




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

## Planning Commission Public Hearing Report

**Meeting Date:** June 28, 2021

**From:** Chris Dietz, Planner 

**Location:** 18350 Wings Corporate Dr. and 409 Buzz Westfall Dr.

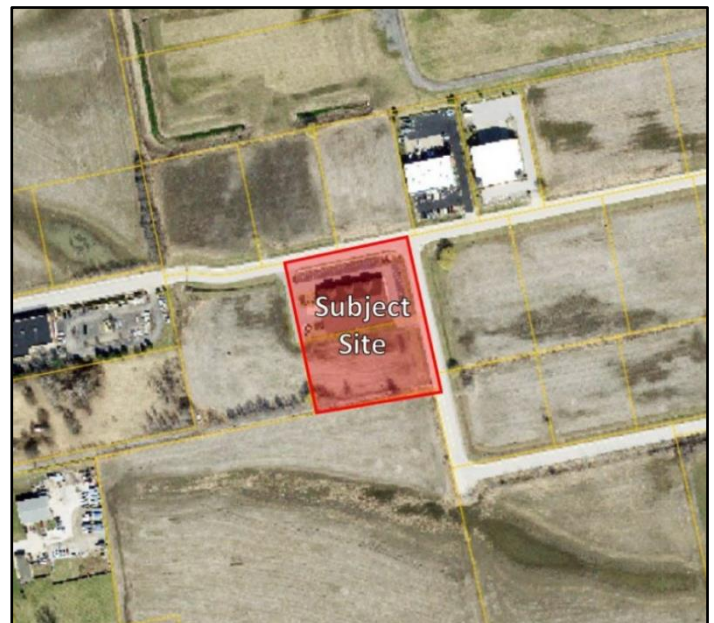
**Description:** **P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 (Stock and Associates):**  
A request for a zoning map amendment from the 'PI' Planned Industrial District to a new 'PI' Planned Industrial District for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (18W440122, 18W440133).

### **PROPOSAL SUMMARY**

Stock and Associates Consulting Engineers Inc., on behalf of "Let's Ride L.L.C.", has submitted a request to rezone Lots 14 and 16 of the Wings Corporate Estates subdivision into a new "PI"—Planned Industrial District with the intent to store and sell motorcycles, All-Terrain Vehicles (ATVs), small trailers, equipment and accessories onsite. The request includes changes to the Permitted Uses specifically for these two lots with the inclusion of twelve (12) new uses that are not currently permitted under the governing ordinance in order to accomplish this objective, as well as the allowance of limited outdoor display of these vehicles during business hours.

### **HISTORY OF SUBJECT SITE**

The subject site was zoned "NU" prior to the City's incorporation until 2006 when it was rezoned into the "PI"—Planned Industrial District as part of the Wings Corporate Estates development, with development criteria established in the provisions of Ordinance 2237.



*Figure 1: Subject Site Aerial*

A Site Development Concept Plan for the development was also approved in 2006. Since then, multiple lots within Wings Corporate Estates have been developed. The Record Plat for the development was approved in 2008 to subdivide the development into 21 lots. This includes Lot 14, whose Site Development Section Plan was approved in 2015. This Site Development Section Plan was later amended in 2016 to incorporate minor changes to the building’s design, while Lot 16—located south of Lot 14—remains vacant. Both lots are currently governed by the provisions of Ordinance 2237.

**LAND USE AND ZONING**

The land use and zoning for the properties surrounding the subject site are as follows:

Direction	Zoning	Land Use
North	“PI” —Planned Industrial	Vacant (Agriculture)
South	“NU” —Non-Urban	Vacant (Agriculture)
East	“PI” —Planned Industrial	Vacant (Agriculture)
West	“PI” —Planned Industrial	Vacant (Agriculture)

