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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: April 10, 2023

From: Alyssa Ahner, Planner

Location: 18325 Wings Corporate Drive

Description: P.Z. 05-2023 Wings Corporate Estates, Lot 5 (Wings & Wheels of Chesterfield LLC): A request to rezone an existing "PI" Planned Industrial District to a new "PI" Planned Industrial District for a 1.3-acre tract of land located northeast of the intersection of Wings Corporate Drive and Buzz Westfall Drive (17W120087).

### PROPOSAL SUMMARY

Stock & Associates Consulting Engineers Inc., on behalf of Wings & Wheels of Chesterfield LLC, has submitted a request to rezone Lot 5 of the Wings Corporate Estates subdivision to a new "PI"—Planned Industrial District to allow for the sale of new and pre-owned golf-carts and vehicles. The existing site would be utilized thus the provided Preliminary Development Plan reflects current site conditions.



Figure 1: Subject Site

**HISTORY OF SUBJECT SITE**

2006: Subject site was rezoned from “NU” Non-Urban to “PI” Planned Industrial District under current governing [Ordinance 2237](#). The entirety of the Wings Corporate Estates subdivision – 36.6 acres – was zoned under this ordinance.

2014: A Site Development Section Plan was approved for Lot 5.

2015: A Lighting Plan, Landscape Plan, and Architectural Elevations were amended for Lot 5.

**ZONING & LAND USE**

The subject site is currently zoned “PI” Planned Industrial under governing [Ordinance 2237](#).

Direction	Zoning	Land Use
North	“NU” — Non-Urban	Airport
South	“PI” — Planned Industrial	Undeveloped (Agriculture)
East	“PI” — Planned Industrial	Undeveloped (Agriculture)
West	“PI” — Planned Industrial	Office/Warehouse

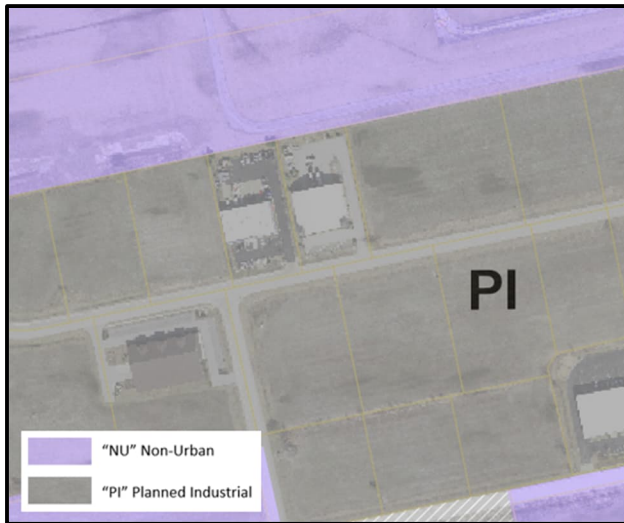


Figure 2: Zoning Map



Figure 3: Land Use Map

**COMPREHENSIVE PLAN**

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the industrial land use designation. The City of Chesterfield provides a character description of this area: *“Conventional industrial park and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. They are found in close proximity to major transportation corridors (i.e., highways and airports) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the*

*view of structures, loading docks, or outdoor storage from adjacent properties".* Industrial areas have the following Development Policies:

- 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
- Connectivity may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas
- 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

### PLANNED INDUSTRIAL DISTRICT

The regulations of the PI District offer a method for the industrial and selected commercial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The requirements of this Section are designed to offset the impact of changes in development standards allowed through these provisions. The PI District regulations should have the following outcomes:

- Ensure consistency with the Comprehensive Plan;
- Promote building styles and architectural styles that complement one another, as well as the surrounding area;
- 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; and
- Allow development, under a specifically approved design concept and site plan.

### STAFF ANALYSIS

The current governing Ordinance 2237 has the following building criteria:

**Floor Area:** Total building floor area for this development shall not exceed the developer's ability to comply with setbacks, parking requirements, and open space criteria.

**Height:** The maximum height of the building, exclusive of roof screening shall not exceed forty (40) feet or the acceptable maximum height as stated in the Federal Air Regulations Part 77, whichever is less.

**Openspace:** 30%.

Floor Area Ratio: The development will have a maximum F.A.R. of 55%.

