

Architectural Review Board Staff Report

Meeting Date: May 12, 2022

From: Alyssa Ahner, Planner

Location: 17017 North Outer 40

Description: **The District (ASDP):** An Amended Site Development Plan, Landscape Plan, Architectural Elevations, and Architect’s Statement of Design for a 48.15-acre tract of land zoned "PC"—Planned Commercial District located north of North Outer 40 Road and east of Boone’s Crossing.

PROPOSAL SUMMARY

HDA Architects and O’Toole Design, on behalf of TSG Chesterfield Lifestyle, LLC, have submitted an Amended Site Development Plan for the removal of one retail building to allocate space for the creation of an open-air entertainment space referred to as “The Hub”. Included in the proposal is the addition of two patio areas for adjacent restaurants. Per the Unified Development Code, the Architectural Review Board (ARB) shall review any addition that significantly impacts architectural components previously approved by Planning Commission or the ARB.

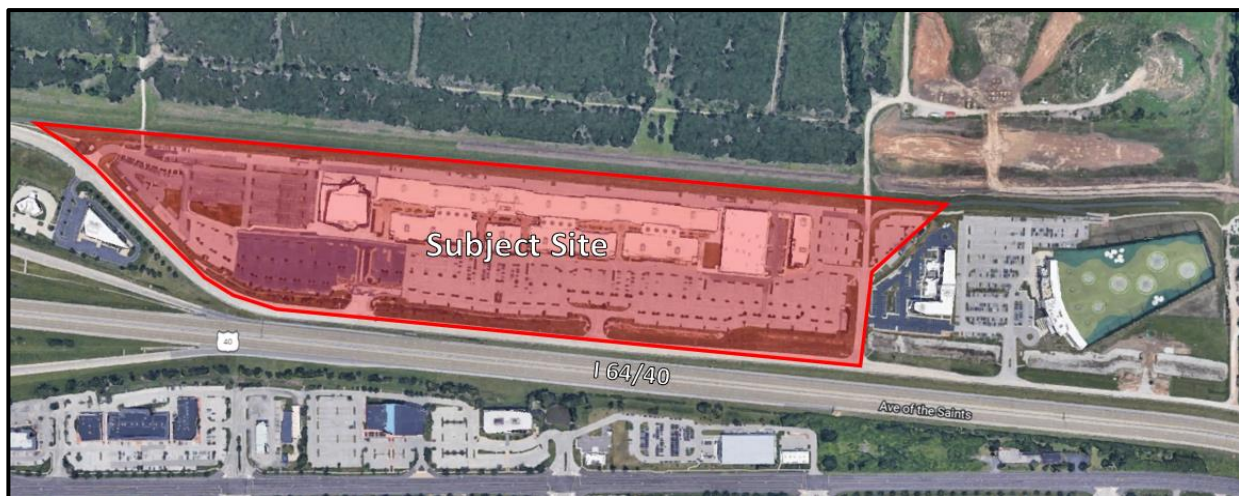


Figure 1: Subject Site

HISTORY OF SUBJECT SITE

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.

In May of 2019, the current governing ordinance, City of Chesterfield Ordinance 3049, was approved by City Council. The primary purpose of this ordinance amendment was to establish a maximum height of 60 feet for the proposed pavilion and indoor theater uses, including rooftop mechanical equipment, screening, and architectural features.

Following the ordinance amendment, an Amended Site Development Plan was submitted in October of 2019 to allow for the construction of Phase 1 of an entertainment district consisting of a 3,000-seat indoor theatre for a live music venue, a 2-story structured parking garage, and a 48,559 square foot recreational facility.

In June 2020, an Amended Site Development Plan was approved by Planning Commission to remove the two-story parking garage from the Site Development Plan and add surface parking in its place. The office component that created the demand for the garage was removed from concept.

Following shortly after in February of 2021, an Amended Site Development Plan was administratively approved for the realignment of the westernmost entrances into the development.

STAFF ANALYSIS

The Unified Development Code’s Architectural Review Design Standards are broken down into two (2) areas of review: Site Design & Building Design.

The general requirements for Site Design include Site Relationships, Topography & Parking, Circulation & Access, and Retaining Walls while the general requirements for Building Design include Scale, Design, Materials & Colors, Landscape Design & Screening, Signage, and Lighting.

The UDC has specific provisions regarding the redevelopment of existing buildings. All additions and exterior renovations to existing structures shall advance such structures toward further compliance with the provisions of UDC’s Architectural Review Design Standards. Exterior additions must also be incorporated into one (1) cohesive design with the existing structure.

A. Site Relationships

The proposed removal of the retail building and addition of the entertainment space is located in the middle of the 48.15-acre development. The development is surrounded by the Monarch Chesterfield Levee Trail to the north, a hotel and Topgolf facility to the east, I-64/40 to the south and 28,000 square feet of bank/office building to the west.

A desirable practice, as outlined by the Unified Development Code, is to provide public plazas, courtyards, assembly areas, etc. Per the applicant, “The Hub” is deemed a community gather area that will have a myriad of restaurant, retail, and entertainment choices.

B. Circulation System and Access

The proposed will be utilizing the existing circulation system and access points. There are four (4) access points along North Outer 40 Road that serve the development as a whole. Most recently, the two westernmost entrances were realigned to accommodate future traffic for the entertainment district phase of the development.

C. Topography & Parking

The development will be utilizing the existing topography. The current topography is relatively flat with slight grade change east to west and north to south for drainage. Additional surface parking was constructed upon the approval of an Amended Site Development in June of 2020 to accommodate the traffic for “The Factory” music venue and now “The Hub” gathering area. The increase of leasable restaurant space from 6.33% to 14.13% triggered a .25 increase in the minimum parking requirement ratio. The minimum parking required calculates to 2,200 spaces. A total of 2,436 spaces are being provided – an addition of 10.73% to the minimum requirement.

D. Scale

The existing building to be demolished stands 36’ at roof top. The proposed gathering area is to be open air, however the south elevation which will serve as the only wall will stand at 23’-9”. This will be similar to the adjacent buildings that stand at 20’ feet and shorter than the towers of the adjacent buildings that reach 39’-8”. Figure 2 below depicts the relative heights of the adjacent buildings compared to the proposed height of the south façade. The overall elevations for the entire site may be seen in the applicant’s packet.

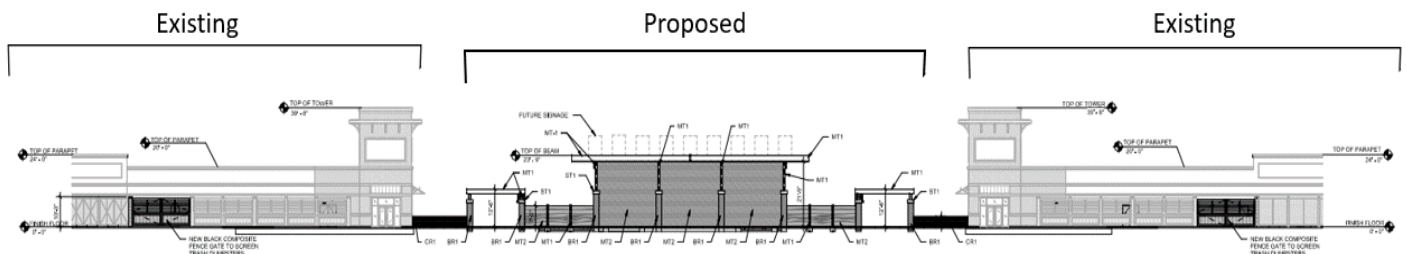


Figure 2: Existing vs Proposed Height

E. Design

Per the applicants Statement of Design, the development will provide a continuation of the “Vintage Industrial” look that had been proposed in previous phases of the development. This phase is intended to serve as a communal area with a stage to be used for concerts and other entertainment options. Also in this phase are newly constructed patios for the adjacent restaurants that will have direct view of the new gathering area.

F. Materials and Color

A majority of the proposed materials are to match the onsite music venue building known as The Factory. This includes a thin brick veneer in grey, prefinished wood grain look metal panels in a light walnut, and a cast stone cap in a medium gray. Additional materials and colors include a black finish on exposed steel beams seen in the entry ways to the open area, a cable railing system to enclose the restaurant patios, and a composite screen wall system for the proposed trash enclosure to match the existing trash enclosures throughout the site.

G. Landscape Design and Screening

There is an existing landscaped area along the south elevation. An additional landscape area is proposed to abut the single façade wall and will be comprised of shrubs, roses, and grasses. The stage area located on the interior of the development will also be surrounded by a mixture of shrubs and perennials.

The proposed trash enclosure located on the south side of the site, just west of “The Hub”, will be screened using a composite screen wall system to match existing trash enclosures located on the north side of the property.

H. Lighting

The existing lighting is to be utilized. There is no new lighting being proposed outside of the development in the parking area. Once inside the “The Hub”, there are six (6) light poles and fixtures being proposed – three (3) to line each side of the walkway.

RENDERING



Figure 3: Rendering

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission.

Staff requests review and recommendation on the Amended Site Development Plan for The District (ASDP):

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Site Development Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for The District (ASDP) as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Site Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for The District (ASDP) to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal

THE | DISTRICT
AT CHESTERFIELD



ARCHITECTURAL REVIEW BOARD SUBMITTAL PACKAGE

MARCH 29, 2022
REVISED APRIL 20, 2022

DEVELOPER:



The Staenberg Group
2127 Innerbelt Business Center Drive
Suite 310
St Louis, Missouri 63114 | 314-513-1500
tsgproperties.com

ARCHITECT:



O'Toole Design | HDA Architects
4565 McRee Ave.
Suite 100
St Louis, Missouri 63110
otooledesign.com | 314-909-1905
hdai.com | 636-449-1175



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield _____
Project Title: Chesterfield Outlets - The District Location: North Outer Forty Road
Developer: TSG Chesterfield Lifestyle Architect: HDA Architects / O'Toole Engineer: Stock & Associates

PROJECT STATISTICS:

Size of site (in acres): 48.151 Total Square Footage: _____ Building Height: varies
Proposed Usage: PC - Planned Commercial - Retail, Office, Entertainment
Exterior Building Materials: Brick, stone, EIFS, metal panels, Concrete Tilt-up walls
Roof Material & Design: Membrane roof system over rigid insulation
Screening Material & Design: Composite panels, perforated panels and masonry/steel structures

Description of art or architecturally significant features (if any):
The Hub portion of the project will be the central area with a stage, covered decks, open areas for communal seating entertainment.

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

ARCHITECTURAL REVIEW DESIGN STANDARDS

Please refer to [Section 04-01 of the Unified Development Code](#) for the Architectural Review Design Standards.

ARCHITECTURAL TERMS

Please refer to [Section 10-06 of the Unified Development Code](#) for definitions of Architectural Terms.

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us



THE DISTRICT – Architectural Statement

The reimagining of the old Taubman Outlet Mall to be a chance to bring people together to eat drink, shop and play in a convenient on-stop center to be rebranded, The District. A development that combines a variety of uses brings vitality to the area, providing young and old from Chesterfield and metropolitan St Louis area with a safe, convenient, and fun place to gather.

Site Relationship – The District is located on North Outer Forty just west of Top Golf development and east of Boone's Crossing bridge. Surrounding the development is the Midwest Bank building, Hotel and Top Golf.

Circulation and access – The District have four entrances from North Outer Forty to the development.

Topography – The site is relatively flat with slight grade east to west and north to south for drainage.

Retaining walls – There are no retaining walls on the existing development nor are there any planned for the proposed changes to the development.

Design Materials – The development is an established project with existing materials that will be used or enhanced to the new "Vintage Industrial" look. The materials consist of brick, stone, concrete tilt-up panels, EIFS systems, metal wood grain look panels, Aluminum glass and glazing.

Landscape and Screening – The Landscape is established for the development and the new landscape will match and enhance the existing landscaping and the guidelines established by the City of Chesterfield. There are various screening methods established for the development and all new screens will match the existing established screening methods and materials.

Site Lighting – The Site Lighting is established for the development and there will be no changes to the existing Site Lighting.

The development will be done in phases and when the development is completed, the HUB portion of The District will be the open area, will have a communal stage and open space for concerts and a variety of entertainment options. Flanking this community gather area will be a myriad of restaurant, retail, and entertainment choices.

