



# IV. A.

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: July 25, 2022

From: Shilpi Bharti, Planner *CS*

Location: North side of North Outer 40 Road.

Petition: P.Z. 05-2022 Gateway Golf Center (Gateway Studios, LLC): A request for a zoning map amendment from the "PC" Planned Commercial District to a new "PC" Planned Commercial District for 22.78 acres located on the north side of Outer 40 Road (17V630059).

### SUMMARY

Gateway Studios, LLC has submitted a request for a zoning map amendment from the "PC" Planned Commercial District to a new "PC" Planned Commercial District. The petitioner is requesting to zone the property to have additional uses. The submittal includes a Preliminary Development Plan, narrative statement, and outboundary survey.

### SITE HISTORY

The site is part of Gateway Golf Center Subdivision. The subdivision was zoned "M3" – Planned Industrial District prior to the City's incorporation. In 2001, the site was rezoned from "M3"- Planned Industrial District to a "PC" Planned Commercial District following the City of Chesterfield Ordinance 1723. Later in 2004, Ordinance 2105 repealed Ordinance 1723 and included one permitted use in the Attachment A. The site was developed in 2006 following Ordinance 2105. The Gateway Golf Center Subdivision consists of two properties totaling 29.07 acres in size. The applicant is rezoning one of the properties of Gateway Golf

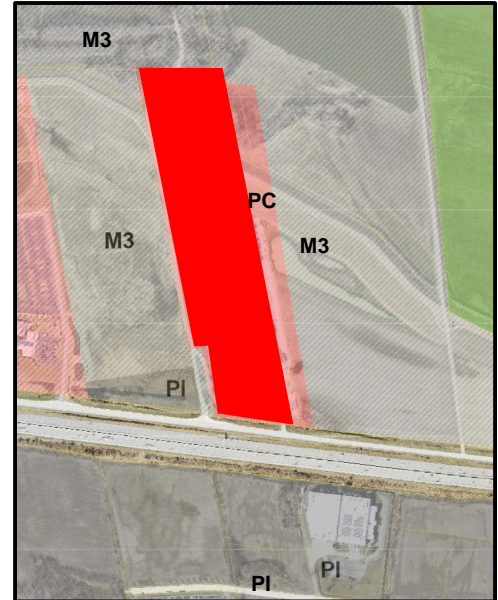


Figure 1: Subject Site Aerial

Center Subdivision (22.78 acres in size) to a new "PC" District, the remaining portion (6.9 acres of size) of the subdivision will follow the ordinance 2105.

### SURROUNDING LAND USE AND ZONING

The subject site is surrounded by "M-3" Planned Industrial zoning districts on the north and west. Property east of the subject site is zoned "PC" Planned Commercial that falls in the Gateway Golf Center Subdivision which will be the only site in the subdivision if the subject site (marked with red box) is rezoned to a new "PC" District. North Outer 40 Road and Interstate 64 run south of the subject site. The property on the south is zoned "PI" Planned Industrial.



### COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Regional Commercial land use. The subject site is surrounded by Regional Commercial on the east, Conservation on the north, Parks and Recreation on the west and Industrial use on the south. The Regional Commercial area serves regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and draws visitors from both Chesterfield and the surrounding areas. Primary land uses include retail, entertainment, office, lodging, and limited Office/Warehouse. Below are the development policies for Regional Commercial land use as described in the City of Chesterfield Comprehensive Plan.

Figure 2: Zoning Map

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Primary entrance points should be aligned with access points immediately across the street.
- Promote the re-invention of existing tenant space to accommodate different users to increase the mix of uses and redefine the centers, allowing them to be modernized and remain relevant in the market.
- Maintain pedestrian connectivity from transit stops to facilitate the large employment centers.
- Landscape buffering should be utilized between roadways to screen areas of surface parking.
- Residential projects should be limited to areas outside of the Chesterfield Valley.



Figure 3: Land use map

### PC Planned Commercial District

As per City of Chesterfield Unified Development Code, the regulations of the PC District offer a method for commercial and limited light industrial development of land that allows flexibility in applying certain zoning standards. The PC District method allows innovative designs, meets market niches, and promotes well-designed developments. There are 106 permitted uses allowed in the PC District. As per City Unified Development Code, the PC regulations should have the following outcomes:

- Ensure consistency with the Comprehensive Plan.
- Promote building styles and architectural styles that complement one another.
- Promote more efficient use of land.
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development.
- Promote the most efficient arrangement of circulation systems, land use, and buildings.
- Promote environmentally sensitive developments.
- Allow development, under a specifically approved design concept and site plan.