Structure Setbacks:

- 10 feet from the northern boundary of the Planned Industrial District.
- 20 feet from the southern boundary of the Planned Industrial District.
- 10 feet from the eastern boundary of the Planned Industrial District.
- 10 feet from the western boundary of the Planned Industrial District.

Parking Setbacks:

- 5 feet from the northern boundary of the Planned Industrial District.
- 5 feet from the southern boundary of the Planned Industrial District.
- 5 feet from the eastern boundary of the Planned Industrial District.
- 5 feet from the western boundary of the Planned Industrial District.

The applicant is requesting that all the building criteria from [Ordinance 2237](#) be carried over to the new Planned Industrial District as those are the regulations the site was developed under. Based on the Unified Development Code today, the openspace requirement for a Planned Industrial District is 35%. The applicant is requesting 30% openspace thus requiring a modification to the Planned Industrial District standards. "Said modification shall require a two-thirds (2/3) vote of the Planning Commission" per Section 405.03.040.

The uses requested are generally consistent with the existing governing ordinance with exception to use terms that have been modified since 2005. The additional uses being requested include "Automobile Dealership", "Motorcycle, ATV, and similar Vehicles Dealership", "Film Processing Plant", "Automobile Storage", and "Motorcycle, ATV, and similar motor vehicle storage". The uses requested match the uses permitted for Lots 14 & 16 of Wings Corporate Estates which was rezoned in 2021 (see Figure 4).



Figure 4: Subject Site & Lot 14/16

## PRELIMINARY DEVELOPMENT PLAN

A zoning map amendment to a planned district requires a Preliminary Development Plan which has been included in the Planning Commission packet.

A Public Hearing further addressing the request will be held at the April 10, 2023 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, Survey, and Preliminary Development Plan.

### Attachments:

- 1) Public Hearing Notice
- 2) Narrative Statement
- 3) Survey
- 4) 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 April 10th, 2023 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

**P.Z. 05-2023 Wings Corporate Estates, Lot 5 (Wings & Wheels of Chesterfield LLC):** A request to rezone an existing "PI" Planned Industrial District to a new "PI" Planned Industrial District for a 1.3 acre tract of land located northeast of the intersection of Wings Corporate Drive and Buzz Westfall Drive (17W120087).

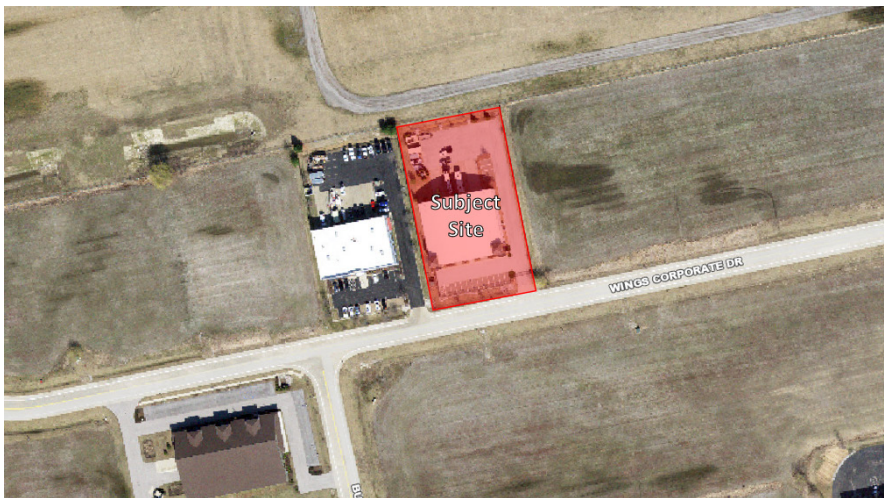
**Property Description:** All of Lot 5 of Wings Corporate Estates, according to the plat thereof as recorded in Plat Book 356 page 79 of the St. Louis County Records, located in Township 45 North, Range 3 East of 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

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

### **Rezoning Request for Lot 5 of Wings Corporate Estates - 18325 Wings Corporate Drive**

Date: March 9, 2023

(Stock Project No. 222-7353)

