



VIII.A.

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Planning Commission Staff Report

Meeting Date: March 25, 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 requesting 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.

A public hearing was held on March 11, 2019. At this meeting there was some general discussion over the request by the Planning Commission and no opposition brought forward from the public. This report details the request and provides the necessary redline changes to the current governing ordinance.



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.

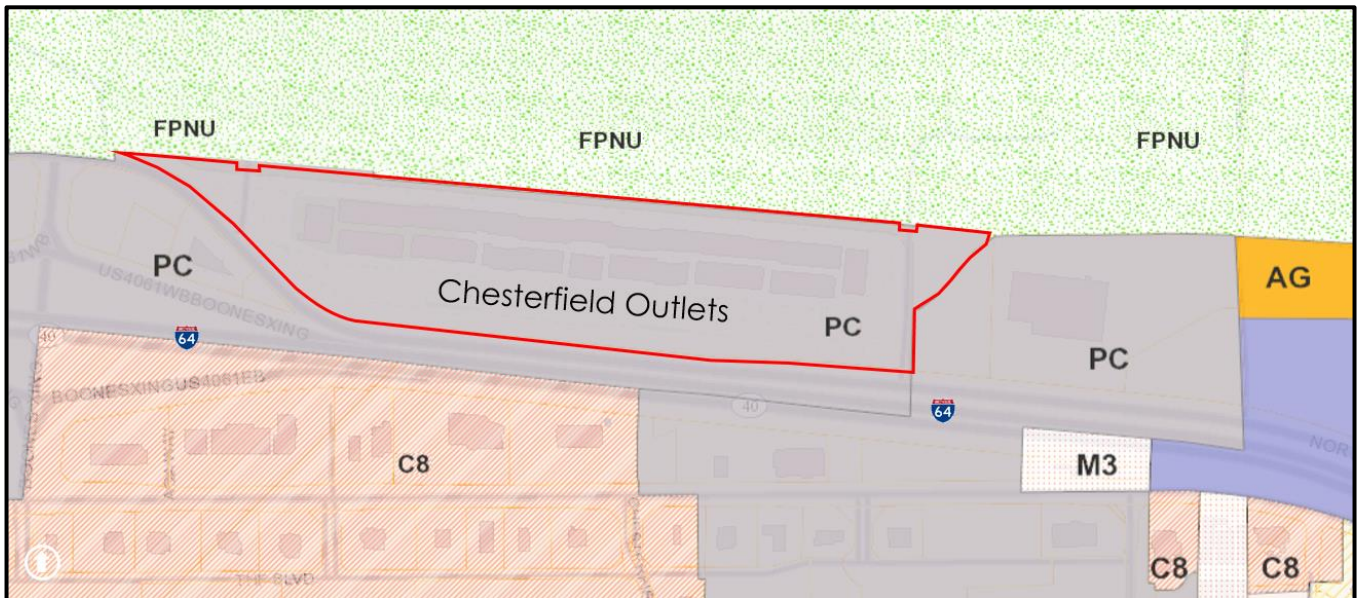


Figure 2: Surrounding Zoning

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.

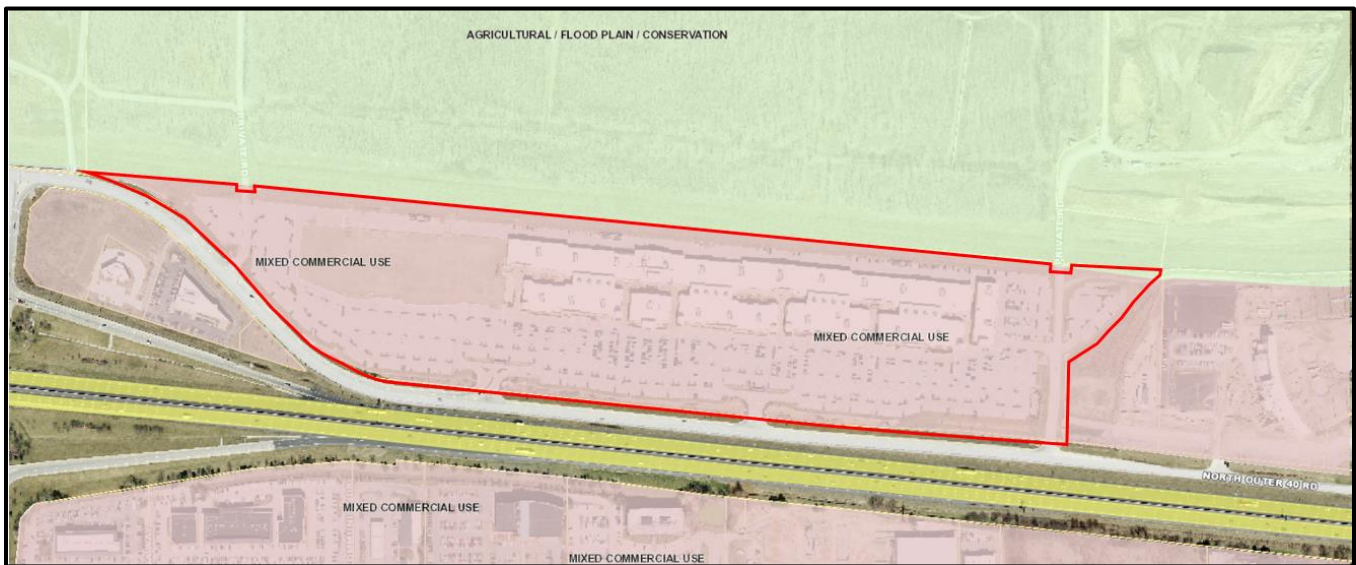


Figure 3: Comprehensive Land Use Plan

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.