The development standards for Planned Commercial District as described under City of Chesterfield UDC are:

- Density: The maximum floor area ratio is fifty-five hundredths (0.55).
- Open space: 35%

- Setbacks:
  - No structure shall be permitted within thirty-five (35) feet of a property line adjoining property designated as park/recreation.
  - No parking area, internal drive, loading space, or structure shall be permitted within twenty-five (25) feet of a property line adjoining property designated as park/recreation.
  - All other setbacks shall be established by the conditions of the planned district ordinance.

**REQUEST**

The applicant has submitted a Preliminary Development Plan and narrative for review. As shown in the Preliminary Development Plan, the applicant is proposing development on 18.1 acres of land, marked with purple in figure 4. The 4.68 acres of land (marked as orange in figure 4) on the north side of the property has Levee Easement, permanent hiking, biking and walking trail easement. The future regulations in the ordinance would limit activity north of the levee (4.68 acres) to align with our Comprehensive Plan. The applicant is proposing two potential buildings at a maximum 65’ feet in height. The site will be accessed from an existing private road running west of the property line. The applicant is requesting 29 uses for the proposed “PC” District that are listed below:

- Arena and Stadium; Auditorium
- Art Gallery; Art Studio
- Banquet Facility
- Recreational Facility
- Office- Dental, General, and Medical
- Bakery; Bar; Brewpub; Coffee Shop
- Grocery-Community; Grocery-neighborhood
- Restaurant-Sit Down; Restaurant- Fast Food, Drive-Thru; Restaurant -Fast Food, No Drive-Thru
- Restaurant – Take Out
- Retail Sales Establishment – Community; Retail Sales Establishment - Neighborhood
- Film drop-off and pick up stations; Film processing plant
- Financial Institution, No Drive-Thru; Financial Institution, Drive-Thru

The Development Standards requested by the applicant are:

Development Standards	PC District	Applicant Request
Maximum Height of structure	-	65 feet
Building setback from west property line	35 feet	25 feet
Parking setback from west property line	25 feet	0 feet
Building setback from east property line	-	25 feet
Parking setback from east property line	-	0 feet
Building setback from front property line	-	50 feet
Parking setback from front property line	-	50 feet
Open space	35%	35%

Density Requirement	Maximum fifty-five hundredths (0.55) FAR	Maximum fifty-five hundredths (0.55) FAR
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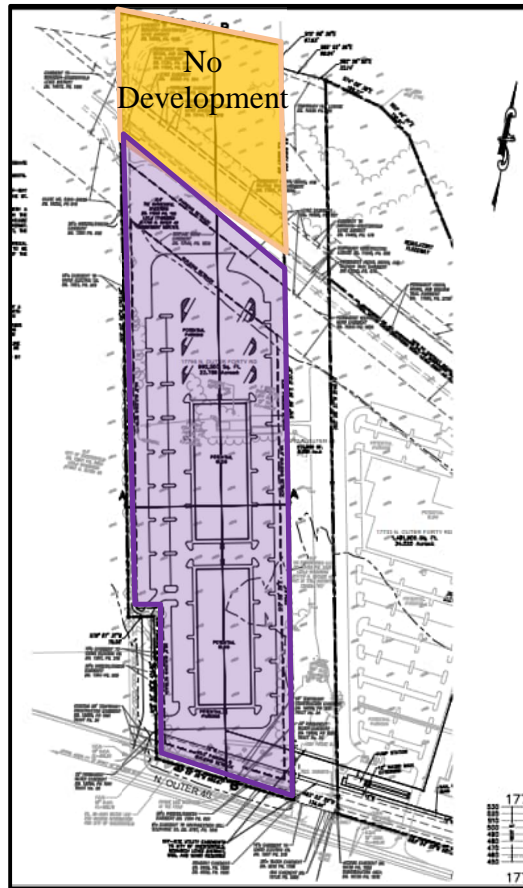


Figure 4: Preliminary Development Plan

A public hearing further addressing the request will be held at the July 25<sup>th</sup>, 2022 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Petitioner’s Narrative Statement and Preliminary Plan packet.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Preliminary Development Plan

**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 Monday, July 25, 2022 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

