

BILL NO. 3508

ORDINANCE NO. 3299

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2944 FOR A “PI” PLANNED INDUSTRIAL DISTRICT AND CREATING A NEW “PI” PLANNED INDUSTRIAL DISTRICT FOR A 78.07 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OUTER 40 ROAD [P.Z. 02-2024 18009 AND 18045 N. OUTER FORTY ROAD (GUMBO FLATS PROPERTIES, LLC), 16W310045 AND 16W240041].

WHEREAS, the petitioner, Gumbo Flats Properties, LLC, has requested a change in zoning from the “PI” Planned Industrial District to new “PI” Planned Industrial District for a 78.07 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 March 11, 2024; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning, with amendment, by a vote of 9-0; 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 2-2; 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 new “PI” Planned Industrial District designation for a 78.07 acre tract of land located on the north side of Outer 40 Road as described as follows:

A TRACT OF LAND LOCATED IN U.S. SURVEYS 368 AND 371, IN TOWNSHIP 45 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

BEGINNING AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY LINE OF INTERSTATE 64, ALSO KNOWN AS HIGHWAY 40, VARIABLE WIDTH, AND THE WEST LINE OF LOT 3 OF NICHOLAS MUELLER ESTATE PLAT BOOK 2 PAGE 25 OF THE ST. LOUIS COUNTY RECORDS; THENCE THE FOLLOWING COURSE AND DISTANCES ALONG SAID NORTHEAST RIGHT OF WAY LINE: NORTH 55 DEGREES 11 MINUTES 06 SECONDS WEST, 225.12 FEET; NORTH 37 DEGREES 50 MINUTES 17 SECONDS WEST, 169.45 FEET; NORTH 26 DEGREES 25 MINUTES 51 SECONDS WEST, 199.71 FEET; NORTH 37 DEGREES 39 MINUTES 24 SECONDS WEST, 175.60 FEET; NORTH 46 DEGREES 48 MINUTES 55 SECONDS WEST, 169.60 FEET; NORTH 49 DEGREES 46 MINUTES 39 SECONDS WEST, 197.61 FEET; NORTH 60 DEGREES 07 MINUTES 09 SECONDS WEST, 187.51 FEET; NORTH 59 DEGREES 03 MINUTES 47 SECONDS WEST, 183.94 FEET; NORTH 45 DEGREES 52 MINUTES 41 SECONDS WEST, 193.99 FEET; NORTH 32 DEGREES 48 MINUTES 51 SECONDS WEST, 190.24 FEET; NORTH 42 DEGREES 30 MINUTES 56 SECONDS WEST, 148.45 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 2,724.29 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 270.42 FEET AND A CHORD WHICH BEARS NORTH 18 DEGREES 31 MINUTES 12 SECONDS WEST, 270.31 FEET; NORTH 15 DEGREES 40 MINUTES 42 SECONDS WEST, 243.13 FEET; NORTH 41 DEGREES 19 MINUTES 10 SECONDS WEST, 110.92 FEET; NORTH 15 DEGREES 40 MINUTES 42 SECONDS WEST, 510.00 FEET; NORTH 74 DEGREES 19 MINUTES 18 SECONDS EAST, 10.00 FEET; NORTH 15 DEGREES 40 MINUTES 42 SECONDS WEST, 170.00 FEET; NORTH 74 DEGREES 19 MINUTES 18 SECONDS EAST, 5.00 FEET; NORTH 15 DEGREES 40 MINUTES 42 SECONDS WEST, 120.00 FEET; NORTH 74 DEGREES 19 MINUTES 18 SECONDS EAST, 10.00 FEET; AND NORTH 15 DEGREES 40 MINUTES 42 SECONDS WEST, 525.24 FEET, TO THE SOUTH BANK OF THE MISSOURI RIVER AS LOCATED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS IN OCTOBER 2023; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID SOUTH BANK OF THE MISSOURI RIVER: NORTH 48 DEGREES 31 MINUTES 28 SECONDS EAST, 335.26 FEET; NORTH 84 DEGREES 44 MINUTES 55 SECONDS EAST, 198.93 FEET; SOUTH 78 DEGREES 34 MINUTES 46 SECONDS EAST, 325.04

