

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Cecilia Dvorak, Project Planner

Date: March 22, 2018

RE: **P.Z. 07-2017 Chesterfield Valley Motor Sports (17501 N Outer 40 Rd.):**
A request for an amendment to an existing "C8" Planned Commercial District for a 3.0 acre tract of land located north of North Outer 40 Rd west of its intersection with Boone's Crossing (17U510051).

Summary

Mr. Surdyke has submitted a request for an ordinance amendment in a "C8" Planned Commercial District. The request seeks to remove the restriction of a maximum of 6 vehicles for the display area directly north and west of the existing building. Additionally, the applicant is requesting to expand the outdoor storage area to the northeast of the building by approximately 55 feet as shown on the attached preliminary plan.

The public hearing was held on April 24, 2017, at which time four (4) issues were raised regarding the display areas in relation to the building and parking setbacks, the need for a sight barrier from the Levee Trail, a need to limit the type and/or amount of display, and a final issue was raised regarding the amount of time it has taken to pursue compliance.

This petition was next discussed at the October 9th, 2017 Planning Commission meeting at which time the Commission made a motion to approve which failed by a vote of 4-3. A subsequent motion was made to reconsider, which passed by a vote of 7-0. The Commission then requested further information regarding the type of display areas proposed and examples of the variety of number of vehicles which could be displayed.

Finally, the Planning Commission recommended approval of the request on March 12, 2018 by a vote of 5 – 2 with the condition that the triangular display area only be permitted two (2) vehicles for display.

Attached to this report, please find a copy of Staff's Planning Commission report, Preliminary Plan, and Attachment "A", which has been amended to incorporate the conditions placed by the Planning Commission.

Respectfully submitted,

Cecilia Dvorak
Project Planner

Attachments: March 12, 2018 Planning Commission Report
Attachment A
Preliminary Plan



Figure 1. Aerial Photograph



VIII. A

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Planning Commission Vote Report

Meeting Date: March 12, 2018

From: Cecilia Dvorak, Project Planner

Location: North of North Outer 40 Rd, east of Long Road, west of Boone's Crossing, and south of the Missouri River.

Applicant: Matt Surdyke of Surdyke Motorsports

Petition: **P.Z. 07-2017 Chesterfield Valley Motor Sports (17501 N Outer 40 Rd):** A request for an amendment to an existing "C8" Planned Commercial District for a 3.0 acre tract of land located north of North Outer 40 Rd west of its intersection with Boone's Crossing (17U510051).

SUMMARY

Mr. Surdyke has submitted a request for an ordinance amendment in a "C8" Planned Commercial District. The request seeks to remove the restriction of a maximum of 6 vehicles for the outdoor storage area directly north and west of the existing building. Additionally, the applicant is requesting to expand the outdoor storage area to the northeast of the building by approximately 55 feet as shown on the attached preliminary plan.

A public hearing was held for this petition on April 24, 2017. At that time, four (4) issues were heard. The applicant responded to those issues and the petition was scheduled for a second Planning Commission meeting on October 9, 2017. At that time, the Commission continued to express concern regarding the type and amount of display proposed. The Commission first made a motion to approve which failed by a vote of 4-3. A motion was then made to reconsider, which was approved by a vote of 7-0. The commission requested additional detail with regard to the number of vehicles to be displayed on the sidewalk area surrounding the building, and clarification with regard to the type of construction for the display area which had been described as a "mounded display".

Since that time, Staff received a resubmittal on February 13, 2018 with a response letter providing information with regard to the display desired and images of various examples and numbers of vehicles.

HISTORY OF SUBJECT SITE

The subject site consists of one parcel that is 3.0 acres in size and was originally zoned “C-8” Planned Commercial District by St. Louis County via Ordinance 13,027 prior to the incorporation of the City of Chesterfield. This original ordinance permitted only the sale, service, and storage of boats, motors, trailers, and marine accessory items; however, it did not have restrictions on display vehicles. The ordinance was amended once in 1998 by the City of Chesterfield Ordinance 1372 and ultimately repealed in 2007 by the City of Chesterfield Ordinance 2363 to allow for an increase in building height.

The restrictions on outdoor equipment display areas were originally put in place via Ordinance 1372 in 1998, which placed restrictions on the location and requirements for screening of outdoor storage. Subsequently, Ordinance 2363 added a restriction on the number of vehicles which are permitted to be displayed during business hours only.

In late 2015 the property owner was issued a violation for failing to comply with the requirements of City of Chesterfield Ordinance 2363, which governs the site. This petition has been submitted in order to attempt to bring the property into compliance. If the amendment is not approved, the property owner will be required to comply with the current regulations for which the violation is active in court.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	“FPNU” Flood Plain Non-Urban District	Undeveloped
East	“PI” Planned Industrial District	Midwest Veterinary Referral and Metro Lighting
South	“PC” Planned Commercial District	Commercial Chesterfield Commons Seven and River Crossings Subdivisions
West	“NU” Non-Urban District	Undeveloped