On behalf of the property owner, Wings and Wheels of Chesterfield LLC, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield's consideration in rezoning a  $\pm 1.315$  Acre tract of land located at 18325 Wings Corporate Drive (Lot 5) from "PI" Planned Industrial District (City of Chesterfield Ord. 2237) to a "PI" Planned Industrial District to allow for the sale of new & pre-owned golf-carts and vehicles. The existing site and building will be used in place. The site was constructed in accordance with the site-specific Ord. #2237, which has a minimum required open space of 30.0%, max height of 40.0 feet and a floor area ratio of 0.55. The proposed design criteria request is to retain the current floor area, height, and building requirements. The City's Comprehensive Plan designates this site as well as the adjacent properties to the South, East, and West as "Industrial", which is consistent with the project request. 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 and structures shall be forty (40.0) feet.
2. Density
  - a. Maximum floor area ratio (F.A.R.) of fifty-five hundredths (0.55)
  - b. Open Space: a minimum open space of thirty percent (30%) for this PI 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. Twenty (20) feet from Wings Corporate Drive right-of-way
  - b. Ten (10) feet from the North, East, and West property Lines.
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:

**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)**

- a. Ten (10) feet from Wings Corporate Drive right-of-way
- b. Five (5) feet from the North, East, and West property lines

**Requested Permitted Uses:**

**Civic**

1. Postal Stations
2. Public Safety Facility

**Public/Recreational**

3. Golf Courses
4. Gymnasium
5. Union Halls & Hiring Halls

**Office**

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

**Commercial**

9. Automobile Dealership
10. Motorcycle, ATV, and similar Vehicles Dealership
11. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility

**Service/Industrial**

12. Automobile Storage
13. Dry Cleaning Plant
14. Film processing Plant
15. Financial Institution, no drive-thru
16. Mail order sales warehouse
17. Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids
18. Motorcycle, ATV, and similar motor vehicle storage
19. Parking area (Stand-alone), including garages, for automobiles. Not including sales or storage of damage vehicles for more than 72 hours.
20. Research laboratory and facility
21. Transit Storage Yard
22. Vehicle repair and service facility
23. Veterinary clinic
24. Warehouse, general
25. Yard for storage of contractors' equipment, materials and supplies

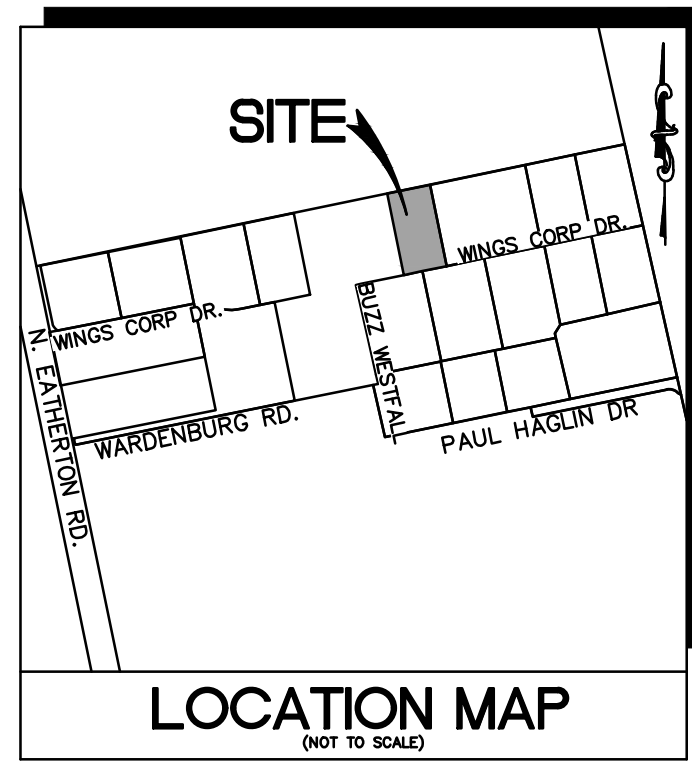


# PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING LOT 5 OF WINGS CORPORATE ESTATES P.B. 356 PGS 79-81 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## ABBREVIATIONS

ATG	- ADJUST TO GRADE
B.C.	- BACK OF CURB
C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
ELEV.	- ELEVATION
EX.	- EXISTING
F.C.	- FACE OF CURB
FL.	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G	- GAS
H.W.	- HIGH WATER
LF	- 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/W	- RIGHT-OF-WAY
SQ.	- SQUARE
T	- TELEPHONE CABLE
T.B.A.	- TO BE ABANDONED
T.B.R.	- TO BE REMOVED
T.B.R.&R.	- TO BE REMOVED AND REPLACED
TYP.	- TYPICALLY
U.I.P.	- USE IN PLACE
U.O.N.	- UNLESS OTHERWISE NOTED
V.C.P.	- VITRIFIED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH



