BILL NO. 3434 **ORDINANCE NO.** 3229

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE "M3" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 77.8 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OUTER 40 ROAD [P.Z. 13-2022 17955, 17965, 17985, and 17995 N. OUTER FORTY ROAD (GATEWAY STUDIOS, LLC), 17W640035, 16W320011, 16W330021, and 16W320022].

WHEREAS, the petitioner, Gateway Studios, LLC, has requested a change in zoning from the "M3" Planned Industrial District to "PC" Planned Commercial District for a 77.8 acre tract of land located on the north side of Outer 40 Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on January 23, 2023; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning, with amendment, by a vote of 8-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning, with amendments, by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District designation for a 77.8 acre tract of land located on the north side of Outer 40 Road as described as follows:

A TRACT OF LAND BEING PART OF LOT 3 OF THE NICHOLAS MUELLER ESTATE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 25 OF THE ST. LOUIS COUNTY

RECORDS, IN US. SURVEY 371, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND COTTON PICKER SPINDLE LOCATED AT THE SOUTHWEST CORNER OF LOT 1 OF THE CVAC CONSOLIDATION PLAT AS RECORDED IN PLAT BOOK 359, PAGE 82 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 64, (AKA US. HIGHWAY 40-61), VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

NORTH 83 DEGREES 05 MINUTES 28 SECONDS WEST, 138.18 FEET; NORTH 06 DEGREES 54 MINUTES 22 SECONDS EAST, 24.99 FEET TO A FOUND IRON ROD; NORTH 53 DEGREES 19 MINUTES 19 SECONDS WEST, 201.50 FEET TO A FOUND IRON ROD; NORTH 73 DEGREES 08 MINUTES 51 SECONDS WEST, 203.20 FEET; NORTH 88 DEGREES 51 MINUTES 59 SECONDS WEST, 100.51 FEET TO A FOUND IRON ROD; SOUTH 39 DEGREES 43 MINUTES 00 SECONDS WEST, 178.48 FEET TO A FOUND IRON ROD; NORTH 83 DEGREES 05 MINUTES 28 SECONDS WEST, 65.50 FEET TO A FOUND IRON PIPE BEING LOCATED ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2,654.79 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 829.49 FEET AND A CHORD WHICH BEARS NORTH 74 DEGREES 06 MINUTES 29 SECONDS WEST, 826.12 FEET TO A FOUND IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO ST. CHARLES SAND COMPANY AS RECORDED IN BOOK 6033 PAGE 294 OF ABOVE SAID RECORDS; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID ST. CHARLES SAND COMPANY TRACT, NORTH 11 DEGREES 29 MINUTES 32 SECONDS WEST, 1,918.21 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO MONARCH FLATS, LLC AS RECORDED IN BOOK 21202, PAGE 2090 OF SAID RECORDS, SAID POINT ALSO BEING THE SOUTH TOE OF THE AGRICULTURAL LEVEE AS LOCATED IN OCTOBER 1998 BY VOLA, INC.; THENCE ALONG THE SOUTH LINES OF SAID MONARCH FLATS LLC TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 57 DEGREES 05 MINUTES 24 SECONDS EAST, 33.18 FEET; NORTH 55 DEGREES 17 MINUTES 07 SECONDS EAST, 182.18 FEET; NORTH 62 DEGREES 46 MINUTES 07 SECONDS EAST, 170.36 FEET; NORTH 68 DEGREES 22 MINUTES 01 SECOND EAST, 117.11 FEET; NORTH 82 DEGREES 07 MINUTES 34 SECONDS EAST, 66.17 FEET; SOUTH 73 DEGREES 47 MINUTES 17 SECONDS EAST, 60.35 FEET; SOUTH 74 DEGREES 33 MINUTES 52 SECONDS EAST, 130.98 FEET; SOUTH 81 DEGREES 14 MINUTES 51 SECONDS EAST, 25.90 FEET; SOUTH 81 DEGREES 05 MINUTES 17 SECONDS EAST, 29.90 FEET; SOUTH 73 DEGREES 08 MINUTES 38 SECONDS EAST, 282.86 FEET; SOUTH 86 DEGREES 18 MINUTES 31 SECONDS EAST, 40.04 FEET; NORTH 39 DEGREES 22 MINUTES 50 SECONDS EAST, 35.87 FEET; NORTH 31 DEGREES 54 MINUTES 06 SECONDS EAST, 301.56 FEET; NORTH 41 DEGREES 24 MINUTES 58 SECONDS EAST, 55.39 FEET AND NORTH 56 DEGREES 39 MINUTES 15 SECONDS EAST, 155.70 FEET TO THE WEST LINE OF A TRACT OF LAND AS CONVEYED TO THE CITY OF CHESTERFIELD, BY INSTRUMENT RECORDED IN BOOK 17745, PAGE 5607 OF ABOVE SAID RECORDS; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF ABOVE SAID CVAC CONSOLIDATION PLAT, SOUTH 11 DEGREES 19 MINUTES 32 SECONDS EAST, 2,771.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,390,081 SQUARE FEET OR 77.826 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON NOVEMBER 08, 2022.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Gateway Studios, LLC, in P.Z. 13-2022, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 23rd day of January, 2023, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield

under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 18th day of April, 2023.

Mary Monachella
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/20/2023

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this PC District shall be:
   a. Auditorium
   b. Art Gallery, Art Studio
   c. Banquet Facility
   d. Bakery
   e. Bar
   f. Brewpub
   g. Coffee shop
   h. Commercial service facility
   i. Film drop-off and pick up stations
   j. Film processing plant
   k. Financial Institution, No Drive-Thru
   l. Gymnasium
   m. Motorcycle, ATV, and similar motor vehicles dealership
   n. Office-Dental
   o. Office-General
   p. Office-Medical
   q. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours

r. Professional and technical service facility

s. Recreational Facility

t. Restaurant-Sit Down

u. Restaurant – Fast Food, No Drive Thru

v. Restaurant – Take Out

w. Retail Sales Establishment – Community

x. Retail Sales Establishment – Neighborhood

y. Theater, indoor

z. Theater, outdoor

2. The permitted uses above are permitted south of the existing Levee trail with the exception of use “q” which is applicable to either side of the existing Levee trail.