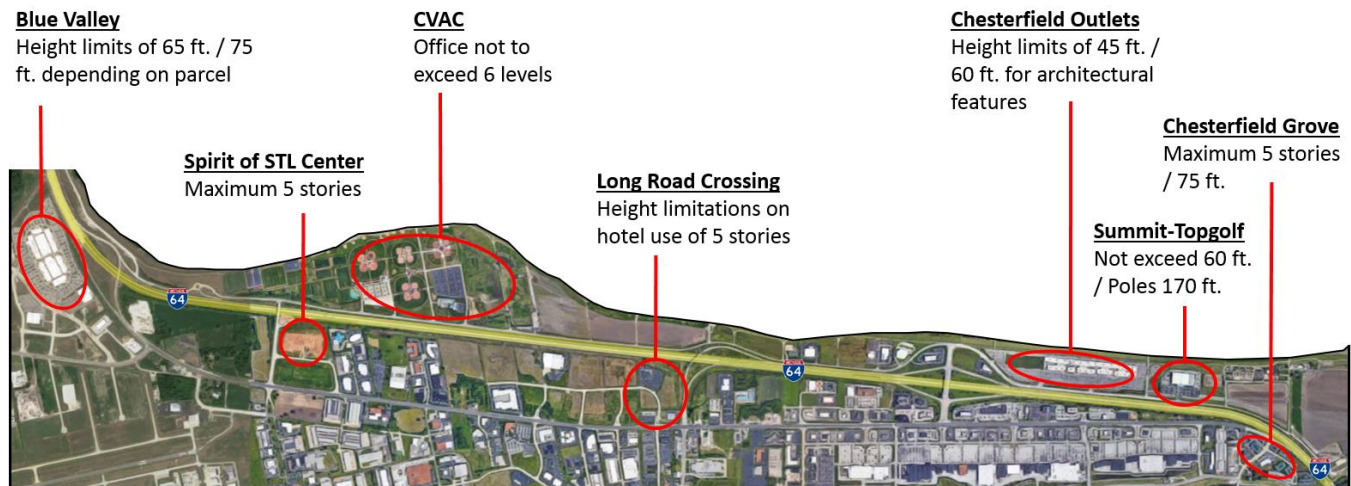


Figure 4: Height Limitations above 45 Feet along I-64 corridor

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 (PDP), which has been included in the Planning Commission’s packet. This Preliminary Development Plan includes additional buildings and proposes the relocation of the northwestern most access point. If this is approved, the revised PDP will be attached to the ordinance and future Amended Site Development Plans will be required to substantially conform to the revised PDP.

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 access 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.

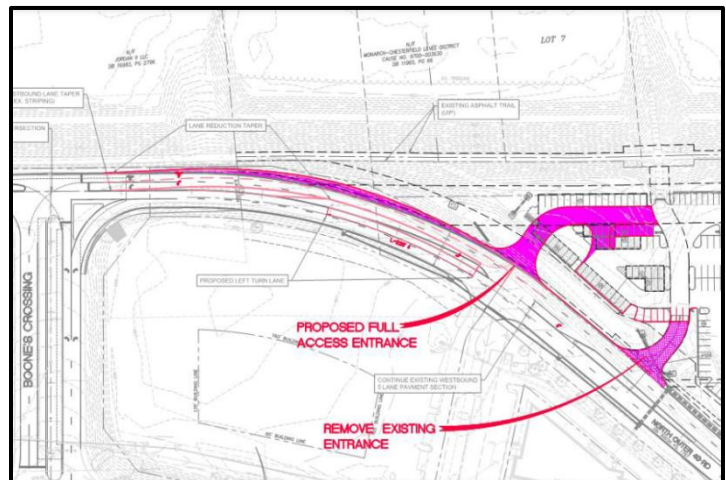


Figure 5: Updated Entrance Configuration

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.

ISSUES

During the Public Hearing held on March 11th, no residents spoke in opposition of the ordinance amendment. There was some general discussion over the request but no issues were raised by the public or Planning Commission.

PROPOSED RED LINE CHANGES

The sole change to the Attachment A of the current governing ordinance is in section I.B.2. Should Planning Commission provide a vote in favor of the request, staff provided the following red line language below to demonstrate the changes that would be made to the current governing ordinance. A draft Attachment A has been included within this packet.

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

1. Floor Area
 - a. Total building floor area shall not exceed 500,000 square feet.
2. Height
 - a. 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 any usable floor area may be a maximum of 60 feet in height.
 - b. **Notwithstanding the limitation set forth in subsection B.2.a., the maximum height of the pavilion and the indoor theatre to be constructed on the property, including rooftop mechanical equipment, architectural features and screening, shall not exceed 60 feet.**

There were no issues raised at the Public Hearing on March 11th, 2019. Staff has no concerns/issues with this petition. The petition has met all filing requirements and procedures of the City of Chesterfield. Staff recommends action from Planning Commission on the request and Attachment A

Attachments

1. Draft Attachment A
2. Applicant Narrative Statement
3. Preliminary Development 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 PC District shall be:
 - a. Administrative office for educational or religious facility
 - b. Art gallery
 - c. Art studio
 - d. Bakery
 - e. Bar
 - f. Barber or beauty shop
 - g. Bowling center
 - h. Brewpub
 - i. Coffee shop
 - j. Commercial service facility
 - k. Community center
 - l. Drug store and pharmacy
 - m. Dry cleaning establishment
 - n. Education facility-specialized private schools
 - o. Education facility-vocational school
 - p. Educational facility-college/university
 - q. Educational facility – kindergarten or nursery school
 - r. Film drop-off and pick-up station
 - s. Financial institution
 - t. Grocery-community
 - u. Grocery-neighborhood
 - v. Grocery-supercenter
 - w. Gymnasium
 - x. Hospital
 - y. Hotel and motel
 - z. Hotel and motel, extended stay
 - aa. Office, dental
 - bb. Office, general
 - cc. Office, medical
 - dd. Professional and technical service facility
 - ee. Recreation facility
 - ff. Restaurant, fast food
 - gg. Restaurant, outdoor customer dining area
 - hh. Restaurant, sit down
 - ii. Restaurant, take out
 - jj. Retail sales establishment, community

- kk. Retail sales establishment, neighborhood
 - ll. Retail sales establishment, regional
 - mm. Retail sales, outdoor
 - nn. Tackle and bait shop
 - oo. Theater, indoor
2. Accessory uses for this development shall include, but not be limited to:
- a. Cafeteria for employees and guests only
 - b. Day care center, child
 - c. Donation collection bin
 - d. Farmers market
 - e. Kennel, boarding
 - f. Newspaper stand
 - g. Parking area, including garages, for automobiles
 - h. Sales yard operated by a church, school, or other not for profit
 - i. Theater, outdoor
 - j. Veterinary clinic
3. The above uses in the PC District shall be restricted as follows:
- a. No single tenant shall occupy more than 75,000 square feet within this PC District.
4. Hours of Operation.
- a. Hours of operation for retail sales will be limited to 6 a.m. to midnight.