## PERTINENT DATA

OWNER: WINGS AND WHEELS OF CHESTERFIELD LLC  
 LOT AREA: 57,300 S.F. OR 1.32 Ac.  
 EXISTING ZONING: PLANNED INDUSTRIAL DISTRICT (ORD. 2237)  
 PROPOSED ZONING: PLANNED INDUSTRIAL DISTRICT  
 SITE ADDRESS: 18325 WINGS CORPORATE DR. CHESTERFIELD, MISSOURI 63005  
 LOCATOR NO: 17W120087  
 WUNNERNBERG'S: PG. 19, GRID 18L & 19L  
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICT: ROCKWOOD  
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.  
 WATER SHED: MISSOURI RIVER  
 FEMA MAP: 29189C0145K, FEB 4, 2015  
 ELECTRIC COMPANY: AMEREN UE  
 GAS COMPANY: SPIRE INC  
 PHONE COMPANY: AT&T  
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

## LEGEND

EXISTING SANITARY SEWER	==
EXISTING STORM SEWER	==
EXISTING TREE	⊕
EXISTING BUILDING	▭
EXISTING CONTOUR	---
SPOT ELEVATION	442
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	442
PROPOSED SPOT	442.25
PROPOSED STORM	==
PROPOSED SANITARY	==

## BUILDING AND PARKING SETBACKS

- STRUCTURE SETBACKS:
- TWENTY (20) FEET FROM WINGS CORPORATE DRIVE RIGHT-OF-WAY
  - TEN (10) FROM NORTH, EAST & WEST PROPERTY LINES
- PARKING SETBACKS:
- TEN (10) FEET FROM WINGS CORPORATE DRIVE RIGHT-OF-WAY
  - FIVE (5) FROM NORTH, EAST & WEST PROPERTY LINES

## F.A.R. CALCULATION

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

## OPEN SPACE:

MINIMUM 30.0% OPEN SPACE

## HEIGHT:

A MAXIMUM HEIGHT OF 40.0'

## 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.
- ST. LOUIS COUNTY WILL MAINTAIN EXCLUSIVE CONTROL OF WINGS CORPORATE DRIVE WITHIN THE 40.0' ROADWAY EASEMENT LIMITS

## GENERAL NOTES

- BOUNDARY SURVEY FROM RECORD INFORMATION.
- 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., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- 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 460.00 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN

## PROPERTY DESCRIPTION

All of Lot 5 of Wings Corporate Estates, according to the plat thereof as recorded in Plat Book 356 page 79 of the St. Louis County Records, located in Township 47, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found cut cross located on the centerline of Wings Corporate Drive, 40 feet wide as established by above said Wings Corporate Estates, said point also being the southwestern corner of above said Lot 5, said point also being the southeastern corner of Lot 4 of said subdivision; thence along the common line between said Lots 4 and 5, North 11 degrees 31 minutes 12 seconds West, 329.88 feet to a found iron pipe located at the northwestern corner of said Lot 5; thence along the north line of said Lot 5; North 78 degrees 12 minutes 40 seconds East, 173.70 feet to a found iron pipe at the northeastern corner of said Lot 5, said point also being the northwestern corner of Lot 6 of said subdivision; thence along the common line between said Lots 5 and 6, South 11 degrees 31 minutes 12 seconds East, 329.88 feet to a found cut cross located at the centerline of above said Wings Corporate Drive; thence along said centerline, South 78 degrees 12 minutes 40 seconds West, 173.70 feet to the POINT OF BEGINNING.