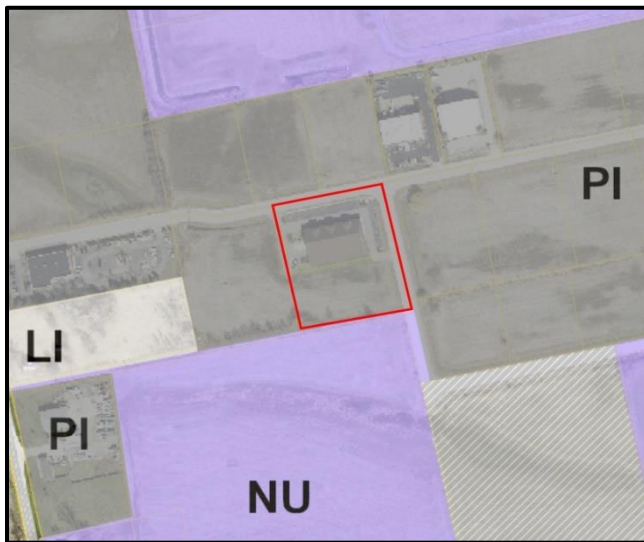


Figure 2: Zoning Map

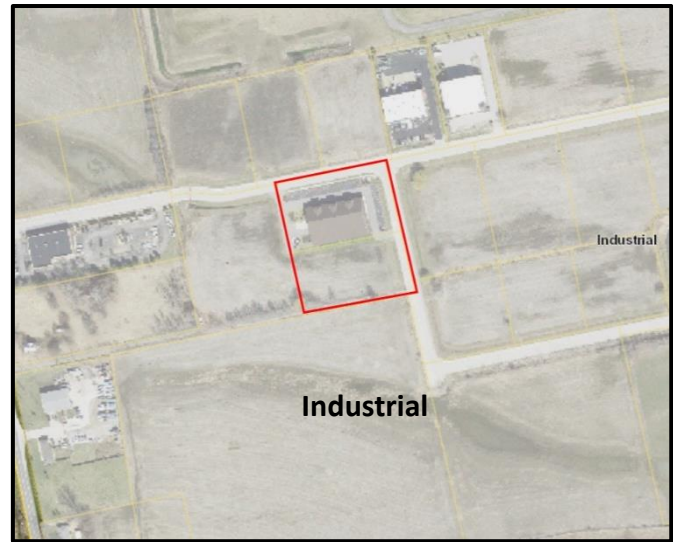


Figure 3: Land Use Map

**COMPREHENSIVE PLAN**

The Comprehensive Plan designates this site as within the Industrial Land Use character area, which is primarily characterized by conventional industrial parks and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. The Comprehensive Plan also states that connectivity in the Industrial Character Area may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas, and that landscape buffering should be utilized between roadways to screen areas of surface parking and outdoor storage.

**STAFF ANALYSIS**

Since Ordinance 2237 was passed prior to the adoption of the Unified Development Code (UDC), some parts of the development criteria within it do not reflect the current language of the UDC requirements for Planned Districts. These criteria will be replaced with language that aligns with the UDC. The request can be broken down into three (3) categories in conjunction with its rezoning:

1. Permitted Uses
2. Setbacks
3. Floor Area, Height and Building Requirements

These categories are further described in the sections below.

**Permitted Uses**

The applicant is requesting a total of 33 permitted uses for this district—twelve (12) of which are currently not permitted under the current development criteria in Ordinance 2237. These uses would allow for the dealership of motorcycles, equipment and accessories to operate at this site. These new uses are detailed in the list below:

- |   |   |
|---|---|
| 1. Automobile Dealership                            | 8. Industrial sales, Service and Storage              |
| 2. Automotive Detailing Shop                        | 9. Motorcycle, ATV, and Similar Motor Vehicle Storage |
| 3. Automotive Retail Supply                         | 10. Oil Change Facility                               |
| 4. Motorcycle, ATV, and similar Vehicles Dealership | 11. Professional and Technical Service Facility       |
| 5. Recreational Vehicle Dealership                  | 12. Recreational Vehicle Storage                      |
| 6. Automobile Storage                               |   |
| 7. Commercial Service Facility                      |   |

The other 21 uses proposed are currently permitted under Ordinance 2237 and would be carried over for the new “PI” District. All of the requested permitted uses are allowed in the “PI”—Planned Industrial District, as listed and defined the UDC. A complete list of permitted uses for this district is included in the applicant’s project narrative found in the Planning Commission packet.