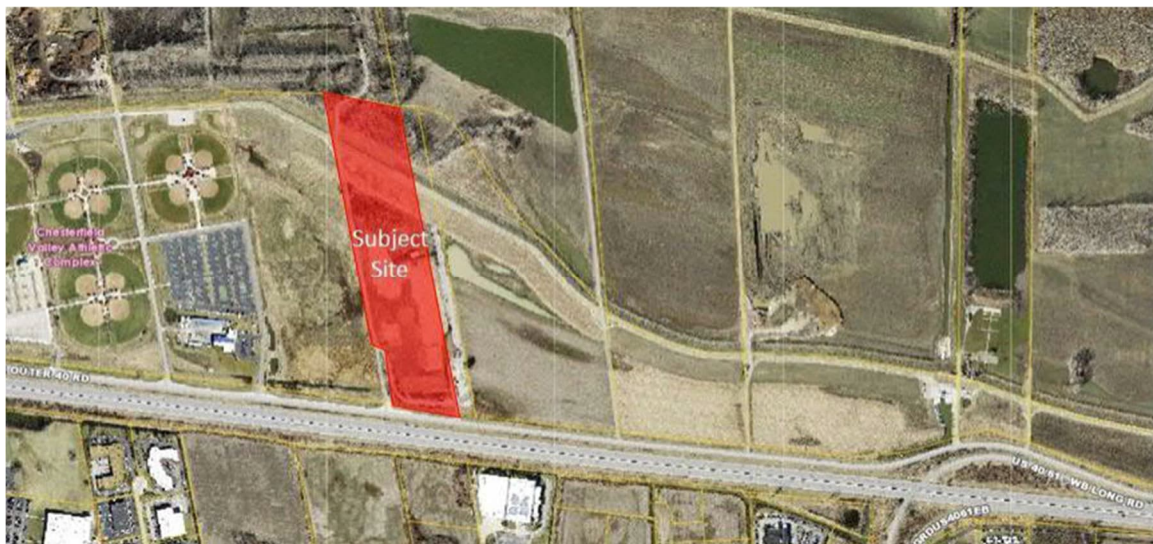
**P.Z. 05-2022 Gateway Golf Center (Gateway Studios, LLC)**: A request for a zoning map amendment from the “PC” Planned Commercial District to a new “PC” Planned Commercial District for 22.78 acres located on the north side of Outer 40 Road (17V630059).

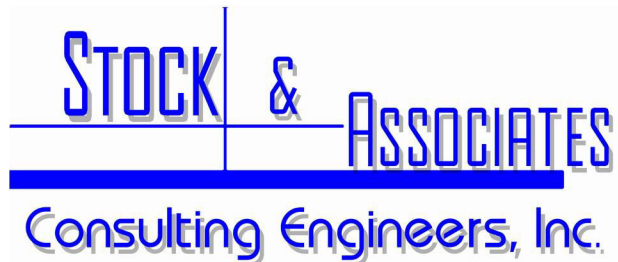
Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Shilpi Bharti, Planner, by telephone at 636-537-4743 or by email at [Sbharti@chesterfield.mo.us](mailto:Sbharti@chesterfield.mo.us)

**CITY OF CHESTERFIELD**  
Guy Tilman, Chair  
Chesterfield Planning Commission

**PROPERTY DESCRIPTION**

A tract of land conveyed to The Successful Investors, by Deed Book 11060 Page 195 of the St. Louis County Records, located in U.S. 419 in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri





## PROJECT NARRATIVE

### A Rezoning Request for 17795 N Outer Forty Road

Date: July 13, 2022

(Stock Project No. 2022-7165)

On behalf of, “J2 Management Group, LLC.”, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield’s consideration in rezoning a ±22.786 Acre tract of land located at 17795 N. Outer Forty Road from a “PC” Planned Commercial District (City of Chesterfield Ord. 2105) to a “PC” Planned Commercial District.

The City’s Comprehensive Plan designates this site as well as the adjacent properties to the East and West as “Regional Commercial”, which is consistent with the project request. To the South is Highway 40/N. Outer 40 Rd, and to the North is “Conservation”/Levee/Missouri River. We respectfully request the City’s consideration on this item.

#### Design Criteria Request:

Floor Area, Height, and Building Requirements:

1. Height
  - a. The maximum height for all buildings, structures, and screening of roof top mechanical units shall be sixty-five (65.0) 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-five percent (35%) for this PC District

Setbacks

1. Structure Setbacks

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

  - a. Fifty (50) feet from N. Outer Forty Road right-of-way
  - b. The south line of the Seepage Berm Easement as recorded in DB. 13144, Pg. 1876
  - c. Twenty-five (25) feet from the east and west boundary of this Planned Commercial

**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)**

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PROJECT NARRATIVE – REZONING REQUEST

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District

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. Fifty (50) feet from N. Outer Forty Road right-of-way
- b. The south line of the Levee Easement as recorded in DB. 10080, Pg. 937.
- c. Zero (0) feet from the east and west boundary of this Planned Commercial District.

