



# IV.A.

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

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## Planning Commission Public Hearing Report

Meeting Date: August 22<sup>nd</sup>, 2022

From: Alyssa Ahner, Planner

Location: 30, 34, 38, 42 Arnage Road & 1 Jaguar Land Rover Way

Description: P.Z. 08-2022 TSG Chesterfield Airport Road (Stock & Associates Consulting Engineers Inc.): A request for a zoning map amendment from a “PC” Planned Commercial District to a new “PC” Planned Commercial District for 13 acres located north of Chesterfield Airport Road.

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### PROPOSAL SUMMARY

Stock & Associates Consulting Engineers Inc., on behalf of TSG Chesterfield Airport Road LLC & Tifton Car Wash LLC, has submitted a request for a zoning map amendment from a “PC” Planned Commercial District to a new “PC” Planned Commercial District. The petitioner is requesting the property to have one additional use as well as revising the open space language. This submittal includes a Preliminary Development Plan, outboundary survey, and a narrative statement.

### HISTORY OF SUBJECT SITE

Pre-1988: Site was zoned “NU” Non-Urban.

1995: A record plat was approved for Lots 1 & 2 of the 84 Lumber subdivision.

2017: Site was rezoned from “NU” Non-Urban to “PC” Planned Commercial under City of Chesterfield governing Ordinance 2969.

2019: A boundary adjustment plat was approved for the consolidation of a small tract of land located between the 84 Lumber subdivision and the Chesterfield Commons Seven subdivision. A Site Development Concept Plan was approved later the same year.

2020: Current governing Ordinance 3082 was approved and followed by a record plat for TSG Chesterfield Airport Road as well as a Site Development Section Plan.

2021: An Amended Site Development Section Plan was approved for Lot A (Jaguar Land Rover).

**ZONING & LAND USE**

Direction	Zoning	Land Use
North	"PC" Planned Commercial & Interstate 64	Autobody/Interstate 64
South	"PC" Planned Commercial & "NU" Non-Urban	Service Station/Church
East	"PC" Planned Commercial	Service Station
West	"PC" Planned Commercial	Car Dealership

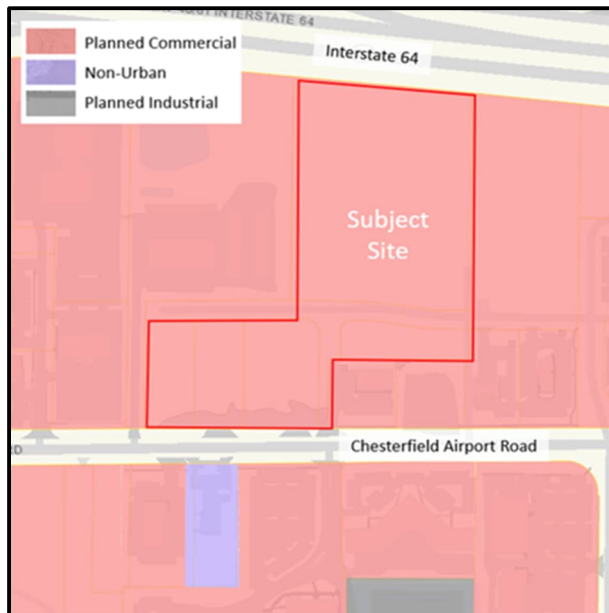


Figure 1: Zoning Map

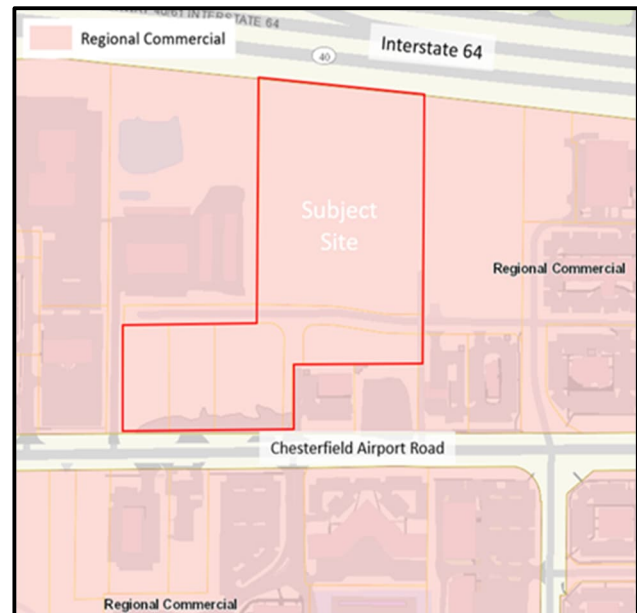


Figure 2: Land Use Map

**COMPREHENSIVE PLAN**

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the Regional Commercial land use designation. The City of Chesterfield provides a character description of this designation as, "Areas that serve regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and draw visitors from both Chesterfield and the surrounding areas. Multiple buildings planned and developed together using unified project development standards". The development policies for Regional Commercial are listed below:

- 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
- Landscape buffering should be utilized between roadways to screen areas of surface parking
- Maintain pedestrian connectivity from transit stops to facilitate the large employment centers
- Secure infrastructure for safe walking and biking between lodging and attraction centers
- Residential projects should be limited to areas outside of the Chesterfield Valley

### PLANNED COMMERCIAL DISTRICT

Per Section 405.03.040, *"The regulations of the PC District offer a method for commercial and limited light industrial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The PC District method allows innovative designs, meets market niches, and promotes well-designed developments."*

A Planned Commercial District should have the following outcomes:

- Ensure consistency with the Comprehensive Plan;
- 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 building styles and architectural styles that complement one another;
- Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;
- Promote the most efficient arrangement of circulation systems, land use, and buildings;
- Promote environmentally sensitive developments; and
- Allow development under a specifically approved design concept and site plan.