Containing 57,300 square feet or 1.315 acres, more or less,

## UTILITY NOTE:

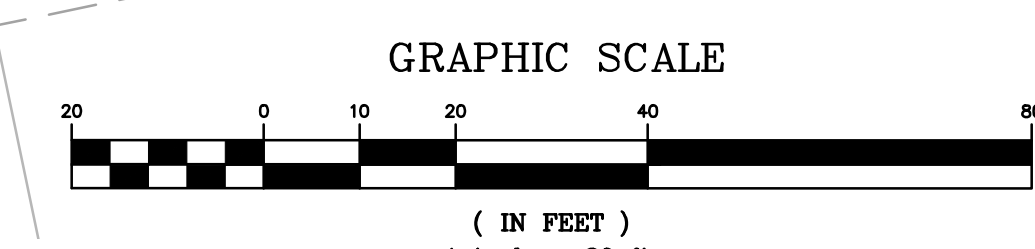
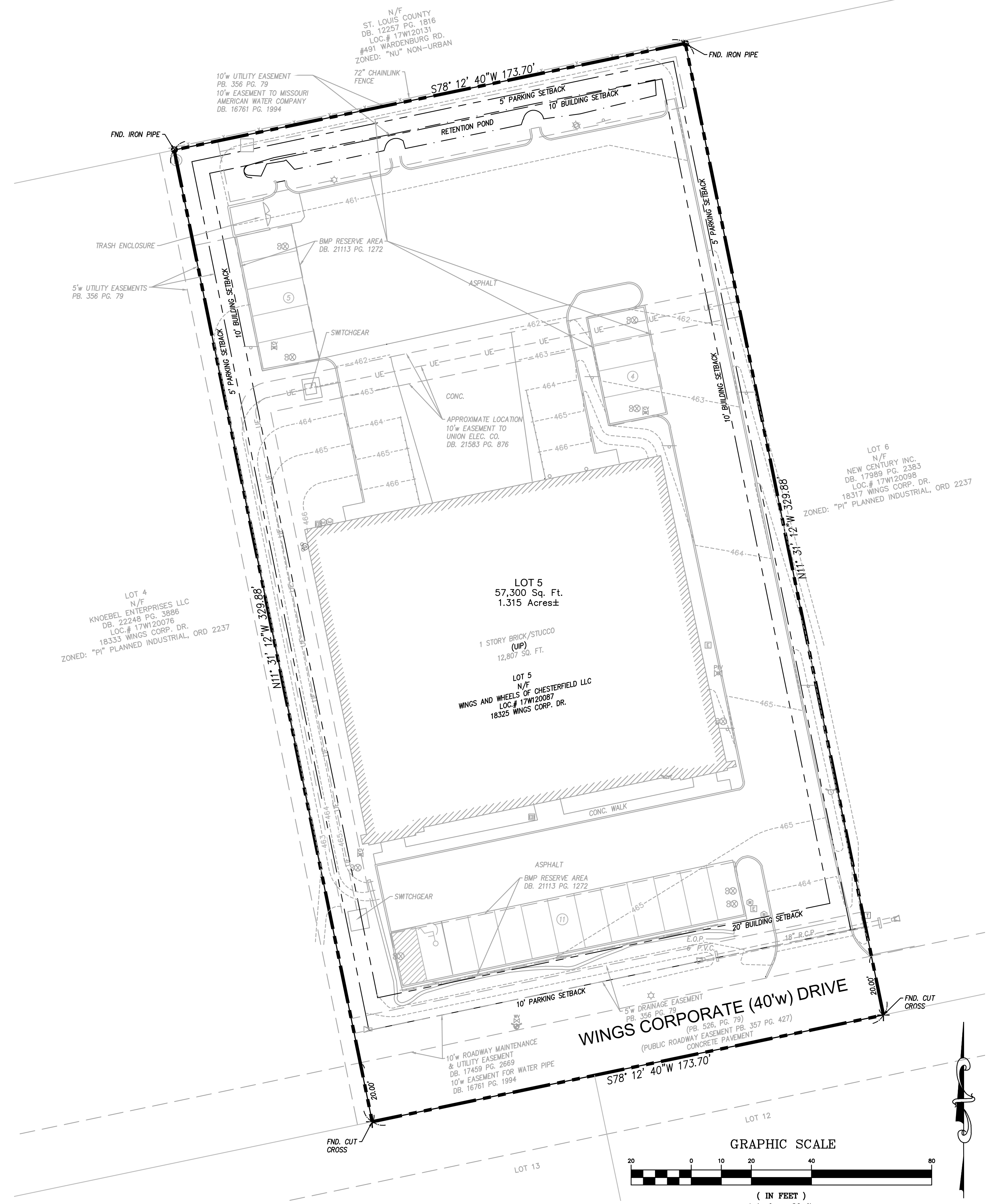
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

## CONTRACTOR'S INSURANCE REQUIREMENTS

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

## PREPARED FOR:

WINGS AND WHEELS OF CHESTERFIELD LLC  
 ATTENTION: WILLIAM DEAN  
 10205 MANCHESTER ROAD  
 KIRKWOOD, MO 63122  
 PHONE: (314) 280-6188



PREPARED BY:

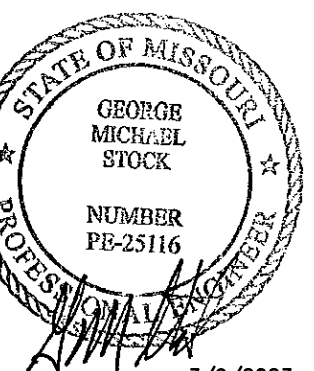
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
 St. Louis, MO 63005 PH. (636)  
 530-9100 FAX (636) 530-9100  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

**18325 WINGS CORPORATE DRIVE**

LOT 5 OF WINGS CORPORATE ESTATES  
 CHESTERFIELD, MO 63005



3/9/2023  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 3/9/2023	JOB NO: 2022-7353
M.S.D. P #:	BASE MAP #:
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #:	

SHEET TITLE:  
 PRELIMINARY  
 DEVELOPMENT PLAN  
 SHEET NO.:  
**PDP-1.0**

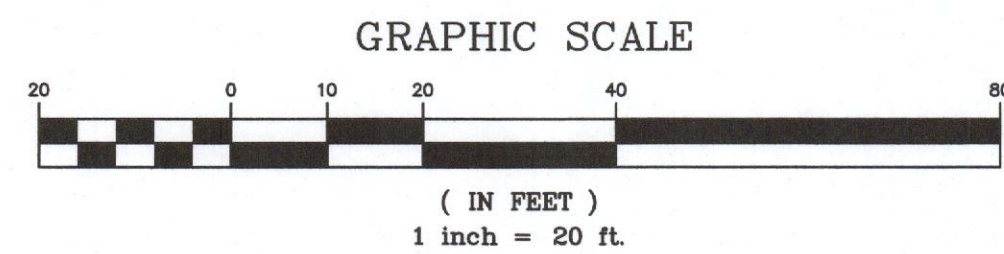
# ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOT 5 OF WINGS CORPORATE ESTATES AS RECORDED IN PLAT BOOK 356,  
PAGE 79 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI

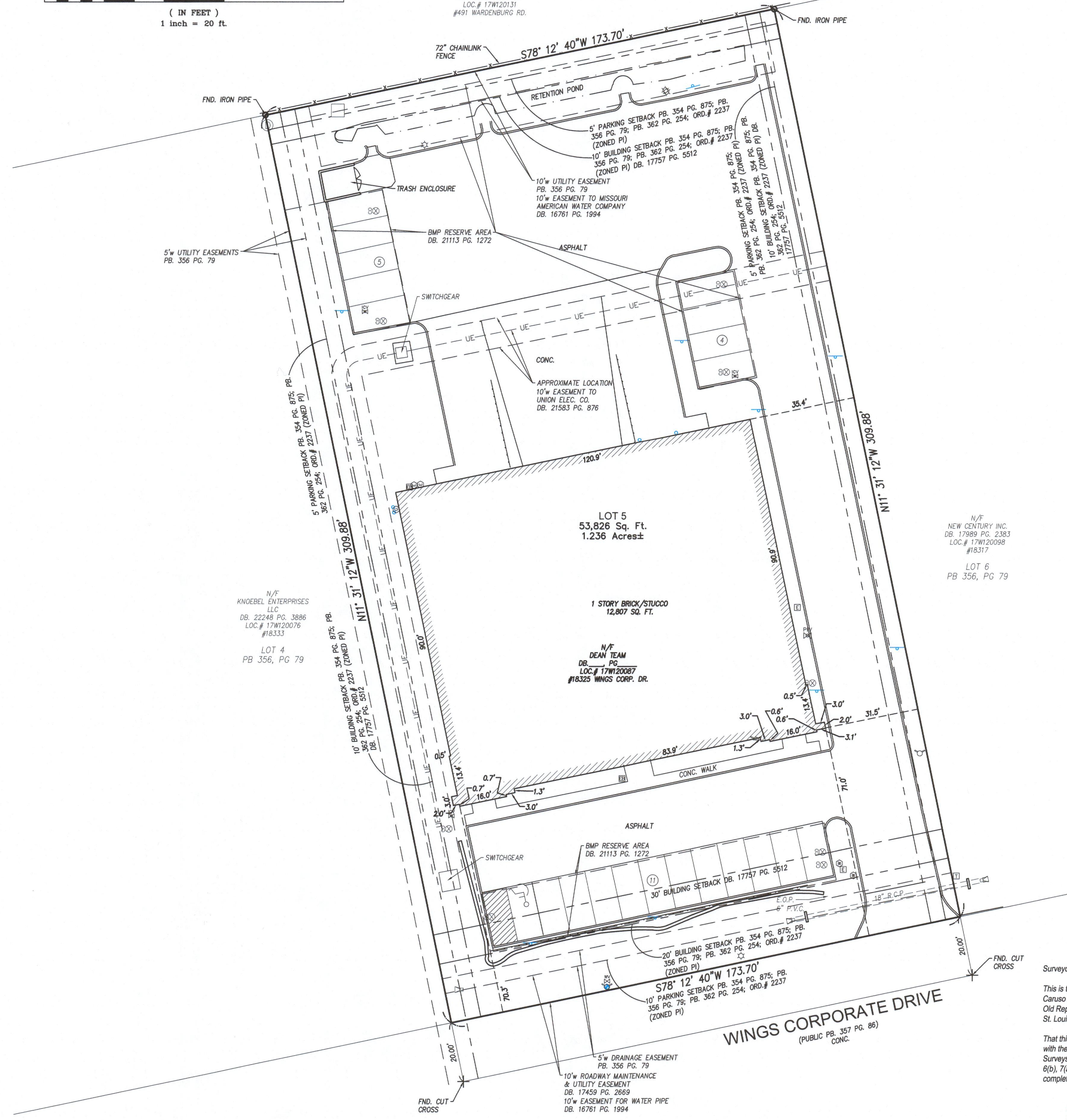


PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63005 PH: (636) 530-9000 FAX: (636) 530-9000  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



N/7  
ST. LOUIS COUNTY  
DB. 12257 PG. 1816  
LOC. # 17W120131  
#491 WARDENBURG RD.



- Notes:
- Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 9235STL, with an effective date of June 27, 2017 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, and title thereto is a the effective date thereof vested in:  
  
D.F. Adams and Associates, Inc.
  - Title Commitment No. 9235STL with Schedule B-Section 2 exceptions:
    - Item No. 4 Building lines, easements, covenants, conditions and restrictions established by the plat recorded in Plat Book 211 page 46, Plat Book 354 page 875, Plat Book 356 page 79, Plat Book 357 page 86, Plat Book 357 page 427 and Plat Book 362 page 254 Building lines and easements "SHOWN"
    - Item No. 5 Subject to Covenants, easements, agreements and restrictions contained in the Declaration of Restrictions, Grant of 5. Easements and Common Area Maintenance Agreement for Wings Corporate Estates recorded in Book 17757 page 5512 and First Amendment to Declaration of Restrictions, Grant of Easements and Common Area Maintenance Agreement for Wings Corporate Estates by the instrument recorded in Book 18662 page 2594. "SHOWN"
    - Item No. 6 Subject to Easement granted to Union Electric Company of Missouri by the instrument recorded in Book 1710 page 332. Blanket in nature over entire property.  
  
Partial Release of Easement by the instrument recorded in Book 17631 page 6046. Easement area over Wings Corporate Drive (40'w) released.
    - Item No. 7 Easement granted for pipe lines, telephone and telegraph lines by the instrument recorded in Book 2537 page 243. "NOT SHOWN" Does not affect.
    - Item No. 8 Subject to Terms, provisions, easements of Easement Agreement by and between Precision Properties, LLC, a Missouri limited liability company and D.F. Adams & Associates, Inc., a Missouri corporation, dated as of December 16, 2004 and recorded December 20, 2004 in Book 16267 page 2842. "NOT SHOWN" Easement does not affect subject property.
    - Item No. 9 Subject to Easement granted to Missouri American Water Company, a Missouri corporation for water pipe by the instrument recorded in Book 16761 page 1994. "SHOWN"
  - License to Utilize Easement Agreement by and between Missouri-American Water Company, a Missouri corporation and St. Louis County, a political subdivision, dated July 16, 2007 and recorded September 27, 2007 in Book 17685 page 2109. "NOT SHOWN" Does not affect
  - License to Utilize Easement Agreement by and between Missouri-American Water Company, a Missouri corporation and St. Louis County, a political subdivision, dated May 29, 2007 and recorded January 13, 2009 in Book 18174 page 2862. Easement granted to St. Louis County, Missouri for permanent roadway improvement, maintenance, "NOT SHOWN" Does not affect.
  - Item No. 10 Subject to utility, sewer and sidewalk by the instrument recorded in Book 17459 page 2669. "SHOWN"
  - Item No. 11 Subject to Terms and provisions of MSD Sewer Dedication by the instrument recorded in Book 20107 page 1577. "NOT SHOWN" Not of a plottable nature.
  - Item No. 12 Subject to Terms, provisions, easement of Maintenance Agreement with The Metropolitan St. Louis Sewer District for storm water management facilities by the instrument recorded in Book 21113 page 1272. "SHOWN"
  - Item No. 13 Subject to Terms, provisions, covenants of Street Light Agreement by the instrument recorded in Book 21139 page 1354. "NOT SHOWN" Not survey related.
  - Item No. 14 Subject to Easement granted to Union Electric Company by the instrument recorded in Book 21583 page 876. Approximate location "SHOWN"

