;

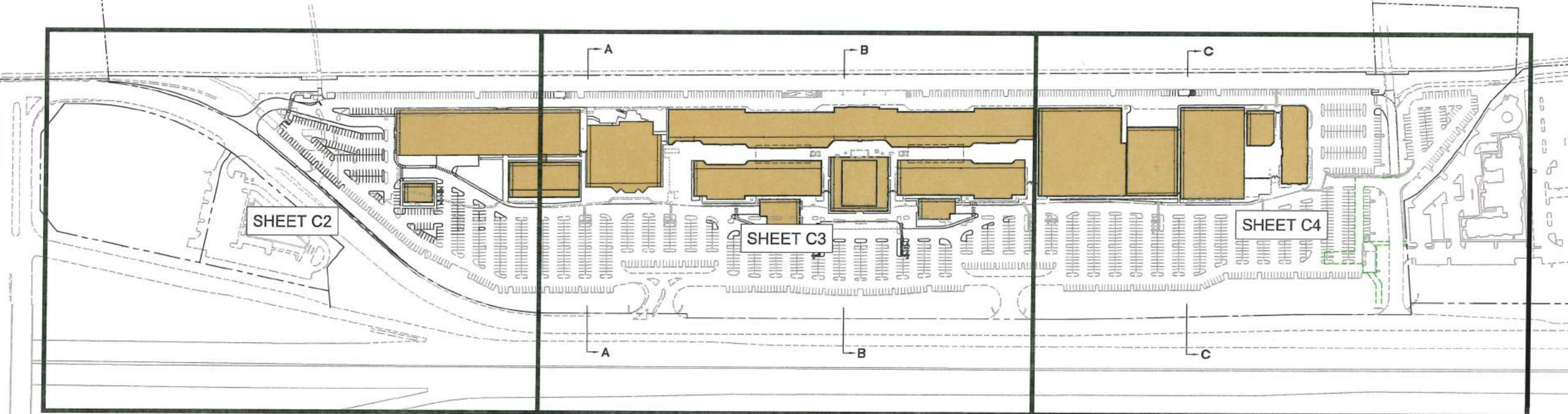
- List of notes (1) through (24) detailing various legal and survey matters, including easements, liens, and survey adjustments.

SITE NOTES

- List of site notes (1) through (4) regarding zoning, permitted uses, floor area, structure setbacks, and parking setbacks.

PRELIMINARY DEVELOPMENT PLAN FOR THE DISTRICT

17017 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005



GENERAL NOTES

- 1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE.

- 11. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
12. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.

- 15. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
16. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT.

PREPARED FOR: THE STAENBERG GROUP
2127 INNERBELT BUSINESS CENTER DR.
SUITE 200, ST. LOUIS, MO 63114
PHONE: (314) 513-1500