3. Use “m” shall allow indoor sales, storage and indoor display only. No outdoor inventory is allowed.

4. Hours of Operation.
   a. Uses “y” and “z” listed above will be subject to hours of operation for the public from 6:00 AM to 11:00 PM.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Any improvements North of the Levee Trail shall substantially conform with the preliminary development plan.

2. Below are the structure requirements for the South side of the existing Levee Trail measured from the Levee toe/property line described in the survey.

   a. Height

      The maximum height of the building, structures, and screening of roof mechanical units shall not exceed sixty-five (65.0) feet.

   b. Building Requirements

      A minimum of thirty-five percent (35%) openspace is required for each lot within this development. In the event that parcels include areas on both the

north and south side of the existing Levee Trail, areas south of the Levee Trail shall contain a minimum of 35% open space as measured from the south line of the 15' wide Hiking and Biking Trail Easement, as recorded in BK. 20217 Pgs. 2144-2203.

c. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

Structure requirements are for properties south of the existing Levee Trail measured from Levee toe or property line as shown in the survey as exhibit B.

1. Structure Setbacks

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

   a) Thirty (30) feet from the right-of-way of N. Outer Forty Road on the South boundary of the Planned Commercial (PC) District.

   b) The south line of the Levee Easements as recorded in DB. 10348, Pg. 306 & DB. 10524, Pg. 1708.

   c) Thirty-five (35) feet from the east and west boundary of the Planned Commercial (PC) District.

2. Parking Setbacks for properties on the south side of the existing Levee Trail measured from Levee toe/ property line as shown in the exhibit B.

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

   a) Thirty (30) feet from the right-of-way of N. Outer Forty Road.

   b) The south line of the Levee Easements as recorded in DB. 10348, Pg. 306 & DB. 10524, Pg. 1708.

   c) Twenty-five (25) feet from the east and west boundary of this Planned Commercial District.

   d) One hundred twenty (120) feet from the north line of the 15.0' wide hiking and biking trail easement, as recorded in Bk. 20217 Pgs. 2144-2203

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. No construction related parking shall be permitted within right of way or on any existing roadways or on City property at the Chesterfield Valley Athletic Complex and parking area north of the levee. All construction related parking shall be confined to the development.

4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.

2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

3. Cross access shall be provided to the adjoining properties to the east, west and north as directed by the City of Chesterfield and a cross-access/maintenance agreement shall be executed by the City and property owner regarding the existing shared access drive prior to issuance of permits.

4. Access to Missouri Department of Transportation (MoDOT) road right-of-way and improvements within MoDOT road right-of-way (N. Outer 40 Road) shall be as directed by MoDOT.

5. All entrances are subject to sight distance review and will need to be staked for MoDOT for review.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.

2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

3. Obtain approvals from the City of Chesterfield, MoDOT, and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

4. Provide street connections to the adjoining properties as directed by the City of Chesterfield.

5. Additional right-of-way and road improvements shall be provided, as required by MoDOT and the City of Chesterfield.

6. Any work in MoDOT right-of-way will require separate permit from MoDOT.

7. Any water taps in MoDOT right of way will require separate permit issued to the plumber/contractor doing the work.

8. Pedestrian improvements and connections to and/or across the Levee Trail will require review and approval of the City of Chesterfield and Monarch Chesterfield Levee District.

9. The existing shared access drive shall be evaluated and improved, if necessary, as directed by the City of Chesterfield, to meet the City's existing needs and the increased traffic demand resulting from the development.

10. The existing portion of the Levee Trail at the road crossing shall be reviewed and improved, if necessary, as directed by the City of Chesterfield to meet the City's existing needs and the increased traffic demand resulting from the development.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto N. Outer 40 Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

3. The access to the roundabout on North Outer 40 will require a Traffic Impact Study (TIS). Developer should schedule a scoping meeting with MoDOT and the City of Chesterfield to discuss the TIS.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. All development improvements shall be above the net seepage berm section. Geotechnical seepage analyses shall be submitted to demonstrate no adverse effect to the flood protection system from all proposed improvements.

M. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than Seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

N. STORM WATER

1. The site shall provide for the positive drainage of storm water. Stormwater from the portion of the site south of the levee shall follow into the Chesterfield Valley Storm Water Master system and ultimately along North Outer 40 Road to Pump Station 4. Off site improvements may be required to ensure adequate positive drainage from this development to Pump Station 4.

2. Detention/retention and channel protection measures are to be provided in each watershed as required by the Metropolitan St. Louis Sewer District and Monarch Chesterfield Levee District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

3. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of stormwater management facilities shall be identified on all Site Development Plans.

4. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Monarch Chesterfield Levee District, Metropolitan St. Louis Sewer District, and the City of Chesterfield.

5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield, Monarch Chesterfield Levee District, and the Metropolitan Saint Louis Sewer District.

7. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.

O. SANITARY SEWER

1. Easements will be required to allow for future public sewer extensions to adjacent tracts.

2. If sanitary service is proposed on the river side of the levee, the system would need to be designed as to minimize infiltration during a high water event.

3. Projects that affect wetland or waters of the United States will likely be accompanied by an additional assessment of the feature as required by the U.S. Army Corp of Engineers and/or Missouri Department of Natural Resources under the Clean Water Act section 401/404 permitting requirements. MSD may require documentation that the project has satisfied 401/404 permitting requirements prior to plan approval, or documentation that the activities are exempt.

4. The project is subject to the Caulk Creek Surcharge.

5. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District

P. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

1. All utilities will be installed underground.

2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.

3. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

4. The retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.

5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

6. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study, No-Rise Certification, and/or Floodplain Development Permit/Application, as necessary, to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Chapter 405, Article 5 of Chesterfield City Code for specific requirements.

7. Gravel parking is allowed on the properties north of the existing levee trail.

8. Gravel parking area on the North side of the Levee not to be used as a storage area associated with dealership or repair uses or for inventory.

9. Spray water to control dust on the gravel lot.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire

development within eighteen (18) months of the date of approval of the change of zoning by the City.

C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.