### STAFF ANALYSIS

There are two requests with this proposal. The first request is to add the permitted use "Car wash" to the existing Planned Commercial District. The current governing Ordinance 3082 has forty (40) permitted uses.

The second request is to revise the language pertaining to openspace requirements. The current governing Ordinance 3082 reads, "A minimum of thirty-five percent (35%) openspace is required for this development". The applicant is requesting the language be revised to read, "A minimum of thirty-five percent (35%) openspace is required for each lot". There are no other changes proposed to this existing Planned Commercial District.

### PRELIMINARY DEVELOPMENT PLAN

A zoning map amendment to a planned zoning district requires a Preliminary Development Plan, which has been included in the Planning Commission’s packet. The blue shading in the figure below indicates the proposed location for the car wash.

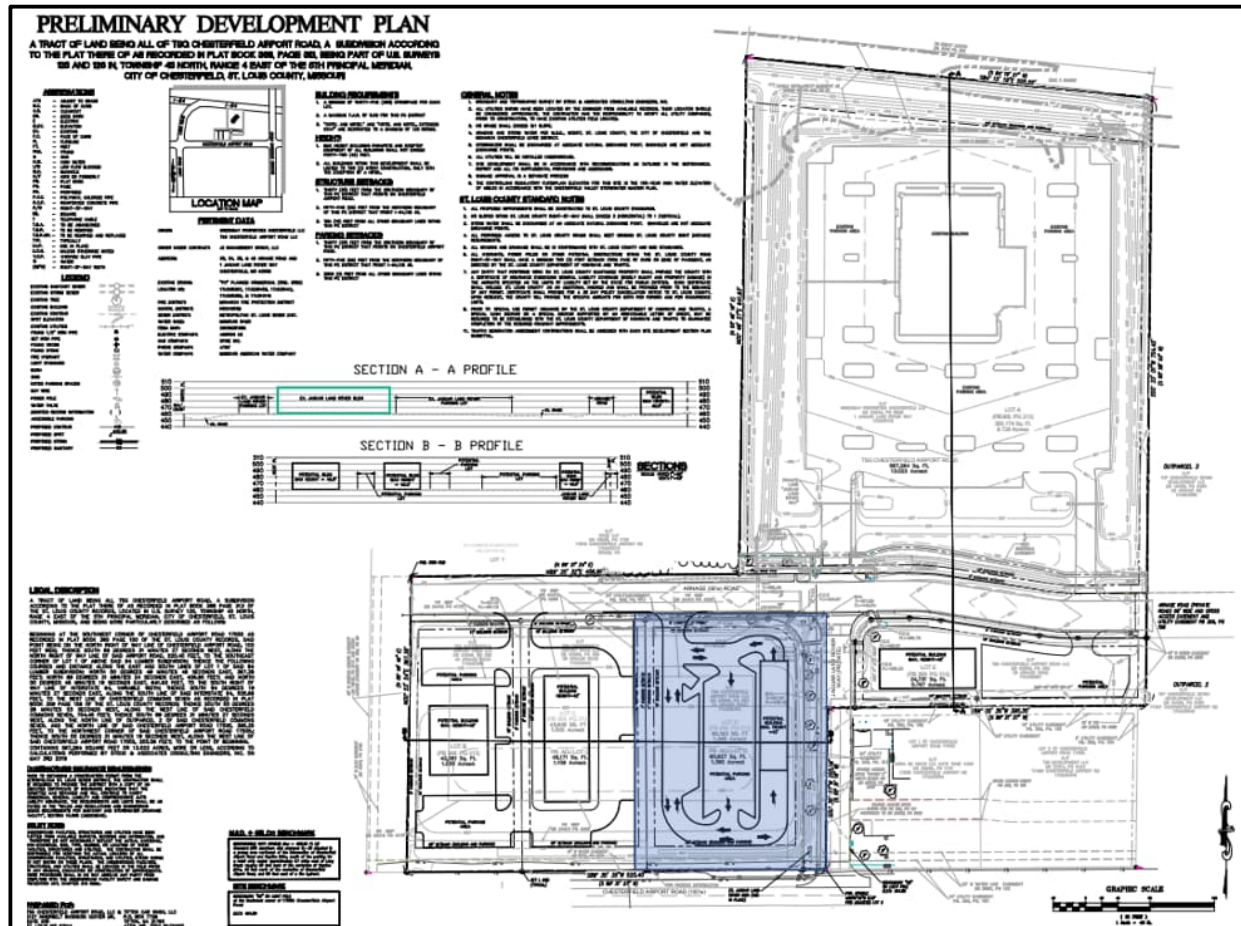


Figure 3: Preliminary Development Plan

The Site Development Concept Plan for TSG Chesterfield Airport Road subdivision indicates that all access is to come from Arnage Road. Staff will continue to evaluate the Preliminary Development Plan associated with this zoning petition.

A Public Hearing further addressing the request will be held at the August 22<sup>nd</sup> City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, Outboundary Survey, and Preliminary Development Plan.

Attachments

- 1. Public Hearing Notice
- 2. Applicant Narrative Statement
- 3. Preliminary Development Plan/Outboundary 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 August 22, 2022 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

**P.Z. 08-2022 TSG Chesterfield Airport Road (Stock & Associates Consulting Engineers Inc.):** An ordinance amending the Unified Development Code by changing the boundaries of an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 13.0 acre tract of land located north of Chesterfield Airport Road, east of Long Road and south of Interstate 64 (17U230386, 17U230412, 17U230403, 17U230397, 17U510116).

