

BILL NO. 2047

ORDINANCE NO. 1827

AN ORDINANCE ESTABLISHING A PLANNED ENVIRONMENT UNIT (PEU) SPECIAL PROCEDURE IN AN “R-3” 10,000 SQUARE-FOOT RESIDENCE DISTRICT FOR A 4.4-ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF CONWAY ROAD, EAST OF AUGUST HILL ON CONWAY (P.Z. 29-2001 ALVIN D. VITT – CONWAY ON THE GROVE).

WHEREAS, the petitioner, Alvin D. Vitt and Company, has requested a change in zoning from the “NU” Non-Urban District to an “R-3” 10,000 Square-foot Residence District, with a Planned Environment Unit (PEU) for a 4.4-acre tract of land located on the south side of Conway Road, east of August Hill on Conway; and;

WHEREAS, the Planning Commission, having considered said request, recommended approval of a Planned Environment Unit (PEU) Special Procedure, in conjunction with a change in zoning to an “R-3” 10,000 Square-foot Residence District (P.Z. 28-2001), subject to conditions in Attachment “A”, and;

WHEREAS, the Planning and Zoning Committee, having considered said request, recommended approval of a Planned Environment Unit (PEU) Special Procedure with the condition that the lots adjacent to Conway Road be limited to one and a half story (1.5) homes or ranch-style models with north-side entry only.

WHEREAS, the City Council, having considered said request, recommended approval of a Planned Environment Unit (PEU) Special Procedure with the condition that gates be installed at the entrance to this development.

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

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District maps, which are part hereof, are hereby amended by establishing a Planned Environment Unit (PEU) in the “R-3” 10,000 Square-foot Residence District for a 4.4-acre tract of land located on south side of Conway Road, east of August Hill on Conway as follows:

LEGAL DESCRIPTION

A tract of land being Lots 6 and 7 of “Highland on Conway”, a subdivision according to the plat thereof recorded in Plat Book 83 Page 23 of the St. Louis County Records in U.S. Surveys 366 and 370, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 7 of “Highland on Conway”; said beginning point being also a point on the Southwest line on Conway Road; thence Southeastwardly along said Southwest line of Conway Road South 58 degrees 35 minutes 00 seconds East 482.00 feet to a point being the Northeast corner of aforesaid Lot 6; thence Southwestwardly along the Southeast line of said Lot 6, South 35 degrees 17 minutes 00 seconds West 413.03 feet to the Southwest corner thereof; thence Westwardly along the South line of aforesaid Lot 6 and 7 North 66 degrees 43 minutes 00 seconds

West 386.00 feet to the Southwest corner of said Lot 7; thence Northwardly along the West line of said Lot 7 North 22 degrees 39 minutes 00 seconds East 472.26 feet to the point of beginning and containing 4.4 acres according to calculations by Volz, Inc. during June 2001.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance, is granted subject to all ordinances, rules and regulations as recommended by the Planning Commission and the Planning and Zoning Committee in its recommendations to City Council which are set out in Attachment "A" which is attached hereto and made a part hereof.

Section 3. The Chesterfield City Council, pursuant to the original petition filed by Alvin D. Vitt and Company in P.Z. 29-2001, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted after public hearing, held by the City of Chesterfield Planning Commission on November 26, 2001, 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 1003.410 of the Zoning Ordinance of the City of Chesterfield.

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

Passed and approved this 4th day of March, 2002


MAYOR

ATTEST:


CITY CLERK

ATTACHMENT A

COMPREHENSIVE PLAN AND POLICY

Comprehensive Plan Policies used in review of this petition include:

- 1.1.1 Conservation of Existing Quality of Life
- 1.1.2 Reinforce Existing Development Pattern (*unsubstantiated Policy with regard to setbacks*)
- 1.2.1 Coordinated Growth
- 1.2.2 Quality New Development
- 1.3.1 Preservation of Natural Features and Open Space
- 1.3.2 Encourage Quality Project Planning
- 2.1.2 Encourage Planned Residential Development
- 2.1.3 Restrict Access of Individual Homes on Arterial Streets
- 4.1.8 Develop Sidewalks
- 4.2.3 New Development for Storm Water Control

I. PERMITTED USES

This Planned Environment Unit (PEU) authorizes the development of a maximum of thirteen (13) attached residences and one (1) single-family detached residence.

II. BUILDING AND HEIGHT REQUIREMENTS

A. The following requirements shall apply to the permitted uses:

1. No building cluster shall contain more than three (2) attached single-family units.
2. No building shall be more than two (2) stories or forty-five (45) feet in height.
3. Lots adjacent to Conway Road will be limited to one-and-a-half-story (1.5) ranch-style models with north-side entry only.

III. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months from the date of approval of the preliminary development plan by the City Council and prior to issuance of any building permit, the petitioner shall submit to the Planning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission in accord with the City of Chesterfield Zoning Ordinance.