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

1. Floor Area
- a. Total building floor area shall not exceed 500,000 square feet.
2. Height
- a. 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 any usable floor area may be a maximum of 60 feet in height.
 - b. Notwithstanding the limitation set forth in subsection B.2.a., the maximum height of the pavilion and the indoor theatre to be constructed on the property, including rooftop mechanical equipment, architectural features and screening, shall not exceed 60 feet.

3. Open Space

- a. A minimum of 35% open space is required for this development. 30% open space shall be required if the required storm water improvements, per the current version of the Chesterfield Valley Master Storm Water Plan, along the southern portion of this District are enclosed.

C. SETBACKS

1. Structure Setbacks

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

- a. 75 feet from the southern boundary of the PC District.
- b. 25 feet from the north, east and west boundaries of the PC District.

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. 30 feet from the north, south, and west boundaries of the PC District.
- b. 0 feet from the eastern boundary of the PC District.

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.

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 Transportation (or MoDOT), for sight distance considerations prior to installation or construction.
3. The maximum height from grade of any wall sign shall not exceed 45 feet.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping or as directed by the City of Chesterfield. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Ingress and egress must conform to the Missouri Department of Transportation's (MoDOT), St. Louis County Department of Transportation and City of Chesterfield's Access Management Guidelines, as directed by the City. Ingress and egress must be reviewed and approved by MoDOT, St. Louis County, and the City of Chesterfield, as directed by the City.
2. Provide public access easements as needed along the eastern and western extents of the property such that access is provided from North Outer 40 Road to the adjoining property to the north. The easements shall be dedicated to the City of Chesterfield for public use. The conveyance or dedication of these easements will be a condition of the issuance of permits following Site Improvement Plans approval. The location, dimensions and form of the conveyance or dedication shall be mutually agreed upon by the developer and the City of Chesterfield, and any such conveyance or dedication shall be subject to existing easements, if any.

J. ROAD IMPROVEMENTS

1. Construct improvements to North Outer 40 Road and Boone's Crossing as required by MoDOT, St. Louis County and the City of Chesterfield, as directed by the City, to support the proposed development.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield, St. Louis County and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield. Access to this development from North Outer 40 Road shall be as directed by the St. Louis County Department of Transportation and per the approved traffic study.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto N. Outer 40 Rd. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT/HOWARD BEND LEVEE DISTRICT

1. All set-backs, dedication of easements and/or other restrictions or limitations shall be established as directed by the Monarch-Chesterfield Levee District upon site plan review.

M. POWER OF REVIEW

1. The City Council shall review and provide final approval of the Site Development Plan for the proposed development subsequent to Planning Commission review.

N. STORMWATER AND FLOOD PLAIN

1. Construct the required on-site storm water improvements per the current version of the Chesterfield Valley Master Storm Water Plan. The developer shall be responsible for construction of the required on-site storm water improvements and for providing positive drainage for the development. In the event that the ultimate off-site required improvements are not constructed concurrently with this development, the developer shall provide interim

drainage facilities. Interim facilities shall be sized to handle runoff from the on-site 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage for the development and handle existing off-site flows such that off-site properties are not negatively impacted.

The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Public Works Director, 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 Public Works Director 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.

2. Provide a Chesterfield Valley Storm Water Easement along North Outer 40 Road to accommodate the future construction of the Chesterfield Valley Master Storm Water Plan improvements in that area, and depict the improvements 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 Storm Water Plan on-site improvements shall be operational and provide positive drainage for the development prior to the paving of any driveways or parking areas.
4. The project is located in the Caulks Creek Impact area and subject to applicable fees.
5. Formal plan submittal and approval is required by the District prior to the issuance of permits.

O. 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.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

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 St. Louis County Department of Transportation, 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 PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited 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. Outboundary plat and legal description of property.
- 3. Density calculations.
- 4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
- 5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
- 6. Provide Floor Area Ratio (F.A.R.).

7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. 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.
15. 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.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. 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.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. 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.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. 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, lot dimensions, lot 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, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Transportation, 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

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

1. The developer shall 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:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,319.85 /parking space
High Turn-over Sit Down Restaurant	\$2,319.85 /parking space

(Parking spaces as required by the site-specific ordinance.)

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.

Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Transportation. 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. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

2. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development should be retained in the appropriate trust fund.
3. Traffic generation assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposits shall be made prior to the issuance of a Special Use Permit (S.U.P) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case no Special Use Permit is required. 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. Funds shall be payable to Treasurer, Saint Louis County.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$933.02 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 Transportation. 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 Transportation. Funds shall be payable to the Treasurer, Saint Louis County.

Stormwater

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 \$2,960.28 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 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, 2019, 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 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 the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.

Road improvements shall be completed prior to the issuance of an occupancy permit. As previously noted, the delays due to utility relocation and adjustments do not constitute a cause to allow occupancy prior to completion of road improvements.

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.