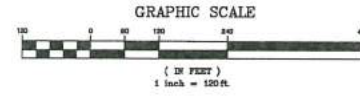
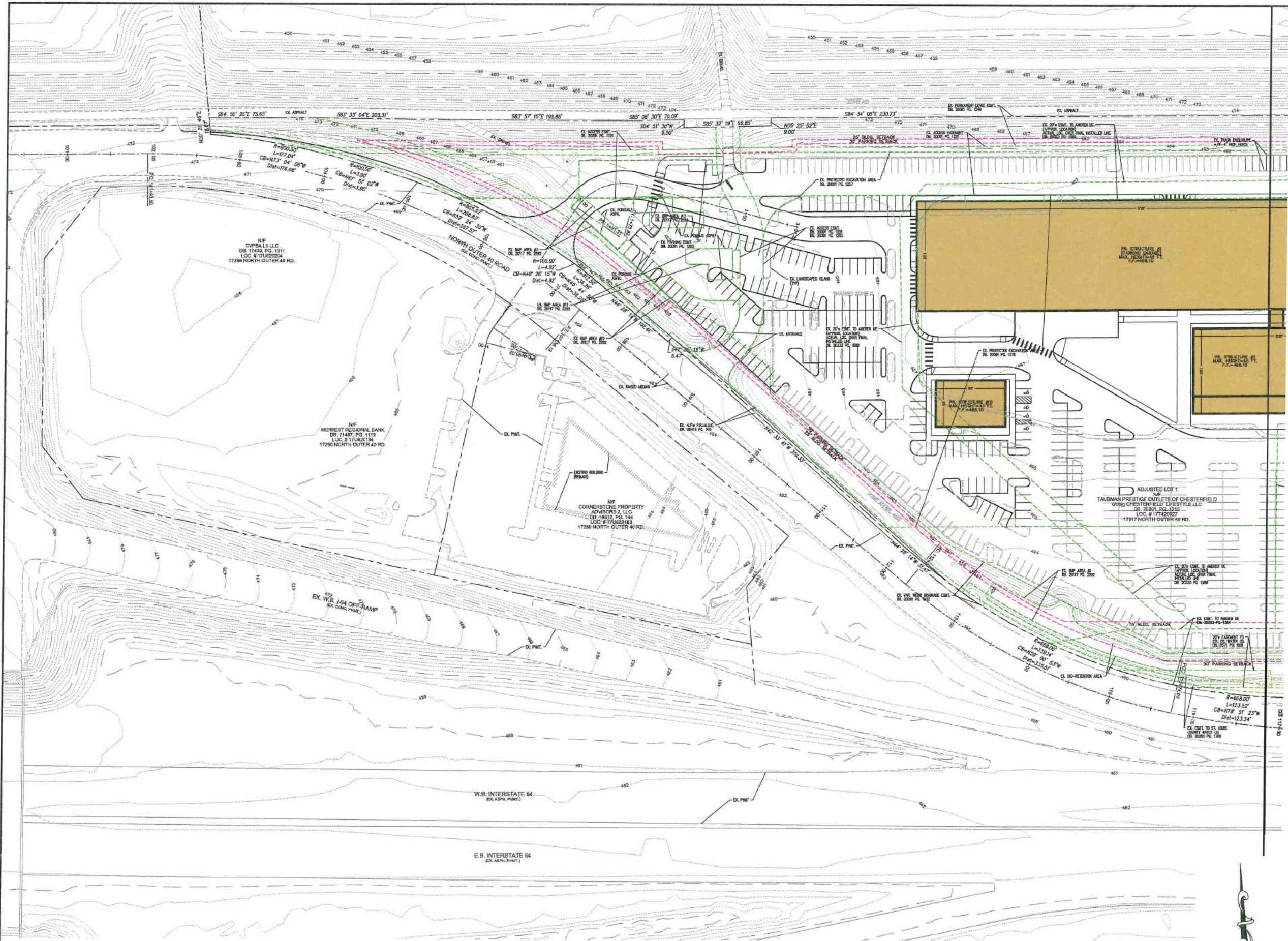


Table with 2 columns: REVISIONS and SHEET INFO. Includes revision 1 for City Comments and sheet info for overall development plan.



MATCHLINE A-A (SEE SHEET C3)

PRELIMINARY DEVELOPMENT PLAN FOR:
THE DISTRICT

17017 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63033 PH: (314) 585-9100 FAX: (314) 585-9100
www.stockinc.com

DATE: 1/28/2019
STATE OF MISSOURI
GEORGE M. STOK
REGISTERED PROFESSIONAL ENGINEER
NO. 21116
1/28/2019
GEORGE M. STOK E-20118
LOCAL CHIEF ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000998

REVISIONS:

1	2/19/19 City Comments
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DRAWN BY: T.M.C. CHECKED BY: G.M.S.
DATE: 07/21/2019 JOB NO: 218-6411
SCALE: 1" = 30' SHEET NO: 218-6411
SCALE: 1" = 30' SHEET NO: 218-6411
SCALE: 1" = 30' SHEET NO: 218-6411
SCALE: 1" = 30' SHEET NO: 218-6411