FEET; AND NORTH 62 DEGREES 10 MINUTES 34 SECONDS EAST, 523.22 FEET, TO THE WEST LINE OF ABOVE SAID LOT 3; THENCE ALONG SAID WEST LINE, SOUTH 11 DEGREES 29 MINUTES 32 SECONDS EAST, 3,768.25 FEET TO THE POINT OF BEGINNING. CONTAINING 3,401,035 SQUARE FEET OR 78.077 ACRES, MORE OR LESS.

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 Gumbo Flats Properties, LLC, in P.Z. 02-2024, 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 11th day of March, 2024, 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 17th day of June, 2024.

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 06/03/2024

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 “PI” Planned Industrial District shall be:
 - a. Batching plant.
 - b. Extraction & processing of raw materials from the earth and processing thereof
 - c. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours.
2. The above uses in the “PI” Planned Industrial District shall be restricted as follows:
 - a. Manufacture of asphalt and storage of materials incident to such manufacturing is prohibited.
 - b. Permitted use “a” and “b” shall be restricted only to Lot D located on the north portion of the site as depicted in the Preliminary Development Plan
 - c. Parking “garages” shall not be permitted
 - d. Gravel parking within this “PI” District is allowed north of the Levee only if:
 - i. Parcels north of the Chesterfield-Monarch Levee are consolidated between this “PI” District and the adjacent parcel(s) to the east.
 - ii. A portion of gravel parking from the “PC” District immediately east of this development, as depicted on the Preliminary Development Plan, is relocated.
 - iii. The total gravel parking area for Lot C shall not exceed the area shown on the attached Preliminary Development Plan.
3. Hours of Operation.
 - a. Hours of operation for this “PI” District shall not be restricted.

4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Height

- a. The maximum height of the building, exclusive of roof screening, shall not exceed sixty-five (65) feet for Lot D and twenty (20) feet for rest of the PI parcel.
- b. The height of the sand and gravel stockpiles located on Lot D shall be limited to the level of the adjacent roadways.

2. Building Requirements

- a. A minimum of thirty-five percent (35%) openspace is required for each lot within this development.

C. SETBACKS

1. Structure Setbacks

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

- a. Thirty (30) feet from the west boundary of the Planned Industrial (PI) District.
- b. Zero (0) feet from the eastern boundary of the PI District.
- c. Zero (0) feet from the north boundary of the PI District.

2. Parking Setbacks

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 west boundary of the PI District.
- b. Zero (0) feet from the north boundary of the PI District.
- c. Zero (0) feet from the eastern boundary of the PI District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. Access to this development shall be permitted to utilize the existing gravel driveway.
4. The Monarch-Chesterfield Levee Trail crossing shall be continuously maintained free of dirt, gravel, and debris.
5. Parking and access roads, substantially conforming with the Preliminary Development Plan, may utilize gravel or other similar materials.
6. Water shall be applied to the unpaved road surface at least twice per day during any day of operation, or as frequently as deemed necessary by City Staff for dust suppression purposes. When additional water applications are directed by City Staff the application shall be initiated within two hours of the directive.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. The proposed parking areas shall be screened by a minimum 10' berm and include landscaping consisting of 12' tall Green Giant Arborvitae (or similar plantings approved by the City of Chesterfield).

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 Development 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. Cross access shall be provided to the adjoining properties as directed by the City of Chesterfield.
3. 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.
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.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
2. Additional right-of-way and road improvements shall be provided, as required by Missouri Department of Transportation and the City of Chesterfield.
3. Any water or sanitary taps in MoDOT right of way will require a separate permit issued to the contractor/plumber doing the work as required by MoDOT.
4. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the Missouri Department of Transportation. No gate installation will be permitted on public right-of-way.
5. 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.

6. If a gated access is installed, must meet all the requirements of City Code.
7. 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.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri 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 Rd. 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.