DRAFT

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

SITE ACREAGE = 48.151 ACRES ±
EXISTING ZONING = "PC" PLANNED COMMERCIAL (ORD. #2682)
PROPOSED ZONING = "PC" PLANNED COMMERCIAL
CITY = CHESTERFIELD, MISSOURI
SITE ZIP CODE = 63005
SITE ADDRESS = 17017 N. OUTER 40 RD.
OWNER = TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD
o/c CHESTERFIELD LIFESTYLE, LLC (UNDER CONTRACT)
WUNNENBERG MAP = PAGE 36, GRID P-24
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED = CAULKS CREEK, MISSOURI RIVER
FLOOD MAP PANEL = FIRM 29189C0165K, EFFECTIVE FEB. 4, 2015
FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
13725 OLIVE BLVD.
CHESTERFIELD, MO 63017
WATER DISTRICT = MISSOURI AMERICAN WATER COMPANY

SHEET INDEX

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

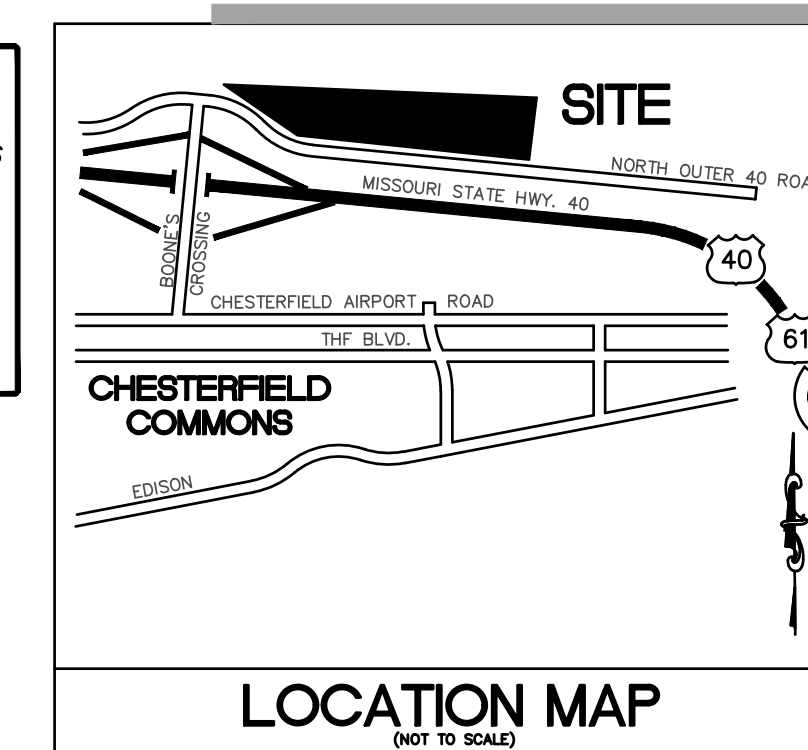
THE DISTRICT PRELIMINARY DEVELOPMENT PLAN

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

#2-166
ELEV. = 458.86
"STANDARD ALUMINUM DISK" STAMPED SL-32, 1990, DISK IS SET IN BETWEEN THE HWY I-64 NORTH OUTER ROAD AND THE WEST BOUND HWY I-64 1/2 SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY I-64 APPROXIMATELY 0.5 MILES EAST OF THE INTERSECTION OF BOONES CROSSING ROAD AND NORTH OUTER ROAD. (SL-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JULY 2002.) AS SHOWN HEREIN



SITE NOTES

1. Present Zoning: PC (Planned Commercial) City of Chesterfield Ordinance No. 2682

PERMITTED USES (I.A.3)

NO SINGLE TENANT SHALL OCCUPY MORE THAN 75,000 SQUARE FEET WITHIN THIS PC DISTRICT.

FLOOR AREA (I.B.1)

TOTAL BUILDING FLOOR AREA SHALL NOT EXCEED 500,000 SQUARE FEET.

STRUCTURE SETBACKS (I.C.1)

NO BUILDING, STRUCTURE, OTHER THAN: FREESTANDING PROJECT IDENTIFICATION SIGNS, LIGHT STANDARDS OR FLAG POLES WILL BE LOCATED WITHIN THE FOLLOWING SETBACKS:

- 75 FEET FROM THE SOUTHERN BOUNDARY OF THE PC DISTRICT.
25 FEET FROM THE NORTH, EAST AND WEST BOUNDARIES OF THE PC DISTRICT.

PARKING SETBACKS (I.C.2)

NO PARKING STALL, LOADING SPACE, INTERNAL DRIVEWAY, OR ROADWAY, EXCEPT POINT OF INGRESS OR EGRESS, WILL BE LOCATED WITHIN THE FOLLOWING SETBACKS:

- 30 FEET FROM THE NORTH, SOUTH AND WEST BOUNDARIES OF THE PC DISTRICT.
0 FEET FROM THE EASTERN BOUNDARY OF THE PC DISTRICT.

THE ABOVE ZONING INFORMATION WAS PROVIDED BY THE CITY OF CHESTERFIELD, AND TO VERIFY, THE CLIENT SHOULD OBTAIN A ZONING ENDORSEMENT FROM THEIR TITLE COMPANY.

2. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE SHADED X (AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP 29189C0165K WITH AN EFFECTIVE DATE OF 02/04/2015.

3. BASIS OF BEARING ADOPTED FROM PB. 360, PGS. 137-138.

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc., have, during December, 2018, by order and for the use of The Staenberg Group executed a Partial Topographic Survey of part of Adjusted Lot 1, and that the results of said topographic survey are shown hereon. We further certify that the above plat was prepared from an actual field survey, and said survey does not represent a Property Boundary Survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222