- Property Description
- Lot 5 of Wings Corporate Estates, according to the plat thereof recorded in Plat Book 356 page 79 of the St. Louis County Records.
- GENERAL NOTES:
- Subject property is Zoned PI (City of Chesterfield Ordinance 2237)
    - 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 or appropriate setbacks at the time of development:
      - Ten (10) feet from the northern boundary of the Planned Industrial District.
      - Twenty (20) feet from the southern boundary of the Planned Industrial District.
      - For lots 15 and 16 the setback is ten (10) feet from the northern line of the fire lane right of way known as Wardenburg Road.
      - Ten (10) feet from the eastern boundary of the Planned Industrial District.
      - Ten (10) feet from the western boundary of the Planned Industrial District.
    - PARKING AND LOADING SPACE SETBACKS  
No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks or appropriate setbacks at the time of development:
      - Five (5) feet from the northern boundary of the Planned Industrial District.
      - Five (5) feet from the southern boundary of the Planned Industrial District.
      - For lots 15 and 16 the setback is five (5) feet from the northern line of the fire lane right of way known as Wardenburg Road.
      - Five (5) feet from the eastern boundary of the Planned Industrial District.
      - Five (5) feet from the western boundary of the Planned Industrial District.
  - Subject property lies within Flood Zone Shaded X (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.) according to the National Flood Insurance Rate Map Number 29189C0145 K with an effective date of 02/04/2015.
  - There are 20 regular and 1 handicapped parking stalls onsite.
  - Utilities shown hereon are from shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

ABBREVIATIONS	
C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
M.H.	- MANHOLE
N/7	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SO.	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VETRIRED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH
M.B.	- MAIL BOX

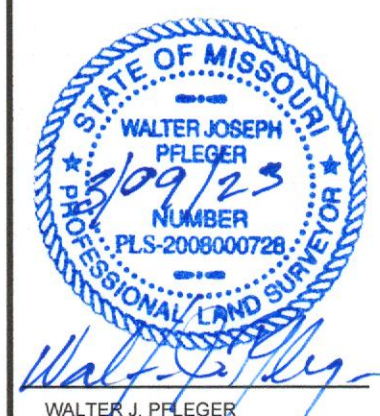
Surveyors Certification  
This is to certify to:  
Caruso Motorsports, LLC  
Old Republic National Title Insurance Company  
St. Louis Title, LLC  
  
That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed during July, 2017.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
LC 222-D  
By: *Walter J. Pfeleger*  
Walter J. Pfeleger, Missouri P.L.S. No. 2008000728

ALTA/NSPS LAND TITLE SURVEY

LOT 5

#18325 WINGS CORP. DR.



REVISIONS:  
1. 3/09/23 UPDATE PER NEW OWNERSHIP

DRAWN BY: J.K.	CHECKED BY: D.M.E.
DATE: 8/1/17	JOB NO: 222-7353
M.S.D. P. #: P-XXXXXX-XX	BASE MAP #: XX-XXX-XX
S.L.C. HAT #: XXXX	HAT ELER #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXX	

SHEET TITLE:  
ALTA/NSPS LAND TITLE SURVEY  
SHEET NO:  
SHEET #1

PREPARED FOR:  
DEAN TEAM  
ATT: WILLIAM DEAN  
10205 MANCHESTER ROAD  
KIRKWOOD, MO 63122

DRAWING FILE: C:\DATA\2023\230723\230723-ALTA-NSPS-LOT5-DR-18325-17.dwg LAYOUT: 2460 PLOTTED: Mon, 08/01/2023 11:13am PLOTTED BY: JKP/PLG