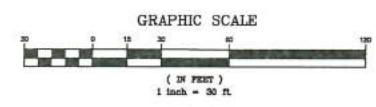
PRELIMINARY DEVELOPMENT PLAN
SHEET NO: C2

DISCLAIMER:

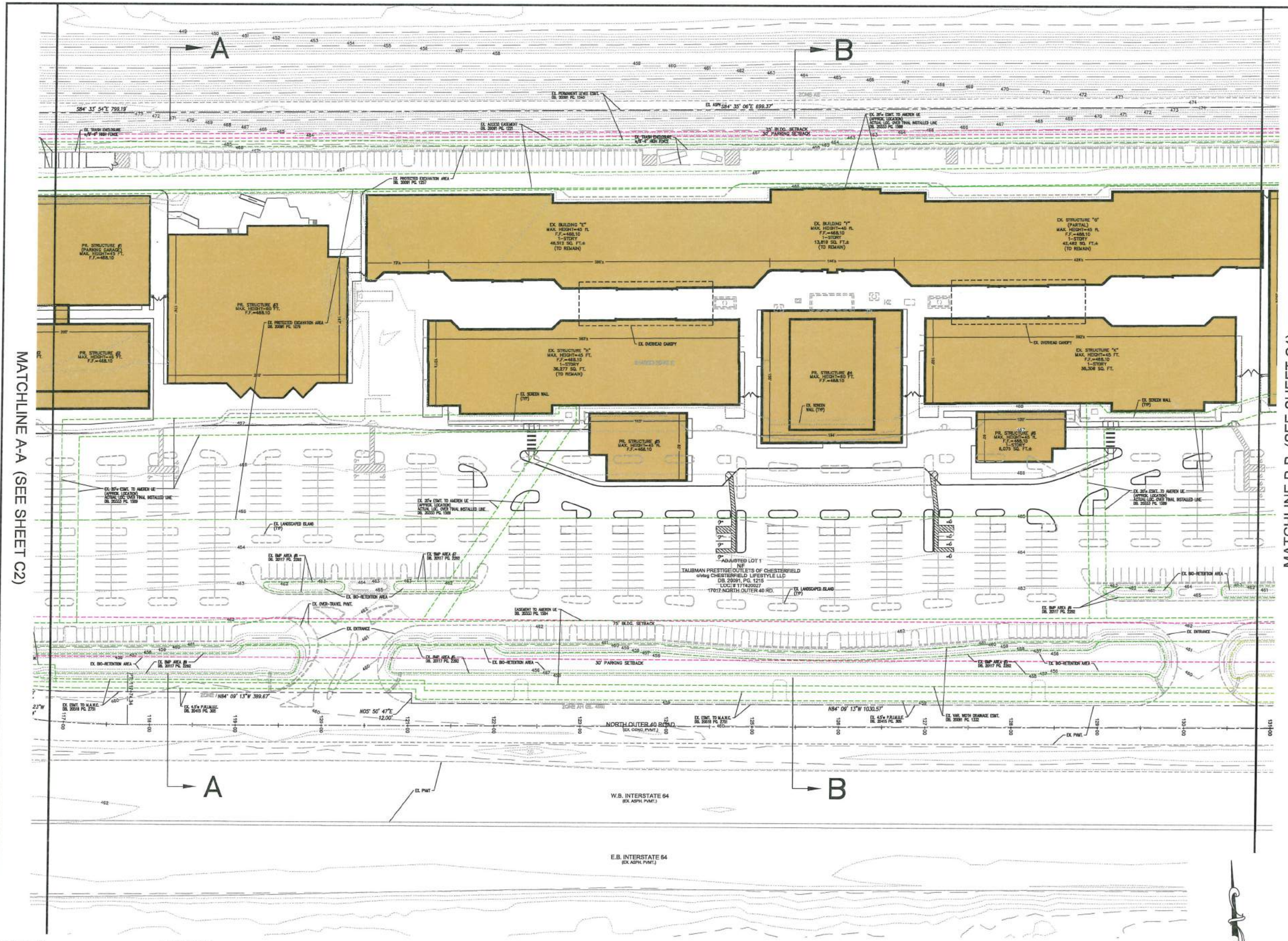
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER CHANGES MADE BY THE UNDERSIGNED ENGINEER'S SEAL. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