**Setbacks**

Currently the structure and parking setbacks are based on the “PI” District boundaries of the Wings Corporate Estates subdivision and are not based on the internal streets within the development. With the rezoning of Lots 14 and 16 into a new “PI” Planned Industrial District, the location of these setbacks will be changed to only the boundaries of these two lots. Proposed setbacks for this district are shown in the tables below:

**Structure Setbacks:**

Direction	Existing	Proposed
Wings Corporate Dr. ROW (North)	N/A	20’
South	10’ from fire lane (25’ easement)	35’ (10’ from fire lane)
Buzz Westfall Dr. ROW (East)	N/A	20’
West	10’	10’

**Parking Setbacks:**

Direction	Existing	Proposed
Wings Corporate Dr. ROW (North)	N/A	10'
South	5' from fire lane (25' easement)	25' (0' from fire lane)
Buzz Westfall Dr. ROW (East)	N/A	10'
West	5'	5'

**Floor Area, Height and Building Requirements**

Ordinance 2237 permits a minimum open space requirement of 30%, and the applicant has requested to keep the 30% open space requirement. However, current UDC regulations require at least 35% for the Planned Industrial District. This request for modification of standards would require a two-thirds (2/3) affirmative vote of the Planning Commission.

The height limitation of forty feet (40') requested by the applicant is consistent with the existing development criteria for the site. The maximum Floor Area Ratio (F.A.R.) is proposed to remain at .55, which is also consistent with the existing development criteria under the current ordinance.

**PRELIMINARY DEVELOPMENT PLAN**

The request includes a Preliminary Development Plan that depicts the proposed outdoor storage area on Lot 16 for future expansion of the dealership use. This plan also depicts areas where vehicles would be placed on display during business hours around the north, east and west sides of the building. A survey has also been provided with the Preliminary Plan.

A Public Hearing further addressing the request will be held at the June 28, 2021 City of Chesterfield Planning Commission meeting. This petition will ultimately come before the Planning Commission for a formal recommendation once all agency comments are received.

Staff has attached a copy of the Public Hearing Notice, Narrative Statement, Preliminary Development Plan, and Survey for further consideration.

- Attachments:
- Public Hearing Notice
  - Project Narrative
  - Preliminary Development Plan
  - Survey



# NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on June 28, 2021 at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

**P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 (Stock and Associates):** A request for a zoning map amendment from the 'PI' Planned Industrial District to a new 'PI' Planned Industrial District for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (18W440122, 18W440133).

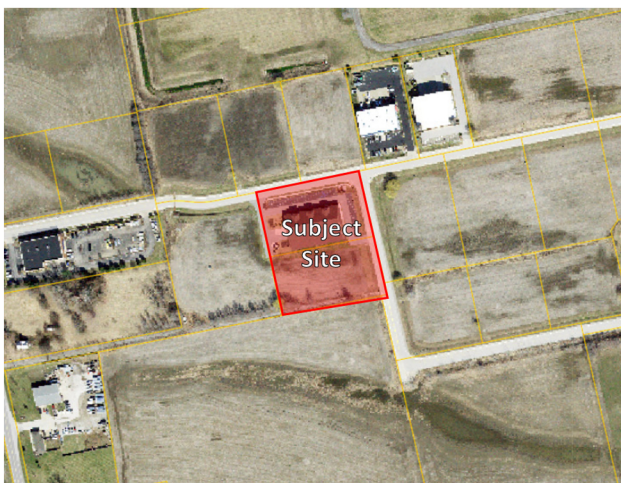
## PROPERTY DESCRIPTION

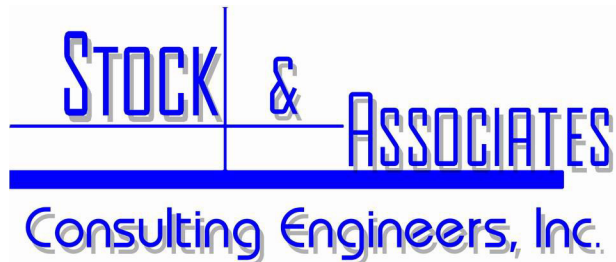
A tract of land being all of Lots 14 and 16 of Wings Corporate Estates, a subdivision according to the plat thereof as recorded in Plat Book 356m, Page 79 through 81 of the St. Louis County Records, located in U.S. Survey 362 and 133, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.



**City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017**

Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Chris Dietz at 636.537.4745 or via e-mail at [cdietz@chesterfield.mo.us](mailto:cdietz@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.