By: Walter J. Pflieger, Missouri L.S. No. 2008-000728

PROPERTY DESCRIPTION

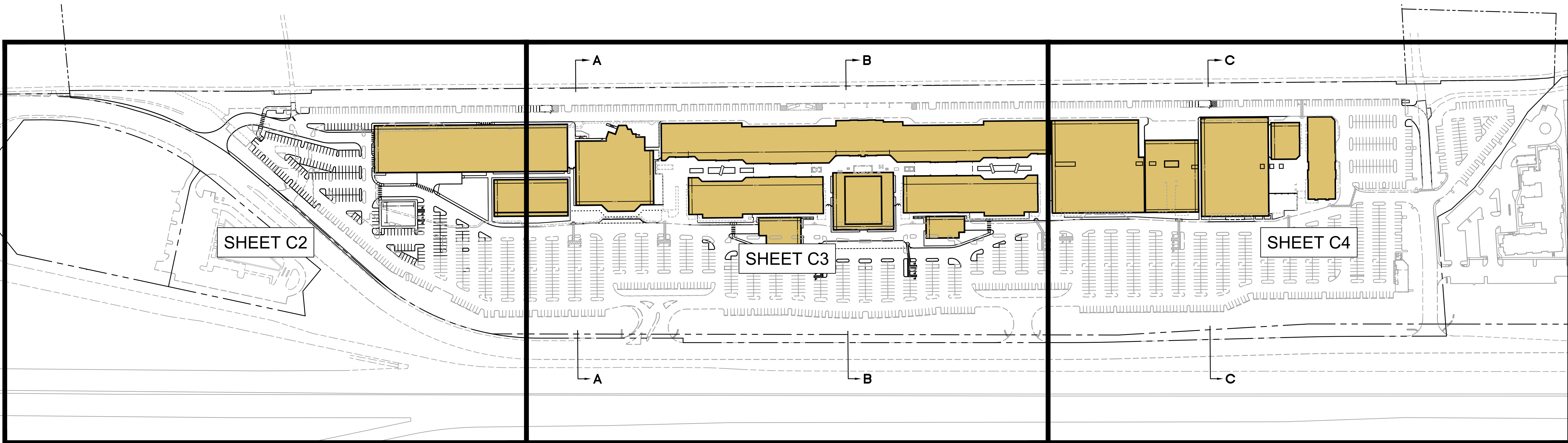
A tract of land being Adjusted Lot 1 of the Boundary Adjustment Plat of Lot 4 and 5 of the James Long's Estate and Part of Lots 1 and 2 of the Subdivision of Lucwell Bacon's Estate, and Lots 6, 7, 8 and 9 of Herman Ficke Estate Subdivision and a tract of land as conveyed to Taubman Prestige Outlets of 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, being more particularly described as follows:

Beginning at the southeast corner of above said Adjusted Lot 1, South 01 degree 38 minutes 15 seconds West, 32.40 feet to the southeast corner of above said Taubman tract, said point located on the north right-of-way line of North Outer 40 Road, variable width; thence along said right-of-way line the following courses and distances: North 84 degrees 18 minutes 34 seconds West, 260.09 feet to a point of curvature to the left having a radius of 5,020.50 feet; along said curve with an arc length of 117.62 feet and a chord which bears North 84 degrees 58 minutes 50 seconds West, 117.62 feet; North 85 degrees 39 minutes 06 seconds West, 509.93 feet to a point of curvature to the right having a radius of 5,005.00 feet; along said curve with an arc length of 130.86 feet and a chord which bears North 84 degrees 54 minutes 10 seconds West, 130.85 feet; North 84 degrees 09 minutes 13 seconds West, 1,030.57 feet; North 05 degrees 50 minutes 47 seconds East, 12.00 feet; North 84 degrees 09 minutes 13 seconds West, 389.67 feet to a point of curvature to the right having a radius of 668.00 feet and along said curve with an arc length of 123.32 feet and a chord which bears North 78 degrees 51 minutes 21 seconds West, 123.34 feet to the southwestern corner of above said Adjusted Lot 1, said point also being located on the northeastern right-of-way line of said North Outer 40 Road; thence continuing in a northwesterly direction, along said right-of-way line and the western line of said Adjusted Lot 1, the following courses and distances: along said curve, with an arc length 339.14 feet and a chord which bears North 59 degrees 00 minutes 53 seconds West, 335.51 feet; North 44 degrees 28 minutes 14 seconds West, 31.47 feet; North 42 degrees 33 minutes 41 seconds West, 359.33 feet; South 47 degrees 26 minutes 19 seconds West, 6.47 feet; North 44 degrees 28 minutes 14 seconds West, 102.46 feet to a point of curvature to the left having a radius of 812.89 feet; along said curve with an arc length of 36.26 feet and a chord which bears North 45 degrees 44 minutes 56 seconds West, 36.25 feet to a point of compound curvature to the left having a radius of 100.00 feet; along said curve with an arc length of 4.92 feet and a chord which bears North 48 degrees 26 minutes 15 seconds West, 4.92 feet to a point of compound curvature to the left having a radius of 805.52 feet; along said curve with an arc length of 268.82 feet and a chord which bears North 59 degrees 24 minutes 30 seconds West, 267.57 feet to a point of reverse curvature to the right having a radius of 100.00 feet; along said curve with an arc length of 3.90 feet and a chord which bears North 67 degrees 51 minutes 02 seconds West, 3.90 feet to a point of reverse curvature to the left having a radius of 800.50 feet and along said curve with an arc length of 177.04 feet and a chord which bears North 73 degrees 04 minutes 06 seconds West, 176.88 feet to its intersection with the west line said Adjusted Lot 1;