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 BEFORE 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 PROVIDORS SHALL IN NO WAY ASSUME ANY PARTY FROM COMPLIANCE WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 218.10 RSM.



IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY RECALLED AND DATED.

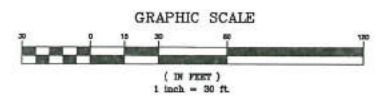


MATCHLINE A-A (SEE SHEET C2)

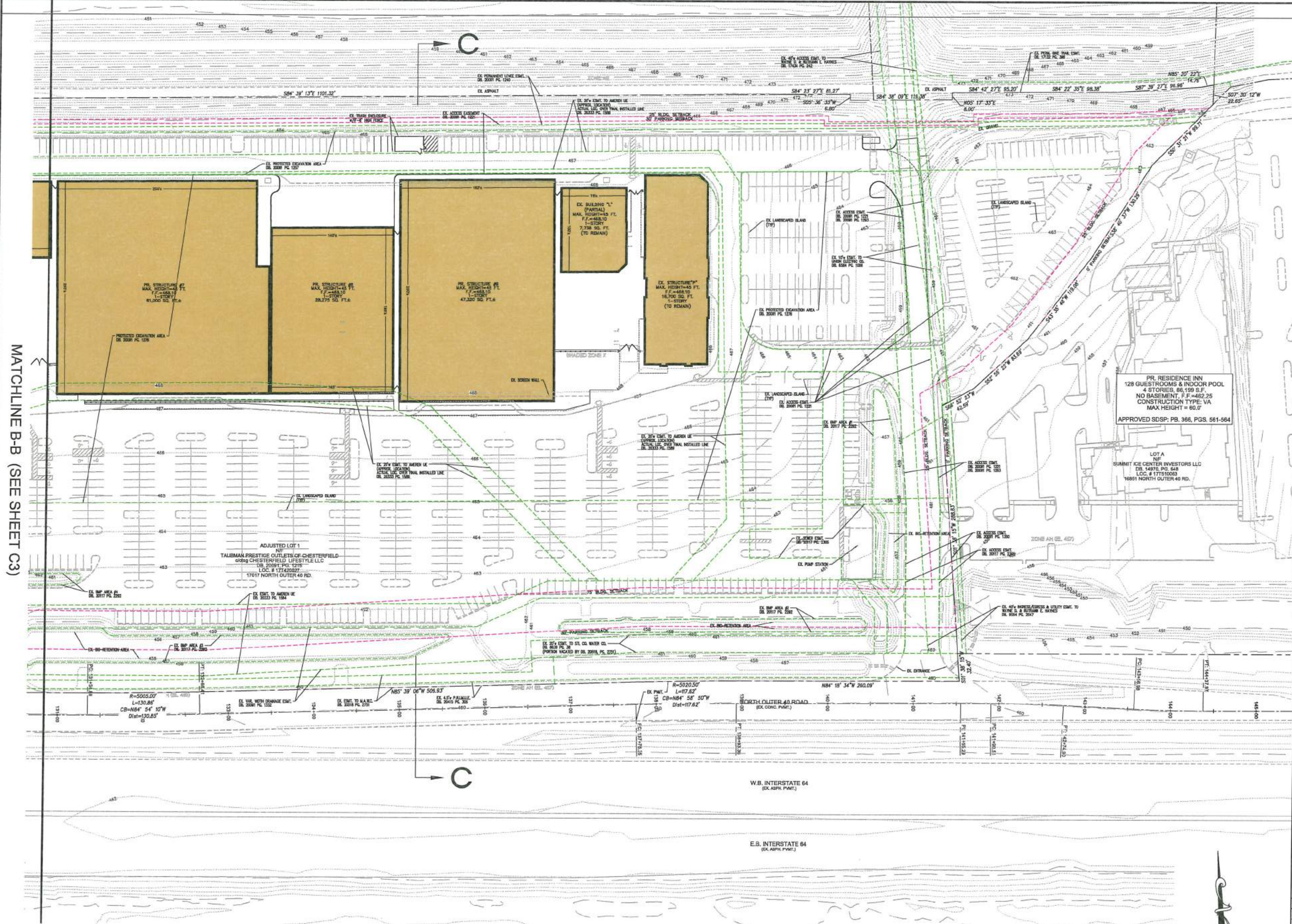
MATCHLINE B-B (SEE SHEET C4)