**Property Description:** A tract of land being all of TSG Chesterfield Airport Road, a subdivision according to the plat thereof as recorded in Plat Book 368 Page 313 of the St. Louis County Records, located in U.S. Survey 125, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

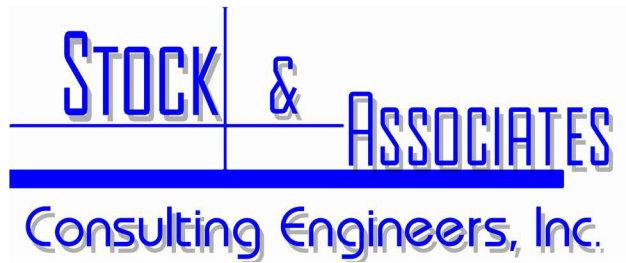
For a list of requested uses, please contact the Planner.



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 Alyssa Ahner at 636-537-4738 or via e-mail at [aahner@chesterfield.mo.us](mailto:aahner@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.





**PROJECT NARRATIVE ASSOCIATED WITH  
A REQUEST FOR TEXT AMENDMENT TO ORDINANCE #3082**

Date: July 29, 2022

(Stock Project No. 2022-7230)

On behalf of TSG Chesterfield Airport Road LLC and Tifton Car Wash LLC, Stock and Associates Consulting Engineers Inc, respectfully requests the City of Chesterfield’s consideration in a “Text Amendment” to City Ordinance No. 3082. Our request is to add “Carwash” to the list of permitted uses currently outlined in the Attachment A - Section I.A and clarify language in Section I.B.3a to the following “A minimum of thirty-five percent (35%) openspace is required for each lot”.

This site specific ordinance is for ±13.023 Acre tract zoned Planned Commercial “PC” is located north of Chesterfield Airport Road at 30, 34, 38, 42 Arnage Road & 1 Jaguar Land Rover Way. The City of Chesterfield Unified Development Code “UDC” Use Table for Non-Residential Districts lists “Carwash” as a permitted use in a “PC” District.

Our request is to allow Tifton Carwash, LLC c/o Scrubbles Express Wash Chesterfield Valley, LLC to develop Lot D of TSG Chesterfield Airport Road Subdivision PB. 368, PG 313 to build and operate Scrubbles Express Wash Development.

**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)**

June 20, 2022

Mr. Justin Wyse  
Director of Planning  
City of Chesterfield  
690 Chesterfield Pkwy W  
Chesterfield, MO. 63017

RE: 7230 TSG Chesterfield Airport Road Text Amendment\_TSD

Dear Mr. Wyse:

All trees identified on the TSD completed in 2019 were removed for the development of this property. The only trees that are currently on the site are landscape trees planted with the completion of the Jaguar, Range Rover dealership. At that time mitigation plantings were assigned to each platted lot based on the acreage.

All the existing trees are under 3" DBH. This letter should meet the requirement of a TSD.

Respectfully

DeLong Landscape Architecture, LLC



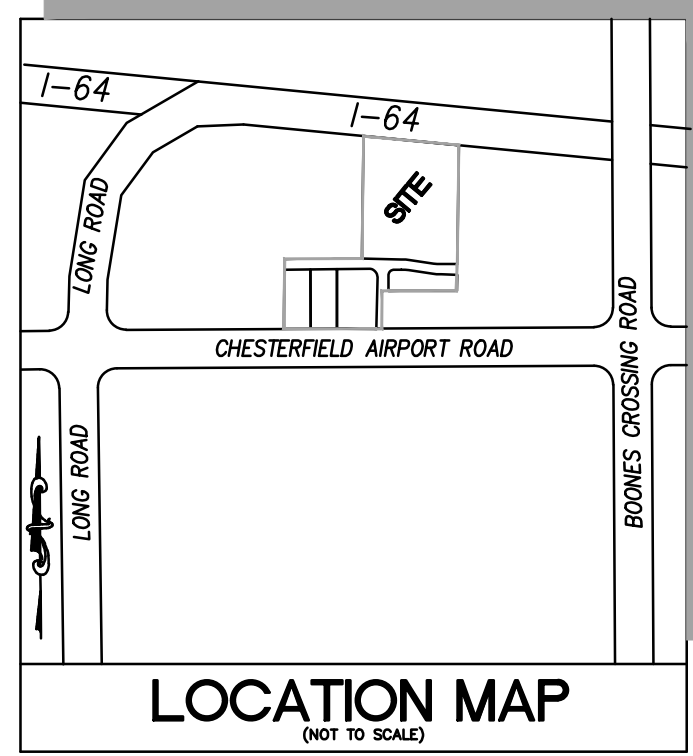
Douglas A. DeLong,  
Member

# PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING ALL OF TSG CHESTERFIELD AIRPORT ROAD, A SUBDIVISION ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 368, PAGE 313, BEING PART OF U.S. SURVEYS 125 AND 126 IN, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## ABBREVIATIONS