thence along said west line, North 00 degrees 21 minutes 46 seconds East, 18.67 feet to the northwest corner thereof; thence along the northern line of said Adjusted Lot 1 the following courses and distances: South 84 degrees 50 minutes 26 seconds East, 75.65 feet; South 83 degrees 33 minutes 04 seconds East, 203.31 feet; South 83 degrees 57 minutes 15 seconds East, 199.80 feet; South 85 degrees 08 minutes 30 seconds East, 70.08 feet; South 84 degrees 51 minutes 30 seconds West, 9.00 feet; South 85 degrees 32 minutes 19 seconds East, 99.85 feet; North 05 degrees 25 minutes 52 seconds East, 9.00 feet; South 84 degrees 34 minutes 08 seconds East, 230.73 feet; South 84 degrees 33 minutes 54 seconds East, 799.19 feet; South 84 degrees 35 minutes 06 seconds East, 699.37 feet; South 84 degrees 39 minutes 13 seconds East, 1,101.32 feet; South 84 degrees 23 minutes 27 seconds East, 81.27 feet; South 05 degrees 38 minutes 33 seconds West, 6.80 feet; South 84 degrees 38 minutes 09 seconds East, 119.38 feet; North 05 degrees 17 minutes 33 seconds East, 8.00 feet; South 84 degrees 42 minutes 27 seconds East, 95.20 feet; South 84 degrees 22 minutes 35 seconds East, 98.38 feet; South 87 degrees 39 minutes 27 seconds East, 96.96 feet and North 85 degrees 20 minutes 22 seconds East, 14.76 feet to the northeastern corner of said Adjusted Lot 1; the following courses and distances: South 07 degrees 30 minutes 12 seconds West, 22.85 feet; South 50 degrees 31 minutes 21 seconds West, 90.71 feet; South 38 degrees 40 minutes 37 seconds West, 130.29 feet; South 43 degrees 35 minutes 48 seconds West, 119.08 feet; South 52 degrees 55 minutes 22 seconds West, 83.69 feet; South 66 degrees 32 minutes 23 seconds West, 42.59 feet and South 61 degree 38 minutes 15 seconds West, 288.83 feet to the POINT OF BEGINNING. Containing 2,152,905 square feet or 49.415 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on January 30, 2019.

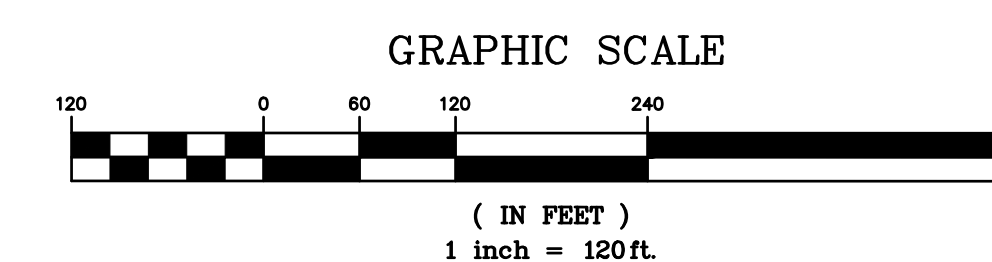
Notes:

- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 10131STL with an effective date of February 27, 2018, at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple as to parcel 1 and 2, and assessment as to parcel 2, and title thereto is at the effective date thereof vested in:
Taubman Prestige Outlets of Chesterfield LLC, a Delaware limited liability company
(3) Title Commitment No. 10131STL with Schedule B-Section 2 exceptions:
(4) Subject to Terms and provisions of the Agreement for right of way recorded May 6, 1902 in Book 130 page 624, affects Parcel 1, "NOT SHOWN" Not plottable
(5) Intentionally Deleted
(6) Subject to Easement granted to Union Electric Company, by the instrument recorded in Book 6584 page 1096, affects Parcel 1, "SHOWN"
(7) Subject to Easement granted to St. Louis County Water Company, by the instrument recorded in Book 8571 page 1601, affects Parcel 1, "SHOWN"
(8) Subject to Easement granted to St. Louis County Water Company, by the instrument recorded in Book 8054 page 2047 and First Amendment to Easement Agreement recorded in Book 20091 page 1350, affects Parcel 1, "SHOWN"
(9) Subject to Easement granted to Wayne D. Haynes and Ruthann E. Haynes, husband and wife, for ingress and egress for roadway and utility purposes, by the instrument recorded in Book 9054 page 2047 and First Amendment to Easement Agreement recorded in Book 20091 page 1350, affects Parcel 1, "SHOWN"
(10) Subject to Easement granted to Carl R. Tison, for a storm water system, by the instrument recorded in Book 10179 page 1829, affects Parcels 1 and 2, "SHOWN"
(11) Subject to Easement granted to Public Water Supply District No. 2 of St. Charles County, Missouri by instrument recorded in Book 11998 page 2198, affects Parcel 2, "SHOWN"
(12) Subject to Easement granted to the City of Chesterfield, for a hiking, biking, and a walking trail, by the instrument recorded in Book 17132 page 398, affects Parcel 2, "SHOWN"
(13) Subject to Easement granted to Wayne D. Haynes and Ruthann E. Haynes, husband and wife, for ingress and egress, by the instrument recorded in Book 17434 page 242, affects Parcels 1 and 2, "SHOWN"
(14) Subject to Terms and provisions of the Chesterfield Outlets Site Development Plan, according to the plan thereof recorded in Plat Book 360 page 89, affects Parcel 1, "NOT SHOWN" Not survey related.
(15) Subject to Rights in favor of the Monarch-Chesterfield Levee District as shown on the Survey dated 1947, and as shown on the Boundary Adjustment Plat recorded in Plat Book 360 page 137, affects Parcel 2, "SHOWN" (Released by Deed Book 20091, Page 1210)
(16) Subject to Rights of ingress and egress in favor of the Monarch-Chesterfield Levee District for access to and from Adjusted Lot 2 of the Boundary Adjustment Plat recorded in Plat Book 360 page 137 and the land identified on the said boundary adjustment plat as Locator Number 161110013, affects Parcels 1 and 2.
(17) Subject to Permanent Levee Easement Deed granted to Monarch-Chesterfield Levee District, by the instrument recorded in Book 20091 page 1240, affects Parcel 1, "SHOWN"
(18) Subject to Access Easement Deed granted to Monarch-Chesterfield Levee District, by the instrument recorded in Book 20091 page 1221, affects Parcel 1, "SHOWN"
(19) Subject to Declaration of Covenants and Protective Restrictions (49-96) by and between Taubman Prestige Outlets of Chesterfield LLC and the Monarch-Chesterfield Levee District, by the instrument recorded in Book 20091 page 1257, affects Parcel 1, Protected Excavation Area "SHOWN"
(20) Subject to Declaration of Covenants and Protective Restrictions (96-478) by and between Taubman Prestige Outlets of Chesterfield LLC and 20, the Monarch-Chesterfield Levee District, by the instrument recorded in Book 20091 page 1278, affects Parcel 1, Protected Excavation Area "SHOWN"
(21) Subject to Access and Parking Easement Agreement granted to the City of Chesterfield, Missouri, by the instrument recorded in Book 20091 21, page 1283, affects Parcel 1, "SHOWN"
(22) Subject to Chesterfield Valley Storm Water Easement granted to the City of Chesterfield, Missouri, by the instrument recorded in Book 20091 page 1332, affects Parcel 1, "SHOWN"
(23) Subject to Culvert Maintenance Agreement granted to the City of Chesterfield, Missouri, by the instrument recorded in Book 20091 page 1341, affects Parcel 1, Blanket ingress/egress for inspection/repair of culvert
(24) Subject to Terms and provisions of the Transportation Development Agreement evidenced by the Memorandum of Transportation Development Agreement recorded on July 25, 2012 in Book 20091 Page 1372, affects Parcel 1, "NOT SHOWN" Not survey related.
(25) Subject to Right of Way of the existing levee over that part of the subject land embraced therein, affects Parcels 1 and 2.
(26) Subject to Covenants and conditions, and terms and provisions of the Parking Easement Agreement executed by and between Monarch-Chesterfield Levee District, a Missouri levee district, grantor and Taubman Prestige Outlets of Chesterfield LLC, a Delaware limited liability company, grantee, dated as of July 25, 2012 recorded July 27, 2012 in Book 20091 page 1338 and re-recorded August 3, 2012 in Book 20100 page 2905, affects Parcel 2, "SHOWN"
(27) Subject to Easement to Public Water Supply District No. 2 of St. Charles County, Missouri as created by instrument recorded in Book 11446 page 391, affects Parcel 2, "SHOWN"
(28) Subject to Maintenance Agreement by and between Wayne D. Haynes and Ruthann E. Haynes and Carl R. Tison according to instrument recorded in Book 10179 Page 1832, affects Parcel 2, Easement areas "SHOWN"
(29) Subject to Rights of utilities for utility facilities within the subject land, if any, as reserved by the Quit Claim Deed recorded March 13, 2013 in Book 20411 page 766, affects Parcel 2.
(30) Subject to Reservation of the rights of direct access to Interstate 64 as reserved by the Quit Claim Deed recorded March 13, 2013 in Book 20411 page 766, affects Parcel 2.
(31) Subject to Right of way reserved by St. Louis County, Missouri, for a permanent roadway improvement maintenance utility easement by the Quit Claim Deed recorded March 15, 2013 in Book 20415 page 305, affects Parcel 2, "SHOWN"
(32) Subject to Rights of utilities for utility facilities within the subject land, if any, as reserved in the Quit Claim Deed recorded March 15, 2013 in 32, Book 20415 page 305, affects Parcel 2, Right of way transfer and PRIME "SHOWN"
(33) Subject to Terms and provisions of the Maintenance Agreement with The Metropolitan St. Louis Sewer District recorded in Book 20117 page 33, 2292, including a provision for sewer assessments. Sewer assessments, if any, "SHOWN"
(34) Sewer assessments "NOT SHOWN" Not survey related.
(35) Subject to Easement granted to The Metropolitan St. Louis Sewer District, by the instrument recorded in Book 20117 page 2305, "SHOWN"
(36) Easement granted to Missouri American Water Company, by the instrument recorded in Book 20280 page 1769, "SHOWN"