## PROJECT NARRATIVE

### A Rezoning Request for Lots 14 & 16 of Wings Corporate Estates

#### 18350 Wings Corporate Drive & 409 Buzz Westfall Drive

Date: May 28, 2021

(Stock Project No. 220-6831)

On behalf of the owner under contract, "Let's Ride, L.L.C.", Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield's consideration in rezoning a comprised  $\pm 3.083$  Acre tract of land located at 18350 Wings Corporate Drive (Lot 14) and 409 Buzz Westfall Drive (Lot 16) from "PI" Planned Industrial District (City of Chesterfield Ord. 2237) to a "PI" Planned Industrial District to allow for a proposed BMW Dealership. The existing 16,616 s.f. building on Lot 14 will be used in place and retrofitted to accommodate a BMW dealership selling several lines of motorcycles, equipment, and accessories. Sales will include new & pre-owned motorcycles, ATVs, and small trailers. The dealership will perform repairs and equipment installation. Lot 16 will be used for outside storage. This area will be securely fenced and is for crated motorcycles or ATVs that are awaiting assembly. Future dealership expansion on Lot 16 is possible and would allow for the continued business activities of sales, repair services, and parking. The existing parking lot will be used in place and will be designated as Visitor and Customer parking. The outside display of motorcycles and ATVs for sale will be north, east, and west sides of the existing building. All display motorcycles and ATVs will be returned inside of the building each night and when the dealership is close. Hours of outdoor display are from 8:00 a.m. to 6:00 p.m. on Tuesdays through Friday, Saturday outdoor display will be from 8:00 a.m. to 5:00 p.m.. The dealership will be closed on Sunday, Monday and Holidays, there will be no outdoor display on these day, all motorcycles will be inside the dealership facility. The project will be done in two phases: Phase 1. Complete the purchase of the building and property on Wing's lot #14 as soon as the re-zoning is completed. Accomplish the necessary interior build out and once required permits are granted begin operating the business. We anticipate a business start date of February 1st. 2022. Phase 2. Complete the purchase of unimproved property on Wing's lot #16 as soon as the re-zoning is completed. Begin construction with approved permits of an additional facility intended for inventory, sales and service within 12 to 24 months of closing.

The City's Comprehensive Plan designates this site as well as the adjacent properties to the North, South, East, and West as "Industrial", which is consistent with the project request. We respectfully request the City's consideration on this item.

**257 Chesterfield Business Parkway, St. Louis, MO 63005**  
**636.530.9100 – Main | 636.530.9130 – Fax**  
**[www.stockassoc.com](http://www.stockassoc.com) | [general@stockassoc.com](mailto:general@stockassoc.com)**

**Design Criteria Request:**

Floor Area, Height, and Building Requirements:

1. Height
  - a. The maximum height for all buildings and structures shall be forty (40.0) feet.
2. Density
  - a. Maximum floor area ratio (F.A.R.) of fifty-five hundredths (0.55)
  - b. Open Space – a minimum open space of thirty percent (30%)

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. Twenty (20) feet from Wings Corporate Drive right-of-way
- b. Twenty (20) feet from Buzz Westfall Drive right-of-way
- c. Thirty-five (35) from southern line of Lot 16
- d. Ten (10) feet from western property lines
- e. No internal building setbacks

2. Parking Setbacks

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

- a. Ten (10) feet from Wings Corporate Drive right-of-way
- b. Ten (10) feet from Buzz Westfall Drive right-of-way
- c. Twenty-five (25) feet from southern line of Lot 16
- d. Five (5) feet from western property lines
- e. No internal parking setbacks

Landscape and Tree Requirements:

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code
2. A minimum of thirty percent (30%) of any trees or wooded areas shall be maintained as protected wooded area without disturbing the roots of trees within the protected area.

**Requested Permitted Uses:**

1. Postal Stations
2. Public Safety Facility
3. Golf Courses
4. Gymnasium
5. Union Halls & Hiring Halls
6. Office-Dental
7. Office-General
8. Office-Medical