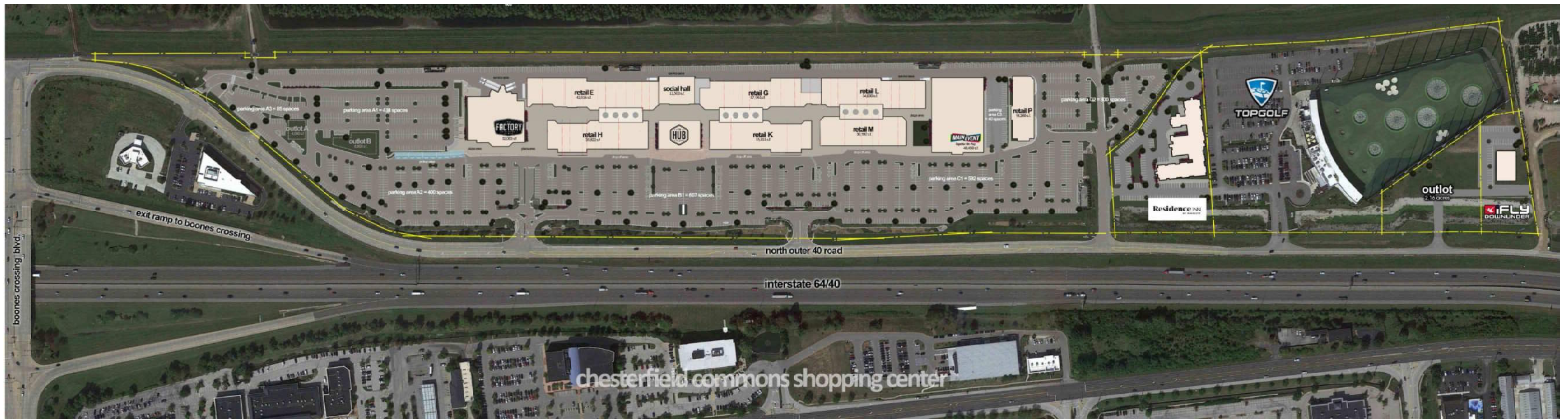
The Vintage Industrial is the Architectural style chosen for the redevelopment. The raw simplicity of industrial style buildings combined with the retro feel of vintage architecture creates a statement of sleek but simple sophistication and the vibe that's comfortable, accessible, and fun. The architectural design of industrial buildings depends mostly on how pronounced the standard features and characteristic lines of the structure are. Characteristic features include various engineering structures, such as exposed steel, wood and brick. The appearance of industrial buildings depends in great part on the artistic treatment of materials and structures used, the shape of structures, the system used to divide walls into prefabricated elements, the surface finish, and the color of the structural and finishing materials.

The beauty of Vintage Industrial architecture is that timeless, neutral, simple and natural.

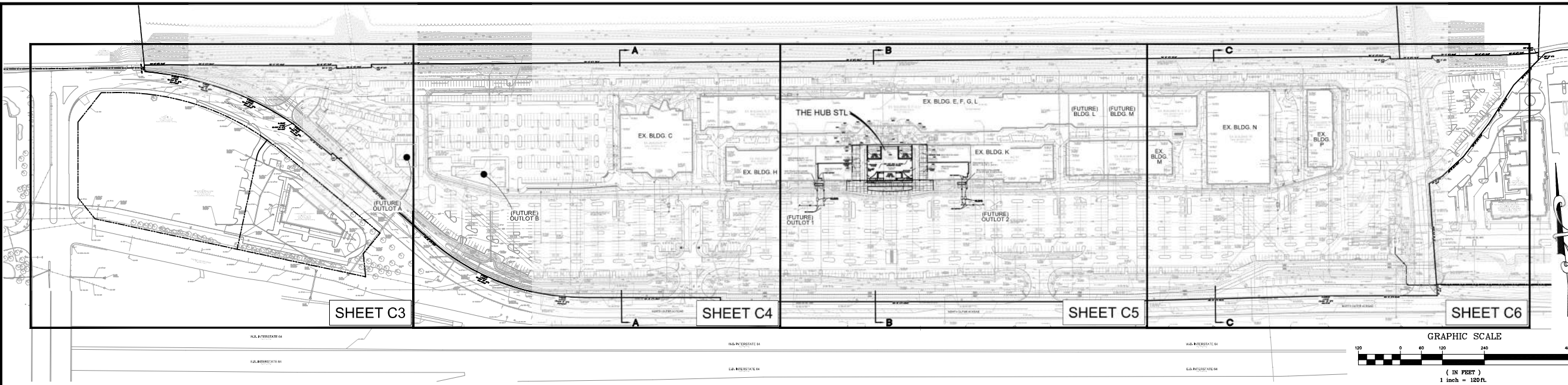
HDA
P. 636-449-1175
4565 McRae Ave., Suite 100
St. Louis, MO 63110

THE DISTRICT | THE HUB STL





OVERALL AERIAL SITE PLAN



PROPERTY DESCRIPTION

A TRACT OF LAND BEING ADJUSTED LOT 1 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 4 AND 2 OF THE JAMES LONGS ESTATE AND PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF LUDWELL BACONS ESTATE AND LOTS 6, 7 AND 8 OF HERMAN ROCK ESTATE SUBDIVISION AS A TRACT OF LAND AS CONVEYED TO TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD, LLC BY INSTRUMENT RECORDED IN BOOK 20016, PAGE 2996 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 43 NORTH, RANGE 4 EAST, THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ABOVE SAID ADJUSTED LOT 1, SOUTH 01 DEGREE 38 MINUTES 15 SECONDS WEST, 32.45 FEET TO THE SOUTHEAST CORNER OF ABOVE SAID TAUBMAN TRACT, SAID POINT BEING 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 19 MINUTES 34 SECONDS WEST, 260.00 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1020.00 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 TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 588.00 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 102.00 FEET, ALONG SAID CURVE WITH AN ARC LENGTH OF 130.89 FEET AND A CHORD WHICH BEARS NORTH 84 DEGREES 54 MINUTES 10 SECONDS WEST, 120.85 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1020.00 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 TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 588.00 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 102.00 FEET, ALONG SAID CURVE WITH AN ARC LENGTH OF 130.89 FEET AND A CHORD WHICH BEARS NORTH 84 DEGREES 54 MINUTES 10 SECONDS WEST, 120.85 FEET TO THE SOUTHWEST 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 139.14 FEET AND A CHORD WHICH BEARS NORTH 84 DEGREES 00 MINUTES 33 SECONDS WEST, 339.51 FEET; NORTH 44 DEGREES 28 MINUTES 14 SECONDS WEST, 31.47 FEET; NORTH 02 DEGREES 33 MINUTES 41 SECONDS WEST, 398.33 FEET; SOUTH 47 DEGREES 26 MINUTES 19 SECONDS WEST, 5.47 FEET; NORTH 44 DEGREES 28 MINUTES 14 SECONDS WEST, 102.48 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 612.00 FEET, ALONG SAID CURVE WITH AN ARC LENGTH OF 36.25 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 1020.00 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 460.52 FEET, ALONG SAID CURVE WITH AN ARC LENGTH OF 286.82 FEET AND A CHORD WHICH BEARS NORTH 59 DEGREES 24 MINUTES 30 SECONDS WEST, 287.07 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 1020.00 FEET, ALONG SAID CURVE WITH AN ARC LENGTH OF 349.92 FEET AND A CHORD WHICH BEARS NORTH 61 DEGREES 02 SECONDS WEST, 3.00 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 800.36 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 172.44 FEET AND A CHORD WHICH BEARS NORTH 73 DEGREES 04 MINUTES 08 SECONDS WEST, 176.68 FEET TO ITS INTERSECTION WITH THE WEST LINE SAID ADJUSTED LOT 1, THENCE ALONG SAID WEST LINE, NORTH 05 DEGREES 21 MINUTES 48 SECONDS EAST, 16.87 FEET TO THE NORTHWEST CORNER THEREOF, THENCE ALONG THE NORTHERN LINES OF SAID ADJUSTED LOT 1 THE FOLLOWING COURSES AND DISTANCES: SOUTH 84 DEGREES 50 MINUTES 20 SECONDS EAST, 75.85 FEET; SOUTH 83 DEGREES 33 MINUTES 04 SECONDS EAST, 203.31 FEET; SOUTH 83 DEGREES 53 MINUTES 15 SECONDS EAST, 199.86 FEET; SOUTH 85 DEGREES 08 MINUTES 30 SECONDS EAST, 70.59 FEET; SOUTH 04 DEGREES 50 SECONDS WEST, 80 FEET; SOUTH 85 DEGREES 32 MINUTES 19 SECONDS EAST, 96.85 FEET; NORTH 05 DEGREES 25 MINUTES 52 SECONDS EAST, 9.00 FEET; SOUTH 84 DEGREES 34 MINUTES 09 SECONDS EAST, 200.73 FEET; SOUTH 84 DEGREES 33 MINUTES 04 SECONDS EAST, 759.19 FEET; SOUTH 84 DEGREES 30 MINUTES 08 SECONDS EAST, 896.37 FEET; SOUTH 84 DEGREES 30 MINUTES 11 SECONDS EAST, 1,013.32 FEET; SOUTH 84 DEGREES 29 MINUTES 27 SECONDS EAST, 812.77 FEET; SOUTH 85 DEGREES 08 MINUTES 30 SECONDS WEST, 6.80 FEET; SOUTH 84 DEGREES 38 MINUTES 09 SECONDS EAST, 118.38 FEET; NORTH 05 DEGREES 17 MINUTES 33 SECONDS EAST, 8.00 FEET; SOUTH 84 DEGREES 43 MINUTES 37 SECONDS EAST, 85.00 FEET; SOUTH 84 DEGREES 01 MINUTES 36 SECONDS EAST, 68.16 FEET; SOUTH 47 DEGREES 26 MINUTES 19 SECONDS EAST, 96.98 FEET AND NORTH 85 DEGREES 20 MINUTES 22 SECONDS EAST, 14.74 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED LOT 1, THENCE ALONG THE EASTERN AND SOUTHEASTERN LINES OF SAID ADJUSTED LOT 1, THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 09 MINUTES 12 SECONDS WEST, 22.65 FEET; SOUTH 89 DEGREES 09 MINUTES 20 SECONDS WEST, 95.79 FEET; SOUTH 84 DEGREES 35 MINUTES 48 SECONDS WEST, 118.08 FEET; SOUTH 82 DEGREES 56 MINUTES 22 SECONDS WEST, 83.88 FEET; SOUTH 86 DEGREES 52 MINUTES 23 SECONDS WEST, 42.89 FEET AND SOUTH 01 DEGREE 08 MINUTES 18 SECONDS WEST, 288.81 FEET TO THE POINT OF BEGINNING, CONTAINING 2,192,205 SQUARE FEET OR 49.415 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. ON JANUARY 30, 2015.

PROPERTY NOTES

- STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. USED EXCLUSIVELY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1013151, WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2016, AT 8:00 A.M. FOR RESEARCH OF EASEMENTS AND ENCUMBRANCES. NO FURTHER RESEARCH WAS PERFORMED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
- 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 PARCELS 1, AND 1A, AND EASEMENT AS TO PARCELS 2, AND TITLE THEREIN IS AS AT THE EFFECTIVE DATE THEREOF-VESTED IN: TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- TITLE COMMITMENT NO. 1013151 WITH SCHEDULE B-SECTION 2 EXCEPTIONS:
- SUBJECT TO TERMS AND PROVISIONS OF THE AGREEMENT FOR RIGHT OF WAY RECORDED MAY 6, 1992 IN BOOK 130 PAGE 624, AFFECTS PARCEL 1, "NOT SHOWN" NOT PLOTTABLE.
- INTENTIONALLY DELETED
- SUBJECT TO EASEMENT GRANTED TO UNION ELECTRIC COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 6584 PAGE 1989, AFFECTS PARCELS 1, "SHOW"
- SUBJECT TO EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 8571 PAGE 1601, AFFECTS PARCEL 1, "SHOW"
- SUBJECT TO EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 8038 PAGE 38, AFFECTS PARCEL 1, "SHOW"
- 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 2004 PAGE 2047 AND FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED IN BOOK 20091 PAGE 1556, AFFECTS PARCEL 1, "SHOW"
- SUBJECT TO EASEMENT GRANTED TO CARL R. TSONG, FOR A STRA. WATER SYSTEM, BY THE INSTRUMENT RECORDED IN BOOK 10179 PAGE 1820, AFFECTS PARCELS 1 AND 2, "SHOW"
- SUBJECT TO EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI, BY INSTRUMENT RECORDED IN BOOK 11986 PAGE 2136, AFFECTS PARCEL 2, "SHOW"
- SUBJECT TO EASEMENT GRANTED TO THE CITY OF CHESTERFIELD, FOR A WIND, WINDMILL AND A WALKING TRAIL, BY THE INSTRUMENT RECORDED IN BOOK 11234 PAGE 242, "SHOW"
- 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 11234 PAGE 242, AFFECTS PARCELS 1 AND 2, "SHOW"
- SUBJECT TO TERMS AND PROVISIONS OF THE CHESTERFIELD OUTLETS SITE DEVELOPMENT PLAN, ACCORDING TO THE PLAN THEREOF RECORDED IN PLAT BOOK 360 PAGE 80, AFFECTS PARCEL 1, "NOT SHOWN" NOT SURVEY RELATED.
- SUBJECT TO RIGHTS IN FAVOR OF THE MONARCH-CHESTERFIELD LEVEL DISTRICT AS SHOWN ON THE SURVEY DATED MAY 14, 2013 AND AS SHOWN ON THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 380 PAGE 1820, AFFECTS PARCELS 1 AND 2, "SHOW" (RELEASED BY DEED BOOK 2001, PAGE 1219)
- SUBJECT TO RIGHTS OF INGRESS AND EGRESS IN FAVOR OF THE MONARCH-CHESTERFIELD LEVEL DISTRICT FOR ACCESS TO AND FROM ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 360 PAGE 80 AND THE LAND IDENTIFIED ON THE SAID BOUNDARY ADJUSTMENT PLAT AS LOCATOR NUMBER 80110013, AFFECTS PARCELS 1 AND 2, "SHOW"
- SUBJECT TO PERMANENT LEVEL EASEMENT DEED GRANTED TO MONARCH-CHESTERFIELD LEVEL DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 2001 PAGE 1340, AFFECTS PARCEL 1, "SHOW"
- SUBJECT TO ACCESS EASEMENT DEED GRANTED TO MONARCH-CHESTERFIELD LEVEL DISTRICT, BY THE INSTRUMENT RECORDED IN BOOK 2001 PAGE 1321, AFFECTS PARCEL 1, "SHOW"
- SUBJECT TO DECLARATION OF COVENANTS AND PROTECTIVE RESTRICTIONS (AF-80) BY AND BETWEEN TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD LLC AND THE MONARCH-CHESTERFIELD LEVEL DISTRICT, BY THE INSTRUMENT RECORDED IN BOOK 2001 PAGE 1257, AFFECTS PARCEL 1, "SHOW"
- SUBJECT TO DECLARATION OF COVENANTS AND PROTECTIVE RESTRICTIONS (8F-479) BY AND BETWEEN TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD LLC AND 20 THE MONARCH-CHESTERFIELD LEVEL DISTRICT, BY THE INSTRUMENT RECORDED IN BOOK 2001 PAGE 1276, AFFECTS PARCEL 1, "SHOW"