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. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED (NO UTILITIES ARE SHOWN ON THIS PLAN).
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
8. THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
9. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
10. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
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.
13. U.S. SURVEY CORNERS LOCATED ON OR NEAR THE DEVELOPMENT SITE MUST BE PROTECTED AND SHALL BE RESTORED IF DISTURBED DUE TO THE CONSTRUCTION.
14. A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT 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, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
17. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
18. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.



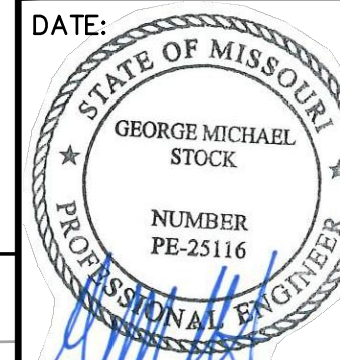
PREPARED FOR: THE STAENBERG GROUP
2127 INNERBELT BUSINESS CENTER DR.
SUITE 200, ST. LOUIS, MO 63114
PHONE: (314) 513-1500

PREPARED BY:

STOCK & ASSOCIATES Consulting Engineers, Inc.
267 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (314) 500-9000 FAX: (314) 500-9000
e-mail: general@stockassoc.com Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

THE DISTRICT
17017 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005



DATE: 3/18/2019
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

Table with 2 columns: No., Description. Row 1: 1, 2/19/19 City Comments. Row 2: 2, 3/18/19 City Comments.

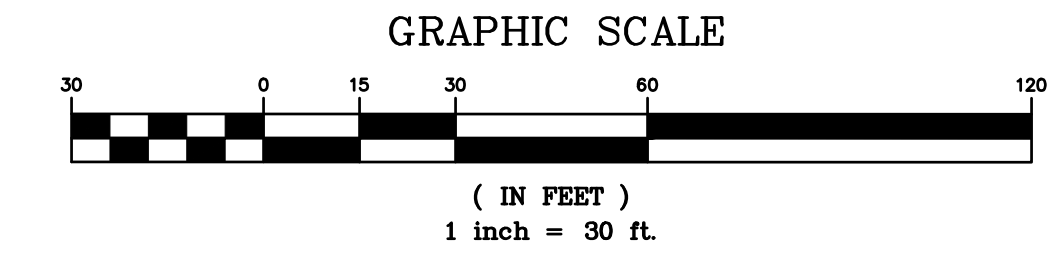
DRAWN BY: T.A.E. CHECKED BY: G.M.S.
DATE: 01/31/2019 JOB NO.: 218-6411
K.S.D. # BASE MAP #
P-1
S.L.C. MAP # MAP SUP. #
XXXX XX-XXX-XX
M.D.N.R. # MO-
SHEET TITLE: OVERALL DEVELOPMENT PLAN
SHEET NO.: C1

MATCHLINE B-B (SEE SHEET C3)



DISCLAIMER:
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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.