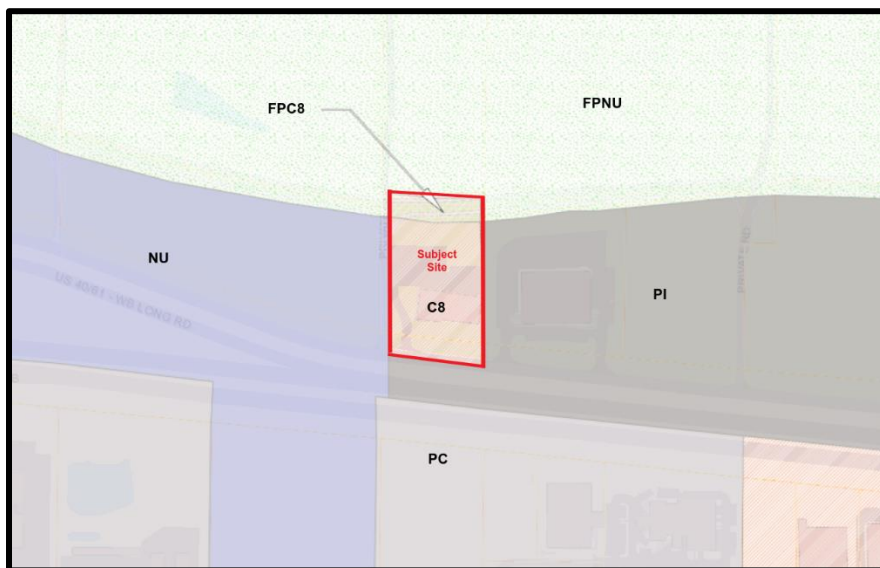


Figure 1- Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is located within the Mixed Commercial Use designation. The subject site is also located within the Chesterfield Valley Master Plan area, and if this zoning request were to be approved, future Site Development Plans would be required to adhere to all applicable Chesterfield Valley Design Policies discussed in the Architectural Review Design Standards of the UDC.



Figure 2- Comprehensive Plan Land Use Map

ISSUES

The last meeting on this request was held at the October 9, 2017 Planning Commission meeting. At that time, several concerns were discussed. A summary of the issues is presented below. A formal response from the petitioner to each of the issues is attached to this report.

- 1. Type of display area proposed.** The applicant had previously described the area as a “mounded display” and the Commission requested that the applicant provide information regarding the construction that is proposed.

Per the petitioner’s response letter, they would now like to provide a grass paver solution (as seen below in figure 3) which would maintain the look of grass, however, it would be dust free and remain permeable. This change was made to simplify the request given the concerns regarding a mounded display.



Figure 3- Grass Paver

2. **Number of vehicles displayed.** The applicant had previously mentioned that the vehicles he sells can vary greatly in size and therefore he would like to remove the restriction on the number of vehicles to be displayed.

The petitioner has submitted a number of photos which show various numbers of vehicles displayed and can be seen in figures 4-6 below. The number in the top right corner identifies the number of vehicles displayed.



Figures 4-6- Display Examples

ORDINANCE CHANGES

The following is a redline version of the proposed changes to Ordinance 2363. Additionally, Staff has integrated changes to the TGA requirements from Saint Louis County, made minor changes to the language based on current conditions of stormwater infrastructure on site, and updated the language used for Attachment A’s today including references to Saint Louis County Department of Transportation as opposed to Saint Louis County Department of Highways and Traffic.

REDLINE CHANGES	EXPLANATION
A. PERMITTED USES	
1. The uses allowed in this “C8” Planned Commercial District shall be the sales and service of new and used motorcycles, motor scooters, all-terrain vehicles, personal watercraft boats, jet boats and trailers, herein referred to as equipment.	To ensure consistency throughout the ordinance and therefore consistent enforcement, staff has added this language.
B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS	
3. OUTDOOR STORAGE AND DISPLAY AREAS	
a. A paved storage area shall be permitted in the southeast portion of the site, which shall maintain a fifty (50) foot setback from the southern property line, ten (10) feet from the eastern property line.	This section is now unnecessary given that paved areas will be as shown on the preliminary plan. This will be attached to the ordinance, and any changes desired to the location or extent of the storage area in the future will require an ordinance amendment.
a. b. Outdoor <u>paved</u> storage or display of equipment shall be at locations depicted on the Preliminary Plan, and approved by the Planning Commission. No more than six (6) new or current model v Vehicles will be permitted to be displayed during business hours only.	This change incorporates the request to delineate an area where display can take place as opposed to a number of vehicle restriction. Additionally, staff has amended the language of the approval body of the Preliminary Plan given that City Council approves the ordinance amendment and thus the Preliminary Plan.

<p>b. e. Sight-proof fencing and/or landscaping shall be located between the buildings required for all storage areas, which shall be a minimum of six (6) feet in height at the time of installation. Sight-proof fencing shall be as approved by the Planning Commission on the Site Development Plan.</p>	<p>Staff has amended to language to ensure clarity that all storage areas will require sight proof fencing. The item above establishes the location, and thus, this became redundant.</p> <p>Additionally, staff has incorporated a change to the language of the approval body of the Site Development Plan given that the process of determining which body approves which plan has been clearly outlined in the Unified Development Code.</p>
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REQUEST

Staff has completed review of this petition request for an amendment to an existing ordinance and all agency comments have been received. Staff requests action on P.Z. 07-2017 Chesterfield Valley Motor Sports (17501 N Outer 40 Rd).