DISCLAIMER:
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHOD ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

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 218 RSMo.



P.L. SCALE PRESENT ON THIS SHEET IF HAS BEEN ELECTRONICALLY SCALED AND DATED.



MATCHLINE B-B (SEE SHEET C3)

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 250 Chesterfield Business Parkway
 St. Louis, MO 63103
 Phone: (314) 437-5000
 Fax: (314) 437-5001
 Website: www.stockinc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
THE DISTRICT
 17017 NORTH OUTER 40 ROAD
 CHESTERFIELD, MISSOURI 63005

PR. RESIDENCE INN
 128 GUEST ROOMS & INDOOR POOL
 4 STORIES, 86,159 S.F.
 NO BASEMENT, F.F. = 482.25
 CONSTRUCTION TYPE: VA
 MAX HEIGHT = 60.0'
 APPROVED SDSP: PB. 366, PGS. 561-564

LOT A
 SUMMIT ICE CENTER INVESTORS L.L.C.
 218 14976 P.O. BOX
 LOC. # 177510063
 16851 NORTH OUTER 40 RD.

DATE: 2/19/2019
 GEORGE M. STOCK E-2018
 MISSOURI REGISTERED PROFESSIONAL ENGINEER
 MEMBER NO. 20116
 CERTIFICATE OF AUTHORITY NUMBER: 00999

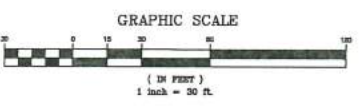
REVISIONS:
 1 2/19/19 City Comments

DATE	BY	DESCRIPTION
07/21/2018	STOCK	258-4411
		147-300-1X
		1000
		100

SHEET NO.: PRELIMINARY DEVELOPMENT PLAN
 C4

DISCLAIMER:
 STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS HEREIN. THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION METHOD AND MEANS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

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 ASSUME ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 219 RSMo.



