



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

Planning Commission Staff Report

Project Type:

Amended Site Development Plan

Meeting Date:

September 12, 2011

From:

Kristian Corbin, Project Planner

Location:

Spirit of St. Louis Airpark, 18370 Wings of Hope Boulevard

Applicant:

Poehlman & Prost, Inc. on behalf of St. Louis County

Description:

Spirit of St. Louis Airpark, Wings of Hope: An Amended Site Development Plan and Architectural Elevations for a 5.052 acre tract of land zoned "M3" Planned Industrial District located a quarter mile west of the intersection of Wings of Hope Boulevard and Spirit of St. Louis Boulevard, more specifically, addressed

18370 Wings of Hope Boulevard.

PROPOSAL SUMMARY

Wings of Hope is a 5.052 acre tract of land located a quarter mile west of the intersection of Spirit of St. Louis Boulevard and Wings of Hope Boulevard. The request is for an 8,595 square foot addition to the existing 20,028 square foot hangar facility located within Spirit of St. Louis Airpark Subdivision. Currently, the subject site is zoned "M3" Planned Industrial District governed under the terms and conditions of City of Chesterfield Ordinance Number 1430. The current exterior and roof materials are comprised of prefinished metal panels. The proposed materials for the 8,595 square foot addition will match the materials and color selection of the existing structure. The purpose of the application is to add additional hangar space to accommodate Wings of Hope's expanded operations.

LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

St. Louis County approved a rezoning from an "NU" Non-Urban District to an "M-3" Planned Industrial District for Spirit of St. Louis Airport via Ordinance Number 2212.

The ordinance was subsequently amended by St. Louis County Ordinance Numbers 9642, 11,768, 13,838, and 13,935.

On March 2, 1992, the City of Chesterfield adopted Ordinance 656 which amended St. Louis County Ordinance 13,935 to reduce the right-of-way on Edison Avenue from sixty (60) feet to forty (40) feet with a ten (10) foot road easement. On April 3, 1994, the City of Chesterfield adopted Ordinance 870 which amended St. Louis County Ordinances 2212, 9642, 11,768, 13,838, and 13,935 and allowed additional permitted uses.

The boundary of the "M-3" Planned Industrial District was changed via City of Chesterfield Ordinance 1156 on April 15, 1996. Ordinance 1156 amended St. Louis County Ordinance 13,838 and City of Chesterfield Ordinance 656 and repealed City of Chesterfield Ordinance 870. On September 15, 1997, the City of Chesterfield adopted Ordinance 1312 which amended Ordinance 1156 allowing for fraternal organizations within the established District. On July 20, 1998, the City of Chesterfield adopted Ordinance 1430 which reduced the side yard setback for 660 Goddard Avenue. The side yard setback changed from ten (10) feet to three (3) feet from the northern boundary and from ten (10) feet to nine (9) feet on the southern boundary.

The previous Site Development Plan, Landscape Plan and Lighting Plan were approved on November 14, 2005 by the City of Chesterfield Planning Commission with construction of the site reaching its completion in 2007. Since that time, there have been no alterations to the subject site.

Land Use and Zoning of Surrounding Properties:

Direction		Subdivision	Zoning	
	East	Spirit of St. Louis Airpark	"M3" Planned Industrial District	
and West				



STAFF ANALYSIS

Zoning

The subject site is currently zoned "M-3" Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance 1430. The submittal was reviewed against the requirements of Ordinance 1430 and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements and the site specific governing ordinance.

Traffic/Access and Circulation

The circulation system for the subject site remains unaltered from the previously approved plan. Access to the site is from Wings of Hope Boulevard which remains unchanged for this proposal.

Parking

The proposed addition will not affect the parking requirements for the subject site. There are no proposed alterations to the current allocation of parking stalls.

Landscaping

There were no proposed changes to the landscaping for the subject site. An amended landscape plan was not required for this site.

Lighting

New wall mounted light fixtures will match the existing wall packs that were previously approved in 2005. The existing and proposed wall packs on the building are flat lens fully enclosed fixtures per the City of Chesterfield code.