Respectfully Submitted,

Cecilia Dvorak
Project Planner

A copy of the current governing Ordinance 2363 may be obtained at <http://www.chesterfield.mo.us/webcontent/ordinances/2007/ord2363.pdf>

Attachments

1. Draft Attachment A
2. Petitioner’s Narrative Statement
3. Issues Letter
4. Petitioner’s Issues Response Letter
5. Preliminary Plan

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 “C8” Planned Commercial District shall be the sales and service of new and used motorcycles, motor scooters, all-terrain vehicles, personal watercraft boats, jet boats and trailers, herein referred to as vehicles.

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

1. BUILDING REQUIREMENTS

- a. A maximum of two (2) structures/buildings shall be permitted in this development.
- b. A minimum thirty percent (30%) openspace requirement is required for this site.

2. HEIGHT

- a. No building shall exceed two (2) stories in height.

3. OUTDOOR STORAGE AND DISPLAY AREAS

- a. Outdoor paved storage or display of vehicles shall be restricted to locations depicted on the Site Development Plan. Only two (2) vehicles shall be permitted on the triangular display area west of the building and east of the concrete driveway shown on the Preliminary Plan. Vehicles will be permitted to be displayed during business hours only.
- b. Sight-proof fencing and/or landscaping shall be required for all storage areas, which shall be a minimum of six (6) feet in height at the time of installation. Sight-proof fencing shall be as approved on the Preliminary Plan.

C. SETBACKS

1. STRUCTURE SETBACKS

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

- a. Fifty (50) feet from the right-of-way of North Outer Forty Road.
- b. Ten (10) feet from the eastern property line.
- c. Fifty (50) feet from the western property line.
- d. Forty (40) feet from the northern property line, unless further required by the Chesterfield Levee District.

2. PARKING SETBACKS

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

- a. Fifty (50) feet from the right-of-way of North Outer Forty Road.
- b. Thirty (30) feet from the northern property line, unless further required by the Chesterfield Levee District.
- c. Forty-five (45) feet from the eastern property line.
- d. Forty-five (45) feet from the western property line.

3. No internal driveway, or roadway, except points of ingress or egress will be located within the following setbacks:

- a. Twenty (20) feet from the western property line.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. No construction related parking shall be permitted within the North Outer Forty Road right-of-way.
- 3. Provide adequate temporary off-street parking for construction employees. Parking on non-surface areas shall be prohibited in order to eliminate the condition whereby mud from construction

and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the Saint Louis County Department of Transportation and the City of Chesterfield for sight distance consideration and approved prior to installation or construction.
2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
3. One freestanding business sign shall be permitted on North Outer Forty Road. If said sign is taller than six (6) feet in height, said sign shall be a minimum of twenty five (25) feet from the right-of-way of North Outer Forty Road.
4. No advertising signs shall be permitted.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. No light standard shall exceed twenty four (24) feet in height.

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 complemented by adequate landscaping approved by the Planning Commission on the Site Development Plan.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from North Outer forty Road shall be restricted to the one (1) existing commercial entrance as directed by the Saint Louis County Department of Transportation. Cross-access easements shall be provided as necessary to allow for the shared access with the neighboring property.
2. No direct access will be granted to Interstate 64, U.S. Highway 40/61.
3. Provide cross access easements and temporary slope construction licenses or other appropriate legal instruments or agreements guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the Missouri Department of Transportation. No gate installation will be permitted on public right of way.
2. Obtain approvals from the City of Chesterfield and Saint Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

3. Additional right-of-way and road improvements shall be provided, as required by Saint Louis County Department of Transportation and the City of Chesterfield.
4. 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.
5. Trust fund contributions shall be deposited with St. Louis County through standard escrow procedure prior to the issuance of building permits. The trust fund contribution shall be deposited with St. Louis County in the form of a cash escrow.
6. Any improvements within MoDOT's right-of-way will require permit. The entrance geometrics and drainage design shall be in accordance with MoDOT standards.
7. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right-of-way.
8. 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 Transportation.
9. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.
10. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

K. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. The Monarch-Chesterfield Levee District retains a Permanent Underseepage Berm Easement for the area covered by the seepage

berm. Any use or improvements proposed within the Permanent Underseepage Berm Easement are subject to Protective Restrictions.

2. Improvements to the site shall not be permitted if they hinder the flood protection system operation and maintenance.
3. Parking and roadway areas may be permitted when designed to accommodate all seepage forces and flows.
4. Temporary storage may be possible subject to review and approval from the Monarch Chesterfield Levee District and the City of Chesterfield.

L. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site 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 plan. The City Council will then take appropriate action relative to the proposal.

M. STORMWATER

1. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
2. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
3. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
4. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, 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 storm water management facilities shall be identified on the Site Development Plan.

5. The Chesterfield Valley Storm Water Master Plan indicates a 7'x7' box to be constructed along the south property line of this site. According to the Chesterfield Valley Storm Water Collection Data completed in 2017 by the City of Chesterfield, an 8'x5' box culvert is installed along the south side of the property. If future development on this site occurs, an analysis shall be completed to determine functional equivalence with the Chesterfield Storm Water Master Plan. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements.
6. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved
7. All storm water shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction of portions of the main channel as outlined in the Chesterfield Valley Master Drainage Plan or by other means that may be approved by the City of Chesterfield. This may require extensive off-site storm sewer ditch work and appropriate easements.
8. All drainage detention storage facilities shall be placed outside of the standard governmental agency planning and zoning setbacks, or 15 feet from the new or existing right-of-way line, whichever is greater.
9. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.