A SCALE IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SCALED AND LAYED

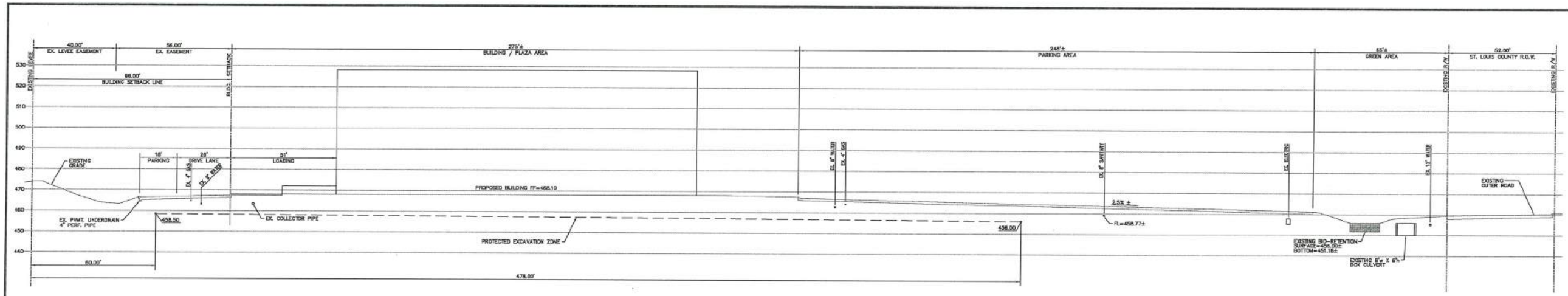


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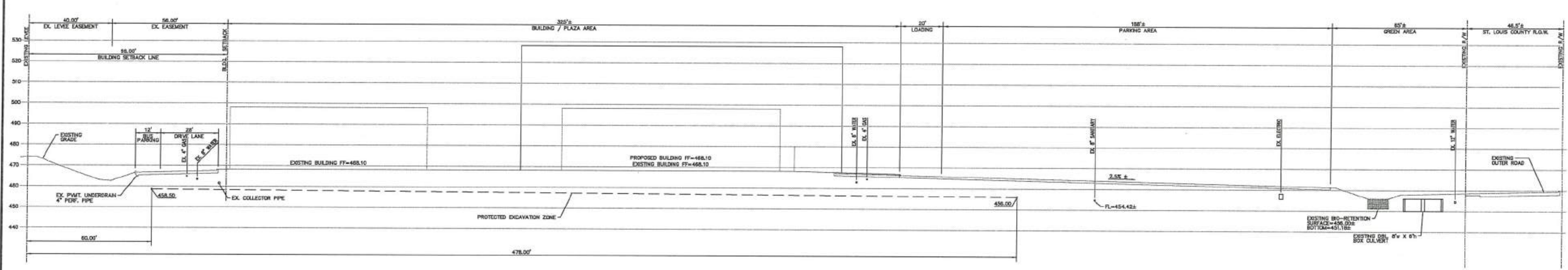
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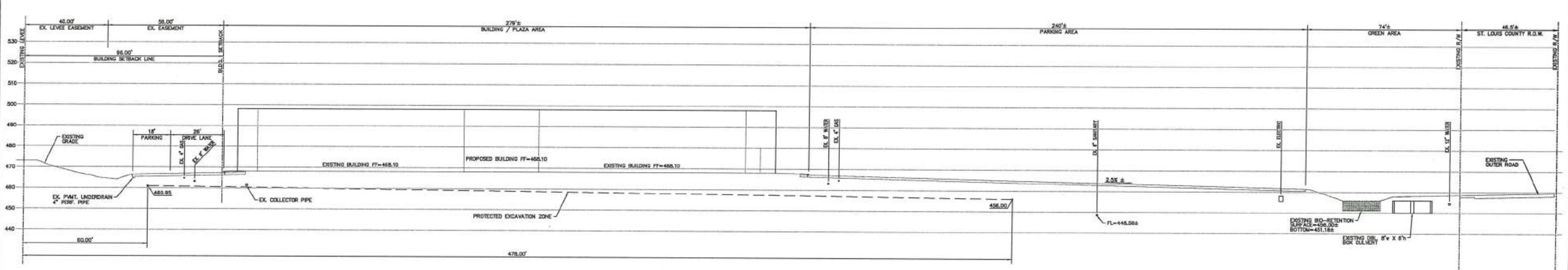
DRAWN BY: S.M.C. CHECKED BY: S.M.C.
 DATE: 07/27/2018 JOB NO: 218-6411
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 SHEET TITLE: SITE SECTIONS
 SHEET NO.: C5



SITE SECTION A-A
 SCALE: 1"=20'



SITE SECTION B-B
 SCALE: 1"=20'



SITE SECTION C-C
 SCALE: 1"=20'

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