May 26, 2021

PROJECT NARRATIVE – REZONING REQUEST

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9. Automobile Dealership
10. Automotive Detailing Shop
11. Automotive Retail Supply
12. Motorcycle, ATV, and similar Vehicles Dealership
13. Plumbing, electrical, air conditional, and heating equipment sales, warehousing and repair facility
14. Recreational Vehicle Dealership
15. Automobile Storage
16. Commercial Service Facility
17. Dry Cleaning Plant
18. Film processing Plant
19. Financial Institution, no drive-thru
20. Industrial Sales, Service, and Storage
21. Mail order sales warehouse
22. Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids
23. Motorcycle, ATV, and similar moto vehicle storage
24. Oil Change Facility
25. Parking area (Stand-alone), including garages, for automobiles. Not including sales or storage of damage vehicles for more than 72 hours.
26. Professional and technical service facility
27. Recreational vehicle storage
28. Research laboratory and facility
29. Transit Storage Yard
30. Vehicle repair and service facility
31. Veterinary clinic
32. Warehouse, general
33. Yard for storage of contractors' equipment, materials and supplies



# PRELIMINARY DEVELOPMENT PLAN

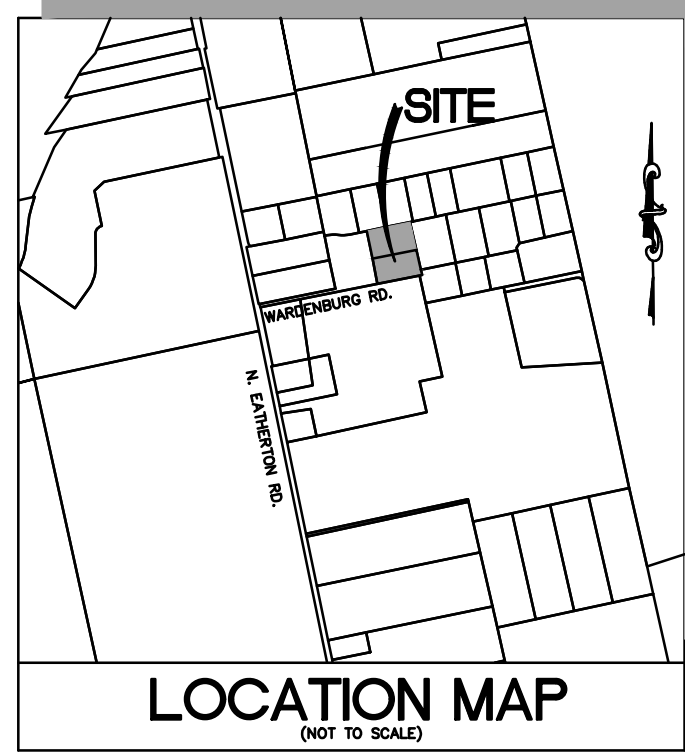
A TRACT OF LAND BEING LOTS 14 + 16 OF WINGS CORPORATE ESTATES P.B. 356 PGS 79-81 AS DESCRIBED IN CHESTERFIELD ZONING ORDINANCE NO. 2237 AND BEING LOCATED IN U.S. SURVEYS 362 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## ABBREVIATIONS

- ATG - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FL. - FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LFB. - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- P.B. - PLAT BOOK
- PG. - PAGE
- PR. - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R/W. - RIGHT-OF-WAY
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- T.B.A. - TO BE ABANDONED
- T.B.R. - TO BE REMOVED
- T.B.R.&R. - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- U.I.P. - USE IN PLACE
- U.O.N. - UNLESS OTHERWISE NOTED
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (86'W) - RIGHT-OF-WAY WIDTH

## LEGEND

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



## PERTINENT DATA

OWNER: D F ADAMS & ASSOCIATES INC.  
 OWNER UNDER CONTRACT: LET'S RIDE, L.L.C.  
 LOT AREA: 70,306 S.F. or ±1.61 Ac. (LOT 14) & 63,988 S.F. or ±1.47 Ac. (LOT 16)  
 EXISTING ZONING: PLANNED INDUSTRIAL DISTRICT (ORD. 2237)  
 PROPOSED ZONING: PLANNED INDUSTRIAL DISTRICT  
 SITE ADDRESS: 18350 WINGS CORPORATE DR. (LOT 14) & 409 BUZZ WESTFALL DR. (LOT 16)  
 CHESTERFIELD, MISSOURI 63005  
 LOCATOR NO: 18W440122 (LOT 14) & 18W440133 (LOT 16)  
 PG. 19, GRID 18LL & 19LL  
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICT: ROCKWOOD  
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.  
 WATER SHED: MISSOURI RIVER  
 FEMA MAP: 2918900145K, FEB 4, 2015  
 ELECTRIC COMPANY: AMEREN UE  
 GAS COMPANY: SPIRE INC  
 PHONE COMPANY: AT&T  
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