2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Outboundary plat and legal description of property.

3. Density calculations.

4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.

6. Provide Floor Area Ratio (F.A.R.).

7. A note indicating all utilities will be installed underground.

8. A note indicating signage approval is separate process.

9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.

10. Specific structure and parking setbacks along all roadways and property lines.

11. Indicate location of all existing and proposed freestanding monument signs.

12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.

18. Address trees and landscaping in accordance with the City of Chesterfield Code.

19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.

23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic generation assessment contributions shall be deposited with City of Chesterfield/St. Louis County prior to the issuance of building permits. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

Type of Development	Required Contribution

General Retail	$2,477.85/parking space
General Office	$825.90/parking space
Medical Office	$2477.85/parking space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, rates shall be provided by the Saint Louis County Department of Transportation.

If a portion of the developments required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2024 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be the sum of $996.57 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County.

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on $3,161.89 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within the Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

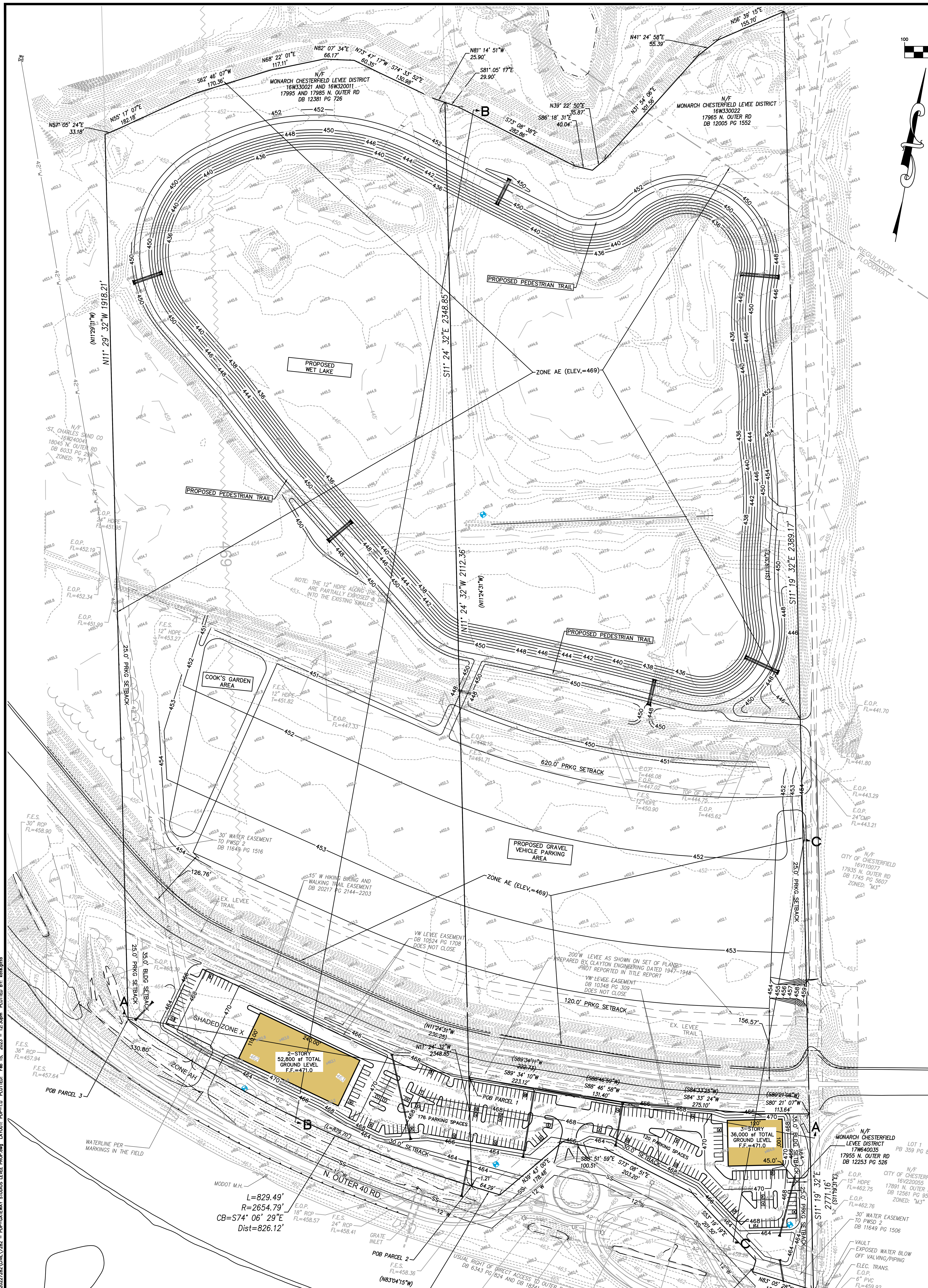
A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



PREPARED FOR:

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

DRAWING FILE: O:\DRAW7200\20227282\CIVIL\7282 – PDP-GATEWAY STUDIOS LEVEE PROP.dwg LAYOUT: PDP-1.0 PLOTTED: Feb 15, 2023 – 12:30pm PLOTTED BY: kate.gitto

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF LOT 3 OF THE NICHOLAS MUELLER ESTATE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 25 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 371, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI

GATEWAY STUDIOS

F.A.R. CALCULATION

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

OPEN SPACE:

MINIMUM 35.0% OPEN SPACE FOR EACH LOT. OPEN SPACE SHALL BE CALCULATED FROM THE SOUTH LINE OF THE 15' WIDE HIKING AND BIKING TRAIL EASEMENT, AS RECORDED IN BK. 20217, PGS. 2144–2203.