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 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. If any development or alteration of in or within 200 feet, the floodplain is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall submit a floodplain study and be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area (200 feet from the Special Flood Hazard Area). All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements for specific requirements.
2. All utilities will be installed underground. The developer of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
3. The developer is advised that utility companies will require compensation for relocation of their utility facilities within 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.
4. The Underseepage Berm Area is subject to the following restrictions:
 - a. No use that would alter, diminish, damage or interfere with the Monarch-Chesterfield Levee or the Underseepage Berm Area is permitted.

- b. No excavation, penetration, or exploration hole which extends below the surface of the Underseepage Berm Area by more than one (1) foot is permitted. Material shall not be removed from the Underseepage Berm Area.
- c. Additional fill over and above the surface of the Underseepage Berm Area is permissible at any time.
- d. Subject to obtaining a permit as required below, the following uses are generally permitted in the Underseepage Berm Area: farming, parking lots, and roadways.
- e. Requests to construct any improvements or to use the Underseepage Berm Area for any purpose, including those uses provided for in paragraph 4 above, shall be subject to review and approval of the Monarch Chesterfield Levee District prior to initiating construction of the proposed improvements or use of the Underseepage Berm Area, which approval shall not be unreasonably withheld. Prior to initiating any construction of the proposed improvements or use of the Underseepage Berm Area, the applicant must receive written approval of the request. Upon receipt of the request to construct any improvements or to use the Underseepage Berm Area, the Monarch Chesterfield Levee District shall forward said request to the U.S. Army Corps of Engineers (the "Corps") for review and comment.

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

- A.** The developer shall submit a concept plan within 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 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 PLANS

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

1. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Transportation, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
2. Location map, north arrow, and plan scale. The scale shall be no greater than 1 inch equals 100 feet.
3. Outboundary plat and legal description of the property.
4. Density Calculations.
5. Parking calculations. Including calculation for all off-street parking spaces, required and proposed, and the number, size and location for handicap designed.

6. Provide open space percentage for overall development including separate percentage for each lot on the plan.
7. Provide Floor Area Ratio (F.A.R.).
8. A note indicating all utilities will be installed underground.
9. A note indicating signage approval is separate process.
10. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
11. Specific structure and parking setbacks along all roadways and property lines.
12. Indicate location of all existing and proposed freestanding monument signs.
13. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
14. Floodplain boundaries.
15. 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, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
16. 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.
17. Indicate the location of proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
18. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.
19. Address trees and landscaping in accordance with the City of Chesterfield Code.

- 20. Provide a lighting plan in accordance with the City of Chesterfield Code.
- 21. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
- 22. 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.
- 23. Compliance with Sky Exposure Plane.

V. CHESTERFIELD VALLEY TRUST FUND

The developer shall be required to contribute to the Chesterfield Valley Trust Fund.

Roads

The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

Type of Development	Required Contribution
General Retail	\$2,278.87/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 Saint Louis County Department of Transportation.

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.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution

that remains, following completion of road improvements required by the development shall be retained in the appropriate Trust Fund.

Road Improvement Traffic Generation Assessment contributions shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of a building permit of each phase of development. Funds shall be payable to "Treasurer, Saint Louis County".

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, 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 Transportation.

Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$916.54 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of construction of the primary water line serving the Chesterfield Valley area.

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

The storm water 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 storm water 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 storm water contribution will be computed based on \$2,907.99 per acre for the total area as approved on the Site

Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to "Treasurer, Saint Louis County".

Sanitary Sewer

Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District

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 Saint 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, 2008 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 Transportation.

Trust Fund contributions shall be deposited with Saint 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. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

Prior to any Special Use Permit being issued by St. Louis County Department of Transportation, a special cash escrow, or a special escrow supported by an Irrevocable Letter of Credit, must be established with this Department to guarantee completion of the required roadway improvements.

VIII. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

- A.** Prior to the issuance of foundation or building permits, all approvals from all applicable agencies and the Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning.
- B.** Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, the Missouri Department of Transportation, St. Louis County Department of Transportation, Monarch Chesterfield Levee District and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.

IX. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development 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.