L. POWER OF REVIEW

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. STORM WATER

1. Formal MSD review, approval, and permits are required.
2. Post-construction BMP's will be required. Stormwater Management facilities and site design strategies shall be applied such that the extents of the project's disturbed areas are managed. The site is considered new development; volume reducing BMP's will be required.
3. Channel protection volume may be required for the portions of the project outside of the Monarch Chesterfield Levee District unless exempt by the MSD Rules and Regulations.
4. Culverts will not be maintained by MSD.
5. A flood plain study will be required for this project for any work performed outside of the Levee District Boundary.

6. Approval from the Monarch Chesterfield Levee District.
7. Note that 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 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.
8. The project is in the Caulks Creek Service area and is subject to the Caulks Creek Surcharge.
9. Sanitary flow estimates must be provided to MSD. These shall include the estimated average daily and peak flow rates. These estimates are needed to determine the sanitary requirements for the site. Sanitary improvements, including pump station upgrades may be required based on the flow rates provided.
10. A public sanitary sewer extension may be required as per MSD.
11. Sample manholes or tees may be required by MSD.
12. 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.
13. Easements will be required to allow for future public sewer extensions to adjacent tracts.
14. Offsite easements may be required as directed by MSD.

N. SANITARY SEWER

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

O. 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. Overhead electric service is permitted on the north side of the Levee.
2. Any retaining wall 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.
3. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Development Permit Application to the City of Chesterfield for approval. The Floodplain Development Permit must be approved prior to the approval of a Grading Permit or Improvement Plans. Any proposed development in, or alteration of, the FEMA designated floodway shall require a No Rise Certification signed and sealed by a Missouri Professional Engineer. A Floodplain Study may also be required as directed by the City of Chesterfield.

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 (FEMA). The LOMR must be issued by FEMA prior to the approval of improvement plans. 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, except Lot D. Consult Article 05 of the Unified Development Code for specific requirements.

II. GENERAL CRITERIA

A. 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.

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Traffic Generation Assessment (TGA) to the Trust Fund Area E.

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. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule effective at the time of development.

The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

Allowable credits for required improvements will be awarded as directed by 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, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

A. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$1058.23 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 unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County.

B. 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 \$3,357.52 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.

C. SANITARY SEWER

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

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

The amount of these required contributions for the storm water and primary water line improvements, if not submitted by January 1, 2025 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.

IV. 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.

V. 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.

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF U.S. SURVEYS 368 AND 371, IN
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
5301-3001 FAX: (636) 530-9300
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PREPARED BY:

SITE INFORMATION

OWNER: GUMBO FLATS PROPERTIES, LLC
ADDRESS: 18009 & 18045 N. OUTER 40 RD
CHESTERFIELD, MO 63005
ZONING: "PI" PLANNED INDUSTRIAL - ORD. No. 2944, M3 & NU
LOCATOR NO: 16W310045 & 16W240041
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0145K (02/04/2015)
W/ LOMR NOV. 16, 2017 CASE NO. 17-07-0742P
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC.
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

SHEET INDEX

PDP 1.0 OVERALL SITE PLAN
PDP 2.0 SITE PLAN - TRAILER ACCESS NORTH OF LEVEE
PDP 3.0 SITE SECTIONS
TSD TREE STAND DELINEATION
TPP TREE PRESERVATION PLAN
L1.02 GRAVEL PARKING LOT LANDSCAPE PLAN

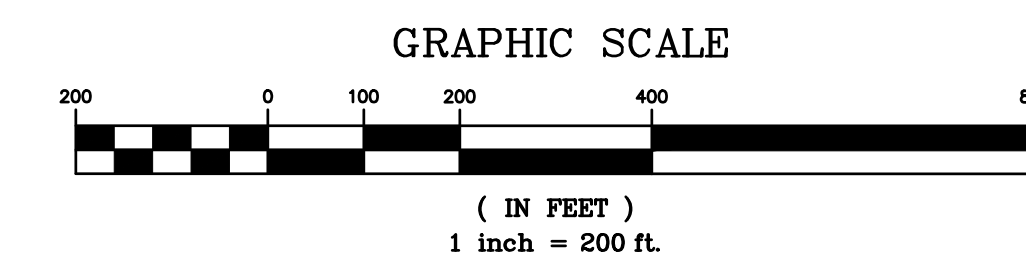
PROPERTY DESCRIPTION

A tract of land located in U.S. Surveys 368 and 371, in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