**Requested Permitted Uses:**

**PUBLIC/RECREATIONAL**

1. Arena and stadium
2. Auditorium
3. Art Gallery
4. Art Studio
5. Banquet Facility
6. Recreational Facility

**OFFICE**

7. Office-Dental
8. Office-General
9. Office-Medical

**COMMERCIAL/SALES**

10. Bakery
11. Bar
12. Brewpub
13. Coffee Shop
14. Grocery-Community
15. Grocery-neighborhood
16. Restaurant-Sit Down
17. Restaurant-Fast Food, Drive-Thru
18. Restaurant – Fast Food, No Drive-Thru
19. Restaurant-Take Out
20. Retail Sales Establishment – Community
21. Retail Sales Establishment – Neighborhood

**SERVICE/INDUSTRIAL**

22. Film drop-off and pick up stations
23. Film processing plat
24. Financial Institution, No Drive-Thru
25. Financial Institution, Drive Thru



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PROJECT NARRATIVE – REZONING REQUEST

Page 3

26. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damage vehicles for more than 72 hours.
27. Professional and technical service facility
28. Theatre, indoor
29. Theatre, Outdoor

GENERAL NOTES

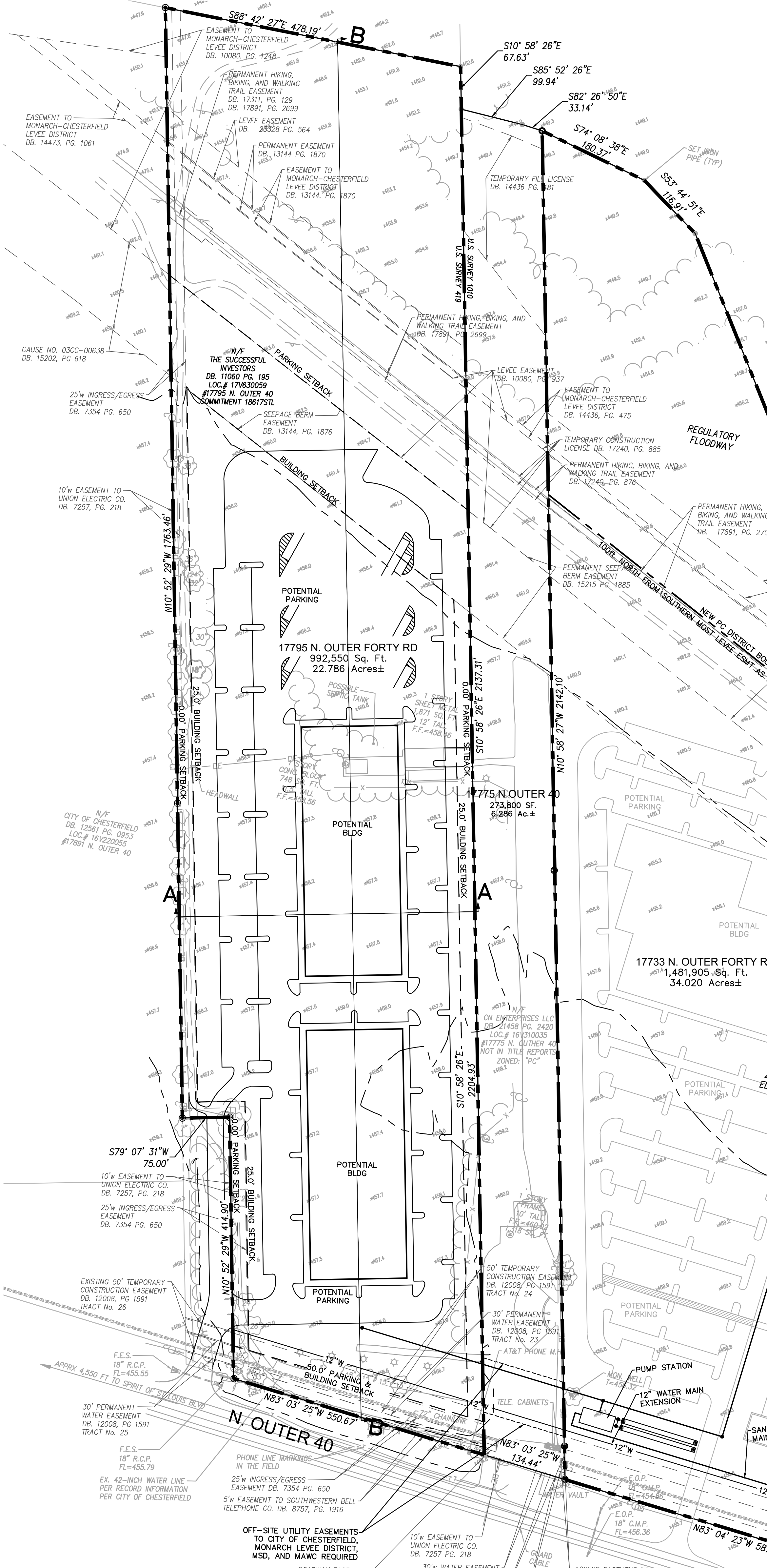
- 1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOOK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MDDOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
8. SIGNAGE APPROVAL IS A SEPARATE PROCESS.
9. THE CONTROLLING REGULATORY FLOORPLAN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 458.00 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

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.