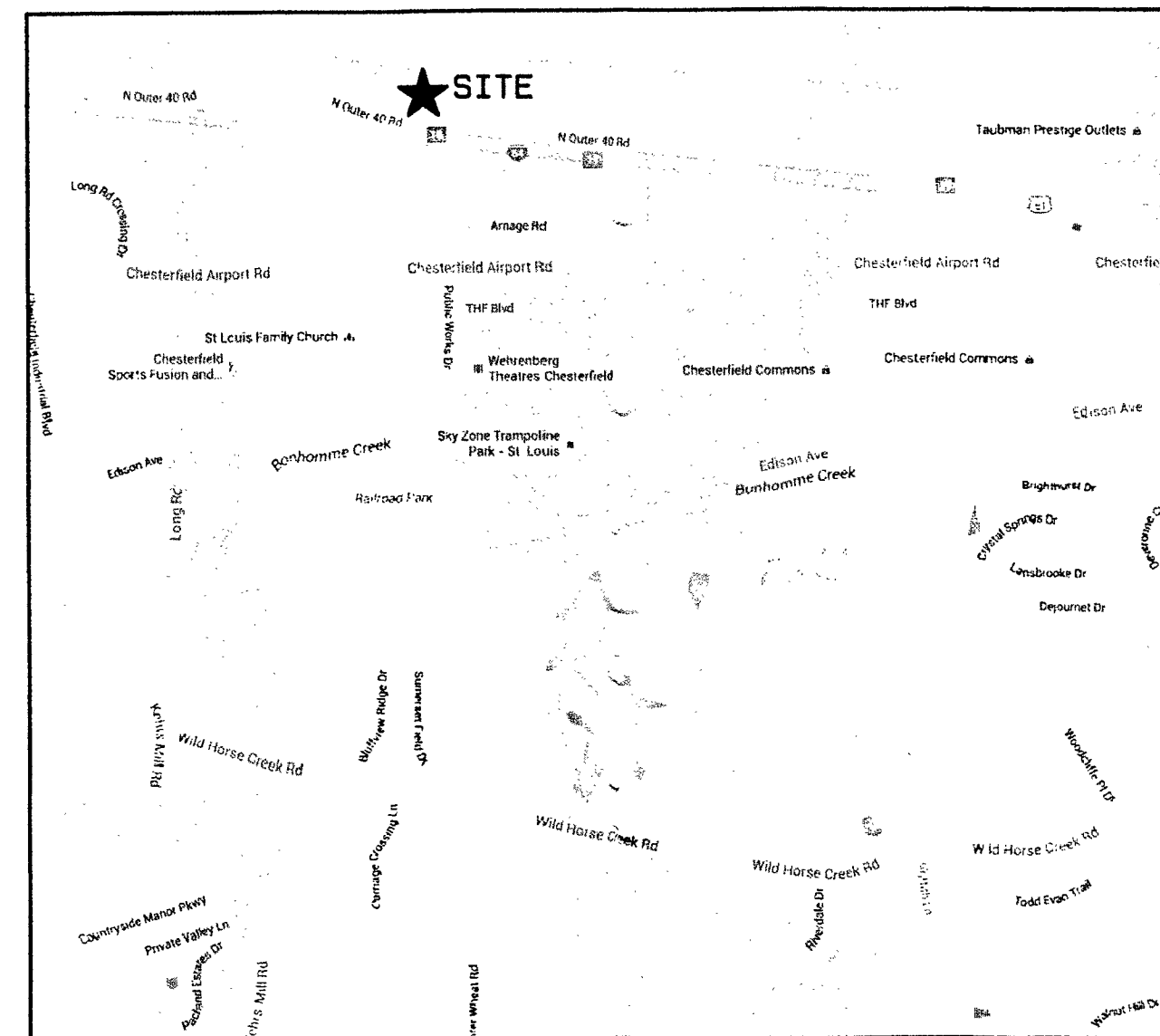
GENERAL NOTES:

- THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM READILY AVAILABLE RECORDS, BUT THE ACCURACY AND COMPLETENESS OF SUCH IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ANY UTILITIES NOT SHOWN AND TO PROTECT SUCH UTILITIES DURING CONSTRUCTION. THE OWNER WILL NOT BE RESPONSIBLE FOR THE COST OF PROTECTION, REPAIR OR REPLACEMENT OF ANY STRUCTURE, PIPE LINE, CONDUIT, SERVICE CONNECTION ETC., ABOVE AND BELOW GROUND WHICH MAY BE BROKEN OR DAMAGED BY INDIVIDUAL CONTRACTORS DURING CONSTRUCTION.
- ALL FILL UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST "A.A.S.H.O. T-99" (ASTM D-698). ALL TESTS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER.
- ALL EMBANKMENT TO BE COMPACTED TO MINIMUM OF 90 PERCENT (STANDARD PROCTOR). ALL TESTS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER.
- GRADES SHOWN ON THIS DRAWING ARE ROUGH GRADES. FINISH GRADING SHALL BE COMPLETED WITH CONSTRUCTION OF INDIVIDUAL BUILDINGS.
- MAXIMUM SLOPE = 3 UNITS HORIZONTAL/1 VERTICAL. (EARTH SLOPES ONLY)
- SOFT OR SPONGY EARTH, MULCH, MUD, UNCONSOLIDATED EARTH FILL, UNSUITABLE FILL SUCH AS DECAYED VEGETABLE OR ORGANIC MATTER, OR SOFT, FRIABLE UNCONSOLIDATED MATERIALS SUCH AS ASHES OR RUSTED CANS, OR ANY OTHER MATERIALS UNSUITABLE AS A FIRM BASE FOR THE PIPE OR SEWER OR STRUCTURE SHALL BE REMOVED AND REPLACED WITH COMPACTED CRUSHED LIMESTONE.
- GRANULAR BACKFILL SHALL BE PLACED AT LOCATIONS INDICATED ON THE PLANS FROM THE LEVEL SIX INCHES ABOVE THE TOP OF THE PIPE TO THE SUBGRADE ELEVATION OF THE PAVEMENT. ALL GRANULAR BACKFILL MATERIALS SHALL BE COMPACTED BY WATER JETTING.
- BACKFILLING IN TRENCHES WHERE GRANULAR BACKFILL IS NOT SPECIFIED SHALL CONSIST OF JOB-EXCAVATED EARTH THOROUGHLY COMPACTED TO THE DENSITY OF THE ADJACENT UNDISTURBED EARTH. SAID MATERIAL SHALL BE FREE OF DEBRIS, ORGANIC MATTER, PERISHABLE COMPRESSIBLE MATERIALS, AND SHALL CONTAIN NO STONES OR LUMPS OF ROCK FRAGMENTS LARGER THAN SIX INCHES IN DIMENSION. CARE SHALL BE TAKEN THAT STONES AND LUMPS ARE KEPT SEPARATE AND WELL DISTRIBUTED, AND THAT VOIDS ARE COMPLETELY FILLED WITH FINE MATERIALS. THE BACKFILL MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING NINE INCHES BEFORE COMPACTION.
- CONTRACTOR MAY EXCAVATE THE UPPER PART OF SEWER TRENCHES WITH SLOPING SIDES ABOVE A LEVEL ONE FOOT ABOVE THE TOP OF THE PIPE. TRENCH EXCAVATION BELOW THIS LEVEL SHALL BE CARRIED OUT WITH VERTICAL SIDES.
- ALL UTILITY TRENCHES UNDER PAVEMENT SHALL BE BACKFILLED WITH 1" CLEAN CRUSHED STONE.
- PRECAST MANHOLES SHALL CONFORM TO ASTM-478.
- ALL LATERALS TO BE DIAMETER SPECIFIED BY SEWER DISTRICT AND ENDS OF LATERALS TO BE STAKED AND TAILSTAKE ELEVATION GIVEN.
- ALL SANITARY AND STORM SEWERS SHALL MEET ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
- ALL WYES AND ENDS OF LATERALS TO BE CAPPED TO PREVENT INFILTRATION.
- ALL SEWERS WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL STREETS SHALL MEET ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
- STORM SEWER PIPING: ALL PIPE TO BE SMOOTH WALL POLYETHYLENE (AOS N-12 HANCORE HI-9, OR EQUIVALENT) OR REINFORCED CONCRETE PIPE CL 3 OR ABOVE (CL MUST BE APPROVED BY ENGINEER). OTHER PIPE MAY BE USED WITH APPROVAL BY ENGINEER. ALL PIPE MUST BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.
- ALL DISTURBED AREAS TO BE SEEDED AND STRAWED IMMEDIATELY UPON THE COMPLETION OF GRADING OR CESSATION FOR MORE THAN ONE MONTH. SEEDING AND STRAWING MAY BE DELAYED IN IMMEDIATE AREA OF BUILDING CONSTRUCTION WHERE SUCH CONSTRUCTION IS INITIATED IMMEDIATELY FOLLOWING GRADING.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL DEVICES AS REQUIRED BY THE CITY OF CHESTERFIELD SEDIMENT AND EROSION CONTROL MANUAL.
- ALL SANITARY SEWERS SHALL HAVE A GRANULAR BEDDING OF 6" BELOW TO 12" ABOVE SEWER PIPE.
- ALL STREETS SHALL MEET THE STANDARDS ESTABLISHED BY A.A.S.H.T.O. STANDARDS - SOIL ENGINEERS TO COORDINATE WITH THE CITY OF CHESTERFIELD.
- TWENTY FOUR HOUR NOTICE SHALL BE PROVIDED TO THE CITY OF CHESTERFIELD PLANNING AND ZONING BEFORE EACH OF THESE OPERATIONS.
 - INSTALLATION OF STORM DRAINS.
 - INSTALLATION OF ROAD BASE.
 - PAVING OF ROAD SURFACE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD ON THE SITE WITH THE PUBLIC WORKS DEPARTMENT INSPECTOR PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION.
- DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE CONSTRUCTION BEGINS.
- THE INSTALLATION OF TYPE A2 EXPANSION JOINTS ARE REQUIRED ON RESIDENTIAL STREETS AT THE FOLLOWING LOCATIONS:
 - AT END OF RADIUS ON EACH APPROACH TO "T" INTERSECTION;
 - ACROSS THE THROAT OF CUL-DE-SACS;
 - THE BEGINNING (PC) AND THE END (PT) OF CURVED SECTIONS OF STREET.
- WHEN APPLICABLE, ANY CHANGE TO EXISTING OFFSITE IMPROVEMENTS SHALL BE REPLACED WITH IN-KIND MATERIALS.

Preliminary Development Plan

Chesterfield Motor Sports

A Tract of Land Being Lot 1 of Koester Acres,
as recorded in Plat Book 207, Page 1
St. Louis County, Missouri



Location Map

Index of Sheets

- Cover Sheet
- Site Plan

FLOOD STATEMENT

This site is located in the unshaded zone X areas of 500yr flood and 100yr flood with average depths less than 1ft. or with drainage areas less than 1 square mile; and areas protected by levees from the 100yr flood, per the Flood Insurance Rate Map for St. Louis County, Missouri Map Number 29189C0165K, effective date February 4, 2015