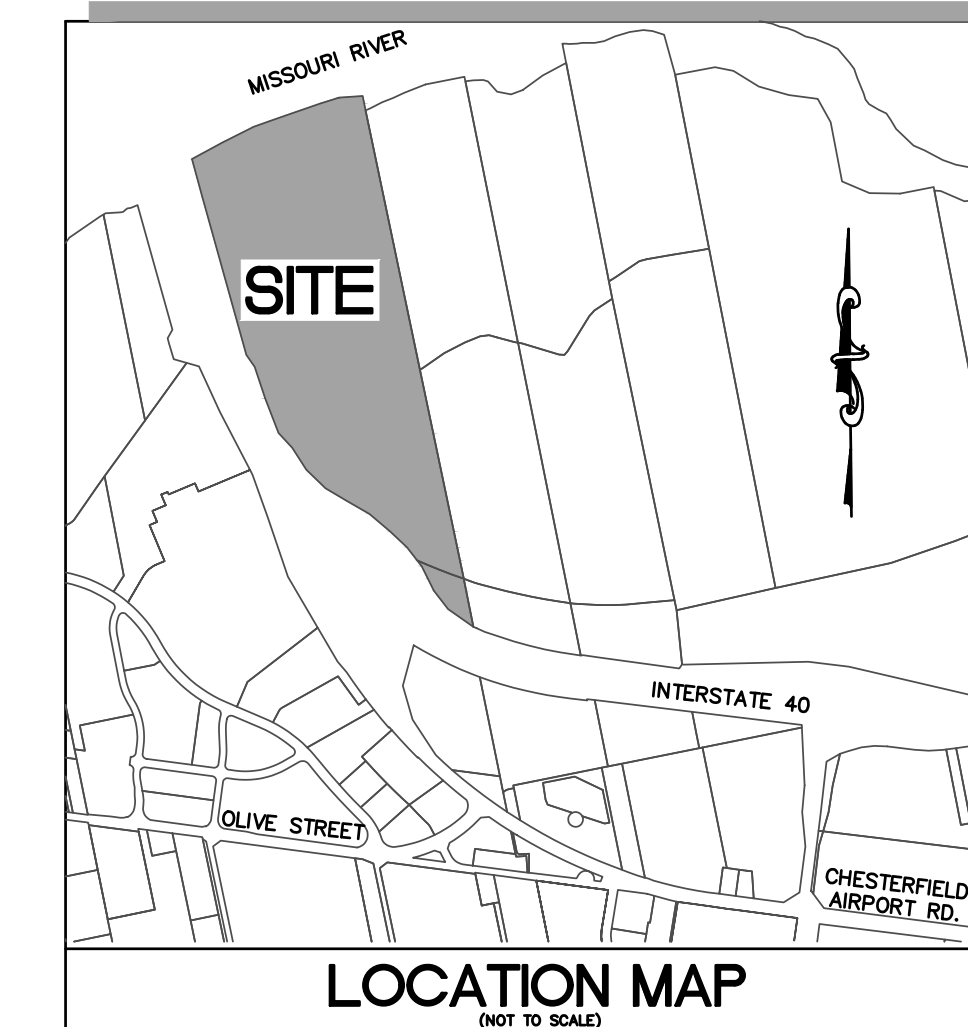
Beginning at the intersection of the northeast right of way line of Interstate 64, also known as Highway 40, variable width, and the west line of Lot 3 of Nicholas Mueller Estate Plat Book 2 Page 25 of the St. Louis County records; thence the following course and distances along said northeast right of way line: North 55 degrees 11 minutes 06 seconds West, 225.12 feet; North 37 degrees 50 minutes 17 seconds West, 169.45 feet; North 26 degrees 25 minutes 51 seconds West, 199.71 feet; North 37 degrees 39 minutes 24 seconds West, 175.60 feet; North 48 degrees 48 minutes 55 seconds West, 169.60 feet; North 49 degrees 46 minutes 39 seconds West, 197.61 feet; North 60 degrees 07 minutes 09 seconds West, 187.51 feet; North 59 degrees 03 minutes 47 seconds West, 183.94 feet; North 45 degrees 52 minutes 41 seconds West, 193.99 feet; North 32 degrees 48 minutes 51 seconds West, 190.24 feet; North 42 degrees 30 minutes 59 seconds West, 148.45 feet to a curve to the right having a radius of 2,724.29 feet, along said curve an arc distance of 270.42 feet and a chord which bears North 18 degrees 31 minutes 12 seconds West, 270.31 feet; North 15 degrees 40 minutes 42 seconds West, 243.13 feet; North 41 degrees 19 minutes 10 seconds West, 110.92 feet; North 15 degrees 40 minutes 42 seconds West, 510.00 feet; North 74 degrees 19 minutes 19 seconds East, 10.00 feet; North 15 degrees 40 minutes 42 seconds West, 170.00 feet; North 74 degrees 19 minutes 18 seconds East, 5.00 feet; North 15 degrees 40 minutes 42 seconds West, 120.00 feet; North 74 degrees 19 minutes 18 seconds East, 10.00 feet; and North 15 degrees 40 minutes 42 seconds West, 525.24 feet, to the South Bank of the Missouri River as located by Stock and Associates Consulting Engineers in October 2023; thence the following courses and distances along the said south bank of the Missouri River: North 48 degrees 31 minutes 29 seconds East, 335.25 feet; North 84 degrees 44 minutes 55 seconds East, 198.93 feet; South 78 degrees 34 minutes 46 seconds East, 325.04 feet; and North 62 degrees 10 minutes 34 seconds East, 523.22 feet, to the west line of above said Lot 3; thence along said west line, South 11 degrees 29 minutes 32 seconds East, 3,768.25 feet to the POINT OF BEGINNING.