## BUILDING AND PARKING SETBACKS

- STRUCTURE SETBACKS:
- TWENTY (20) FEET FROM WINGS CORPORATE DRIVE RIGHT-OF-WAY
  - TWENTY (20) FEET FROM BUZZ WESTFALL DRIVE RIGHT-OF-WAY
  - THIRTY-FIVE (35) FEET FROM SOUTHERN LINE OF LOT 16
  - TEN (10) FROM WESTERN PROPERTY LINES
  - NO INTERNAL BUILDING SETBACKS
- PARKING SETBACKS:
- TEN (10) FEET FROM WINGS CORPORATE DRIVE RIGHT-OF-WAY
  - TEN (10) FEET FROM BUZZ WESTFALL DRIVE RIGHT-OF-WAY
  - TWENTY-FIVE (25) FEET FROM SOUTHERN LINE OF LOT 16
  - FIVE (5) FROM WESTERN PROPERTY LINES
  - NO INTERNAL PARKING SETBACKS

## F.A.R. CALCULATION

MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

## OPEN SPACE:

A MINIMUM OF 30.0% OPEN SPACE

## HEIGHT:

A MAXIMUM HEIGHT OF 40.0'

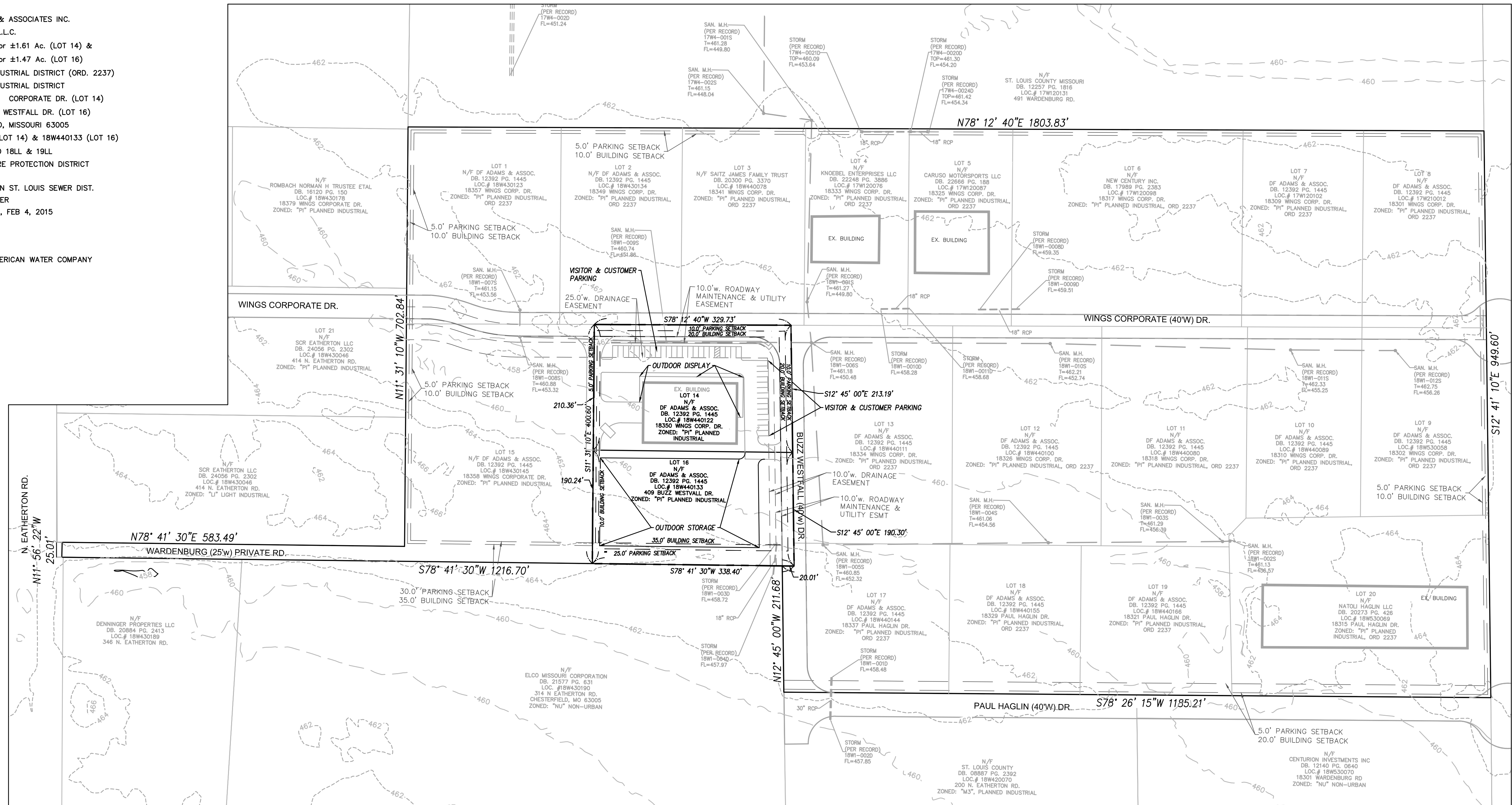
## LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOTS 14 AND 16 OF WINGS CORPORATE ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356M, PAGE 79 THROUGH 81 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 362 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 14, SAID POINT ALSO BEING LOCATED ON THE CENTERLINE OF WINGS CORPORATE DRIVE, A 40 FEET WIDE PRIVATE ROADWAY, THENCE ALONG SAID CENTERLINE, NORTH 78 DEGREES 12 MINUTES 40 SECONDS EAST, 329.73 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING LOCATED ON THE CENTERLINE OF BUZZ WESTFALL DRIVE, A 40 FEET WIDE PRIVATE DRIVE, THENCE ALONG SAID CENTERLINE, SOUTH 12 DEGREES 45 MINUTES 00 SECONDS EAST, 403.49 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID LOT 16; THENCE ALONG THE SOUTH LINE OF SAID LOT 16, SOUTH 78 DEGREES 41 MINUTES 30 SECONDS WEST, 338.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE WEST LINES OF ABOVE SAID LOTS 16 AND 14, NORTH 11 DEGREES 31 MINUTES 10 SECONDS WEST, 400.60 FEET TO THE POINT OF BEGINNING CONTAINING 134,294 SQUARE FEET OR 3.083 ACRES, MORE OR LESS. THIS DESCRIPTION WAS PREPARED FROM RECORD AND AVAILABLE INFORMATION AND IS THEREFORE SUBJECT TO AN ACTUAL BOUNDARY SURVEY.