Architectural Elevations

The project was before the Architectural Review Board on July 14, 2011. The proposed exterior building materials and roof will be comprised of pre-finished metal wall panels painted to match the existing color scheme. The Architectural Review Board had no comments about the proposed Architectural Elevations of the hangar. A motion was passed to forward the project to Planning Commission for approval by a vote of 7-0.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan and Architectural Elevations and found the proposal to be in conformance with the site specific ordinance and all other applicable Zoning Ordinance requirements. Staff recommends approval of the proposal as presented.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

1) "I move to approve (or deny) the Amended Site Development Plan and Architectural Elevations for Spirit of St. Louis Airpark, Wings of Hope."

2) "I move to approve the Amended Site Development Plan and Architectural Elevations for Spirit of St. Louis Airpark, Wings of Hope, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director

Attachments: Amended Site Development Plan Architectural Elevations

CONSTRUCTION NOTES

10. ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY ST. LOUIS COUNTY

ALL DISTURBED EARTH AREAS WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE SODDED.

ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.
ANY DISTURBED OFF SITE PROPERTY (I.E. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE
REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.

GRADING:

DEPARTMENT OF HIGHWAYS AND TRAFFIC

ALL CONTOURS SHOWN ON THESE PLANS ARE BASED ON U.S.G.S. DATA. ALL GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC'S "STANDARD SPECIFICATIONS FOR IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE GRADE TO THE DESIGN ELEVATIONS. NO SLOPES SHALL BE GRADED STEEPER THAN 3:1 (HORIZONTAL : VERTICAL), AND SHALL BE SEEDED AND MULCHED. ONLY THE DESIGNATED CONSTRUCTION ACCESS ROUTE MAY BE USED TO MOVE EQUIPMENT IN AND OUT. NO OTHER ACCESS POINT WILL BE PERMITTED ALL SILTATION MEASURES MUST BE IN PLACE BEFORE ANY OPERATIONS THAT DISTURB THE NATURAL GRADE COMMENCES. THIS INCLUDES GRUBBING OR STUMP REMOVAL. THE COUNTY SHALL BE NOTIFIED UPON COMPLETION OF ALL SILTATION AND EROSION FACILITIES AND SHALL INSPECT AND APPROVE SUCH FACILITIES PRIOR TO THE COMMENCEMENT OF ANY CLEARING OR GRADING ACTIVITIES. SILTATION CONTROL FACILITIES MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THIS INCLUDES REMOVAL OF MUD FROM SILTATION BASINS AND REPLACEMENT OF SILTATION FENCE. MUD SHALL NOT BE PERMITTED TO MIGRATE OFF THE SITE. DAMAGE OR FAILURE OF SILTATION AND EROSION CONTROL FACILITIES SHALL BE REPAIRED IMMEDIATELY BUT NOT LONGER THAN 24 HOURS AFTER NOTIFICATION. IF PROPOSED MEASURES FAIL TO ADEQUATELY PROTECT THE ADJOINING PROPERTY ADDITIONAL FACILITIES SHALL BE THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR TO PROTECT OFF-SITE PROPERTY FROM EROSION OR SILTATION. THE ENGINEER SHALL NOT BE LIABLE FOR DAMAGE CAUSED BY EROSION OR SILTATION DUE TO DEFECTIVE SILTATION CONTROL DEVICES. MUD WILL NOT BE PERMITTED TO BE CARRIED OFF SITE ONTO PUBLIC STREETS. A TEMPORARY WASH FACILITY SHALL BE PROVIDED TO REMOVE MUD FROM VEHICLE TIRES BEFORE ENTERING MEASURES SHALL BE TAKEN TO CONTROL DUST AS NECESSARY.
IT SHALL BE THE GRADING CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE SOILS ENGINEER OF WORK IN PROGRESS AND TO COMPLY WITH SPECIFICATIONS SET BY THE SOILS ENGINEER WITH REGARD TO COMPACTION, SURFACE PREPARATION AND PLACEMENT OF FILL ALL STUMPS, LIMBS, AND OTHER DEBRIS ARE TO BE REMOVED FROM THE SITE.