Containing 3,401,035 square feet or 78.077 acres, more or less.

Excepting therefrom that area shown Zoned NU on Gumbo Flats, a boundary adjustment plat as recorded in Plat Book 372, Pages 189 thru 191 of the St. Louis County records.



SCALE: 1" = 200'



PI PLANNED INDUSTRIAL DISTRICT ORD # 2944

Structure and Parking setbacks: Zero feet.

Height Requirements:
Max Height of building, exclusive of roof screening shall not exceed 65 feet.

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
- SNIP
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- ACCESSIBLE PARKING
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY
- PROJECT BOUNDARY

ABBREVIATIONS

- ATG - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- D.B. - DEED BOOK
- E - ELEVATION
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FL - FLOWING
- FT. - FEET
- FND. - FOUND
- G - GAS
- H.W. - HIGH WATER
- LFB - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F - NOW OR FORMERLY
- PL - PLANT
- PS - 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.P. - USE IN PLACE
- U.O.N. - UNLESS OTHERWISE NOTED
- V.C.P. - VITRIFIED CLAY PIPE
- W - WATER
- (86'W) - RIGHT-OF-WAY WIDTH

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, ELEV.=460.15-460.69), FLOODWAY AREAS IN ZONE AE, FLOOD ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDING, BASE FLOOD ELEVATIONS DETERMINED, ELEV.=460), AND FLOOD ZONE X SHAD (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 29189C0145K WITH AN EFFECTIVE DATE OF 02/04/2015 AND REVISED TO REFLECT LOMR NOV. 16, 2017 CASE NO. 17-07-0742P, BY GRAPHICALLY PLOTTING.