Failure to comply with aforementioned time limits will result in the expiration of the preliminary plan for that portion not developed and will require a new public hearing. Said Site Development Plan shall include but not be limited to the following:

IV. GENERAL CRITERIA

- A. Outboundary plat and legal description of the property.
- B. A general development plan indicating the basic location, size and arrangement of the units, roadways on and adjacent to the property, setback lines, and if appropriate, a typical lot with minimum and maximum lot sizes.

- C. Location map, north arrow, and graphic scale.
- D. Density calculations.
- E. Zoning district lines.
- F. Building and parking setbacks.
- G. The location and size of all right-of-way dedications and the pavement widths of all roadway improvements and internal drives.
- H. The location and size of all freestanding signs, lighting, fences, sidewalks, handicap ramps and other above-ground structures, including retaining walls in common areas.
- I. Existing and proposed easements and rights-of-way extending 150 feet beyond the limits of the site.
- J. Existing and proposed contours at vertical intervals of not more than two (2) feet, extending 150 feet beyond the limits of the site.
- K. Existing and proposed improvements extending 150 feet beyond the limits of the site.
- L. The location of significant natural features, such as wooded areas and rock formations that are to remain or be removed.
- M. A preliminary plan for stormwater and sanitary sewer facilities and connection to existing system.
- N. All existing and proposed easements and rights-of-way on site and all existing or proposed off-site easements and rights-of-way required for utilities, storm water drainage, grading, or other improvements.
- O. Location and size of all parking areas, including parking calculations.
- P. A landscape plan, including, but not limited to, location, sizes, and types of all plant and other material to be used.
- Q. Architectural elevations and building materials.
- R. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations that are to remain or be removed.
- S. Provide comments/approvals from the Chesterfield Fire Protection District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic and the Federal Emergency Management Agency (FEMA).
- T. 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.

V. SITE SPECIFIC CRITERIA

- A. The Site Development Plan shall illustrate adherence to the following site specific design criteria:
1. Development Setbacks
 - North (Conway Rd) No structure or roadway (exclusive of the entrance drive) shall be located within forty (40) feet of the new right-of-way of Conway Road.
 - South/East/West: No structure (exclusive of retaining walls and fences) shall be located within fifteen (15) feet of the south, east and west property lines of this development.
 2. Structure Setbacks:
 - a. Front: Twenty (20) feet minimum from right-of-way of the roadway.
 - b. Rear: Fifteen (15) feet minimum to the property line.
 - c. Side-to-side: Twelve (12) feet minimum between structures.
 - d. Rear-to-rear: Thirty (30) feet minimum between structures.
 - e. Side-to-rear: Twenty-one (21) feet minimum between structures.
 3. Parking Requirements

Minimum parking requirements shall be as required by Section 1003.165 of the City of Chesterfield Zoning Ordinance.
 4. Access
 - a. Access to the site shall be limited to one entrance off Conway Road. The entrance shall be aligned as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield Department of Public Works.
 - b. No lot shall be allowed direct access to Conway Road.
 - c. Provide right-of-way dedication and necessary easements for access to adjacent properties as agreed upon between the Petitioner and the City of Chesterfield.
 5. Public/Private Road Improvements, Including Sidewalks
 - a. Provide a 5' wide sidewalk, conforming to St. Louis County ADA standards, adjacent to Conway Road. The sidewalk may be located within St. Louis County right-of-way or within a 6' wide sidewalk, maintenance and utility easement on the subject property. The sidewalk will "meander" around mature trees when possible.
 - b. The Developer shall provide any additional right-of-way for Conway Road and construct any improvements, as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.
 - c. Internal streets shall be constructed in accordance with Section 1004.180 of the City of Chesterfield Subdivision Ordinance, or as directed by the Department of Public Works.
 - d. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield Department of Public Works and the St. Louis County Department of

Highways & Traffic. No installation will be permitted on public right-of-way. In addition, a minimum stacking distance of 60 feet, and a turnaround for rejected vehicles, designed to accommodate a single unit truck, must be provided in advance of the gate as directed by the St. Louis County Highways & Traffic and the City of Chesterfield.

- e. Gates will be installed at the entrance to this development.
 - 1. The streets within this development shall be private and remain private forever. A disclosure statement shall be provided to all potential buyers in conformance with Section 1005.180 of the Chesterfield Subdivision Ordinance. Signage indicating the private street shall be provided in accordance with the above referenced section of the Chesterfield Subdivision Ordinance.
 - 2. No driveway shall be located within forty (20) feet of the gate or as directed by the City of Chesterfield Department of Public Works.
 - 3. No Driveway shall be located within ten (10) feet of the tracking pattern of the gate swing.
- f. Maintenance of private subdivision streets, including, but not limited to, snow removal, shall be the responsibility of the developer/subdivision.
- g. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
- h. Sidewalks as reflected on the preliminary plan. Connection to adjacent properties as directed by the Department of Planning.

6. Traffic Study

- a. Prior to Site Development Plan approval, a traffic study may be required, including internal and external circulation, for review and approval, by the City of Chesterfield Department of Public Works and the St. Louis County Department of Highways and Traffic.