LEGAL DESCRIPTION

A TRACT OF LAND CONVEYED TO THE SUCCESSFUL INVESTORS, BY DEED BOOK 11060 PAGE 195 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. 419 IN TOWNSHIP 45 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID THE SUCCESSFUL INVESTORS TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ON ENTERPRISES LLC, BY DEED BOOK 21458 PAGE 2420 OF SAID RECORDS, BEING ON THE NORTH RIGHT OF WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH, THENCE ALONG THE NORTH RIGHT OF SAID NORTH OUTER 40 ROAD, NORTH 83 DEGREES 03 MINUTES 25 SECONDS WEST, 416.23 FEET, TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF CHESTERFIELD, BY DEED BOOK 12561 PAGE 953, OF SAID RECORDS; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EAST LINE OF SAID CITY OF CHESTERFIELD TRACT: NORTH 10 DEGREES 52 MINUTES 29 SECONDS WEST, 414.90 FEET; SOUTH 79 DEGREES 07 MINUTES 31 SECONDS WEST, 75.00 FEET; AND NORTH 10 DEGREES 52 MINUTES 29 SECONDS WEST, 1,763.46 FEET, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO BROWNSTONE FARMS LLC, BY DEED BOOK 15466 PAGE 346, OF SAID RECORDS; THENCE SOUTH 88 DEGREES 42 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BROWNSTONE FARMS LLC TRACT, 478.19 FEET, TO THE EAST LINE OF U.S. SURVEY 419; THENCE SOUTH 10 DEGREES 58 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF U.S. SURVEY 419, A DISTANCE OF 2,204.93 FEET TO THE POINT OF BEGINNING, CONTAINING 992,550 SQUARE FEET OR 22,786 ACRES, MORE OR LESS. ACCORDING TO CALCULATIONS PERFORMED BY STOOK AND ASSOCIATES IN JULY 2022.



PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF U.S. SURVEYS 419 AND 1010 TOWNSHIPS 43 AND 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

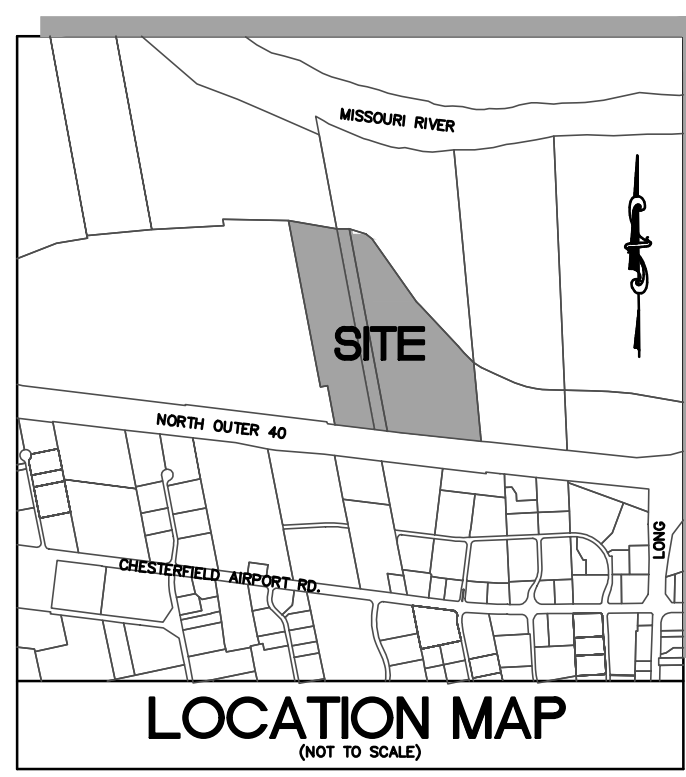
F.A.R. CALCULATION
MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

OPEN SPACE:
MINIMUM 35.0% OPEN SPACE

HEIGHT:
A MAXIMUM HEIGHT OF 65.0' FEET

BUILDING AND PARKING SETBACKS

- STRUCTURE SETBACKS:
• FIFTY (50) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
• THE SOUTH LINE OF THE SEEPAGE BERM EASEMENT AS RECORDED IN DB. 13144, PG. 1876
• TWENTY-FIVE (25) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
PARKING SETBACKS:
• FIFTY (50) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
• THE SOUTH LINE OF THE LEVEE EASEMENT AS RECORDED IN DB. 10080, PG. 937
• TWENTY-FIVE (25) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT



SITE INFORMATION

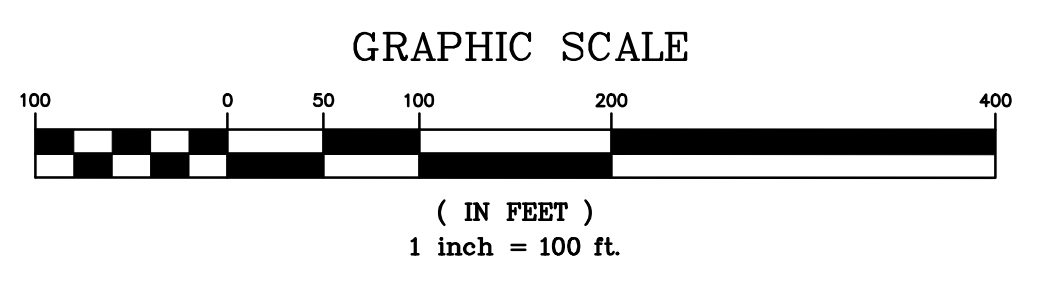
OWNER: THE SUCCESSFUL INVESTORS, LLC
OWNER (UNDER CONTRACT): J2 MANAGEMENT GROUP, LLC
ADDRESS: 17795 NORTH OUTER FORTY RD CHESTERFIELD, MO 63005
EXISTING ZONING: "PC"
PROPOSED ZONING: "PC" PLANNED COMMERCIAL
LOCATOR NO: 17V630059
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0145K
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC.
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

ABBREVIATIONS

- ATO - 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
PB. - PLAT BOOK
PG. - PAGE
PR. - PROPOSED
P.V.C. - POLYVINYL CHLORIDE PIPE
R.C.P. - REINFORCED CONCRETE PIPE
R/O/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
ULIF. - 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



ST. LOUIS COUNTY BENCHMARK

BENCHMARK 12357 NAVD88 Elev = 461.00
Standard 1/2" aluminum disk stamped S-384 situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 40 feet south of the centerline of Chesterfield Airport Road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

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).

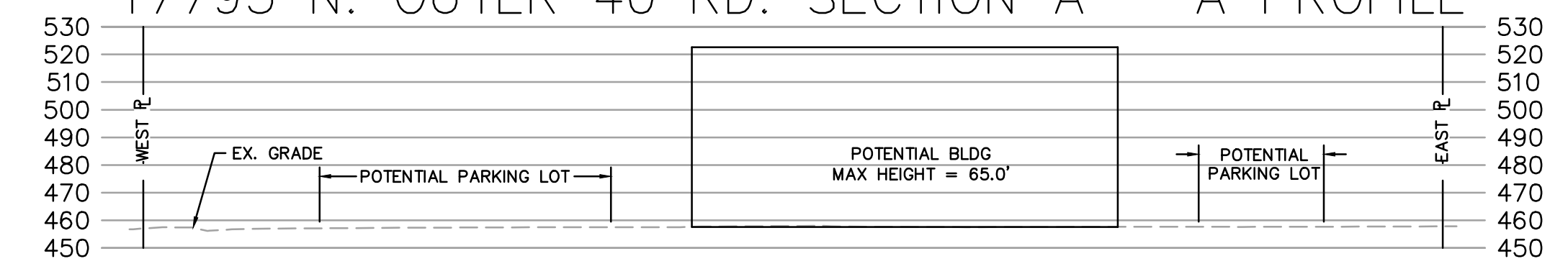
UTILITY NOTE

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 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