GEOTECHNICAL NOTE

CONTRACTOR SHALL READ THE GEOTECHNICAL FEASIBILITY STUDY MWT JOB NO. 15545 TITLED NORTH OUTER 40, CHESTERFIELD, MISSOURI, AS PREPARED BY MIDWEST TESTING (DAN BARCZYKOWSKI, P.E.) DATED 11/09/2022. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT. THE GEOTECHNICAL REPORT, ANY ADDENDUMS OR ADDITIONAL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ARE CONSIDERED PART OF THESE SPECIFICATIONS AND SHALL BE USED AS THE BASIS FOR CONSTRUCTION MEANS AND METHODS.

DISCLAIMER:

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

UTILITY NOTE:

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



MoDOT LOCATE (314) 340-4100



ST. LOUIS COUNTY BENCHMARK

BENCHMARK#12387
NAD83 Elev = 461.00
Standard DNR aluminum disk stamped SL-38A situated in grassy area south of Chesterfield Airport Road and grassy area south 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
GUMBO FLATS PROPERTIES, LLC
MR. JERRY KERR - MANAGER
PHONE: (855) 332-4777

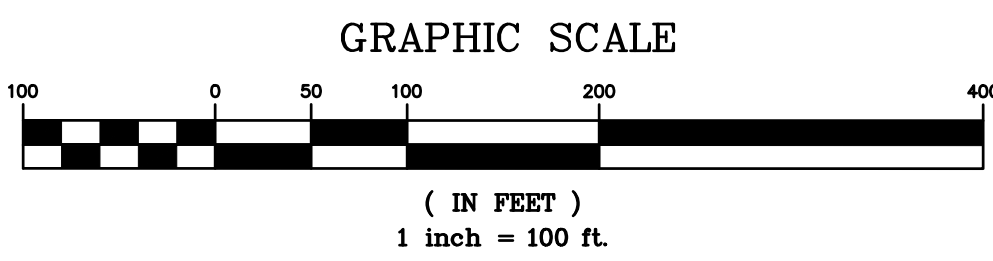
PRELIMINARY DEVELOPMENT PLAN FOR:
TEXT AMENDMENT TO PI ORD. # 2944

18009 & 18045 NORTH OUTER 40 ROAD
CHESTERFIELD, MO 63005

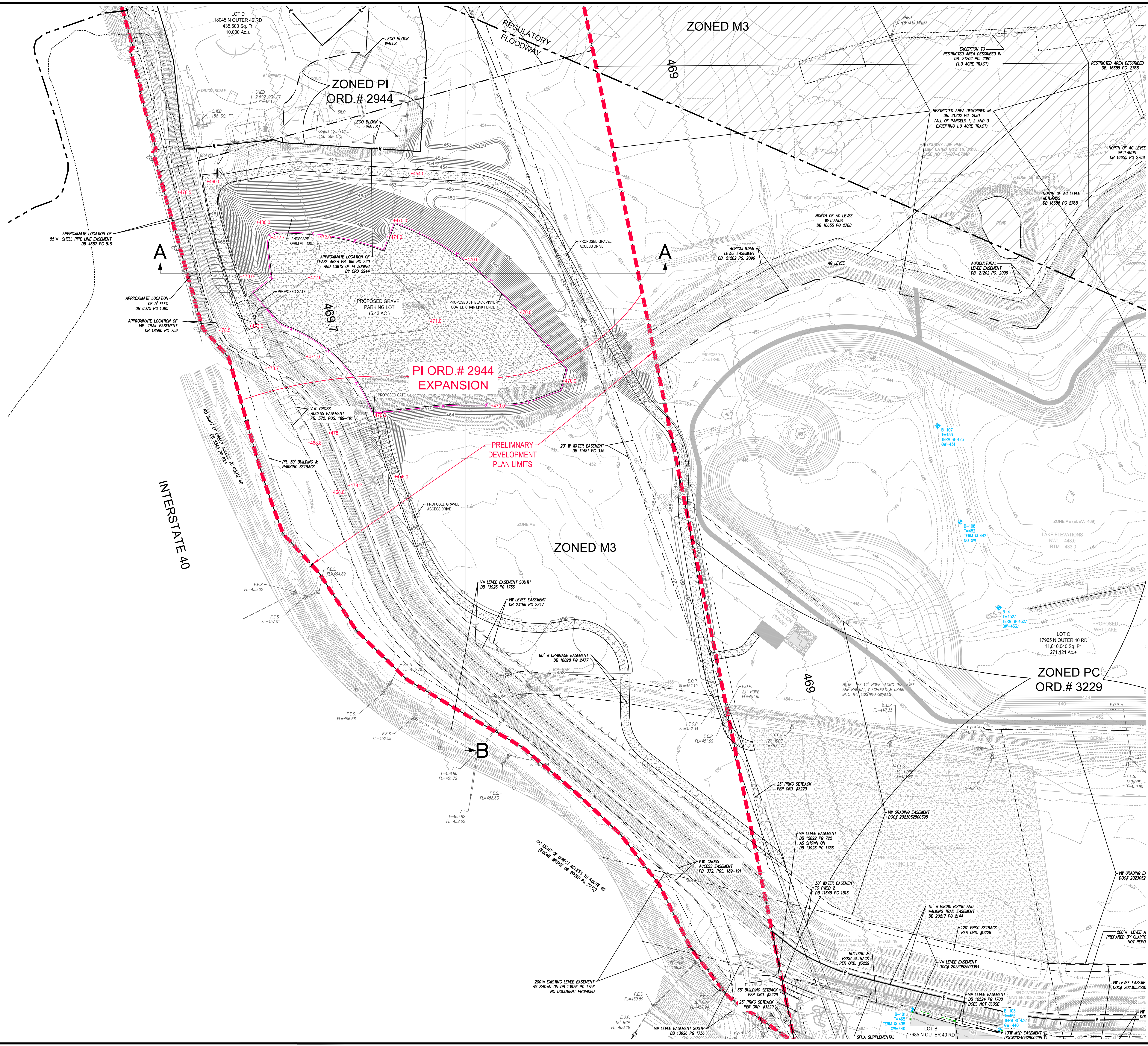
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:	
1	02/06/2024 - PROJECT LIMITS
2	03/29/2024 - CITY COMMENTS
3	05/07/2024 - PI PACKET
4	06/19/2024 - CITY COUNCIL COMMENTS

DRAWN BY:	CHECKED BY:
A.C.D.	G.M.S.
DATE:	JOB NO.:
01/26/2024	222-7282.1
REG. P.#:	RSE MAP #:
SLC. MAT.#:	16W & 17W
M.D.N.R.#:	MAP SUP.#:
SHEET TITLE:	
OVERALL SITE PLAN	
SHEET NO.:	
PDP 1.0	