- Legend of Symbols
- ⊙ Benchmark
 - ⊕ Fire Hydrant
 - ⚙ Water Valve
 - ⚙ Water Meter
 - ⊕ Water Manhole
 - ⚙ Gas Valve
 - ⚙ Gas Meter
 - ⊕ Propane Tank
 - ⊕ Electric Pedestal
 - ⊕ Electric Meter
 - ⊕ Light Pole
 - ⊕ Utility Pole
 - ⊕ Transformer Pole
 - ⊕ Cable TV Pedestal
 - ⊕ Grated Inlet
 - ⊕ Storm Manhole
 - ⊕ Sanitary Manhole
 - ⚙ Downspout
 - ⚙ Flared End Pipe
 - ⊕ Telephone Pedestal/Marker
 - Sign
 - Bollard
 - Cleanout



ELECTRIC
AmerenUE
1901 Chouteau Ave
St Louis, MO 63103
(314) 342-1111

GAS
Laclede Gas Company
3950 Forest Park Avenue
St. Louis, MO 63108
(314) 658-5542

SEWERS
Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6260

TELEPHONE
AT&T
Craig Romph
12930 Olive Blvd, Fl. 2
Creve Coeur, MO 63141

WATER
Missouri American Water
12950 Maurer Industrial Drive
St. Louis, MO 63127
Mark Migneco
Operations Supervisor
314.483.2500 Ext. 2011
314.843.5854 F
mark.migneco@amwater.com

DISCLAIMER: THE REGISTERED PROFESSIONAL ENGINEER HAS PREPARED OR HAD PREPARED THIS PLAN. THIS PLAN IS LIMITED TO ONLY THE WORK ITEMS OF GRADES, SEWERS, WATER SYSTEMS, DRAINAGE, PAVING, AND APPROPRIATE SITE IMPROVEMENTS, BUT NOT INCLUDING ANY OTHER WORK ITEMS. THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE. THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE. THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE. THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE.

Preliminary Development Plan

Chesterfield Motor Sports

17501 N. Outer 40 Rd
Chesterfield, MO 63005

GOVERO
LAND SERVICES, INC.
SURVEYING & ENGINEERING

5929 OLD STATE RD
IMPERIAL, MO 63052
Email: info@govero-land.com
PH: (636) 464-9380 FAX: (636) 464-9028
Missouri Professional License #0225

REVISION	03/05/2017
REVISION	04/12/2017
REVISION	08/17/2017
REVISION	08/16/2016

FIELD WORK BY: []
DRAWN BY: J. MARTIN
CHECKED BY: D. GOVERO
DATE: 08/16/2016

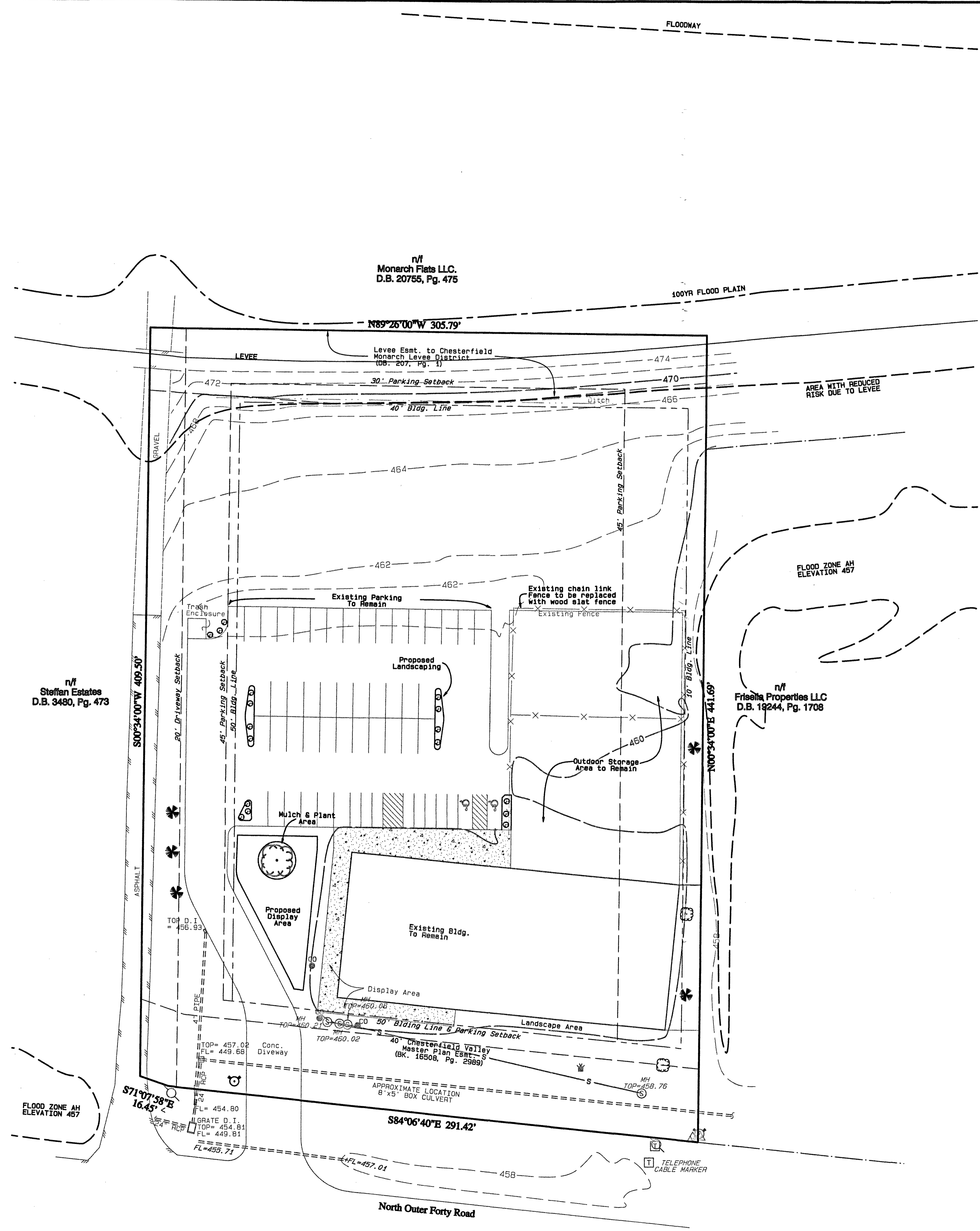
OWNER/DEVELOPER
Chesterfield Motor Sports
Matt Surdyko
17501 North Outer 40 Rd.
Chesterfield, MO 63005
314-401-0687