PAVEMENT:

ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC'S "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION" SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE INSTALLATION OF UTILITIES TO AVOID ANY CONFLICT WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SUBGRADE MEETS THE ST. LOUIS COUNTY DEPARTMENT OF TRAFFIC'S SPECIFICATIONS FOR COMPACTION PRIOR TO THE PLACEMENTS OF THE GRANULAR BASE AND THAT THE SUBGRADE AND GRANULAR BASE MEETS THE COUNTY'S SPECIFICATIONS FOR COMPACTION PRIOR TO THE PLACEMENT OF THE PAVEMENT. 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.

ALL FILL AREAS, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES, PUBLIC RIGHT OF WAY AND PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM

DENSITY AS DETERMINED BY THE MODIFIED AASHO T-180 COMPACTION TEST, (A.S.T.M. D-1557)

UNLESS OTHERWISE REQUIRED IN THE SOILS REPORT FOR THIS PROJECT.

FLOOR AREA RATIO CALCULATIONS

ALL DRAINAGE SWALES SHALL BE SODDED.

EXISTING GROSS FLOOR AREA PROPOSED GROSS FLOOR AREA OF ADDITION = 8,595 SQ FT TOTAL GROSS FLOOR AREA = 28,622 SQ. FT LAND AREA = 220058 SQ. FT. FAR = <u>GROSS FLOOR AREA</u> FAR = 28,622 SQ FT= .1300

PARKING CALCULATIONS

PARKING SPACES REQUIRED

2 SPACES FOR EVERY 3 EMPLOYEES ON THE MAXIMUM SHIFT. 75 EMPLOYEES ON MAXIMUM SHIFT. (75/3)(2) = 50 SPACES 1,600 SQ FT OF OFFICE AREA (3.5/1000 SQ. FT.) = 6 SPACES TOTAL SPACES REQUIRED. = 56 SPACES ACCESSIBLE SPACES REQUIRED:

11-50 SPACES PROVIDED. 1 SPACE 51-100 SPACES PROVIDED 101-500 SPACES PROVIDED. 3 SPACES PARKING SPACES PROVIDED:

TOTAL PARKING SPACES. 104 SPACES ACCESSIBLE SPACES PROVIDED

TOTAL ACCESSIBLE SPACES. 3 SPACES **LOADING SPACES CALCULATIONS:**

1 SPACE

1 SPACE

OPEN SPACE CALCULATION

10'X40' LOADING SPACES REQUIRED:

10'X40' LOADING SPACES PROVIDED:

OPEN SPACE PERCENTAGE REQUIRED = 30% MINIMUM TOTAL LAND AREA = 220,058 SQ. FT. TOTAL IMPERVIOUS AREA = 149,219 SQ. FT TOTAL OPEN SPACE = 70,839 SQ. FT OPEN SPACE PERCENTAGE PROVIDED = 32.20%

LOADING SPACE CALCULATIONS

LOADING SPACES REQUIRED:

1 LOADING SPACE FOR 5,000 - 24,000 OF GROSS FLOOR AREA (SQ FT) LOADING SPACES PROVIDED:

1 LOADING SPACE (19,808 SQ FT)

AMENDED SITE DEVELOPMENT PLAN

WINGS OF HOPE

TOWNSHIP45 NORTH, RANGE 3 WEST, IN U. S. SURVEY 102 AND 169 LOT 1 OF SPIRIT OF ST. LOUIS AIRPORT NORTH DEVELOPMENT PROPERTY PERLIMINARY PROPERTY LAYOUT CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

UTILITY INFORMATION

MONARCH FIRE PROTECTION DEPARTMENT 13725 OLIVE BOULEVARD CHESTERFIELD, MISSOURI 63017 (314) 514-0900

METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MISSOURI 63103 (314) 768-6272 CONTACT: ENGINEERING