PROPERTY NOTES (continued)

- SUBJECT TO ACCESS AND PARKING EASEMENT AGREEMENT GRANTED TO THE CITY OF CHESTERFIELD, MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 20091 PAGE 1332, AFFECTS PARCEL 1, "SHOW"
- SUBJECT TO CHESTERFIELD VALLEY STRM. WATER EASEMENT GRANTED TO THE CITY OF CHESTERFIELD, MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 20091 PAGE 1332, AFFECTS PARCEL 1, "SHOW"
- SUBJECT TO CULVERT MAINTENANCE AGREEMENT GRANTED TO THE CITY OF CHESTERFIELD, MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 20091 PAGE 1341, AFFECTS PARCEL 1, "SHOW"
- SUBJECT TO TERMS AND PROVISIONS OF THE TRANSPORTATION DEVELOPMENT AGREEMENT ENTERED INTO 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.
- SUBJECT TO RIGHT OF WAY OF THE EXISTING LEVEL OVER THAT PART OF THE SUBJECT LAND EMBRACED THEREIN, AFFECTS PARCELS 1 AND 2.
- SUBJECT TO COVENANTS AND CONDITIONS, AND TERMS AND PROVISIONS OF THE PARKING EASEMENT AGREEMENT EXECUTED BY AND BETWEEN MONARCH-CHESTERFIELD LEVEL DISTRICT, A MISSOURI LEVEL 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 1358 AND RECORDED AUGUST 3, 2012 IN BOOK 20103 PAGE 2108, AFFECTS PARCEL 2, "SHOW"
- SUBJECT TO EASEMENT TO PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI AS CREATED BY INSTRUMENT RECORDED IN BOOK 11448 PAGE 291, AFFECTS PARCEL 2, "SHOW"
- SUBJECT TO MAINTENANCE AGREEMENT BY AND BETWEEN WAYNE D. HAYNES AND RUTHANN E. HAYNES AND CARL R. TSONG ACCORDING TO INSTRUMENT RECORDED IN BOOK 10179 PAGE 1820, AFFECTS PARCEL 2, EASEMENT AREAS "SHOW"
- 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, "SHOW"
- 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, "SHOW"
- 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, "SHOW"
- SUBJECT TO RIGHTS OF UTILITIES FOR UTILITY FACILITIES WITHIN THE SUBJECT LAND, IF ANY, AS RESERVED IN THE QUIT CLAIM DEED RECORDED MARCH 13, 2013 IN BOOK 20415 PAGE 305, AFFECTS PARCEL 2, "RIGHT OF WAY TRANSFER AND PRIME" "SHOW"
- SUBJECT TO TERMS AND PROVISIONS OF THE MAINTENANCE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 20117 PAGE 33, 2020, INCLUDING A PROVISION FOR SEWER ASSESSMENTS, SEWER ASSESSMENTS, IF ANY, "SHOW"
- SEWER ASSESSMENTS "NOT SHOWN" NOT SURVEY RELATED.
- SUBJECT TO EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, BY THE INSTRUMENT RECORDED IN BOOK 20117 PAGE 295, "SHOW"
- EASEMENT GRANTED TO MISSOURI AMERICAN WATER COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 20200 PAGE 1769, "SHOW"
- SUBJECT TO EASEMENT GRANTED TO UNION ELECTRIC COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 20333 PAGE 1584, "SHOW"
- SUBJECT TO EASEMENT GRANTED TO UNION ELECTRIC COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 20333 PAGE 1589, "SHOW"
- SUBJECT TO EASEMENT GRANTED TO MISSOURI AMERICAN WATER COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 20018 PAGE 225, "SHOW"
- SUBJECT TO TERMS AND PROVISIONS OF THE AMENDED SITE DEVELOPMENT PLAN, ACCORDING TO THE PLAN THEREOF RECORDED IN PLAT BOOK 360 PAGE 341, "NOT SHOWN" NOT SURVEY RELATED
- SUBJECT TO TERMS AND PROVISIONS OF THE 2ND AMENDED SITE DEVELOPMENT PLAN, ACCORDING TO THE PLAN THEREOF RECORDED IN PLAT BOOK 361 PAGE 231, "NOT SHOWN" NOT SURVEY RELATED
- SUBJECT TO TERMS AND PROVISIONS OF THE LEASE EXECUTED BY AND BETWEEN TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD LLC, A DELAWARE LIMITED LIABILITY COMPANY, LANDLORD AND RALPH LAUREN RETAIL, INC., A DELAWARE CORPORATION, TENANT, OF AN UNDISCLOSED DATE, FOR A TERM OF TEN YEARS, INCLUDING FOUR SUCCESSIVE FIVE YEAR OPTIONS TO EXTEND THE TERM, NOTICE OF THE LEASE IS GIVEN BY THE MEMORANDUM OF LEASE RECORDED APRIL 3, 2014 IN BOOK 20467 PAGE 0935, "NOT SHOWN" NOT SURVEY RELATED.

STRUCTURE USAGE SUMMARY (original 5th ASDP)

Structural Designation	Status	Gross Structure Area (G.S.A.)	Building Use	Gross Leasable Area (G.L.A.)	(G.F.A.)	(G.L.A.)	TOTAL	Retail Usage (G.L.A.)	Recreational Usage (G.L.A.)	Restaurant Usage (G.L.A.)	Theater Usage (G.L.A.)	
A	EXISTING	52,063 sq. ft.	Theater	3,000 seats	52,063	52,063	52,063	52,063	52,063	52,063	52,063	
C	EXISTING	136,838 sq. ft.	Retail	94,706 sq. ft.	136,838	128,398	136,838	94,706	94,706	94,706	94,706	
E,F,G,L	EXISTING	36,200 sq. ft.	Retail	35,822 sq. ft.	36,200	35,822	36,200	35,822	35,822	35,822	35,822	
H	EXISTING	15,409 sq. ft.	Retail	15,139 sq. ft.	15,409	15,139	15,409	15,139	15,139	15,139	15,139	
J	EXISTING	15,409 sq. ft.	Retail	15,139 sq. ft.	15,409	15,139	15,409	15,139	15,139	15,139	15,139	
K	EXISTING	36,230 sq. ft.	Retail	35,817 sq. ft.	36,230	35,817	36,230	35,817	35,817	35,817	35,817	
M	EXISTING	30,670 sq. ft.	Retail	30,192 sq. ft.	30,670	30,192	30,670	30,192	30,192	30,192	30,192	
N	EXISTING	48,559 sq. ft.	Recreation	48,559 sq. ft.	48,559	48,559	48,559	48,559	48,559	48,559	48,559	
O	EXISTING	16,700 sq. ft.	Retail	16,269 sq. ft.	16,700	16,269	16,700	16,269	16,269	16,269	16,269	
P	EXISTING	16,700 sq. ft.	Retail	16,269 sq. ft.	16,700	16,269	16,700	16,269	16,269	16,269	16,269	
Total:				374,789	362,259	227,845	48,559	22,192	52,063			
Total Site Area:				2,097,445 sq. ft.	Proposed F.A.R.:		17.87 %	Percentage of Restaurant Use:		6.33 %		

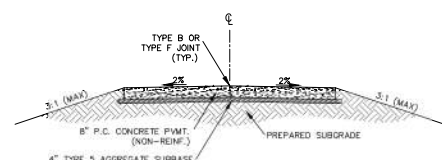
(1) Per City of Chesterfield Unified Development Code, Section 31-10-01, the Gross Floor Area excludes loading or parking area.

STRUCTURE USAGE SUMMARY (UPDATED 6TH ASDP)

REPRESENTS AREAS WITH BUILDING "J" REMOVED PER 6TH ASDP

Structural Designation	Status	Gross Structure Area (G.S.A.)	Building Use	Gross Leasable Area (G.L.A.)	(G.F.A.)	(G.L.A.)	TOTAL	Retail Usage (G.L.A.)	Recreational Usage (G.L.A.)	Restaurant Usage (G.L.A.)	Theater Usage (G.L.A.)	
N	EXISTING	48,559 sq. ft.	Recreation	48,559 sq. ft.	48,559	48,559	48,559	48,559	48,559	48,559	48,559	
P	EXISTING	16,700 sq. ft.	Retail	16,269 sq. ft.	16,700	16,269	16,700	16,269	16,269	16,269	16,269	
E,F,G,L	EXISTING	136,838 sq. ft.	Retail	114,611 sq. ft.	136,838	128,111	136,838	114,611	114,611	114,611	114,611	
H	EXISTING	36,200 sq. ft.	Retail	35,822 sq. ft.	36,200	35,822	36,200	35,822	35,822	35,822	35,822	
K	EXISTING	36,230 sq. ft.	Retail	35,817 sq. ft.	36,230	35,817	36,230	35,817	35,817	35,817	35,817	
M	EXISTING	30,670 sq. ft.	Retail	30,192 sq. ft.	30,670	30,192	30,670	30,192	30,192	30,192	30,192	
OUTLOT #A	BTS	4,000 sq. ft.	Retail	4,000 sq. ft.	4,000	4,000	4,000	4,000	4,000	4,000	4,000	
OUTLOT #B	BTS	8,500 sq. ft.	Retail	8,500 sq. ft.	8,500	8,500	8,500	8,500	8,500	8,500	8,500	
C	EXISTING	52,063 sq. ft.	Theater	3,000 seats	52,063	52,063	52,063	52,063	52,063	52,063	52,063	
Total:				371,860	305,271	204,354	48,559	59,358	52,063			
Total Site Area:				2,097,445 sq. ft.	Proposed F.A.R.:		17.73 %	Percentage of Restaurant Use:		14.3 %		

(1) Per City of Chesterfield Unified Development Code, Section 31-10-01, the Gross Floor Area excludes loading or parking area.



COMMERCIAL ENTRANCES (ST. LOUIS COUNTY SECTION)

GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing and the undersigned engineer have not prepared the plan on this sheet. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the plans and that in his opinion the grading and improvements relative to slope construction as shown on the plans, as well as the foundations, are compatible with the soil and geologic conditions at the site as described in the geotechnical report for the development, titled Geotechnical Exploration—MT Job No. 14851—The District—Chesterfield, Missouri and dated August 14, 2019.

Midwest Testing and the undersigned assume no responsibility for services by others, pursuant to RSMO 327.411.

Construction means and methods for implementation of the grading plan shall be left to the developer/contractor. Observations of the developer/contractor's compliance with the applicable specifications shall be identified and verified in writing.