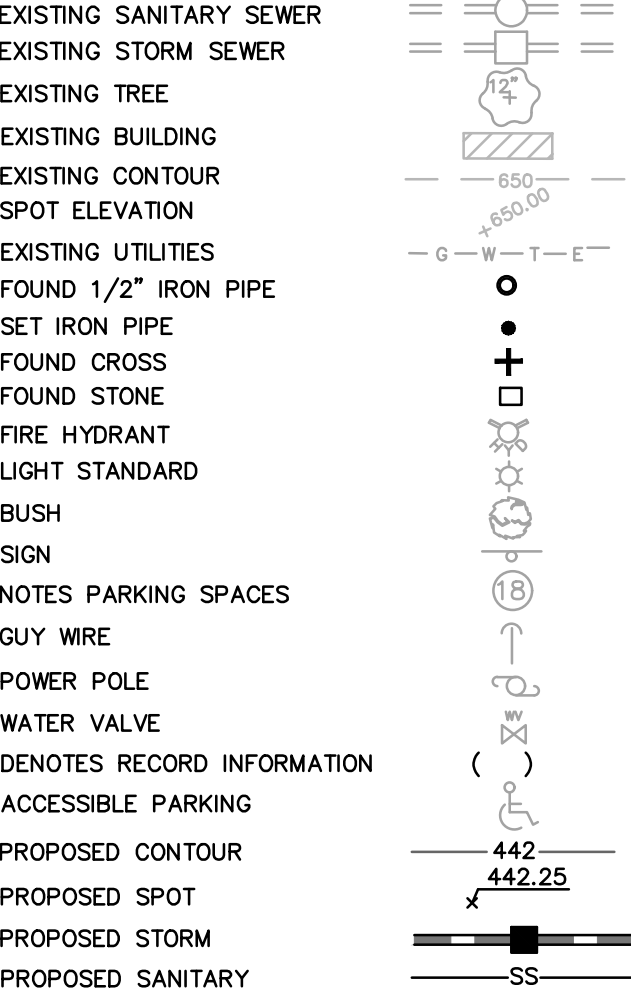
ATG	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FL.	FLOWLINE
FD.	FEET
FND.	FOUND
G.	GAS
H.W.	HIGH WATER
LFB.	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
PL.	PLAT BOOK
PG.	PAGE
PR.	PROPOSED
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R/W.	RIGHT-OF-WAY
SO.	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



## PERTINENT DATA

OWNER: GREENBAY PROPERTIES CHESTERFIELD LLC  
TSG CHESTERFIELD AIRPORT ROAD LLC  
OWNER UNDER CONTRACT: J2 MANAGEMENT GROUP, LLC  
ADDRESS: 30, 34, 38, & 42 ARNAGE ROAD AND 1 JAGUAR LAND ROVER WAY, CHESTERFIELD, MO 63005  
EXISTING ZONING: "PC" PLANNED COMMERCIAL (ORD. 3082)  
LOCATOR NO: 17U230397, 17U230403, 17U230412, 17U230386, & 17U510116  
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT: ROCKWOOD  
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.  
WATER SHED: MISSOURI RIVER  
FEMA MAP: 291890105K  
ELECTRIC COMPANY: AMEREN UE  
GAS COMPANY: SPIRE INC.  
PHONE COMPANY: AT&T  
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

## LEGEND



## BUILDING REQUIREMENTS

- A MINIMUM OF THIRTY-FIVE (35%) OPENSPACE FOR EACH LOT
- A MAXIMUM F.A.R. OF 0.55 FOR THIS PC DISTRICT
- "HOTEL AND MOTEL" AND "HOTEL AND MOTEL EXTENDED STAY" ARE RESTRICTED TO A MAXIMUM OF 120 ROOMS.

## HEIGHT:

- MAX HEIGHT INCLUDING PARAPETS AND ROOFTOP EQUIPMENT OF ALL BUILDINGS SHALL NOT EXCEED FORTY-TWO (42) FEET.
- ALL BUILDINGS WITHIN THIS DEVELOPMENT SHALL BE LIMITED TO TWO (2) STORY CONSTRUCTION, ONLY WITH THE EXCEPTION OF A HOTEL.

## STRUCTURE SETBACKS:

- THIRTY (30) FEET FROM THE SOUTHERN BOUNDARY OF THIS PC DISTRICT THAT FRONTS ON CHESTERFIELD AIRPORT ROAD.
- FIFTY-FIVE (55) FEET FROM THE NORTHERN BOUNDARY OF THIS PC DISTRICT THAT FRONTS ON CHESTERFIELD AIRPORT ROAD.
- TEN (10) FEET FROM ALL OTHER BOUNDARY LINES WITHIN THIS PC DISTRICT

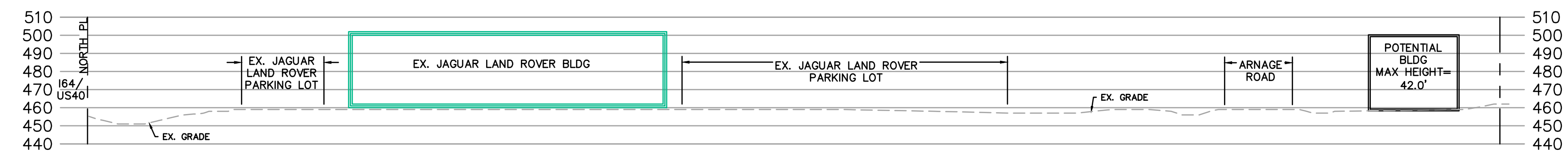
## PARKING SETBACKS:

- THIRTY (30) FEET FROM THE SOUTHERN BOUNDARY OF THIS PC DISTRICT THAT FRONTS ON CHESTERFIELD AIRPORT ROAD.
- FIFTY-FIVE (55) FEET FROM THE NORTHERN BOUNDARY OF THIS PC DISTRICT THAT FRONTS ON CHESTERFIELD AIRPORT ROAD.
- ZERO (0) FEET FROM ALL OTHER BOUNDARY LINES WITHIN THIS PC DISTRICT