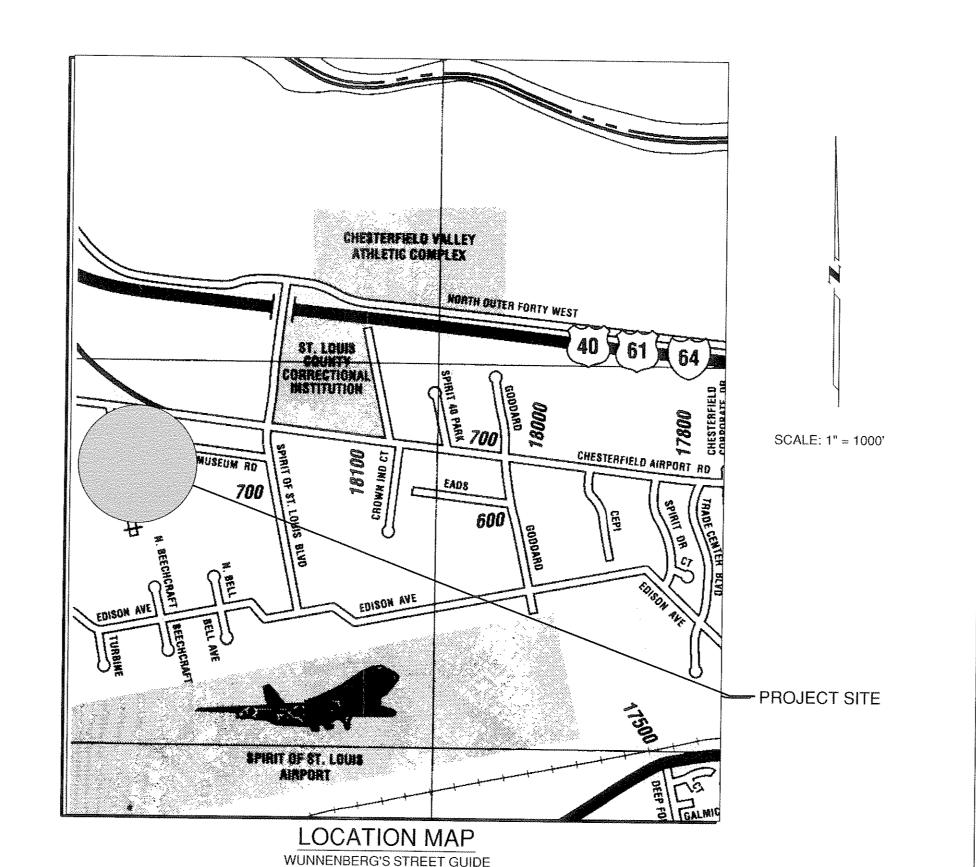
MISSOURI-AMERICAN WATER COMPANY 727 CRAIG ROAD CREVE COEUR, MISSOURI 63141 (314) 991-3404 CONTACT: DAVE MOORE

AMEREN UE PO BOX 66149 ST. LOUIS, MISSOURI 63166-6149 (314) 554-2134 CONTACT: AL BANGERI

LACLEDE GAS COMPANY 720 OLIVE STREET ST. LOUIS, MISSOURI 63101 (314) 342-0782 CONTACT: DAN RYAN

SOUTHWESTERN BELL TELEPHONE COMPANY 12930 OLIVE BOULEVARD ST. LOUIS, MISSOURI 63141 (314) 275-0025 CONTACT: R.O.W. DEPARTMENT