MIDWEST TESTING
Richard J. Doughty, P.E.
Missouri P.E. No. E-20132

RICHARD DAVID LAUGHLIN
Professional Engineer
Missouri P.E. No. E-20132

PROPOSED SITE DEVELOPMENT INFORMATION

- OVERALL LOT AREA = 48,151 acres ± (2,097,445 s.f.)
- PROPOSED BUILDING FOOTPRINTS = 371,860 s.f. G.F.A. [305,271 s.f. G.L.A.] [52,063 s.f. Theater] GROSS FLOOR AREA (G.F.A.) GROSS LEASABLE AREA (G.L.A.)
- FLOOR AREA RATIO (F.A.R.) = 371,860 s.f. G.F.A. / 2,097,445 S.F. SITE = 17.73 %
(ORDINANCE #3049 MAX FLOOR AREA = 500,000 s.f.)
- OPEN SPACE CALCULATIONS
OVERALL AREA = 2,097,445 s.f. (48,151 acres ±) = 100%
TOTAL BUILDING AREA = 371,860 s.f. (8,537 acres ±) = 17.72%
TOTAL PAVED PARKING AREA = 1,027,734 s.f. (23,523 acres ±) = 49.46%
TOTAL OPEN SPACE = 687,851 s.f. (15,791 acres ±) = 32.80%

NOTE: 30% OPEN SPACE IS REQUIRED FOR THIS DEVELOPMENT BY CITY OF CHESTERFIELD ORDINANCE 3049, SECTION B.3.A. THE EXISTING STORM WATER IMPROVEMENTS COMPLY WITH THIS REQUIREMENT.

- PARKING CALCULATIONS
REQUIRED PARKING = 475 SPACES PER 1,000 S.F. OF LEASABLE FLOOR AREA (RETAIL CENTER) (a)
1.00 SPACES PER 4 SEATS (THEATER, INDOOR) (b)
= (305,271 s.f. AT 4.75 / 1,000) + (3,000 SEATS AT 1.00 / 4)
= 1,450 + 750 = 2,200 SPACES REQUIRED

ACCESSIBLE PARKING = ACCESSIBLE PARKING PROVIDED PER CODE:
501 - 1,000 SPACES: 2% OF TOTAL
1,001 AND OVER SPACES: 20 PLUS ONE SPACE FOR EACH 100 OR FRACTION THEREOF, OVER 1,000 SPACES.
= (20 + 1 x (450 / 100)) + (750 x 2%)
= 25 + 15 = 40 ACCESSIBLE SPACES REQUIRED

NOTE: (a) PER SECTION 31-04-04.12.a. RETAIL CENTER, WITH PERCENTAGE OF GROSS FLOOR AREA* IN RESTAURANT USE 0% - 10% WITH A CENTER SIZE OF 100,001 S.F. - 400,000 S.F.
* GROSS FLOOR AREA MODIFIED TO LEASABLE FLOOR AREA
NOTE: PARKING REQUIREMENT INCREASES TO 4.75/1000 BASED UPON RESTAURANT USE BETWEEN 11% - 20%

(b) SUBSECTION (1). FOR RETAIL CENTERS THAT INCLUDE A THEATER USE WITH MORE THAN TWO HUNDRED FIFTY (250) SEATS, THE MINIMUM PARKING REQUIREMENT FOR THE THEATER PORTION OF THE DEVELOPMENT SHALL BE PARKED AS A STAND-ALONE USE.

PARKING PROVIDED = 2,436 SPACES (INCLUDES 43 ACCESSIBLE SPACES)
[-236 SURPLUS SPACES (+10.73%)]

NOTE: (c) ACCESSIBLE CAR PARKING SPACES SHALL BE AT LEAST 9' H. WIDE WITH AN ADJACENT 5' H. WIDE DESIGNATED ACCESS AISLE. VAN-ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 9' H. WIDE WITH AN ADJACENT 8' H. WIDE DESIGNATED ACCESS AISLE. FOR EVERY 4 OR FRACTION OF 4 ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE. 2 ACCESSIBLE SPACES MAY BE PROVIDED ON EACH SIDE OF A SHARED ACCESS AISLE.

(d) ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNAGE SHALL NOT BE OCCURRED BY A VEHICLE PARKED IN THE SPACE.

LOADING CALCULATIONS
REQUIRED LOADING = FIVE (5) 10' x 40' LOADING SPACES FOR RETAIL CENTERS HAVING 150,001-200,000 S.F.
PLUS ONE (1) ADDITIONAL 10' x 40' SPACE FOR EACH ADDITIONAL 100,000 S.F. OF BUILDING AREA. (a)
TWO (2) 10' x 25' AND ONE (1) 10' x 40' LOADING SPACES FOR INDOOR THEATERS HAVING 25,001-100,000 S.F. OF BUILDING AREA (b)

RETAIL CENTER: 295,057 s.f. LEASABLE FLOOR AREA REQUIRES:
7 - 10' x 40' LOADING SPACES
INDOOR THEATER: 52,063 s.f. LEASABLE FLOOR AREA REQUIRES:
2 - 10' x 25' AND 1 - 10' x 40' LOADING SPACES

TOTAL: 2 - 10' x 25' AND 8 - 10' x 40'

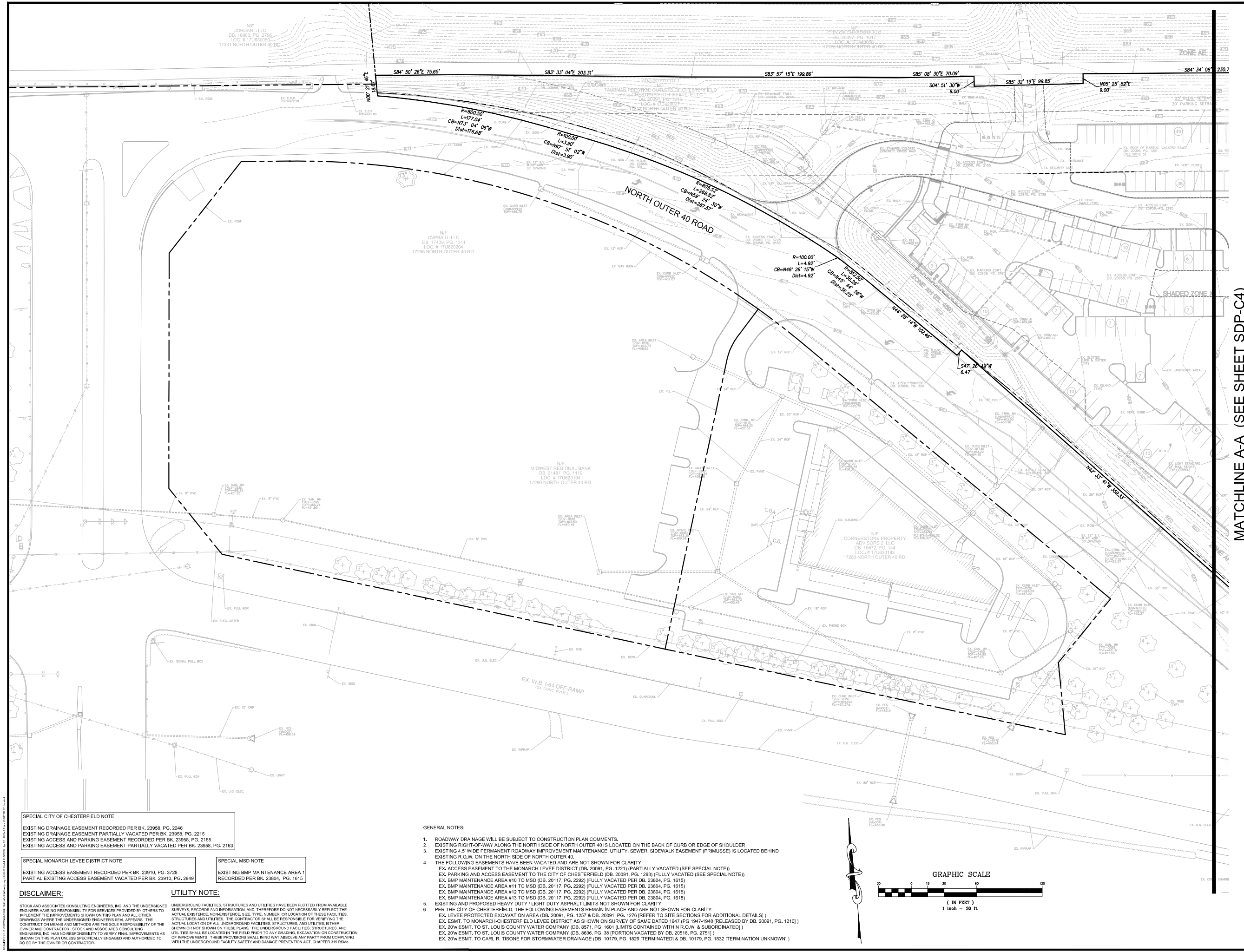
NOTE: (a) PER SECTION 31-04-04.D.12.c. RETAIL CENTERS SHALL PROVIDE LOADING SPACES IN ACCORDANCE WITH SECTION 31-04-04(E), TABLE A.

(b) PER SECTION 31-04-04(D). INDOOR THEATER AS A STAND ALONE USE SHALL BE IN ACCORDANCE WITH SECTION 31-04-04(E), TABLE B.

PROVIDED LOADING = RETAIL CENTER: 4 - 12x60' BUS PARKING, 1 - 10x70' LOADING AREA, 1 - 10x90' LOADING AREA, 1 - 10x160' LOADING AREA, 1 - 10x180' LOADING AREA, 3 - 12x100' LOADING AREA, 2 - 9x25' CAR PARKING, 3 - 12x50' BUS PARKING, 1 - 10x41' LOADING AREA, 3 - 10x75' LOADING AREA, 1 - 13x25' DROP OFF

DESIGNER'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK & ASSOCIATES CONSULTING ENGINEERS, INC., HAVE, DURING JANUARY, 2022 BY ORDER AND FOR THE USE OF THE CITY OF CHESTERFIELD, MISSOURI, 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 PLAN WAS PREPARED FROM AN ACTUAL FIELD SURVEY, AND SAID SURVEY DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY.



MATCHLINE A-A (SEE SHEET SDP-C4)

6TH AMENDED SITE DEVELOPMENT PLAN FOR:

THE DISTRICT

17017 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005

PREPARED BY:



257 Chesterfield Business Parkway
St. Louis, MO 63114
314-991-1000 FAX 314-991-1001
e-mail: jordan@stockandassociates.com
www.stockandassociates.com

SPECIAL CITY OF CHESTERFIELD NOTE
EXISTING DRAINAGE EASEMENT RECORDED PER BK. 23958, PG. 2248
EXISTING DRAINAGE EASEMENT PARTIALLY VACATED PER BK. 23958, PG. 2215
EXISTING ACCESS AND PARKING EASEMENT RECORDED PER BK. 23958, PG. 2185
EXISTING ACCESS AND PARKING EASEMENT PARTIALLY VACATED PER BK. 23958, PG. 2163

SPECIAL MONARCH LEVEE DISTRICT NOTE
EXISTING ACCESS EASEMENT RECORDED PER BK. 23910, PG. 3728
PARTIAL EXISTING ACCESS EASEMENT VACATED PER BK. 23910, PG. 2849

SPECIAL MSD NOTE
EXISTING BMP MAINTENANCE AREA 1
RECORDED PER BK. 23804, PG. 1615

DISCLAIMER:

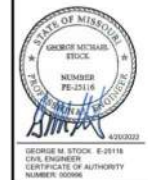
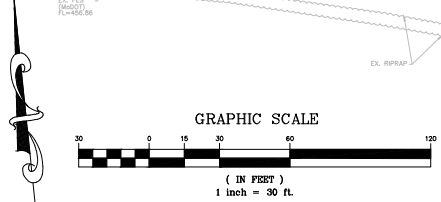
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY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

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER 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 319.050.