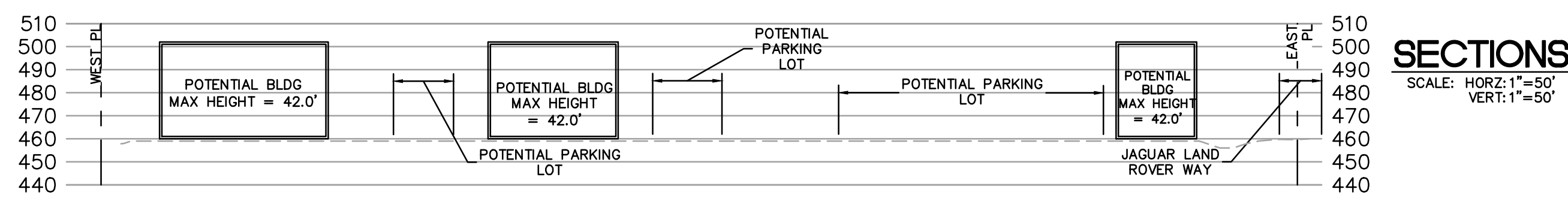
## GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOK & ASSOCIATES CONSULTING ENGINEERS, INC.
  - ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
  - NO GRADE SHALL EXCEED 3:1 SLOPE.
  - GRADING AND STORM WATER PER M.S.D., MODOU, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
  - STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
  - ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
  - SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
  - SIGNAGE APPROVAL IS A SEPARATE PROCESS
  - THE CONTROLLING REGULATORY FLOODPLAIN 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
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
  - NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
  - STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
  - ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
  - ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
  - 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.
  - 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.
  - 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.
  - TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS SHALL BE ASSESSED WITH EACH SITE DEVELOPMENT SECTION PLAN SUBMITTAL.

## SECTION A - A PROFILE



## SECTION B - B PROFILE



## SECTIONS

SCALE: HORIZ: 1"=50'  
VERT: 1"=50'

## LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL TSG CHESTERFIELD AIRPORT ROAD, A SUBDIVISION ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 368 PAGE 313 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD 17505 AS RECORDED IN PLAT BOOK 365 PAGE 150 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, THENCE SOUTH 89 DEGREES 31 MINUTES 27 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID AIRPORT ROAD, 520.40 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF ABOVE SAID 84 LUMBER SUBDIVISION; THENCE THE FOLLOWING COURSES AND DISTANCE ALONG THE EAST AND SOUTH LINES OF LOT 1 OF SAID 84 LUMBER SUBDIVISION: NORTH 00 DEGREES 49 MINUTES 46 SECONDS EAST, 367.38 FEET; NORTH 89 DEGREES 31 MINUTES 24 SECONDS EAST, 406.95 FEET; AND NORTH 00 DEGREES 45 MINUTES 19 SECONDS EAST, 641.93 FEET, TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 64, VARIABLE WIDTH; THENCE SOUTH 84 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID INTERSTATE 64, 505.66 FEET, TO THE WEST LINE OF CHESTERFIELD COMMONS SEVEN AS RECORDED IN PLAT BOOK 359 PAGE 156 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 00 DEGREES 28 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF SAID CHESTERFIELD COMMONS SEVEN, 754.45 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF OUTPARCEL 2 OF SAID CHESTERFIELD COMMONS SEVEN, AND THE NORTH LINE OF SAID CHESTERFIELD AIRPORT ROAD 17505, 395.35 FEET, TO THE NORTHWEST CORNER OF SAID CHESTERFIELD AIRPORT ROAD 17505; THENCE SOUTH 00 DEGREES 31 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID CHESTERFIELD AIRPORT ROAD 17505, 200.56 FEET; TO THE POINT OF BEGINNING, CONTAINING 567,264 SQUARE FEET OR 13.023 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY STOK & ASSOCIATES CONSULTING ENGINEERS, INC. ON MAY 3RD 2019.