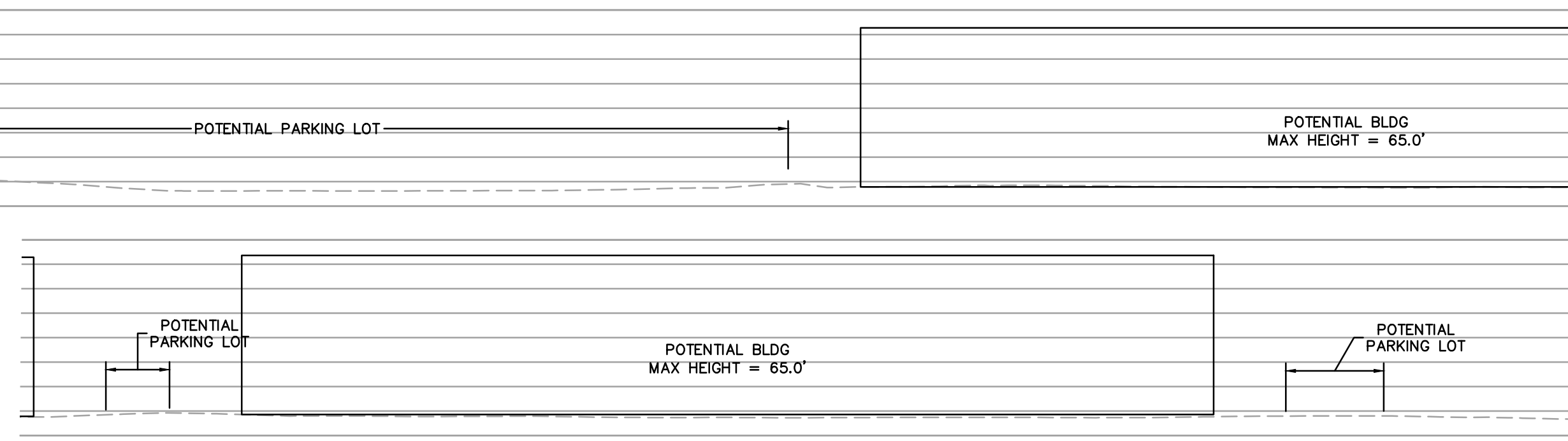
PREPARED FOR

J2 MANAGEMENT GROUP, LLC C/O
GATEWAY STUDIOS & PRODUCTION SERVICES
MR. JERRY KERR VICE CHAIRMAN
PHONE: (855) 332-4777

17795 N. OUTER 40 RD. SECTION A - A PROFILE



17795 N. OUTER 40 RD. SECTION B - B PROFILE

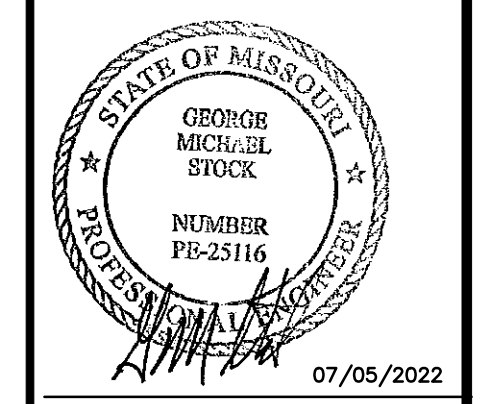


PREPARED BY:



PRELIMINARY DEVELOPMENT PLAN FOR: 17795 N. OUTER FORTY ROAD CHESTERFIELD, MISSOURI 63005

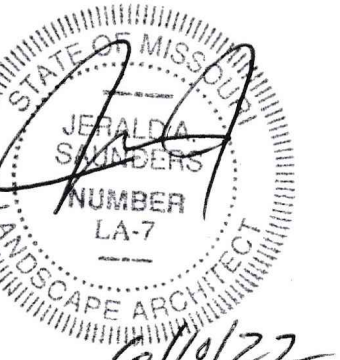
DATE:



GEORGE M. STOOK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 00996

REVISIONS:
1. 2022-07-05 CITY

DRAWN BY: K.S.G. CHECKED BY: G.M.S.
DATE: 06/09/2022 JOB NO: 2022-7165
SCALE: 1" = 40'-0"
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN
SHEET NO.: PDP-1.0

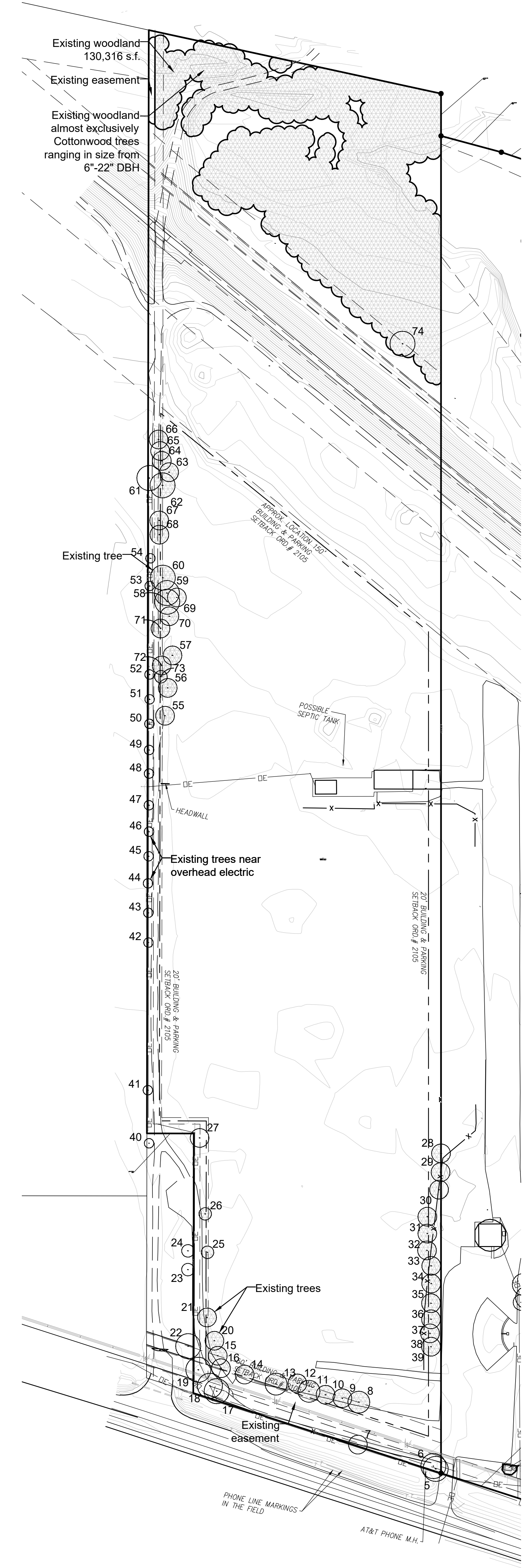


Jerald Saunders - Landscape Architect  
MO License # LA-007

Consultants:

# 17795 North Outer Forty Road

Chesterfield, Missouri 63005



ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
5	Cottonwood	31	40	2	
6	Cottonwood	36	40	2	Easement
7	Bradford Pear	6	30	1	Easement
8	Ash	13	35	1	Half dead
9	Ash	13	30	1	Half dead
10	Ash	13	30	1	Half dead
11	Ash	18	35	1	Half dead
12	Ash	15	30	1	Half dead
13	Ash	15	35	1	Half dead
14	Mulberry	6	30	1	
15	Bradford Pear	14	30	2	
16	Bradford Pear	7	30	2	
17	Cottonwood	33	40	2	Easement
18	Cottonwood	24	40	2	Easement
19	Cottonwood	36	40	2	Easement
20	Bald Cypress	26	30	3	
21	Bald Cypress	24	30	3	
22	Bradford Pear	7	40	2	Offsite
23	Bradford Pear	6	20	1	Offsite
24	Bradford Pear	6	20	1	Offsite
25	Bradford Pear	6	20	1	
26	Bradford Pear	8	20	2	
27	Red Maple	11	30	3	Easement
28	Mulberry	8	30	2	
29	Mulberry	12	30	1	In fence
30	Mulberry	8	30	1	In fence
31	Mulberry	10	30	1	In fence
32	Mulberry	6	30	1	In fence
33	Mulberry	8	30	1	In fence
34	Mulberry	10	30	1	In fence
35	Mulberry	12	30	1	In fence
36	Mulberry	8	30	1	In fence
37	Mulberry	12	30	1	In fence
38	Mulberry	6	30	1	In fence
39	Mulberry	8	30	1	In fence
40	Crabapple	7	15	1	Offsite
41	Crabapple	6	15	1	Easement
42	Crabapple	6	15	1	Easement
43	Crabapple	6	15	1	Easement
44	Crabapple	7	15	1	Easement
45	Crabapple	6	15	1	Easement
46	Crabapple	7	15	1	Easement
47	Crabapple	7	15	1	Easement
48	Crabapple	6	15	1	Easement
49	Crabapple	6	15	1	Easement
50	Crabapple	3	15	1	Easement
51	Crabapple	7	15	2	Easement
52	Crabapple	6	15	2	Easement
53	Crabapple	7	15	2	Easement
54	Crabapple	5	15	2	Easement
55	Mulberry	22	30	2	
56	Mulberry	18	30	2	
57	Mulberry	30	30	2	
58	Cottonwood	32	40	2	
59	Cottonwood	24	40	2	
60	Cottonwood	36	40	2	
61	Cottonwood	28	40	2	Quad 20x18x18x16. easement
62	Cottonwood	28	40	2	Quad 20x18x18x16
63	Willow	12	30	1	Clump 12x12x12
64	Cottonwood	12	30	2	
65	Elm	6	30	2	
66	Honeylocust	10	30	2	
67	Willow	12	30	1	Clump 12x12x12
68	Willow	12	30	1	Clump 12x12x12
69	Mulberry	8	30	1	
70	Mulberry	9	30	1	
71	Mulberry	10	30	1	
72	Mulberry	10	30	1	
73	Boxelder	8	20	1	
74	Cottonwood	28	40	5	In woodland

**Tree Condition Rating:**  
 Excellent 4  
 Good 3  
 Fair 2  
 Poor 1  
 Dead 0

**Tree Stand Delineation Narrative**  
 This project site comprises a total of 22 acres and has a total of 156,024 s.f. of tree canopy which excludes permanent easement areas and offsite tree canopy area.

The Tree Stand Delineation map was completed by field inspection. There are no Monarch, state champion, or rare trees found onsite.

- Total Site Area = 992,550 s.f. (22.78 acres)
- Woodland Tree Canopy Area = 130,316 s.f. (2.99 acres)
- Individual Tree Canopy Area = 25,708 s.f. (0.59 acres)
- Total Existing Tree Canopy Area = 156,024 s.f. (3.58 acres)

Revisions:

Date	Description	No.

Drawn: KP  
 Checked: RS

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Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	6/10/22
Job #:	813.099

Tree Stand Delineation Prepared under direction of:  
 Brian Bage  
 Certified Arborist MW-5033A