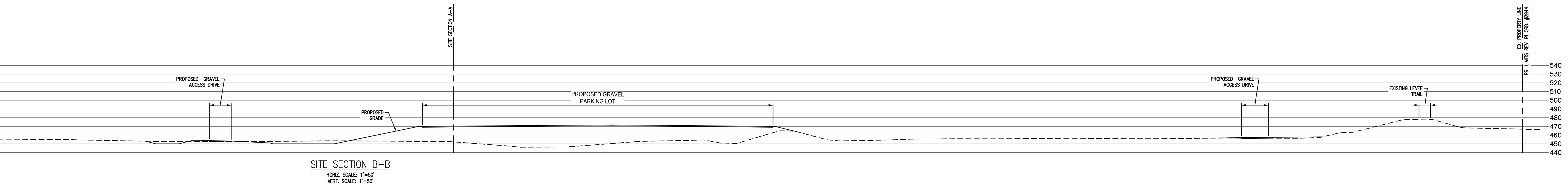
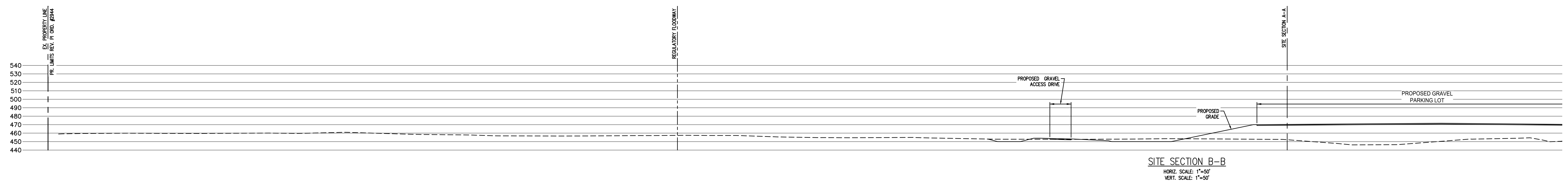
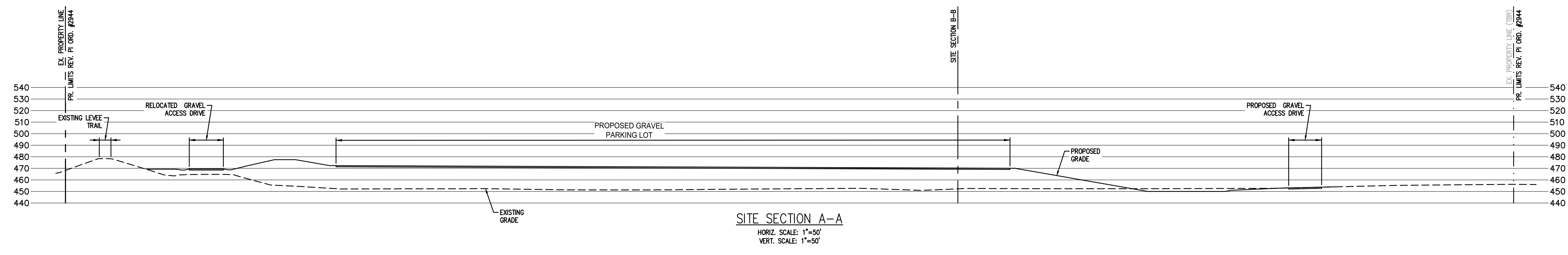
SCALE: 1" = 100'



PREPARED BY:
STOCK & ASSOCIATES
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 257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 530-9300
 5301-3001 FAX: (636) 530-9300
 e-mail: general@stockinc.com
 Web: www.stockinc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
TEXT AMENDMENT TO PI ORD.# 2944
 18009 & 18045 NORTH OUTER 40 ROAD
 CHESTERFIELD, MO 63005

GEORGE M. STOCK E-25116 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996	
REVISIONS: 1 02/08/2024 - PROJECT LIMITS 2 03/29/2024 - CITY COMMENTS 3 05/07/2024 - PI PACKET 4 06/19/2024 - CITY COUNCIL COMMENTS	
DRAWN BY: A.C.D.	CHECKED BY: G.M.S.
DATE: 01/26/2024	JOB NO: 222-7282.1
RES. P.# 16W & 17W	BASE MAP: HAT SUP. #
S.L.C. HAT.#	HAT SUP. #
M.D.N.R. #	
SHEET TITLE: SITE PLAN - TRAILER LOT AND ACCESS NORTH OF LEVEE	
SHEET NO.: PDP 2.0	



PRELIMINARY DEVELOPMENT PLAN FOR:
TEXT AMENDMENT TO PI ORD. # 2944
 18009 & 18045 NORTH OUTER 40 ROAD
 CHESTERFIELD, MO 63005

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

REVISIONS:

1	02/06/2024	- PROJECT LIMITS
2	03/29/2024	- CITY COMMENTS
3	05/07/2024	- PI PACKET
4	06/19/2024	- CITY COUNCIL COMMENTS

DRAWN BY: A.C.D.	CHECKED BY: G.M.S.
DATE: 01/26/2024	JOB NO: 222-7282.1
SKED. P.#	BASE MAP # 16W & 17W
S.L.C. HAT #	HAT SUP. #
M.D.N.R. #	

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
PDP 3.0