## 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, 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.

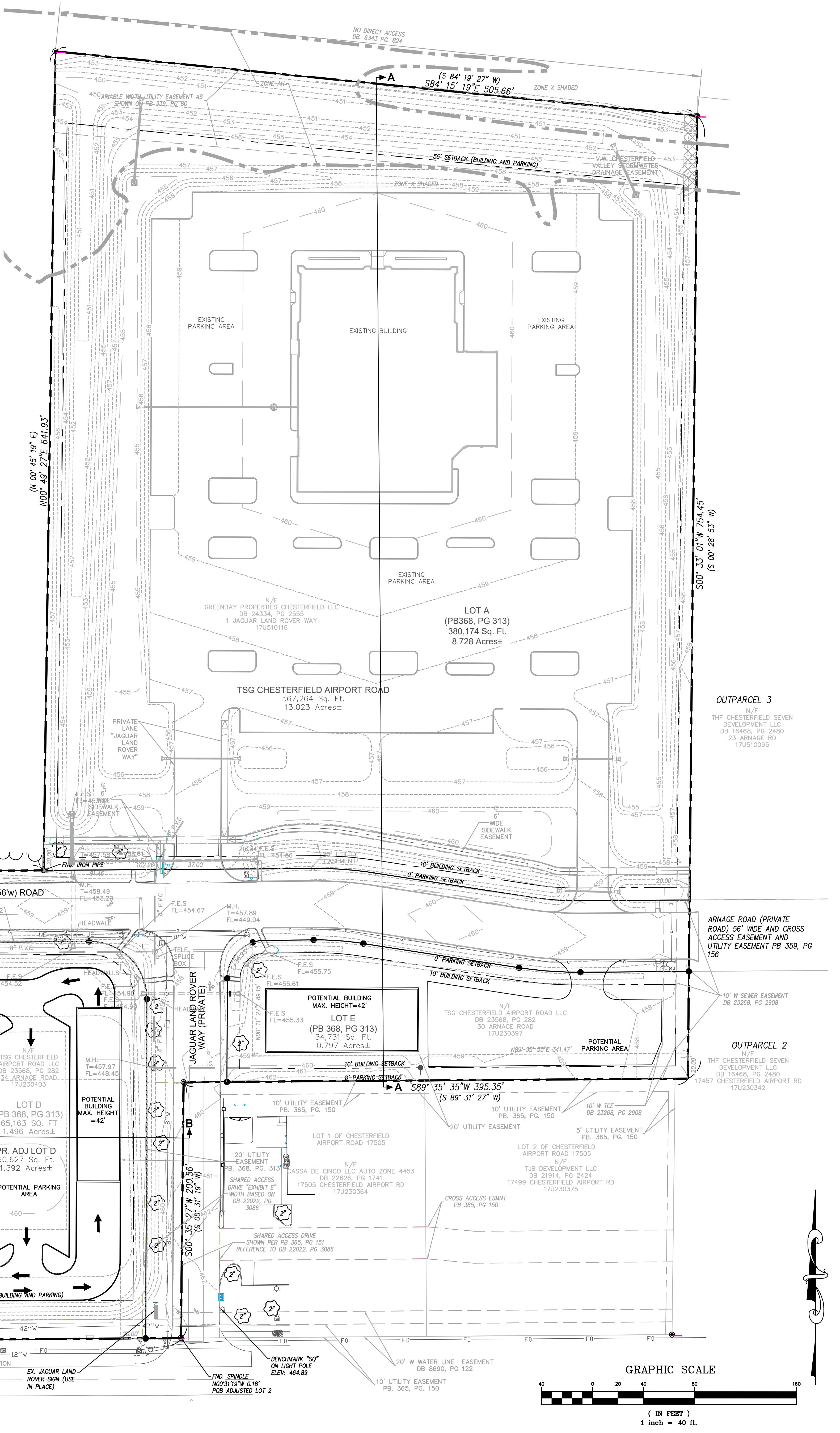
## M.S.D. + ST.LCO BENCHMARK

BENCHMARK 1271 NVD29 Elev = 460.06 Ft US Standard DTM aluminum disk stamped 3L-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road, roughly 58 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 89 feet east of a fire hydrant.

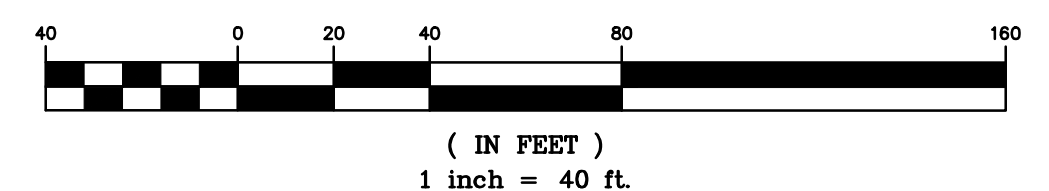
## SITE BENCHMARK

BENCHMARK "S0" ON LIGHT POLE at the Southwest corner of 17505 Chesterfield Airport Road  
ELEV: 464.89

PREPARED FOR:  
TSG CHESTERFIELD AIRPORT ROAD, LLC & TIFTON CAR WASH, LLC  
2127 INNERBELT BUSINESS CENTER DR., P.O. BOX 7726  
SUITE 200 TIFTON, GA 31793  
ST. LOUIS MO 63114 ATTN: MR. TODD BUCKNER



## GRAPHIC SCALE

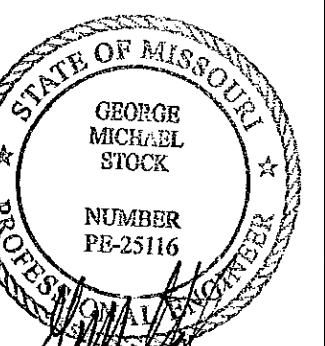


PREPARED BY:

STOK & ASSOCIATES  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63005 PH: (636) 500-9000  
500-9000 FAX: (636) 636-6366  
e-mail: general@stok.com  
Web: www.stok.com

PRELIMINARY DEVELOPMENT PLAN FOR:

TSG CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MISSOURI



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 00099

REVISIONS:  
1. 2022-07-29 CITY  
2. 2022-08-09 CITY  
3. 2022-08-16 CITY

DRAWN BY: K.S.G. CHECKED BY: G.M.S.  
DATE: 6/14/2022 JOB NO: 2022-7730  
M.S.D. # # BASE MAP # #  
S.L.C. MAT # # MAT SUP. # #  
M.D.N.R. # #  
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN  
SHEET NO.: C1.0