HEIGHT:

A MAXIMUM HEIGHT OF 65.0' FEET

BUILDING AND PARKING SETBACKS

STRUCTURE SETBACKS:

- THIRTY (30) FEET FROM NORTH OUTER FORTY ROAD RIGHT–OF–WAY
- THE SOUTH LINE OF LEVEE EASEMENTS AS RECORDED IN DB. 10348, PG. 306 & DB.10524, PG. 1708.
- THIRTY–FIVE (35) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT

PARKING SETBACKS:

- THIRTY (30) FEET FROM NORTH OUTER FORTY ROAD ROAD RIGHT–OF–WAY
- THE SOUTH LINE OF THE LEVEE EASEMENTS AS RECORDED IN DB. 10348, PG. 306 & DB.10524, PG. 1708.
- TWENTY–FIVE (25) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
- ONE HUNDRED TWENTY (120) FEET FROM THE NORTH LINE OF THE 15' WIDE HIKING AND BIKING TRAIL EASEMENT, AS RECORDED IN BK. 20217, PG.S 2144–2203
- SIX HUNDRED TWENTY (620) FEET FROM THE NORTH LINE OF THE 15' WIDE HIKING AND BIKING TRAIL EASEMENT, AS RECORDED IN BK. 20217, PG.S 2144–2203

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & 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., MODOT, 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 FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100–YEAR HIGH WATER ELEVATION OF 459.17 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

ST. LOUIS COUNTY STANDARD NOTES

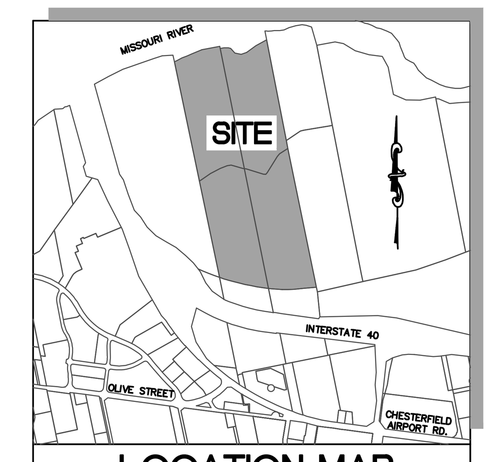
1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT–OF–WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL 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 BEING PART OF LOT 3 OF THE NICHOLAS MUELLER ESTATE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 25 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 371, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND COTTON PICKER SPINDLE LOCATED AT THE SOUTHWEST CORNER OF LOT 1 OF THE CVAC CONSOLIDATION PLAT AS RECORDED IN PLAT BOOK 359, PAGE 82 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING LOCATED ON THE NORTHERN RIGHT–OF–WAY LINE OF INTERSTATE 64, (AKA U.S. HIGHWAY 40–61), VARIABLE WIDTH; THENCE ALONG SAID RIGHT–OF–WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 83 DEGREES 05 MINUTES 28 SECONDS WEST, 138.18 FEET; NORTH 06 DEGREES 54 MINUTES 22 SECONDS EAST, 24.99 FEET TO A FOUND IRON ROD; NORTH 53 DEGREES 19 MINUTES 19 SECONDS WEST, 201.50 FEET TO A FOUND IRON ROD; NORTH 73 DEGREES 08 MINUTES 51 SECONDS WEST, 203.20 FEET; NORTH 88 DEGREES 51 MINUTES 59 SECONDS WEST, 100.51 FEET TO A FOUND IRON ROD; SOUTH 39 DEGREES 43 MINUTES 00 SECONDS WEST, 178.48 FEET TO A FOUND IRON ROD; NORTH 83 DEGREES 05 MINUTES 28 SECONDS WEST, 65.50 FEET TO A FOUND IRON PIPE BEING LOCATED ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2,654.79 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 829.49 FEET AND A CHORD WHICH BEARS NORTH 74 DEGREES 06 MINUTES 29 SECONDS WEST, 826.12 FEET TO A FOUND IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO ST. CHARLES SAND COMPANY AS RECORDED IN BOOK 6033 PAGE 294 OF ABOVE SAID RECORDS; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID ST. CHARLES SAND COMPANY TRACT, NORTH 11 DEGREES 29 MINUTES 32 SECONDS WEST, 1,918.21 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO MONARCH FLATS, LLC AS RECORDED IN BOOK 21202, PAGE 2090 OF SAID RECORDS, SAID POINT ALSO BEING THE SOUTH TOE OF THE AGRICULTURAL LEVEE AS LOCATED IN OCTOBER 1998 BY VOLA, INC.; THENCE ALONG THE SOUTH LINES OF SAID MONARCH FLATS LLC TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 57 DEGREES 05 MINUTES 24 SECONDS EAST, 33.18 FEET; NORTH 55 DEGREES 17 MINUTES 07 SECONDS EAST, 182.18 FEET; NORTH 62 DEGREES 46 MINUTES 07 SECONDS EAST, 170.36 FEET; NORTH 68 DEGREES 22 MINUTES 01 SECOND EAST, 117.11 FEET; NORTH 82 DEGREES 07 MINUTES 34 SECONDS EAST, 66.17 FEET; SOUTH 73 DEGREES 47 MINUTES 17 SECONDS EAST, 60.35 FEET; SOUTH 74 DEGREES 33 MINUTES 52 SECONDS EAST, 130.98 FEET; SOUTH 81 DEGREES 14 MINUTES 51 SECONDS EAST, 25.90 FEET; SOUTH 81 DEGREES 05 MINUTES 17 SECONDS EAST, 29.90 FEET; SOUTH 73 DEGREES 08 MINUTES 38 SECONDS EAST, 282.86 FEET; SOUTH 86 DEGREES 18 MINUTES 31 SECONDS EAST, 40.04 FEET; NORTH 39 DEGREES 22 MINUTES 50 SECONDS EAST, 35.87 FEET; NORTH 31 DEGREES 54 MINUTES 06 SECONDS EAST, 301.56 FEET; NORTH 41 DEGREES 24 MINUTES 58 SECONDS EAST, 55.39 FEET AND NORTH 56 DEGREES 39 MINUTES 15 SECONDS EAST, 155.70 FEET TO THE WEST LINE OF A TRACT OF LAND AS CONVEYED TO THE CITY OF CHESTERFIELD, BY INSTRUMENT RECORDED IN BOOK 17745, PAGE 5607 OF ABOVE SAID RECORDS; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF ABOVE SAID CVAC CONSOLIDATION PLAT, SOUTH 11 DEGREES 19 MINUTES 32 SECONDS EAST, 2,771.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,390,081 SQUARE FEET OR 77.826 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON NOVEMBER 08, 2022