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

DATE: 3/18/2019
 GEORGE MICHAEL STOCK
 NUMBER: PE-25116
 PROFESSIONAL ENGINEER

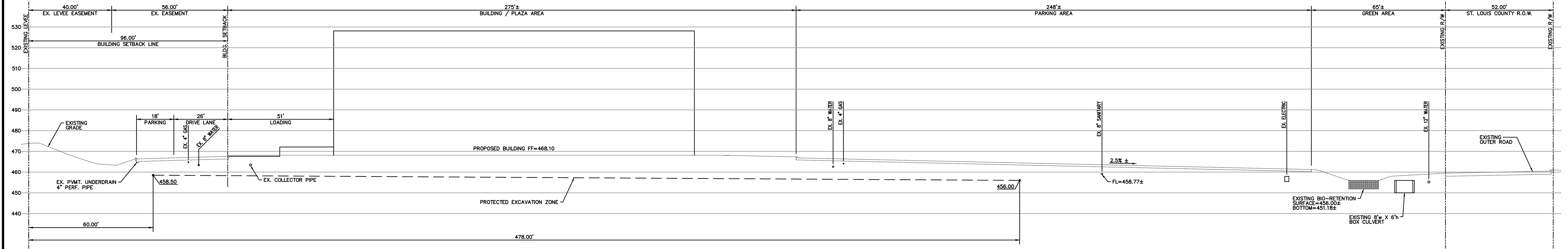
GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

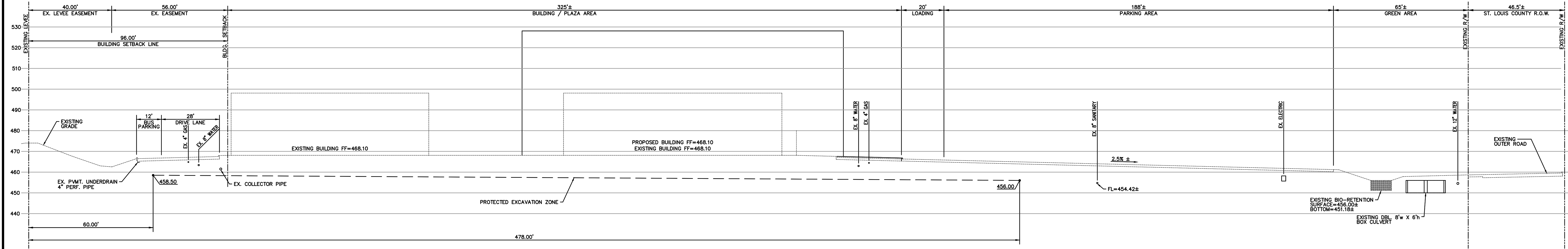
1	2/19/19 City Comments
2	3/18/19 City Comments

DRAWN BY:	T.A.E.	CHECKED BY:	G.M.S.
DATE:	01/31/2019	JOB NO.:	218-6411
KES: P		BASE MAP:	
SLC: MAT #		MAT SUP.:	XX-XXX-XX
M.D.N.R. #		MO.:	
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN			
SHEET NO.: C4			

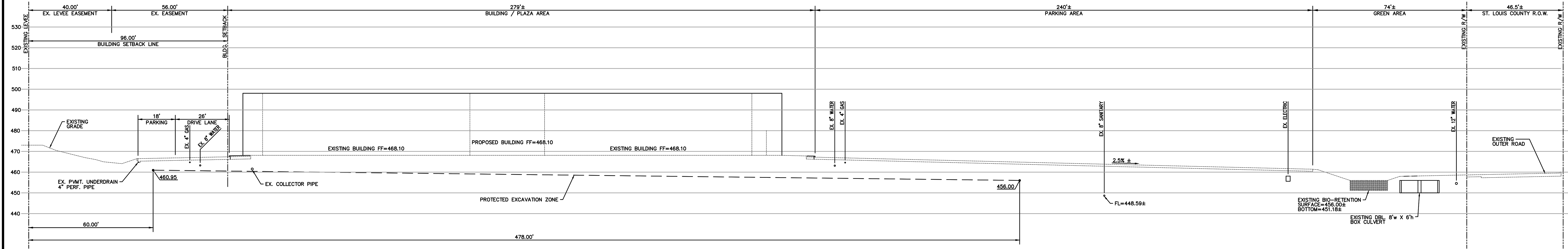
THIS SHEET HAS BEEN ELECTRONICALLY SEALED AND DATED.



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



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

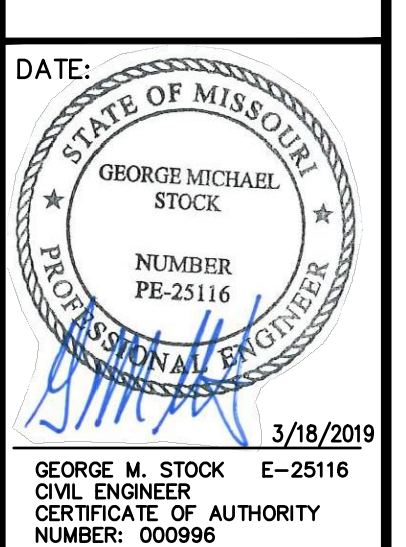


SITE SECTION C-C
SCALE: 1"=20'

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



DATE: 3/18/2019
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1	2/19/19 City Comments
2	3/18/19 City Comments

DRAWN BY: T.A.E.	CHECKED BY: G.M.S.
DATE: 01/31/2019	JOB NO: 218-6411
K.S.D. P.# P-	BASE MAP # -
S.L.C. MAT.# XXXX	MAT.SUF. XX-XXX-XX
M.D.N.R.# MO-	
SHEET TITLE: SITE SECTIONS	
SHEET NO.: C5	

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