GENERAL NOTES:

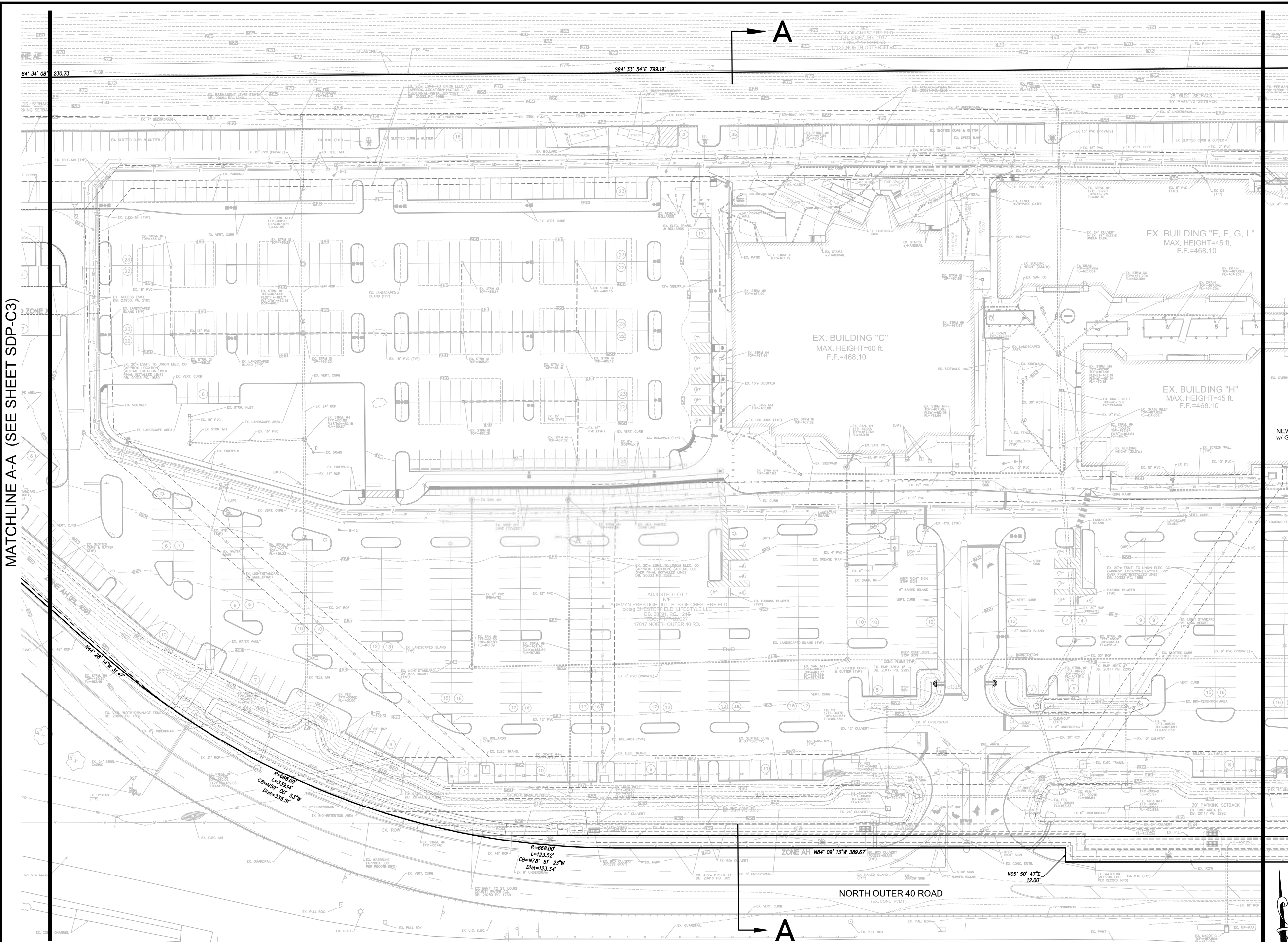
- ROADWAY DRAINAGE WILL BE SUBJECT TO CONSTRUCTION PLAN COMMENTS.
- EXISTING RIGHT-OF-WAY ALONG THE NORTH SIDE OF NORTH OUTER 40 IS LOCATED ON THE BACK OF CURB OR EDGE OF SHOULDER.
- EXISTING 4.5' WIDE PERMANENT ROADWAY IMPROVEMENT MAINTENANCE, UTILITY, SEWER, SIDEWALK EASEMENT (PRIMUSSE) IS LOCATED BEHIND EXISTING R.O.W. ON THE NORTH SIDE OF NORTH OUTER 40.
- THE FOLLOWING EASEMENTS HAVE BEEN VACATED AND ARE NOT SHOWN FOR CLARITY:
EX. ACCESS EASEMENT TO THE MONARCH LEVEE DISTRICT (DB. 20091, PG. 1221) (PARTIALLY VACATED (SEE SPECIAL NOTE))
EX. PARKING AND ACCESS EASEMENT TO THE CITY OF CHESTERFIELD (DB. 20091, PG. 1293) (FULLY VACATED (SEE SPECIAL NOTE))
EX. BMP MAINTENANCE AREA #10 TO MSD (DB. 20117, PG. 2292) (FULLY VACATED PER DB. 23804, PG. 1615)
EX. BMP MAINTENANCE AREA #11 TO MSD (DB. 20117, PG. 2292) (FULLY VACATED PER DB. 23804, PG. 1615)
EX. BMP MAINTENANCE AREA #12 TO MSD (DB. 20117, PG. 2292) (FULLY VACATED PER DB. 23804, PG. 1615)
EX. BMP MAINTENANCE AREA #13 TO MSD (DB. 20117, PG. 2292) (FULLY VACATED PER DB. 23804, PG. 1615)
- EXISTING AND PROPOSED HEAVY DUTY / LIGHT DUTY ASPHALT LIMITS NOT SHOWN FOR CLARITY.
- PER THE CITY OF CHESTERFIELD, THE FOLLOWING EASEMENTS REMAIN IN PLACE AND ARE NOT SHOWN FOR CLARITY:
EX. LEVEE PROTECTED EXCAVATION AREA (DB. 20091, PG. 1257 & DB. 20091, PG. 1276 (REFER TO SITE SECTIONS FOR ADDITIONAL DETAILS))
EX. ESMT. TO MONARCH-CHESTERFIELD LEVEE DISTRICT AS SHOWN ON SURVEY OF SAME DATED 1947 (PG. 1947-1948 (RELEASED BY DB. 20091, PG. 1210))
EX. 20W ESMT. TO ST. LOUIS COUNTY WATER COMPANY (DB. 8571, PG. 1601 (LIMITS CONTAINED WITHIN R.O.W. & SUBORDINATED))
EX. 20W ESMT. TO ST. LOUIS COUNTY WATER COMPANY (DB. 8636, PG. 38 (PORTION VACATED BY DB. 20518, PG. 2751))
EX. 20W ESMT. TO CARL R. TISON FOR STORMWATER DRAINAGE (DB. 10179, PG. 1829 (TERMINATED) & DB. 10179, PG. 1832 (TERMINATION UNKNOWN))



REVISIONS:
1. 3/29/22 6TH ASDP SUBMITTAL
2. 4/20/22 REVISED PER REVIEW COMMENTS

DATE:	3/29/2022	DRAWN BY:	T.S.	CHECKED BY:	G.M.S.
M.S.D. P. #		DATE PLOTTED:	2/18/2022	SCALE:	1/8"=1'-0"
S.D. P. #		PROJECT:	THE DISTRICT	SHEET NO.:	C3

SHEET TITLE:
SITE DEVELOPMENT PLAN
SHEET NO.:
C3



MATCHLINE A-A (SEE SHEET SDP-C3)

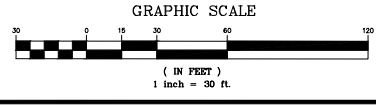
MATCHLINE A-A (SEE SHEET SDP-C5)

DISCLAIMER:

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

UTILITY NOTE:

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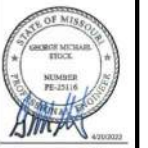


PREPARED BY:
STOCK & ASSOCIATES
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 Chesterfield, MO 63007
 314-880-1000 FAX 314-880-1001
 e-mail: general@stockinc.com
 Web: www.stockinc.com

6TH AMENDED SITE DEVELOPMENT PLAN FOR:

THE DISTRICT

17017 NORTH OUTER 40 ROAD
 CHESTERFIELD, MISSOURI 63005

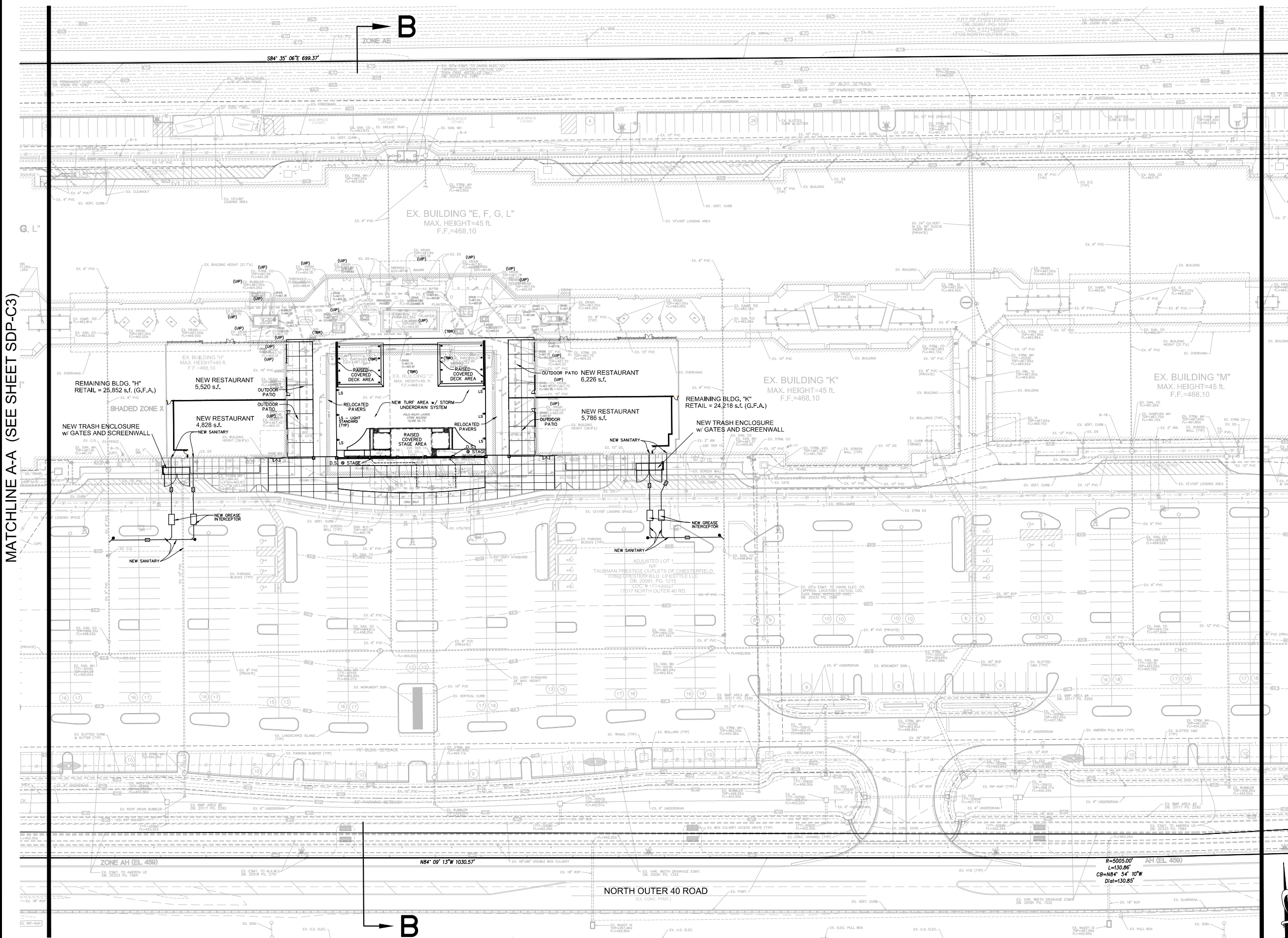


REVISIONS:
 1. 3/29/22 6TH ASDP SUBMITTAL
 2. 4/20/22 REVISED PER REVIEW COMMENTS

DRAWN BY: T.S.
 DATE: 3/29/2022
 M.S.D. P.#: 218-6411-6
 S.L.C. HAT.#: 131/111
 M.O.N.#:
 SHEET TITLE: SITE DEVELOPMENT PLAN
 SHEET NO.: C4

MATCHLINE A-A (SEE SHEET SDP-C3)

MATCHLINE A-A (SEE SHEET SDP-C5)

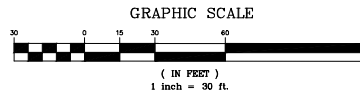


DISCLAIMER:

UTILITY NOTE:

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PREPARED BY:

STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chestnutfield Business Parkway
 Chesterfield, MO 63017
 314-891-1100 FAX 314-891-1000
 e-mail: general@stockinc.com
 Web: www.stockinc.com

6TH AMENDED SITE DEVELOPMENT PLAN FOR:

THE DISTRICT

17017 NORTH OUTER 40 ROAD
 CHESTERFIELD, MISSOURI 63005



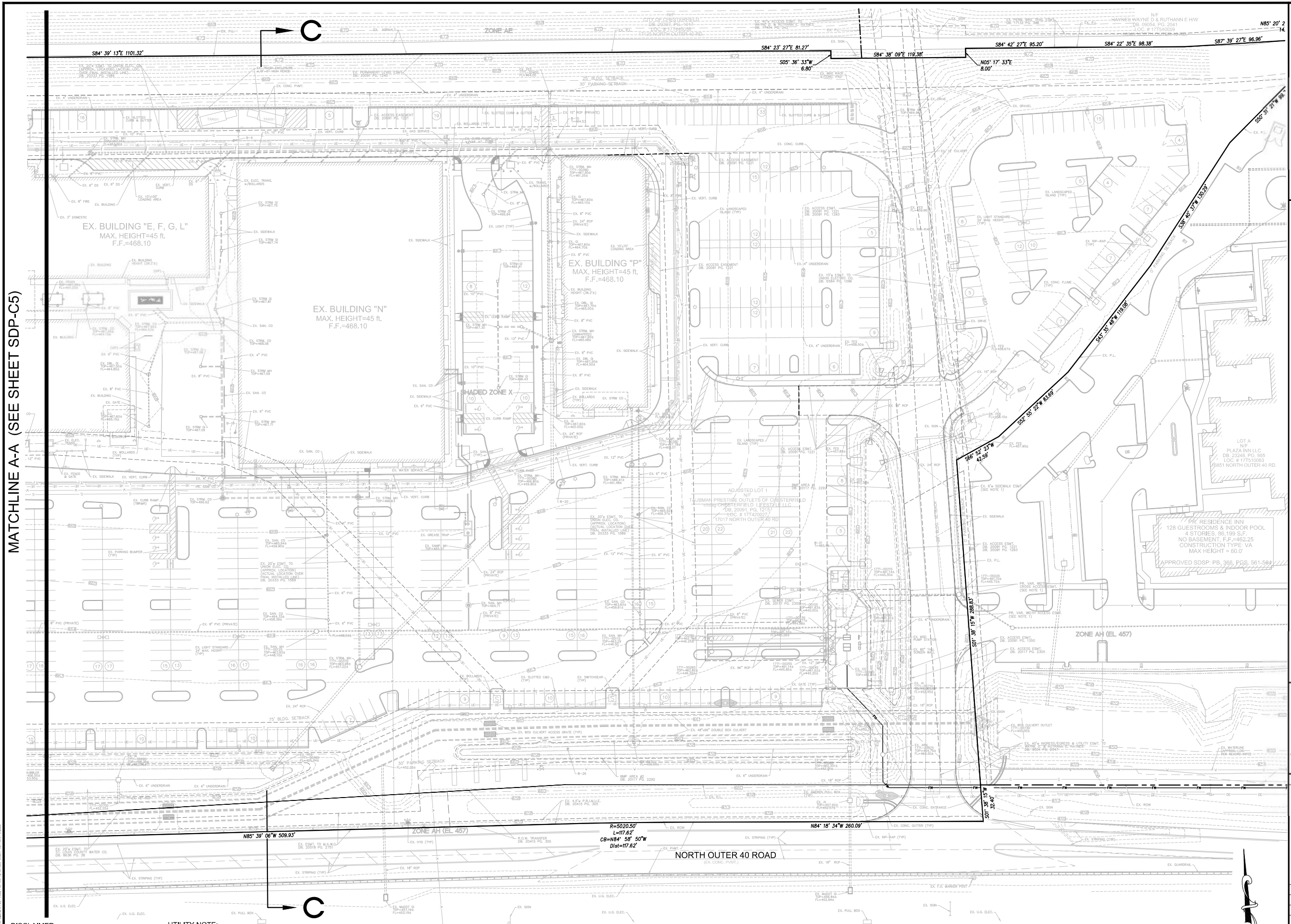
REVISIONS:

1	3/29/22 6TH ASDP SUBMITTAL
2	4/20/22 REVISED PER REVIEW COMMENTS

DRAWN BY:	T.S.	CHECKED BY:	G.M.S.
DATE:	3/29/2022	JOB NO.:	218-6411-6
M.S.D. P. #		BASE MAP #	131/117
S.L.C. HAT #		HAT SUP. #	
M.O.N.R. #			

SHEET TITLE:
 SITE DEVELOPMENT PLAN
 SHEET NO.:
 C5

MATCHLINE A-A (SEE SHEET SDP-C5)

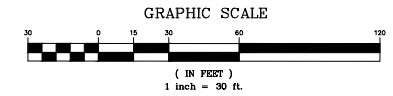


DISCLAIMER:

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

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY 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 RSM.



PREPARED BY:
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6TH AMENDED SITE DEVELOPMENT PLAN FOR:

THE DISTRICT

17017 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005



REVISIONS:

1	3/29/22 6TH ASDP SUBMITTAL
2	4/20/22 REVISED PER REVIEW COMMENTS

DRAWN BY:	T.S.	CHECKED BY:	G.M.S.
DATE:	3/29/2022	JOB NO.:	215-6411-6
M.S.D. P. #		BASE MAP #	1301-111
SLC HAT #		HAT SUP. #	
M.O.N.R. #			

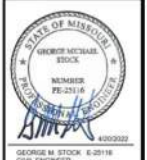
SHEET TITLE:
SITE DEVELOPMENT PLAN
SHEET NO.:
C6

PREPARED BY:

6TH AMENDED SITE DEVELOPMENT PLAN FOR:

THE DISTRICT

17017 NORTH OUTER 40 ROAD
 CHESTERFIELD, MISSOURI 63005



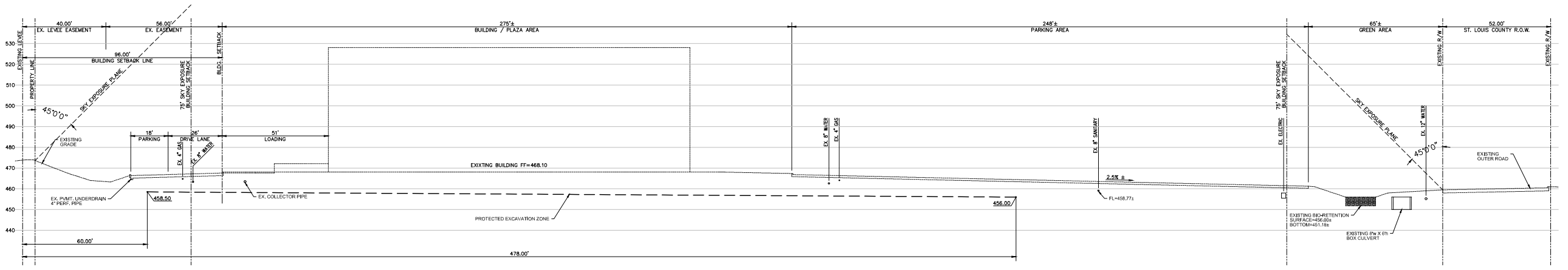
GEORGE M. STOCK, #2019
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER 00000

REVISIONS:
 1 3/20/2022 6TH ASDP SUBMITTAL
 2 4/20/22 REVISED FOR REVIEW COMMENTS

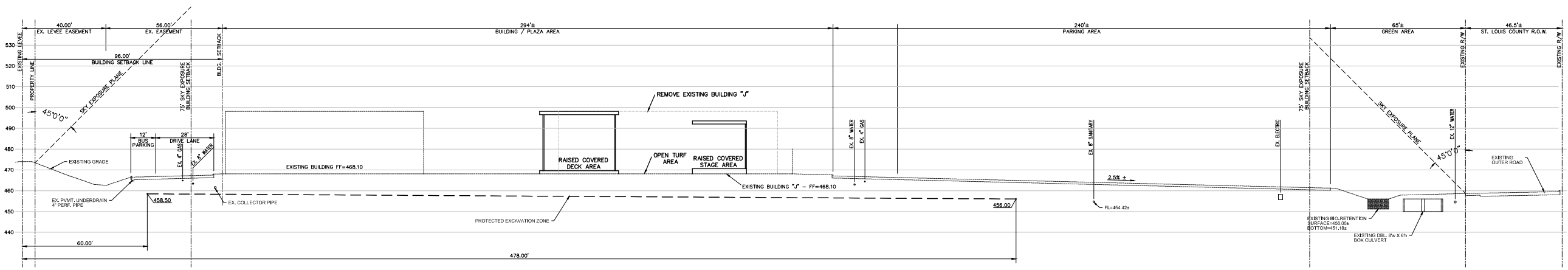
DRAWN BY: T.S.	CHECKED BY: G.M.S.
DATE: 3/20/2022	JOB NO: 218-4411.5
W.S.D. P.#: 17017-171	BASE MAP #:
S.L.C. MAT #: 	MAT SUP. #:
W.D.N.R. #: 	W.D.N.R. #:

SHEET TITLE:
SITE SECTIONS

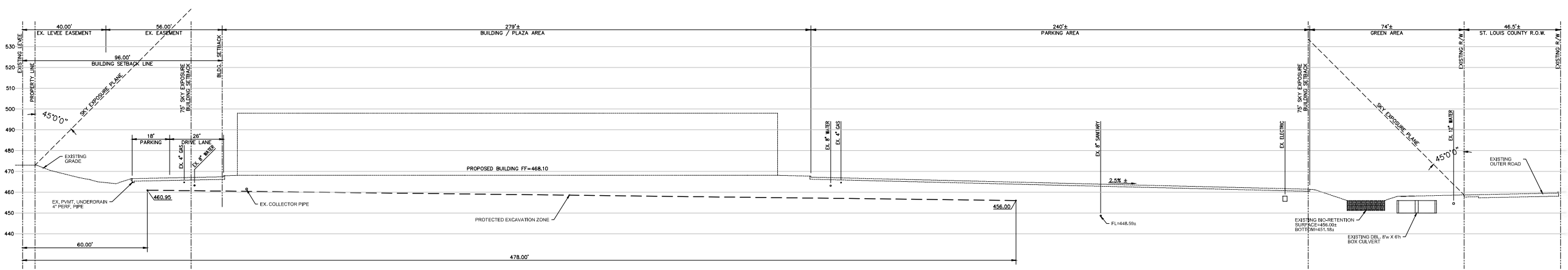
SHEET NO.:
C7



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

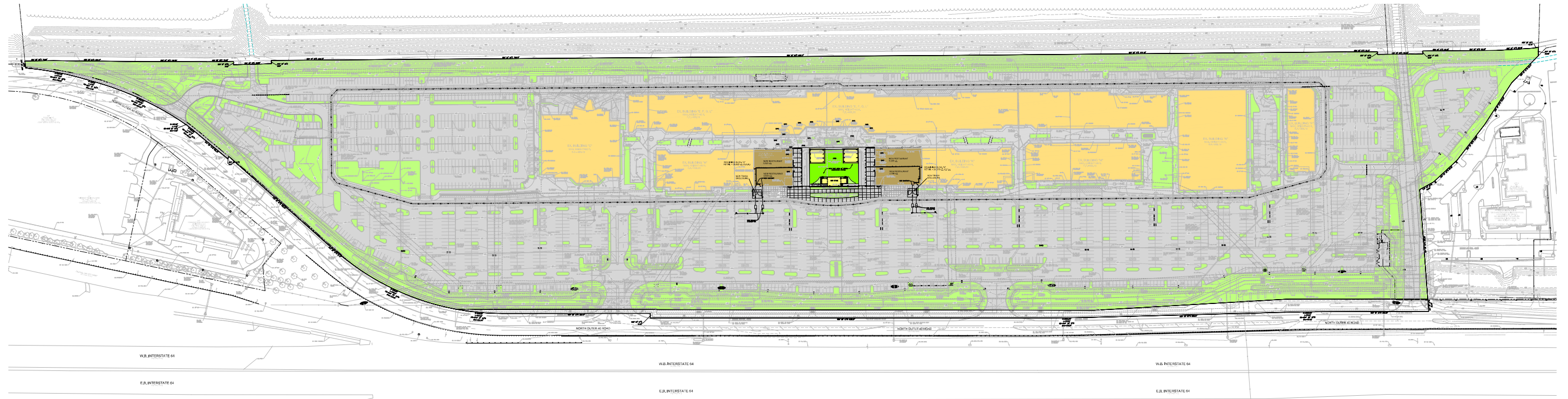


SITE SECTION B-B
SCALE: 1"=20'