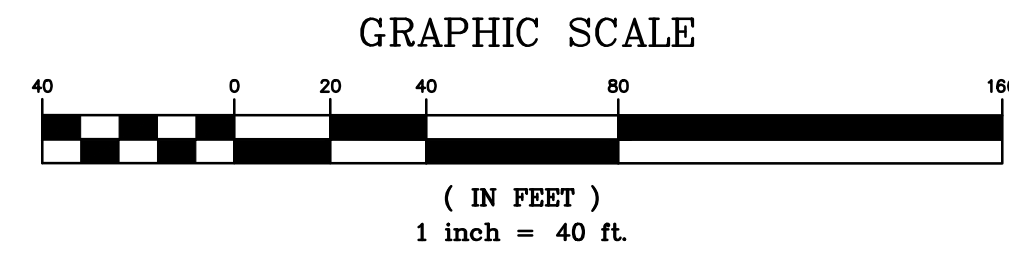


# OUTBOUNDARY

OF TSG CHESTERFIELD AIRPORT ROAD PER PLAT BOOK 368, PAGE 313,  
LOCATED IN U.S. SURVEYS 125 AND 126, IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF  
THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**ABBREVIATIONS**

DB	- DEED BOOK
FT	- FEET
FND	- FOUND
N/F	- NOW OR FORMERLY
PG	- PLAT BOOK
R.B.	- RADIAL BEARING
SQ	- SQUARE
(S6'W)	- RIGHT-OF-WAY WIDTH
(XXX)	- STREET ADDRESS



**LEGEND**

⊙	- BENCH MARK
○	- FOUND IRON ROD
○	- FOUND IRON PIPE
△	- RIGHT OF WAY MARKER

**M.S.D. BENCHMARK**

BENCHMARK "1271" NAD83 Elev = 460.06 FT US Standard DMR aluminum disk stamped SC-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road, roughly 58 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a fire hydrant.

**SITE BENCHMARK**

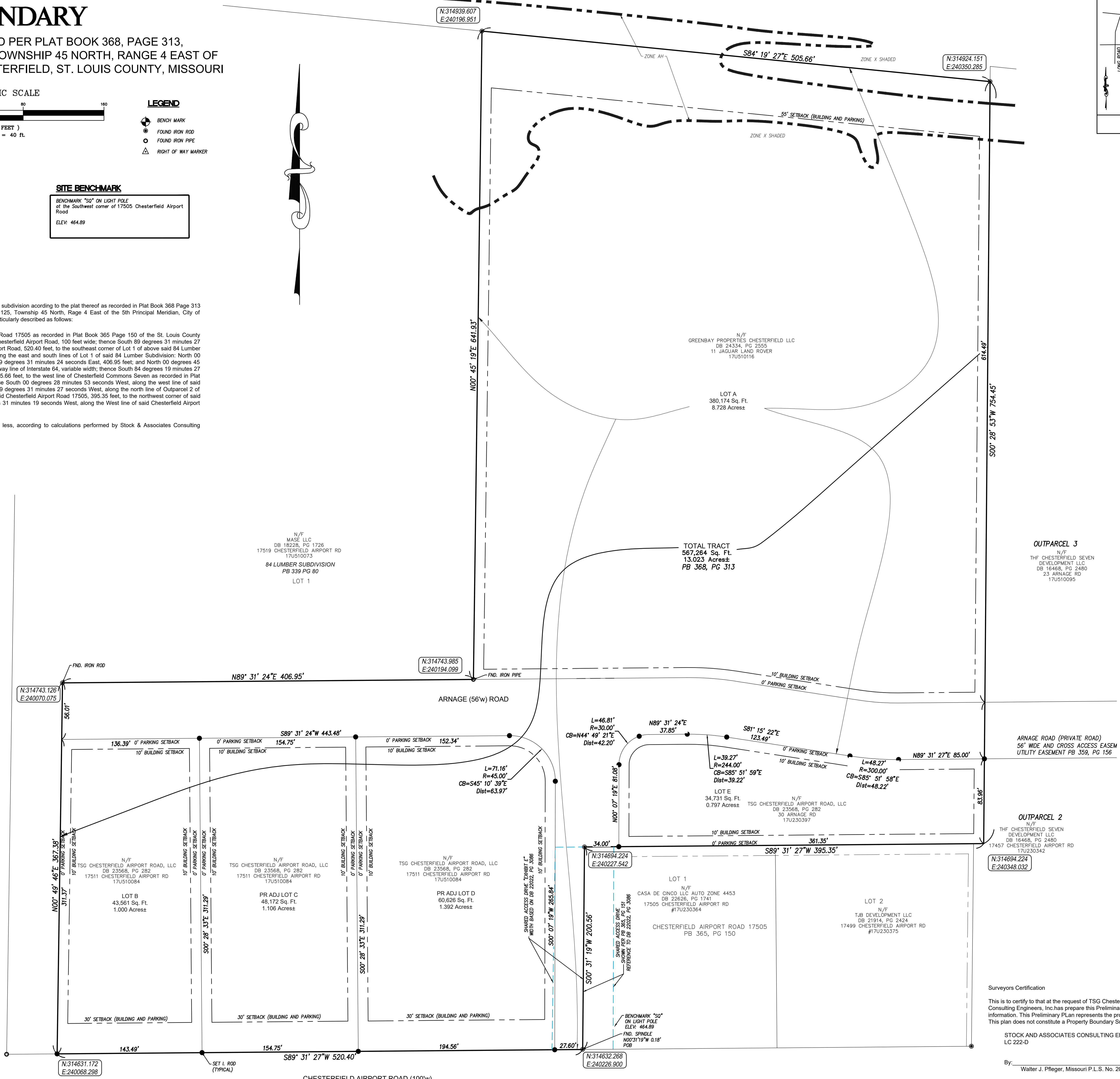
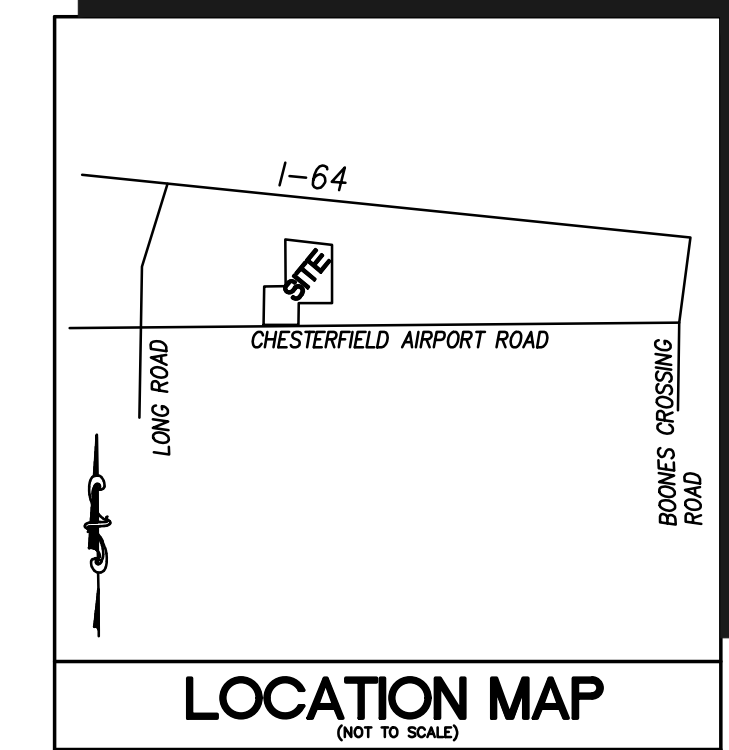
BENCHMARK "50" ON LIGHT POLE of the Southwest corner of 17505 Chesterfield Airport Road  
ELEV: 464.89