CHARTER COMMUNICATIONS (CABLE TV) 5240 OAKLAND ST. LOUIS, MISSOURI 63110 (314) 579-4874 CONTACT: CYNTHIA COLTHORY



	ABBREVIATIONS INDEX
PH	AREA INLET ASPHALT
G	ADJUST TO GRADE
L	BASELINE BUILDING LINE
)	BOTTOM OF LOADING DOCK ELEVATION
OG .	BUILDING BENCHMARK
T	BOTTOM BOTTOM OF SLOPE ELEVATION
	BOTTOM OF WALL AT EXISTING GRADE
FG	BOTTOM OF WALL AT FINISHED GRADE CURB INLET
_	CENTERLINE
P	CORRUGATED METAL PIPE CLEAN OUT
/C	CONCRETE CONCRETE PIPE
3	COTTON PICKER SPINDLE
	DEED BOOK DOUBLE CURB INLET
	DUCTILE IRON PIPE
	DOWNSPOUT EAST
.V	ELEVATION EDGE OF BAYENER
	EDGE OF PAVEMENT EDGE OF SHOULDER
₹T ST	EASEMENT
51	EXISTING FIBER OPTIC CABLE
	FLARED END SECTION FINISH FLOOR ELEVATION
	FLOWLINE OF GUTTER ELEVATION
	FOUND IRON PIPE FLOW LINE ELEVATION
ı	FOUND
	FENCE POST
	GRATE INLET HANDICAPPED
	INVERT
#	LENGTH LOCATOR NUMBER
("	MAXIMUM
	MANHOLE MINIMUM
ļ	MONUMENT
,	METROPOLITAN ST. LOUIS SEWER DISTRICT NORTH
	NOW OR FORMERLY
	NORTHEAST NORTHWEST
	OLD AXLE
	OLD IRON PIPE OLD IRON ROD
	OLD STONE
М	PLAT BOOK PERMANENT
	PAGE PAGES
	PROPERTY LINE
Т	POLYVINYL CHLORIDE PAVEMENT
	RADIUS
	REMOVE AND REPLACE REINFORCED CONCRETE PIPE
	RECORD RIGHT OF WAY
	RAILROAD
	RIGHT OF WAY SOUTH
	SOUTHEAST SET IRON PIPE
	SQUARE FEET
/	SURVEY SEWER VENT
	SOUTHWEST
	TOP TO BE REMOVED
	TOP OF CURB ELEVATION
	TOP OF FOUNDATION ELEVATION TOP OF LOADING DOCK ELEVATION
	TELEPHONE PEDESTAL
	TOP OF RAIL ELEVATION TOP OF SLOPE ELEVATION
	TOP OF WALL ELEVATION
	TYPICAL USE IN PLACE
	VITRIFIED CLAY PIPE
	VERTICAL WEST

SATE OF MISSOURI

SATE OF MISSOURI

AFORESAID, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES

VERT

	F SYMBOLS	
OBJECT/CONDITION REPRESENTED BY SYMBOL	EXISTING SYMBOL:	PROPOSED SYMBO
UTILITY POLE	\rightarrow	
UTILITY POLE WITH GUY WIRE	φ	\$
TREE	0 0	₩ 🖀
ELECTRIC LINE (OVERHEAD)	OE	(OE)
TELEPHONE LINE (OVERHEAD)		(OT)
ELECTRIC LINE (UNDERGROUND)		(E)
FIBER OPTIC CABLE		(F)
TELEPHONE LINE (UNDERGROUND)		(T)
WATER LINE	——— W	(W)
GAS LINE	G	—— (G) ——
MANHOLE WITH STORM SEWER		
INLET WITH STORM SEWER		
MANHOLE WITH SANITARY SEWER		
INLET NUMBER		[2]
MANHOLE NUMBER	3	4
LIGHT	*	*
FIRE HYDRANT		-⊚- F.H.
GAS VALVE	⊙~~ G.V.	⊚ G.V.
GAS METER	□	■ G.M.
CLEAN OUT	O- C.O.	● C.O.
WATER VALVE	0-W.V.	⊚ W.V.
WATER METER	. D W.M	W.M
CONTOUR	— 646 — —	(646)
SPOT ELEVATION	646.45	646.45
SPOT ELEVATION AT TOP OF CURB	TC 646.45	TC = 646.45
SPOT ELEVATION AT FLOWLINE OF GUTTER	→ FG 646.45	FG = 646.45
SPOT ELEVATION AT TOP OF WALL	TW 646.45	TW = 646.45
SPOT ELEVATION AT BOTTOM OF WALL	→ BW 646.45	BW = 646.45
SPOT ELEVATION AT TOP OF BANK	TB 646.45	TB = 646.45
SPOT ELEVATION AT BOTTOM OF BANK	→ BB 646.45	BB = 646.45
STREET SIGN	£	_3_
FENCE	xxx-	
SILTATION CONTROL DEVICES		-00000000

PART OF A TRACT OF LAND IN ST. LOUIS AIRPARK BEING A PART OF A PLAT RECORDED IN BOOK 107, PAGES 42 AND 43 OF THE ST. LOUIS COUNTY RECORDS AND LOCATED IN U.S. SURVEYS 102 AND 169, TOWNSHIP 45 NORTH, RANGE 3 EAST. SAID PART BEING FURTHER DESCRIBED AS

LEGAL DESCRIPTION

SPIRIT OF ST. LOUIS AIRPORT

REVISED LEASE LOT 1 (5.05 ACRE)