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

17017 NORTH OUTER 40 ROAD, CHESTERFIELD, MISSOURI 63005



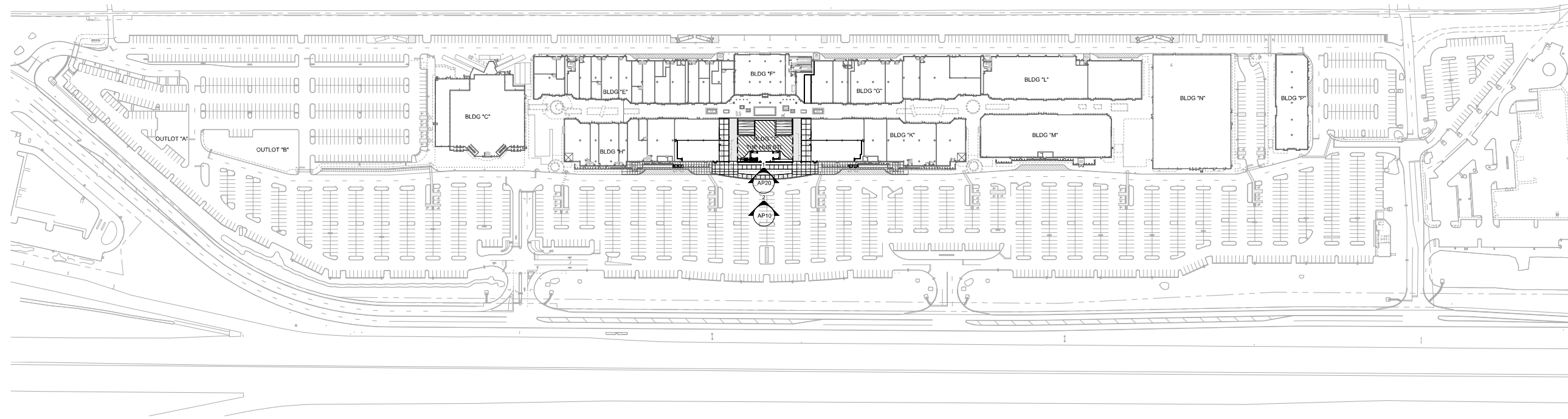
OVERALL SITE PLAN - COLOR

THE DISTRICT | THE HUB STL

ISSUED MARCH 29, 2022

North Outer Forty Drive Chesterfield, MO 63017





1 OVERALL ARCHITECTURAL SITE PLAN
 AP10 1" = 100'-0"



2 OVERALL ELEVATION
 AP10 1" = 80'-0"

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North Outer Forty Drive Chesterfield, MO 63017





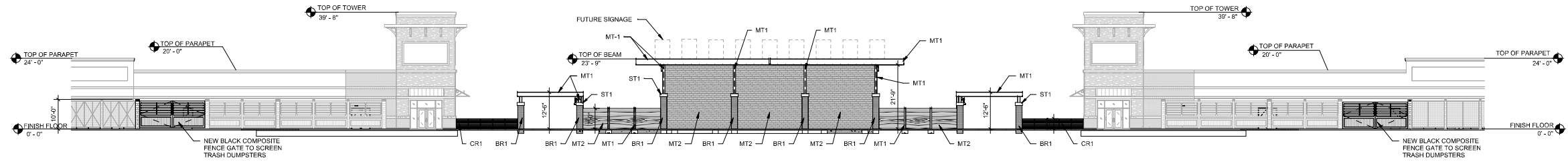
EXISTING BUILDING "J"



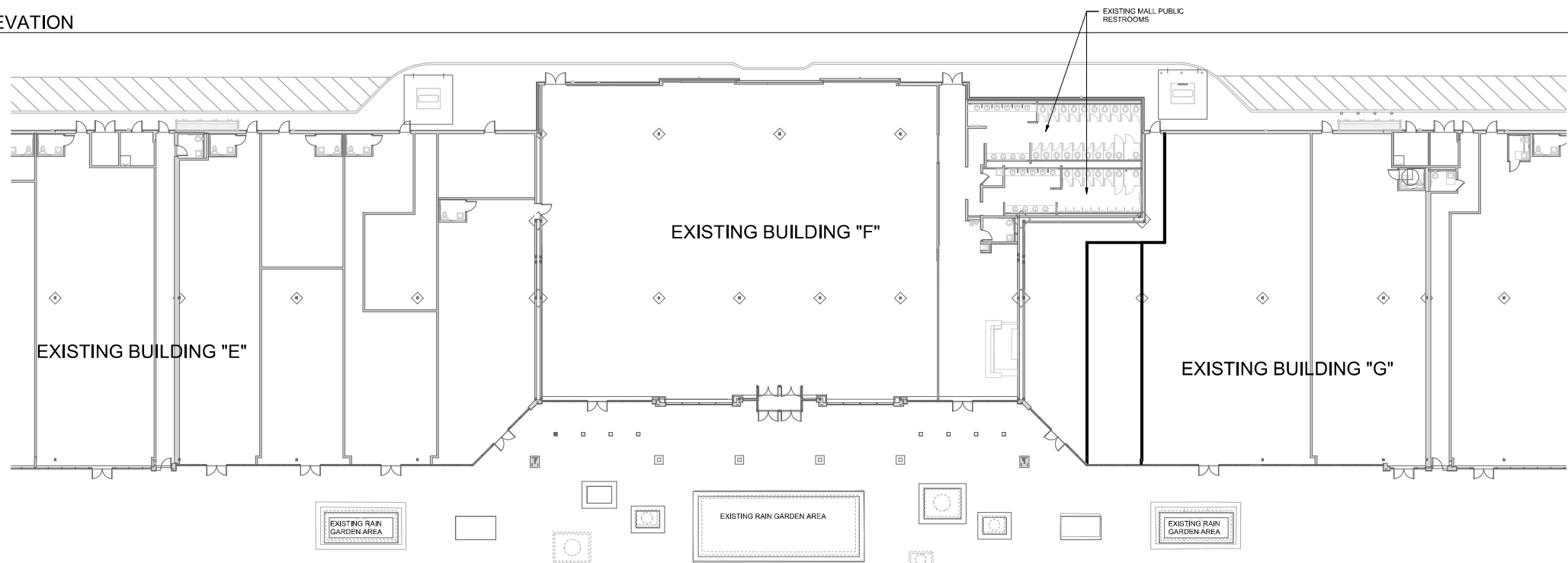
EXISTING BUILDING "H"



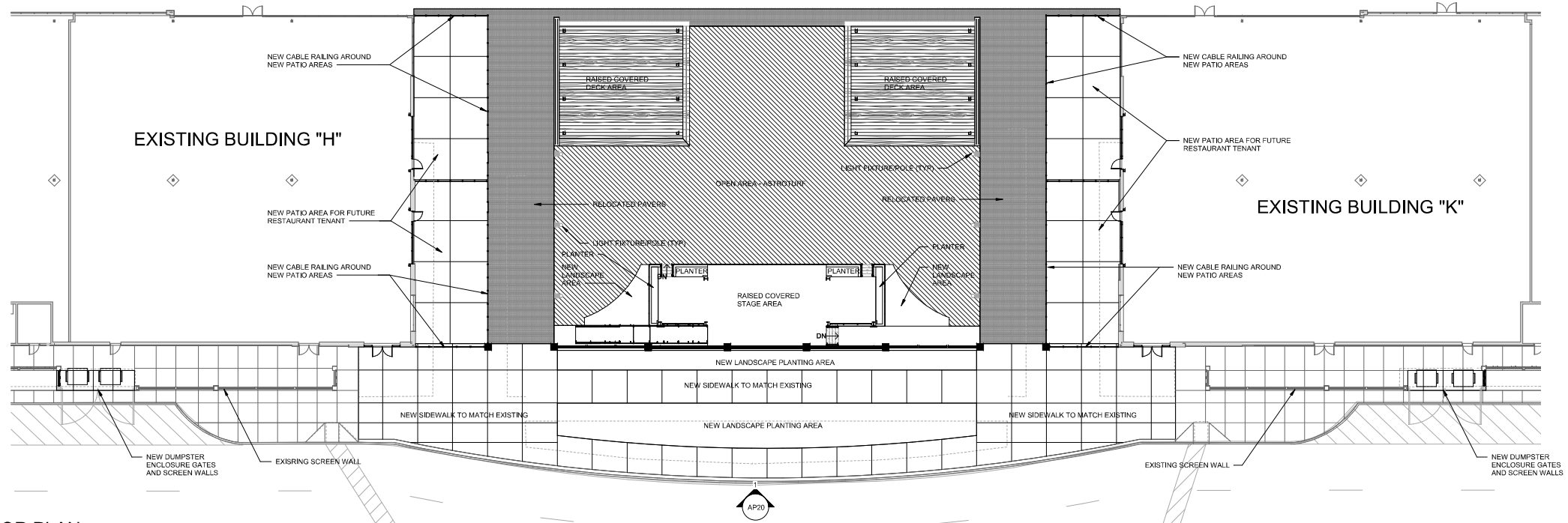
EXISTING BUILDING "K"



1 ENLARGED ELEVATION
1/16" = 1'-0"



EXTERIOR MATERIAL LEGEND	
BR1	THIN BRICK VENEER MFR: FELDHAUS PRODUCT: #117 ACCUDO - MEDIUM GRAY BRICK
BR2	BRICK VENEER MFR: GLEN GREY PRODUCT: OLDE CITY
ST1	CAST STONE CAP MFR: CALBER CAST STONE PRODUCT: MEDIUM WARM GRAY
MT1	STEEL BEAMS AND COLUMNS MFR: TBD PRODUCT: GALVANIZED STEEL BEAMS AND COLUMNS COLOR: BLACK
MT2	PREFINISHED WOOD GRAIN LOOK METAL PANELS MFR: LONGBOARD PRODUCT: 6" CHANNEL COLOR: LIGHT NATIONAL WALNUT
GL1	STOREFRONT OPENINGS MFR: OLD CASTLE PRODUCT: SERIES 3000 COLOR: ANODIZED ALUMINUM
CR1	CABLE RAILING MFR: VIEWRAIL SYSTEM PRODUCT: SIGNATURE CARLIKE RAIL SYSTEM COLOR: BLACK ANODIZED ALUMINUM

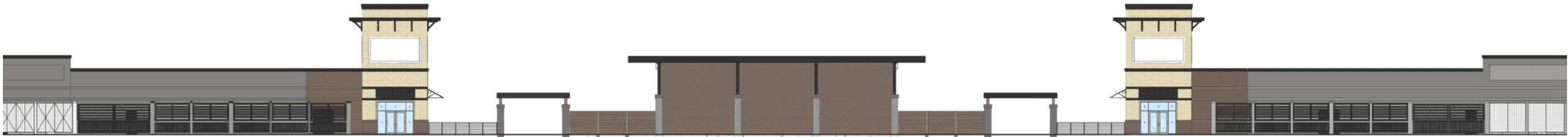


2 ENLARGED FLOOR PLAN
1/16" = 1'-0"

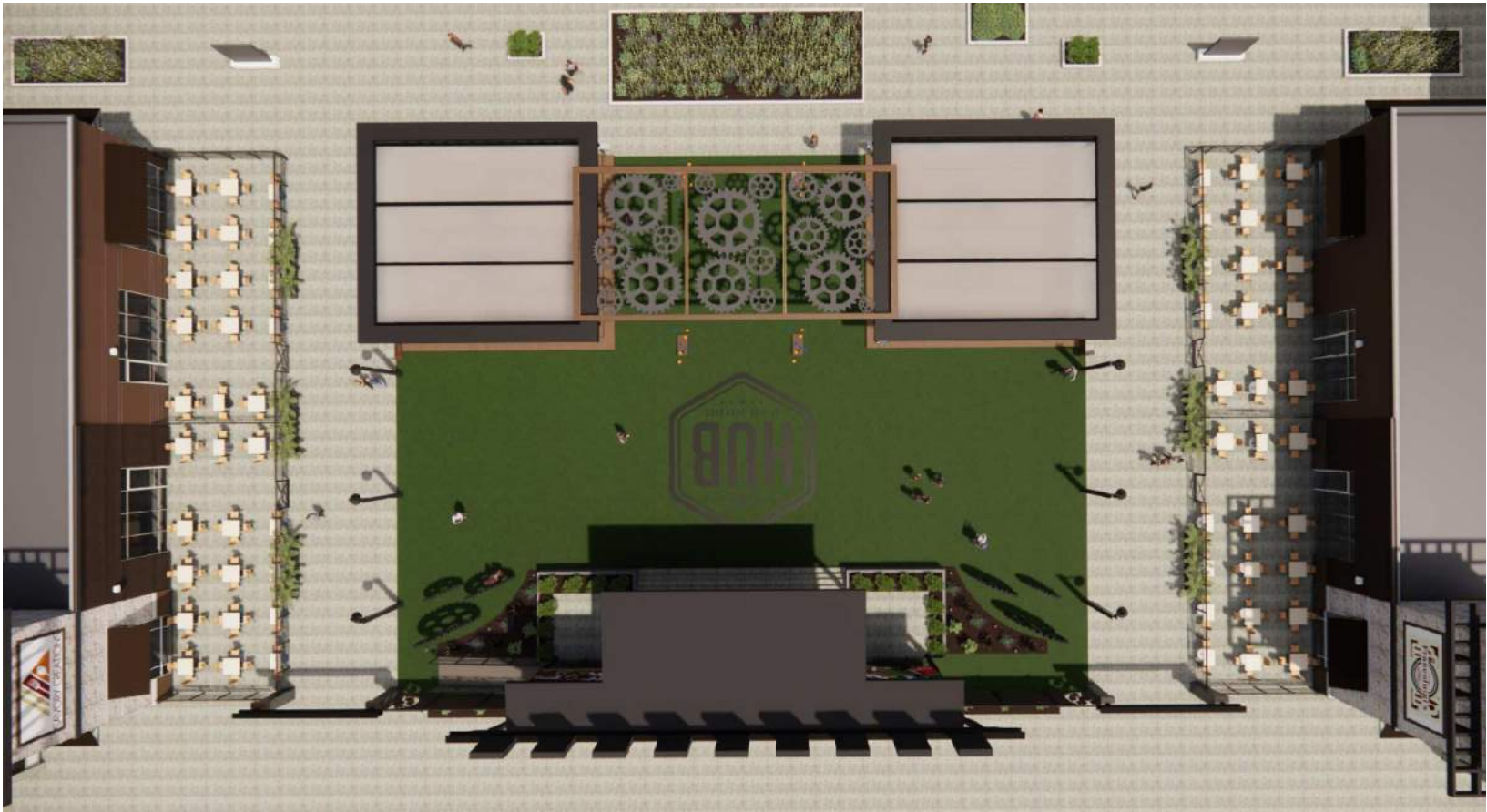
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COLOR ELEVATION - SOUTH VIEW LOOKING NORTH