**TOTAL TRACT**

A tract of land being all of TSG Chesterfield Airport Road, a subdivision according to the plat thereof as recorded in Plat Book 368 Page 313 of the St. Louis County Records, located in U.S. Survey 125, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the southwest corner of Chesterfield Airport Road 17505 as recorded in Plat Book 365 Page 150 of the St. Louis County records, said point being on the north right of way line of Chesterfield Airport Road, 100 feet wide; thence South 89 degrees 31 minutes 27 seconds West, along the north right of way line of said Airport Road, 520.40 feet, to the southeast corner of Lot 1 of above said 84 Lumber Subdivision; thence the following courses and distance along the east and south lines of Lot 1 of said 84 Lumber Subdivision: North 00 degrees 49 minutes 46 seconds East, 367.38 feet; North 89 degrees 31 minutes 24 seconds East, 406.95 feet; and North 00 degrees 45 minutes 19 seconds East, 641.93 feet, to the south right of way line of Interstate 64, variable width; thence South 84 degrees 19 minutes 27 seconds East, along the south line of said Interstate 64, 505.66 feet, to the west line of Chesterfield Commons Seven as recorded in Plat Book 359 Page 156 of the St. Louis County records; thence South 00 degrees 28 minutes 53 seconds West, along the west line of said Chesterfield Commons Seven, 754.45 feet; thence South 89 degrees 31 minutes 27 seconds West, along the north line of Outparcel 2 of said Chesterfield Commons Seven, 17505, 595.35 feet, to the northwest corner of said Chesterfield Airport Road 17505; thence South 00 degrees 31 minutes 19 seconds West, along the West line of said Chesterfield Airport Road 17505, 200.56 feet, to the POINT OF BEGINNING.

Containing 567,264 square feet or 13.023 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on May 3rd 2019



- GENERAL NOTES:**
- Subject property is Zoned PC Planned Commercial (Ordinance #3082)  
Height shall not exceed 42 feet.  
Setback  
a.) Thirty (30) feet from the southern boundary of this district that fronts on Chesterfield Airport Road.  
b.) Fifty-five (55) feet from the northern boundary of this district that fronts on I-64/US 40.  
c.) Ten (10) feet from all other boundary lines within this district.
  - Subject property lies within Flood Zones X shaded "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" and Zone AH "Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined, according to the National Flood Insurance Rate Map Number 29189C0165K with and effective date of 2-4-2015. Shown Graphically
  - Basis of Bearing: West line of Lot 2 of 84 Lumber Subdivision as recorded in Plat Book 359 Page 80 of the St. Louis County records being North 00 degrees 49 minutes 46 seconds East.

**Surveyors Certification**

This is to certify that at the request of TSG Chesterfield Airport Road, LLC, Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual field survey and record information. This Preliminary Plan represents the proposed Boundary Adjustment Plat. This plan does not constitute a Property Boundary Survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
LC 222-D

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

**PREPARED FOR:**  
TSG Chesterfield Airport Road, LLC  
c/o Stoenberg Group, Inc.  
2127 Innerbelt Business Center Dr,  
Suite 200  
St. Louis MO 63114

PREPARED BY:  
**Stock & Associates**  
Consulting Engineers, Inc.

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OUTBOUNDARY FOR:  
**TSG CHESTERFIELD AIRPORT ROAD**  
17511 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MISSOURI

WALTER J. PFLIEGER P.L.S. NO. P.L.S. # 2008-000728 CERTIFICATE OF AUTHORITY LC-222-D	
REVISIONS:	
DATE:	JOB NO.:
M.S.D. P. #	BASE MAP #
S.L.C. MAT #	MAT SUP. #
M.D.N.R. #	
SHEET TITLE:	
OUTBOUNDARY	
SHEET NO.:	
SHEET #1	