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF OLIVE STREET ROAD (60 FEET WIDE) AND THE WEST LINE OF THE SAID U.S. SURVEY 102; THENCE SOUTH 11 DEGREES 20 MINUTES 51 SECONDS EAST ALONG THE SAID WEST LINE OF U.S. SURVEY 102 A DISTANCE OF 547.16 FEET TO A POINT AT THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO MICHAEL P. CULLEN AND NANCY M. CULLEN AS PARCEL ONE RECORDED IN BOOK 11042, PAGE 392 IN THE ST. LOUIS COUNTY RECORDERS OFFICE; THENCE SOUTH 63 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 132.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 118.10 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 16 SECONDS EAST A DISTANCE OF 608.04 FEET; THENCE NORTH 78 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 87.38 FEET TO A POINT ON THE CURVED SOUTHERLY RIGHT OF WAY LINE OF AVIATION MUSEUM BOULEVARD (70 FEET WIDE), SAID CURVE HAVING A RADIUS OF 285.00 FEET AND ITS CENTER LOCATED NORTH 67 DEGREES 18 MINUTES 37 SECONDS EAST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVED RIGHT OF WAY LINE A DISTANCE OF 149.06 FEET; THENCE SOUTH 42 DEGREES 22 MINUTES 33 SECONDS WEST A DISTANCE OF 134.34 FEET; THENCE SOUTH 78 DEGREES 11 MINUTES 27 SECONDS WEST A DISTANCE OF 758.65 FEET; THENCE NORTH 11 DEGREES 48 MINUTES 33 SECONDS WEST A DISTANCE OF 322.17 FEET TO THE POINT OF BEGINNING, CONTAINING 5.05 ACRES

BASIS OF BEARINGS WERE BASED ON THE SPIRIT OF ST. LOUIS AIRPORT NORTH DEVELOPMENT LEASE LOT PLAT.

ENGINEERS CERTIFICATION

ELEVATION = 486.82

THIS IS TO CERTIFY TO WINGS OF HOPE THAT DURING THE MONTH OF JUNE, 2011 POEHLMAN & PROST, INC. HAS PREPARED THIS AMENDED SITE DEVELOPMENT PLAN OF A TRACT OF LAND SITUATED IN PARTS OF U.S. SURVEY 102 AND 169 IN TOWNSHIP 45 NORTH, RANGE 3 EAST, LOCATED IN ST. LOUIS COUNTY, MISSOURI; THAT THIS PLAN REPRESENTS THE LAND DESCRIPTION OF A LEASE PARCEL AS PROVIDED BY WINGS OF HOPE; THAT THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY; AND THAT THIS PLANS IS SUBJECT TO THE RESULT OF AN ACCURATE FIELD SURVEY THAT MEETS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

POEHLMAN AND PROST, INC.

THOMAS E. PROST, PE. #26401

M.S.D. BENCHMARK NO. 11-108 N.G.V.D. (U.S.G.S.) DATUM M.S.D. #11-108 "STANDARD ALUMINUM DISK" STAMPED SL-40 1990 DISK IS SET ALONG THE NORTH SIDE OF THE NORTH OUTER ROAD OF HIGHWAY 64 AND THE EXTENDED CENTERLINE OF THE SPIRIT OF SAINT LOUIS BOULEVARD: APPROXIMATELY 0.3 MILE NORTH OF CHESTERFIELD AIRPORT ROAD.

SITE INFORMATION

ST. LOUIS, MISSOURI

PAGE 20, GRID JJ-16

ZIP CODE: 63005

MUNICIPALITY: CHESTERFIELD

PROPERTY LOCATION: 18370 WINGS OF HOPE BOULEVARD

TOTAL SITE AREA:

EXISTING ZONING: "M3" PLANNED INDUSTRIAL DISTRICT PROPOSED USE: AIRPORT HANGER LOCATOR NUMBER:

17W-34-0087 SCHOOL DISTRICT: ROCKWOOD HEIGHT OF BUILDING: 34.50' (PEAK) SIDE YARD STRUCTURE SETBACK: 10 FEET

REAR YARD STRUCTURE SETBACK: 10 FEET

SHEET INDEX

C1 OF 2 CIVIL COVER SHEET C2 OF 2 AMENDED SITE DEVELOPMENT PLAN

FLOOD ZONE INFORMATION FOR FLOOD AREA SUBJECT TRACT IS LOCATED IN ZONE "X"; AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 29189C0120-H, HAVING A COMMUNITY PANEL NUMBER OF 29089-0120-H, HAVING A MAP ISSUE DATE OF AUGUST 2, 1995 AND A LOMAR DATE OF APRIL 17, 2000. THIS AREA PROTECTED FROM THE ONE PERCENT (1%) ANNUAL CHANCE

(100-YEAR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO

POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS.

WINGS OF HOPE, THE LEASEE(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER (applicable subsection) (present zoning) CHESTERFIELD ORDINANCE #624, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF

RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL. JOHN SCHROEDER

COUNTY OF ST. LOUIS) , A.D., 2011, BEFORE ME PERSONALLY APPEARED JOHN SCHROEDER, TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE CHAIRMAN OF FACILITIES OF THE WINGS OF HOPE A CORPORATION IN THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID JOHN SCHROEDER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AFORESAID, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES ______. (notary public) ST. LOUIS COUNTY, A CHARTER COUNTY, IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND FOR GOOD CONSIDERATION, LEASES SUCH PROPERTY TO WINGS OF HOPE, INC., PURSUANT TO AUTHORITY CONTAINED IN ORDINANCE 22,475, 2006. ST. LOUIS COUNTY HEREBY CONSENTS TO THE DEVELOPMENT OF SUCH PROPERTY AS SHOWN ON THIS PLAN, AND SUCH DEVELOPMENT AS AMENDED BY THE CITY OF

> RICHARD E. HRABKO, AAE DIRECTOR OF AVIATION

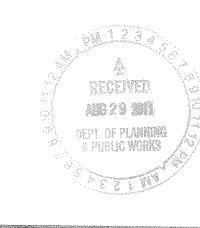
CHAIRMAN OF FACILITIES

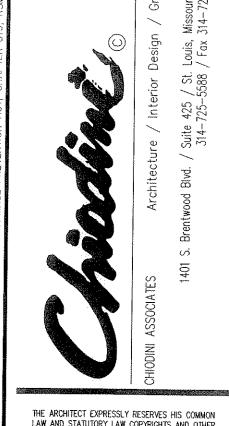
COUNTY OF ST. LOUIS) AVIATION OF THE ST. LOUIS COUNTY, A CHARTER COUNTY OF THE STATE OF MISSOURI, AND THAT SAID PLAN WAS SIGNED ON BEHALF OF SAID COUNTY, AND THE SAID RICHARD E. HRABKO ACKNOWLEDGED SAID SIGNATURE TO BE THE FREE ACT AND DEED OF SAID COUNTY. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY

(notary public) THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE ____ DAY OF____ , 2011, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS AMENDED SITE PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE DIRECTOR OF PLANNING AND THE CITY CLERK.

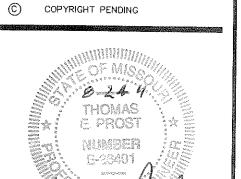
> AIMEE NASSIF, AICP PLANNING AND DEVELOPMENT SERVICES DIRECTOR

JUDITH NAGGIAR CITY CLERK





THE ARCHITECT EXPRESSLY RESERVES HIS COMMON LAW AND STATUTORY LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS FOR THESE "ARCHITECTURAL WORKS" AND "TECHNICAL DOCUMENTS" AND ANY DERIVITIVES THEREOF, THESE DRAWINGS AND DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNET WHATSOEVER FOR ANY USE WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF LOU CHIODINI, CHIODINI ASSOCIATES, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRS OBTAINING SAID WRITTEN PERMISSION AND CONSENT



CIVIL ENGINEERING # E-922-L LAND SURVEYING # LS-199-D

REVISIONS: OPEN SPACE CALCULATIONS 7-18-2011 REVISE NOTES

AMENDED SITE DEVELOPMENT PLAN

CIVIL COVER SHEET PROJECT

204-128 DATE: 6-6-11 DRAWN:

C1 of 2