AERIAL VIEW PROPOSED "HUB" AREA



RENDERING OF PROPOSED HUB AREA

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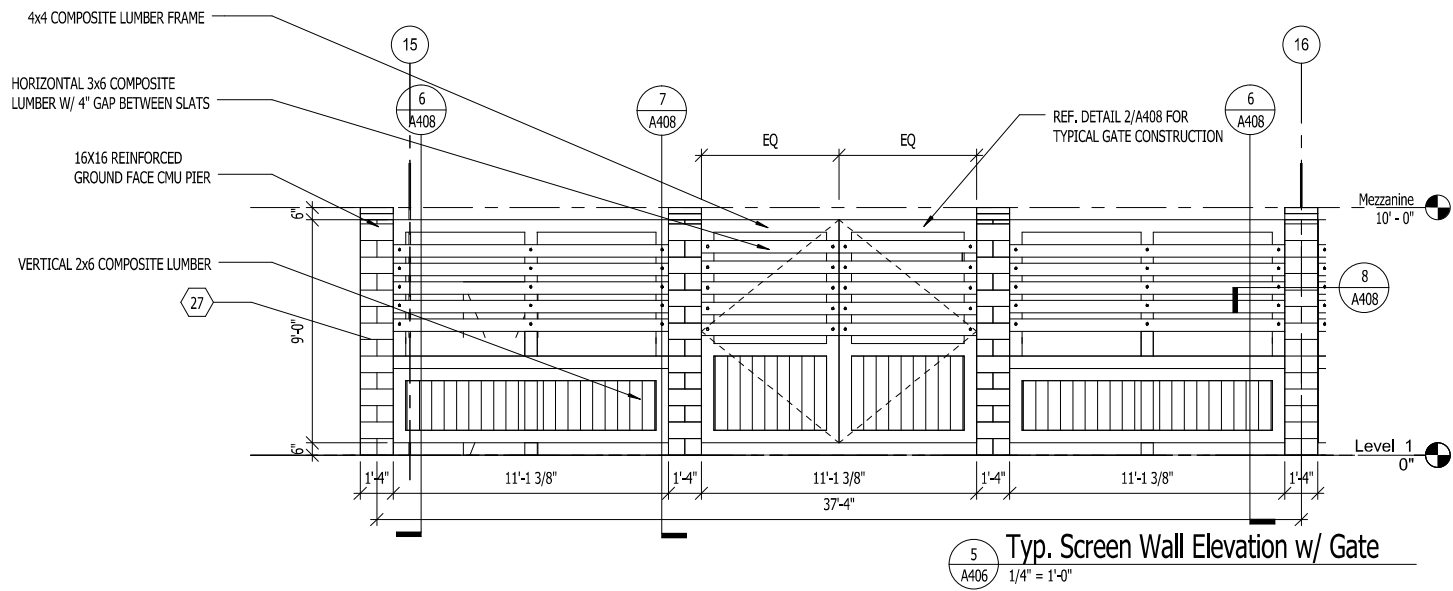
North Outer Forty Drive Chesterfield, MO 63017

ISSUED MARCH 29, 2022

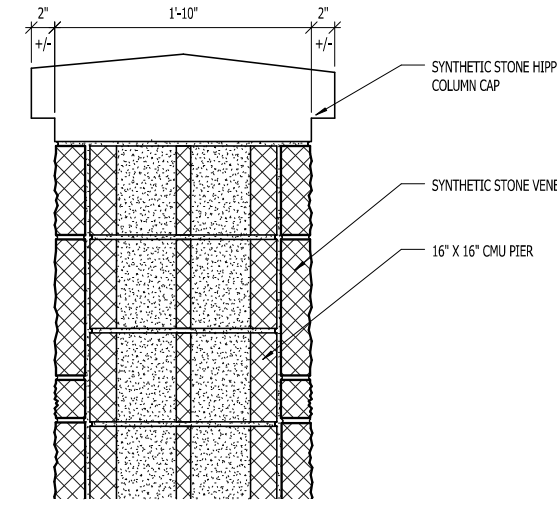
**THE
STAENBERG
GROUP**
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HDA

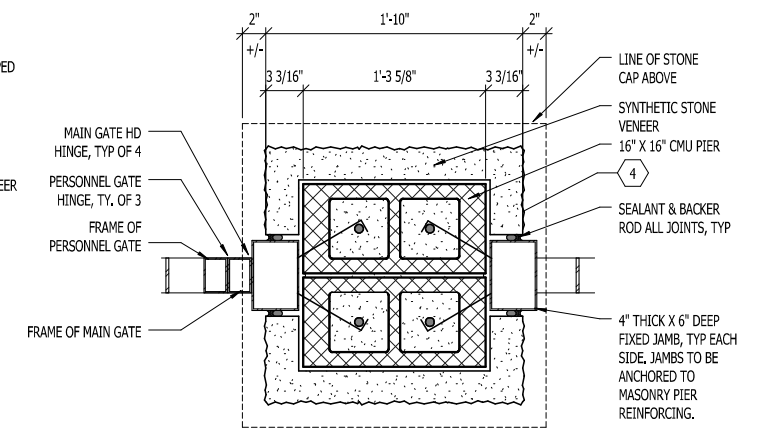
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5 Typ. Screen Wall Elevation w/ Gate
1/4" = 1'-0"

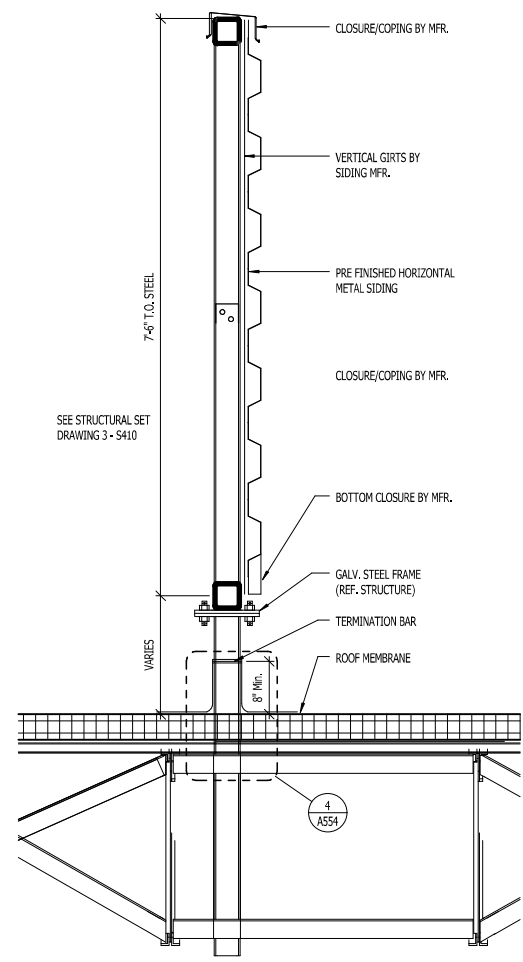


11 Section - Stone Pier at Gate
1 1/2" = 1'-0"



7 Plan Detail - Stone Pier @ Gate
1 1/2" = 1'-0"

NOTE: REF. DETAIL 4/S310 FOR TYPICAL REINF. AND FOUNDATION



11 Mech. Screenwall Detail
1" = 1'-0"

MECHANICAL UNIT - SCREENING -

All mechanical equipment on the roof will be either screened by parapet walls of the building or or a mechanical screen wall matching the existing screen walls will be installed. No Mechanical Units will be installed in The Hub area.

TRASH ENCLOSURES -

The proposed new trash enclosures will be screened to match the existing screen walls and masonry columns throughout the development. The are (2) new trash enclosures being installed at Building H & K.

ELECTRICAL DISTRIBUTION SCREENING -

All existing Main Electrical Distribution boards are screened throughout the development. No new Main Electrical distribution is propose for The Hub area.

SCREENING MATERIALS AND DETAILS



BR1 - THIN BRICK VENEER
GLEN GREY BRICK SAME BRICK AS ON
THE FACTORY BUILDING



MT2 - PREFINISHED WOOD GRAIN LOOK METAL PANELS
LONGBOARD - LIGHT NATIONAL WALNUT
SAME PANEL AS ON THE FACTORY BUILDING



ST1 - CAST STONE CAP
CALIBER CAST STONE - MEDIUM GRAY
SAME CAST STONE AS ON THE FACTORY
BUILDING AND THROUGHOUT THE CENTER



PAINT FINISH ON ALL EXPOSED STEEL BEAMS AND
COLUMNS
SAME COLOR THROUGHOUT CENTER ON METAL



CR1 - CABLE RAILING
VIEWRAIL SYSTEM

EXTERIOR BUILDING MATERIALS



COMPOSITE SCREEN WALL SYSTEM
TRASH ENCLOSURE GATES
SAME AS THROUGHOUT CENTER

Beam 12' - 30' Steel Pole

STRUCTURA

FIXTURE TYPE: _____

PROJECT NAME: _____



Steel H-beam upright with wood accent panels.

FEATURES:

- Roadway or pedestrian pole heights up to 30'
- Catenary cable capabilities
- Available in 6" and 8" square sizes

SPECIFICATIONS:

CONSTRUCTION: Formed A992 steel beam welded to an A36 steel baseplate. Solid wood panel is assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

ELECTRICAL: A 5/16" - 18 grounding point is provided on the aluminum pole center support. Wireway access is provided through a NEC compliant handhole hidden behind accent panel.

FINISHES AND MATERIALS: All steel parts are polyester powder coat painted. Wood panels are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. [Care and Maintenance](#)

HARDWARE: All fasteners and hardware are stainless steel. Anchor bolt kits are ASTM F1554 grade 55 steel with galvanized steel hex nuts and washers.

FIXTURE MOUNTING: Fixtures mount to pole from bolt pattern, horizontal mast arm, or custom arm.

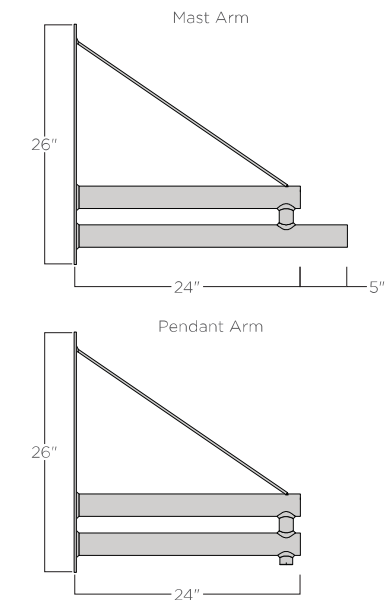


Plaza Aluminum Fixture Mounting Arm

STRUCTURA

FIXTURE TYPE: _____

PROJECT NAME: _____



SPECIFICATIONS:

CONSTRUCTION: Arm is a weldment of 6061-T6 aluminum tubes to a 6061-T6 aluminum backplate with 6061-T6 aluminum tie plate.

FINISHES AND MATERIALS: All aluminum parts are polyester powder coat painted to AAMA-2604 standards. [Care and Maintenance](#)

ELECTRICAL: Electrical raceway through mounting tube to wire chase inside the pole.

HARDWARE: All luminaire hardware is stainless steel.

FIXTURE MOUNTING: Arm is made for 2 3/8" slip fit fixtures. Pendant mounting thread size to be specified.

ORDERING GUIDE: EXAMPLE: PLAZA-MAST-24-C4-SQR



1	Series	3	Length	4	Metal Finish	5	Mounting
PLAZA	Plaza	24	24"	C*	See color options on finishes technical sheet	RND	Round Pole
2	Fixture			CSM	Custom Color	SQR	Square Pole
MAST	Mast Arm					WALL	Wall Mount
PEN	Pendant						

LIGHT FIXTURE AND POLE FOR INSIDE OF DEVELOPMENT AT HUB AREA

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North Outer Forty Drive Chesterfield, MO 63017

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