LOCATION MAP
(NOT TO SCALE)

SITE INFORMATION

OWNER:	MONARCH CHESTERFIELD LEVEE DISTRICT
OWNER UNDER CONTRACT:	J2 MANAGEMENT GROUP, LLC
ADDRESS:	17955, 17965, 17985, & 17995 N. OUTER 40 RD CHESTERFIELD, MO 63005
EXISTING ZONING:	"M3" – PLANNED INDUSTRIAL
PROPOSED ZONING:	"PC" PLANNED COMMERICAL
LOCATOR NO:	17W640035, 16W320011, 16W330021,16W320022
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	ROCKWOOD
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	MISSOURI RIVER
FEMA MAP:	29189C0145K (11/16/2017)
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	SPIRE INC.
PHONE COMPANY:	AT&T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

ST. LOUIS COUNTY BENCHMARK

BENCHMARK#12357
NAVD88 Elev = 461.00

Standard DNR aluminum disk stamped SL-38A 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 49 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.

SITE BENCHMARK

ELEV.=465.84

FND. CUT CROSS ON EASTERN MEDIAN ISLAND OF ROUNDABOUT AS SHOWN HEREON.

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 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.

ABBREVIATIONS

ATG	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEANOUT
DB.	DEED BOOK
E	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FL	FLOWLINE
FT.	FEET
FND.	FOUND
G	GAS
H.W.	HIGH WATER
LFB	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F	NOW OR FORMERLY
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

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 (442)
- PROPOSED SPOT (442.25)
- PROPOSED STORM
- PROPOSED SANITARY (SS)

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

GATEWAY STUDIOS

17955, 17965, 17985 & 17995 N. OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

DATE:

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
2/15/2023

GEORGE M. STOCK E–25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1.	2023–01–10 CITY
2.	2023–02–07 CITY
3.	2023–02–15 CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 12/5/2022	JOB NO.: 2022–7282
M.S.D. P#: –	BASE MAP #: 16V
S.L.C. H&T #: –	H&T S.U.P. #: –
M.D.N.R. #: –	

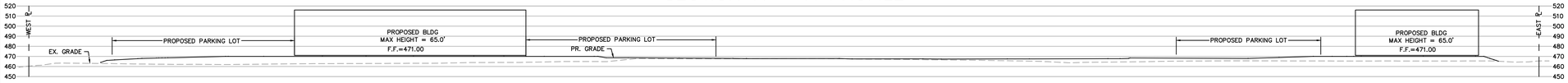
SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:
PDP-1.0

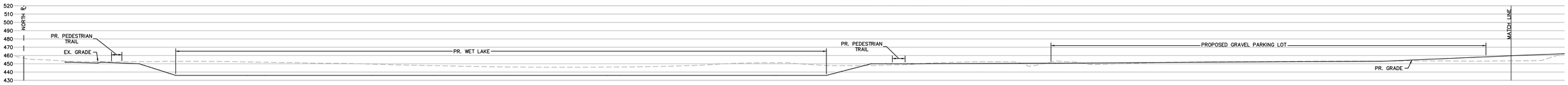
SECTIONS

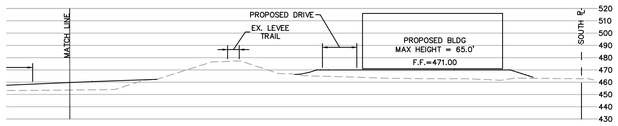
SCALE: HORZ: 1"=50'
VERT: 1"=50'

SECTION A – A PROFILE

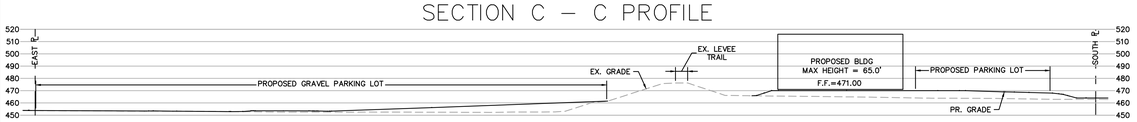


SECTION B – B PROFILE





SECTION C – C PROFILE



PREPARED BY:
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257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: generall@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

GATEWAY STUDIOS

17955, 17965, 17985 & 17995 N. OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

DATE:

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

2/15/2023

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

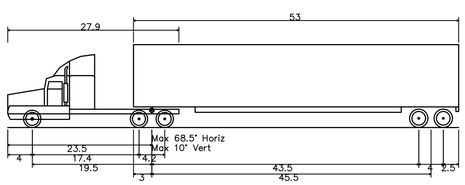
REVISIONS:

1.	2023-01-10 CITY
2.	2023-02-07 CITY
3.	2023-02-15 CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 12/5/2022	JOB NO.: 2022-7282
M.S.D. P# –	BASE MAP # 16V
S.L.C. H&T # –	H&T S.U.P. # –
M.D.N.R. # –	

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:
PDP-2.0



WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
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e-mail: general@stockassoc.com
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PRELIMINARY DEVELOPMENT PLAN FOR:

GATEWAY STUDIOS

17955, 17965, 17985 & 17995 N. OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

DATE:

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

2/15/2023

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

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DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 12/5/2022	JOB NO.: 2022-7282
M.S.D. P#: –	BASE MAP #: 16V
S.L.C. H&T #: –	H&T S.U.P. #: –
M.D.N.R. #: –	

SHEET TITLE:

WB-67
EXHIBIT

SHEET NO.:

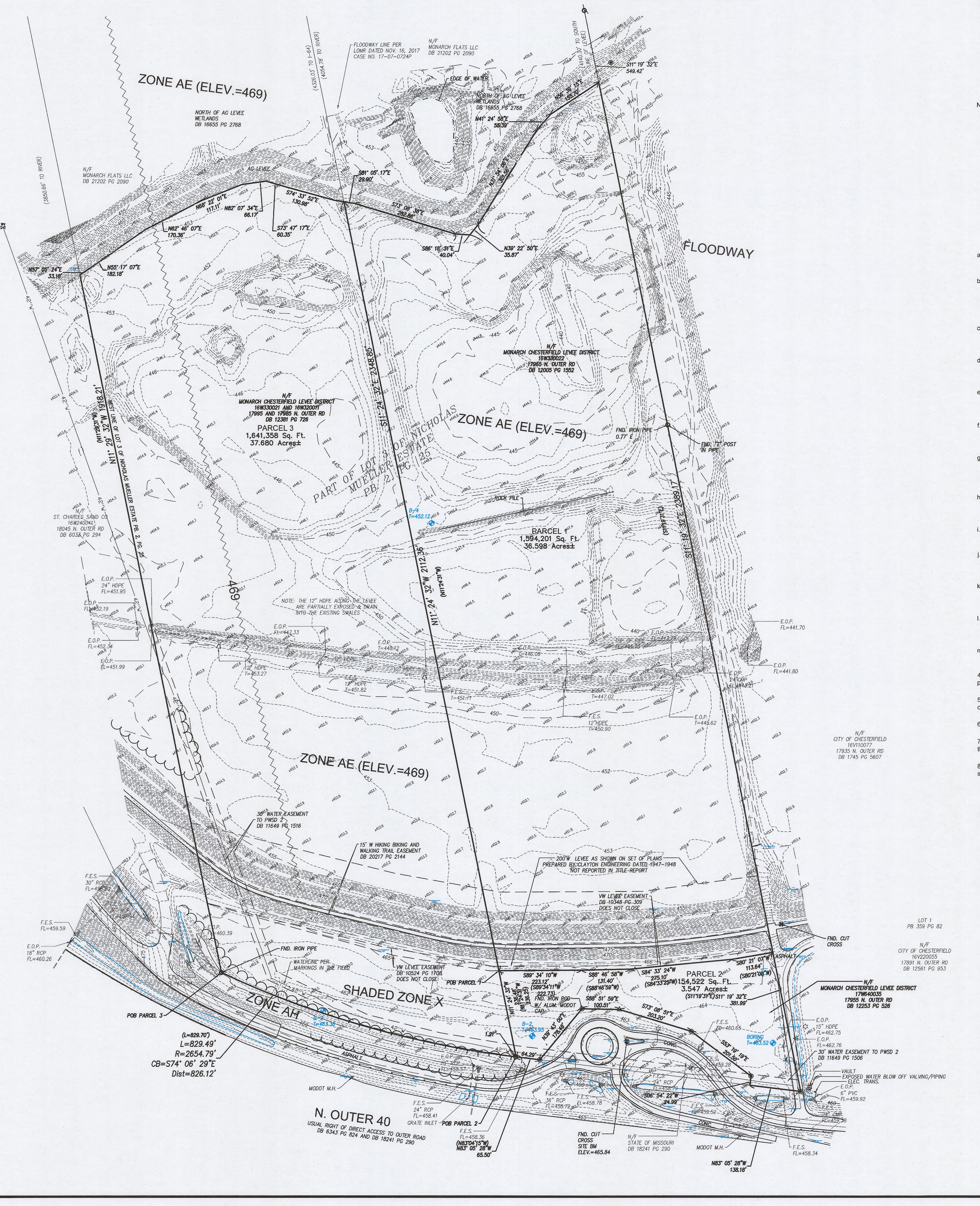
PDP-3.0

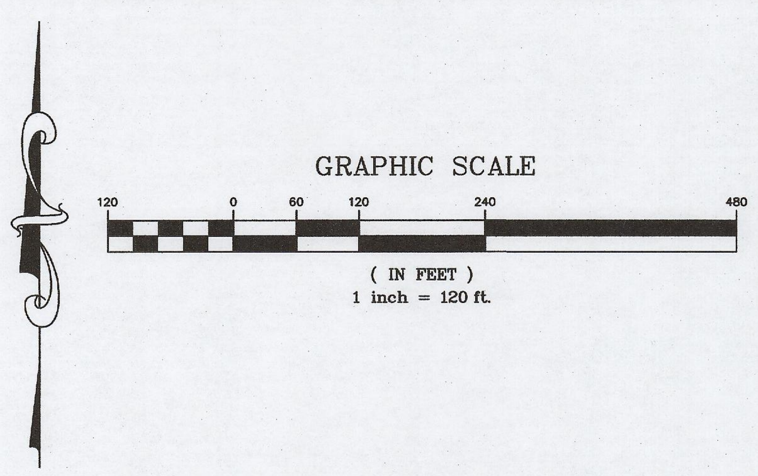
ALTA/NSPS LAND TITLE SURVEY

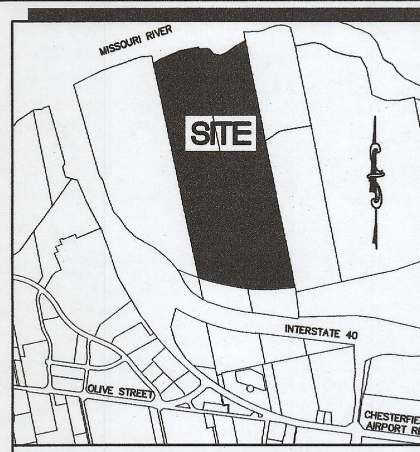
A TRACT OF LAND BEING PART OF LOT 3 OF THE NICHOLAS MUELLER ESTATE, AS RECORDED IN PLAT BOOK 2, PAGE 25, LOCATED IN U.S. SURVEY 371, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

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
- ELECTRIC BREAKER
- 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







LOCATION MAP
(NOT TO SCALE)

Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively Fidelity National Title Insurance Company, Commitment No. 19712STL, revision #1, with an effective date of November 8, 2022 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) 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 at the effective date thereof vested in:

Monarch-Chesterfield Levee District

(3) Title Commitment No. 19712STL, revision #1, with Schedule B-Section 2 exceptions:

a. Item No. 12. Subject to Historic boundaries established by the plats recorded in Plat Book 2 page 25 and Plat Book 45 page 18. "SHOWN"

b. Item No. 13. Subject to Relinquishment of abutter's rights of direct access with reservation of limited access according to Cause No. 290860 of the St. Louis County Circuit Court, a certified copy of the Commissioner's Report in said Cause is recorded in Book 6343 page 824 of the St. Louis County Recorder's Office. "NOTED".