## ST. LOUIS COUNTY STANDARD NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
6. 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.
7. 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.
8. 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.



## GENERAL NOTES

1. BOUNDARY SURVEY FROM RECORD INFORMATION.
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.
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. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
6. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
7. SIGNAGE APPROVAL IS A SEPARATE PROCESS
8. THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 460.00 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN

## 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.

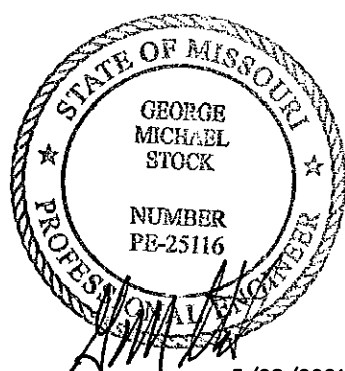
## CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

PREPARED FOR:  
 LET'S RIDE LLC  
 ATTENTION: ROBERT HONZ  
 2690 MASTERTSON AVENUE  
 ST. LOUIS, MO 63114  
 PHONE: (314) 303-5235

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.

PRELIMINARY DEVELOPMENT PLAN FOR:  
**WINGS CORPORATE ESTATES - REZONE LOTS 14 & 16 TO "PI" - PLANNED INDUSTRIAL**  
 LOTS 14 & 16 WINGS CORPORATE ESTATE  
 CHESTERFIELD, MO 63005



DATE: 5/28/2021  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

1. 2021-5-28 CITY COMMENTS

DRAWN BY: K.S.G. CHECKED BY: G.M.S.  
 DATE: 5/3/2021 JOB NO: 2020-6831  
 M.S.D. P #: BASE MAP #: 17W & 18W  
 S.L.C. H&T #: H&T S.O.P. #

M.D.N.R. #

SHEET TITLE:

PRELIMINARY DEVELOPMENT PLAN

SHEET NO: C1.0