SURVEYOR - ENGINEER
Govero Land Services, Inc. 242D
5929 Old State Road
Imperial, MO 63052
636-464-9380

SURVEYOR - Daniel L. Govero LS-1778
ENGINEER - Jerome J. Govero E-13969

RECEIVED
SEP 27 2017
City of Chesterfield
Department of Public Works

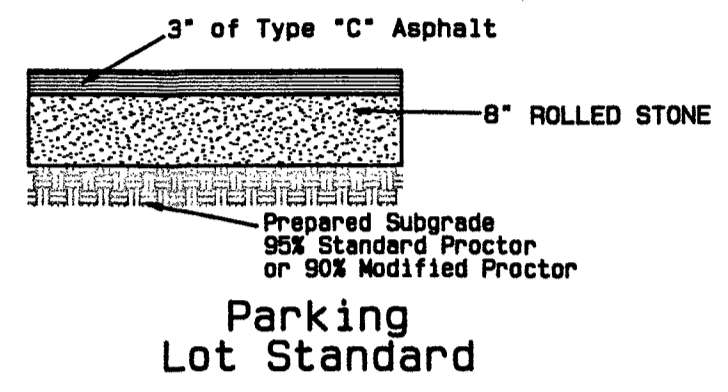
NAME: []
DISCIPLINE: []
LIC# []



n/i
Monarch Flats LLC.
D.B. 20755, Pg. 475

n/i
Steffen Estates
D.B. 3480, Pg. 473

n/i
Frisella Properties LLC
D.B. 19244, Pg. 1708



LANDSCAPE LEGEND	
	Existing Glauca Juniper
	Existing Red Maple
	Existing China Girl Holley

SITE BENCHMARK
10" in open on fire hydrant west of entrance
Elevation 460.25

16037
Legal Description

All of Lot 4 of Koester Acres located in US Surveys 125 and 126, Township 45 North, Range 4 East, in St. Louis County, Missouri, as recorded in Book 207, Page 1, of the St. Louis County Land Records more particularly known as follows:
Beginning at the Southeast corner of said Lot 4, also the North right of way of Highway 40; thence North 00 degrees, 34 minutes, 00 seconds East, a distance of 441.69 feet to the Northeast corner of said Lot 4; thence North 89 degrees, 26 minutes, 00 seconds West, a distance of 305.79 feet to the Northwest corner of Lot 4; thence south 00 degrees, 34 minutes, 00 seconds West, a distance of 409.50 feet to the southwest corner of Lot 4, and also being the right of way of Highway 40; thence along the right of way South 71 degrees, 07 minutes, 58 seconds East, a distance of 18.45 feet; thence South 84 degrees, 05 minutes, 40 seconds East a distance of 291.42 feet to the Point of Beginning.

DISCLAIMER: THE REGISTERED PROFESSIONAL ENGINEER HAS PREPARED OR HAD PREPARED THIS PLAN AND SPECIFICATIONS FOR THE PROJECT. HIS SERVICES ARE LIMITED TO ONLY SITEWORK ITEMS OF GRADING, EROSION CONTROL, DRAINAGE, PAVING, GRADES, AND APPROPRIATE SITE UTILITIES. HIS SYSTEMS, DESIGN, AND CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL, STATE, AND FEDERAL AGENCIES. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION, DATA, OR RECORDS PROVIDED TO HIM BY OTHERS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE PROJECT OR INSTRUMENTS RELATING TO OR INTENDING TO BE USED FOR ANY PART OR PARTS OF THIS PROJECT UNLESS AUTHENTICATED BY THE ENGINEER'S SIGNATURE AND SEAL. ANY PART OF THE TOTAL PROJECT, AND ANY REVISIONS UNLESS AUTHENTICATED BY THE ENGINEER'S SIGNATURE AND SEAL.

Preliminary Development Plan
Chesterfield Motor Sports
17501 N. Outer 40 Rd
Chesterfield, MO 63005

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1527 OLD WATSON
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Engineering Corporation License #001108
Surveying Corporation License #002282

REVISION	DATE	BY	DATE	BY
REVISION	03/06/2017	J. MARTIN	04/12/2017	D. GOVERO
REVISION	08/17/2017			

DATE: 08/16/2016

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JOB NO. 16037
SHEET NO. 2 OF 2