c. Item No. 14. Subject to Easement granted to the Monarch-Chesterfield Levee District by instrument recorded in Book 10348 page 309. "SHOWN"

d. Item No. 15. Subject to Permanent easement to Monarch-Chesterfield Levee District according to instrument recorded in Book 10524 page 1708. "SHOWN"

e. Item No. 16. Temporary Construction Easement granted to Public Water Supply District No. 2 of St. Charles County, Missouri, by instrument recorded in Book 11649 page 1499. "NOT SHOWN" expired.

f. Item No. 17. Subject to Permanent Water Easement granted to Public Water Supply District No. 2 of St. Charles County, Missouri, by instrument recorded in Book 11649 page 1506. "SHOWN"

g. Item No. 18. Subject to Temporary Construction Easement granted to Public Water Supply District No. 2 of St. Charles County, Missouri, by instrument recorded in Book 11649 page 1516. Permanent easement "SHOWN"

h. Item No. 19. Temporary Construction Easement granted to Public Water Supply District No. 2 of St. Charles County, Missouri, by instrument recorded in Book 11649 page 1528. "NOT SHOWN" expired.

i. Item No. 20. Declaration of Covenants and Restrictions recorded in Book 16655 page 2768. "SHOWN" Does not affect subject property.

j. Item No. 21. Subject to Limitations on abutter's rights of direct access to Route 40-61 according to instrument recorded in Book 18241 page 290. "NOTED"

k. 22. Subject to the Seepage Berm Protective Restrictions according to instrument recorded in Book 18241 page 290. "NOT SHOWN" Not a survey related item.

l. Item No. 23. Subject to Permanent Hiking, Biking and Walking Trail Easement Agreement granted the City of Chesterfield, Missouri, according to instrument recorded in Book 20217 page 2144. "SHOWN"

m. Item No. 24. Declaration of Covenants and Restrictions recorded in Book 21202 page 2081. "NOT SHOWN" Does not affect subject property.

4) Except as shown hereon there are no known encroachments on subject property.

5) There was no evidence of recent earth moving work, building construction observed at the time of this survey.

6) There are no known changes in street right of way lines.

7) There was no evidence of recent sidewalk/street construction at the time of this survey.

8) There were no wetlands delineated on subject property at the time of the survey.

GENERAL NOTES:

1) Subject property is Zoned M3
All setback established within Planned District Ordinance governing the site.
Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.

2) 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), Zone AE (Base Flood Elevations determined, Elev.=469) and Floodway Areas in Zone AE according to the National Flood Insurance Rate Map Number 29189C0145K with and effective date of 02/04/2015 and Revised to Reflect LOMR Nov. 16, 2017 Case No. 17-07-0742P. By graphically plotting.

3) Utilities shown hereon are 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.

5) The subject property(ies) described in the above commitment are contiguous to each other and the adjoining properties, without any gaps, gores or overlaps.

6) There were no buildings observed onsite at the time of survey.

Surveyors Certification

This is to certify to:
J2 Management Group LLC
Monarch-Chesterfield Levee District
Fidelity 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b1), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed during November, 2022.

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

By: [signature]
Walter J. Pfleger, Missouri P.L.S. No. 2008-000728

PROPERTY DESCRIPTION

PARCEL 1:
A tract of land being part of Lot 3 of the Nicholas Mueller Estate according to the plat thereof recorded in Plat Book 2 page 25 of the St. Louis County Records, in U.S. Survey 371, Township 45 North, Range 3 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point being distant North 11 degrees 24 minutes 31 seconds West 1117.18 feet from the intersection of the Southward prolongation of the East line of property conveyed to Isabel C. Davies, Trustee by deed recorded in Book 10422 page 806 of the St. Louis County Records with the South line of said Lot 3 of the Nicholas Mueller Estate; thence North 11 degrees 24 minutes 31 seconds West 4054.78 feet along said East line of property conveyed to Isabel C. Davies, Trustee to the top of bank of the Missouri River as located by Volz, Inc. on October 27, 1998; thence Eastwardly along said top of bank of the Missouri River as located by Volz, Inc. on October 27, 1998 the following courses and distances North 83 degrees 24 minutes 52 seconds East 58.04 feet, North 88 degrees 18 minutes 53 seconds East 70.75 feet, South 74 degrees 04 minutes 16 seconds East 35.95 feet, South 41 degrees 30 minutes 30 seconds East 99.33 feet, South 79 degrees 03 minutes 26 seconds East 103.50 feet, North 70 degrees 09 minutes 54 seconds East 90.88 feet, North 53 degrees 56 minutes 11 seconds East 180.23 feet and North 60 degrees 58 minutes 58 seconds East 191.42 feet to the West line of property conveyed to Dorothy Mahaffey Moore, Trustee by deed recorded in Book 7601 page 2336 of the St. Louis County Records; thence South 11 degrees 19 minutes 31 seconds East 4140.30 feet along said West line of property conveyed to Dorothy Mahaffey Moore, Trustee to the South line of an easement conveyed to the Monarch-Chesterfield Levee District by Deed recorded in Book 10348 page 309 of the St. Louis County Records; thence Westwardly along said South line of an easement conveyed to the Monarch-chesterfield Levee District the following courses and distances south 80 degrees 21 minutes 08 seconds West 113.64 feet; south 84 degrees 33 minutes 25 seconds West 275.10 feet, South 88 degrees 46 minutes 59 seconds West 131.40 feet and South 89 degrees 34 minutes 11 seconds West 222.73 feet to the point of beginning according to a survey by Volz, Inc. during November, 1998. EXCEPTING THEREFROM that part conveyed to Monarch Flats LLC, a Missouri limited liability company, by instrument recorded in Book 21202 Page 2090 of the St. Louis County Records.

PARCEL 2:
A tract of land being part of Lot 3 of The Nicholas Mueller Estate, in U.S. Survey 371, Township 45 North-Range 3 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the North right of way line of Interstate Highway 64, varying width, with the East line of property conveyed to Isabel C. Davies, Trustee by deed recorded in Book 10422 page 806 of the St. Louis County Records; thence North 11 degrees 24 minutes 31 seconds West 236.25 feet along said East line of property conveyed to Isabel C. Davies, Trustee to a point; thence North 89 degrees 34 minutes 11 seconds East 222.73 feet to a point; thence North 88 degrees 46 minutes 59 seconds East 131.40 feet to a point; thence North 84 degrees 33 minutes 25 seconds East 275.10 feet to a point, thence North 80 degrees 21. minutes 08 seconds East 113.64 feet to the West line of property conveyed to Dorothy Mahaffey Moore, Trustee by deed recorded in Book 7601 page 2336 of the St. Louis County Records (Parcel 4); thence South 11 degrees 19 minutes 31 seconds East 381.99 feet along said West line of property conveyed to Dorothy Mahaffey Moore, Trustee, to said North right of way line of Interstate Highway 64, varying width; thence North 83 degrees 04 minutes 15 seconds West 773.91 feet along said North right of way line of Interstate Highway 64, varying width; to the point of beginning, according to calculations by Volz, Inc. during May 1999. LESS AND EXCEPTING THEREFROM that part conveyed to the State of Missouri by instrument recorded in Book 18241 page 290 of the St. Louis County Records.

PARCEL 3:
A tract of land being part of Lot 3 of the Partition of Nicholas Mueller Estate, in U.S. Survey 371, Township 45 North - Range 3 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the East line of property described in the deed to St. Charles Sand Company as described in Book 6033 page 294 of the St. Louis County Records with the North line of Missouri Interstate Highway 64 and 4OTR of varying width; thence Northwardly along the East line of said St. Charles Sand Company property, North 11 degrees 29 minutes 31 seconds West 3850.66 feet to the South line of the waters edge of the Missouri River on August 24, 1999; thence Eastwardly along said South line of the waters edge, North 65 degrees 33 minutes 45 seconds East 37.02 feet, North 62 degrees 47 minutes 31 seconds East 94.81 feet, North 68 degrees 35 minutes 57 seconds East 82.36 feet, North 65 degrees 10 minutes 25 seconds East 90.14 feet, North 68 degrees 22 minutes 43 seconds East 163.07 feet and North 79 degrees 01 minute 41 seconds East 284.55 feet to a point on the West line of property described in the deed to Monarch-Chesterfield Levee District as described in Book 12005 page 1549 of the St. Louis County Records; thence Southwardly along said West line South 11 degrees 24 minutes 31 seconds East 4326.03 feet to a point on the aforesaid North line of Missouri Interstate Highway 64 and 40TR; thence Westwardly along said North line North 83 degrees 04 minutes 15 seconds West 1.21 feet and along a curve to the right, whose radius point bears North 06 degrees 55 minutes 45 seconds East 2654.79 feet from the last mentioned point, a distance of 829.70 feet to the point of beginning. LESS AND EXCEPTING THEREFROM that part conveyed to Monarch Flats LLC, a Missouri limited liability company, by instrument recorded in Book 21202 Page 2090 of the St. Louis County Records.

ABBREVIATIONS

C.O.	-	CLEANOUT
DB.	-	DEED BOOK
E	-	ELECTRIC
FL	-	FLOWLINE
FT	-	FEET
FND.	-	FOUND
G	-	GAS
M.H.	-	MANHOLE
N/F	-	NOW OR FORMERLY
PB.	-	PLAT BOOK
PG.	-	PAGE
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.B.	-	RADIAL BEARING
R.C.P.	-	REINFORCED CONCRETE PIPE
SQ.	-	SQUARE
T	-	TELEPHONE CABLE
V.C.P.	-	VITRIFIED CLAY PIPE
W	-	WATER
(86'W)	-	RIGHT-OF-WAY WIDTH

ST. LOUIS COUNTY BENCHMARK

BENCHMARK#12357
NAVD88 Elev = 461.00

Standard DNR aluminum disk stamped SL-38A 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 49 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.

SITE BENCHMARK

ELEV.=465.84

FND. CUT CROSS ON EASTERN MEDIAN ISLAND OF ROUNDABOUT AS SHOWN HEREON.

PREPARED FOR:
GATEWAY STUDIOS, LLC
ATTN: MR. JERRY KERR

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

ALTA/NSPS LAND TITLE SURVEY
GATEWAY STUDIOS
17955, 17985, 17965 & 17995 N. OUTER 40
CHESTERFIELD, MISSOURI

STATE OF MISSOURI — WALTER JOSEPH PFLEGER — 12/15/22 — NUMBER PLS-2008000728 — PROFESSIONAL LAND SURVEYOR

WALTER J. PFLEGER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

1 00/00/0000-

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 11-9-2022	JOB NO: 2022-7282
M.S.D. P #: -	BASE MAP #: -
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.:
SHEET #1

DRAWING FILE: O:\DRAW7200\2022\7282\SURVEY\7282-TOPO2.DWG LAYOUT: 30x42 PLOTTED: Nov 16, 2022 - 6:11am PLOTTED BY: norbert.wildhaber

Tree Stand Delineation
SCALE 1"=100'

0 100 200 400

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

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Cottonwood	8	20	2	Twin 8x8
2	Cottonwood	13	18	2	
3	Cottonwood	16	20	2	vines
4	Cottonwood	19	25	2	
5	Cottonwood	11	15	2	
6	Cottonwood	10	15	2	
7	Pear	6	12	2	in ROW
8	Pear	5	12	2	
9	Boxelder	5	10	2	
10	Cottonwood	7	12	2	
11	Cottonwood	10	15	2	vines
12	Cottonwood	5	10	2	vines

Tree Condition Rating:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

Total Site Area	=	3,390,081 s.f. (77.825 acres)
Woodland Tree Canopy Area	=	262,940 s.f. (6.04 acres)
Individual Tree Canopy Area	=	48,612 s.f. (1.11 acres)
Total Existing Tree Canopy Area	=	**311,552** s.f. (7.15 acres)

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Gateway Studios

17955, 17985, 17965 & 17995 North Outer Forty
Chesterfield, Missouri

Revisions:

Date	Description	No.
1/11/23	Plan Changes	1

Drawn: KP
Checked: RS

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Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 12/20/22
Job #: 813.104