7. Landscape Plan.

- a. The developer shall submit a landscape plan in accordance with Section 1005.340 of the Subdivision Ordinance and the Landscape Guidelines adopted by the Planning Commission with the Site Development Plan. All new landscaping material shall meet the following minimum criteria:
 - 1. Deciduous Trees – Two and one-half (2 ½) inches in caliper.
 - 2. Evergreen Trees – Six (6) feet in height.
 - 3. Shrubs – Eighteen (18) inches in diameter.

- b. A minimum of thirty (30) feet (from new right-of-way of Conway Road) landscaped common ground shall be required.
- c. All landscape improvements shall be escrowed along with standard subdivision improvements.

8. Sign Requirements.

- a. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield Department of Public Works and/or the Missouri Department of Transportation for sight distance considerations prior to installation or construction.
- c. All other signs shall be permitted in accord with the regulations of Section 1003.168 of the City of Chesterfield Zoning Ordinance.

9. Lighting Requirements

- a. Except for required street lighting, no source of illumination shall be so situated that light is cast on any public right-of-way or adjoining property. Lighting shall be required in compliance with City of Chesterfield regulations, including the Subdivision Ordinance.
- b. Required street lighting and sidewalks within the development shall be depicted on the Site Development Plan, and escrows shall be established for these improvements.

10. Architectural Elevations

- a. The developer shall submit architectural elevations and building materials. Architectural information is to be reviewed by the Architectural Review Board prior to submission to the Planning Commission.

11. Power of Review.

- a. Either Councilmember of the Ward where a development is proposed, or the Mayor, may request that the site plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours before posting the agenda for the next City Council meeting after Planning Commission review and approval. The City Council will then take appropriate action relative to the proposal.

12. Miscellaneous.

- a. Exterior trash areas in common ground, if any, shall be surrounded by a six (6) foot high sight-proof fence and shall be shown on the Site Development Plan.
- b. All storm water sewers and appurtenances shall be designed per City of Chesterfield and Metropolitan St. Louis Sewer District design standards. As depicted on the preliminary plan, a portion of the retention basin is located off site. This will require that easements and agreements regarding the proposed work and any future maintenance concerns be obtained by the developer and adjoining landowner.

- c. The developer is responsible for obtaining the necessary easements and temporary construction licenses necessary to construct and dedicate the storm water and sanitary sewer systems.
- d. Access/Utility easements are required throughout the development. Every other break between structures must contain a ten feet wide access/utility easement, as directed by the City of Chesterfield. A continuous backyard easement of 15 feet wide must be provided for every lot. A similar access easement will be required for the common ground areas. Should retaining wall(s) be introduced into the development, the retaining wall(s) must be located within common ground or easement(s) and appropriate easements for access must be provided.
- e. Sanitary sewer pump station will have to receive the Metropolitan Sewer District's actual construction approval before any occupancy.

VI. VERIFICATION PRIOR TO APPROVAL

A. Prior to approval of the Site Development Plan, the developer shall provide the following:

1. Roadway Improvements and Curb Cuts.

- a. Obtain approval from the City of Chesterfield Department of Public Works and the St. Louis County Department of Highways and Traffic for the locations of proposed curb cuts, areas of new dedication, and roadway improvements.

2. Stormwater

- a. Submit to the Planning Commission a preliminary engineering plan approved by the Chesterfield Department of Public Works, the Metropolitan St. Louis Sewer District, MoDOT, and the St. Louis County Department of Highways and Traffic showing that adequate handling of the storm water drainage of the site is provided.
- b. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point.
- c. The adequacy of the existing downstream conditions shall be verified and upgraded if necessary as directed by the City of Chesterfield Department of Public Works.
- d. Emergency overflow drainage ways to accommodate the 100-year storm shall be provided for all storm sewers.
- e. Provide a geotechnical report, as directed by the City of Chesterfield Department of Public Works, prepared by a Professional Engineer, licensed to practice in the State of Missouri. Said Report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendation for treatment.

3. Geotechnical Report.

- a. Provide a geotechnical report, as directed by the City of Chesterfield, Department of Public Works, prepared by a Professional Engineer, licensed to practice in the state of Missouri. Said Report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendation for treatment.
- b. Soft soils in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or in any storm sewer location.
- c. All fills placed under proposed storm and sanitary sewer lines and/or paved areas, including trench backfill within and off the road right-of-way, shall be compacted to ninety percent (90%) of maximum density as determined by the “Modified AASHTO T-180 Compaction Test” (ASTM D-1557) for the entire depth of the fill. Compacted granular backfill is required in all trench excavation within the street right-of-way and under all paved areas. All tests shall be performed under the direction of and verified by a soils engineer concurrent with grading and backfilling operations.

4. Grading and Improvement Plans.

- a. A clearing/grading permit or improvement plan approval is required prior to any clearing or grading on the site. Be advised, the Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a clearing and grading permit. No change in watersheds will be permitted. Interim stormwater drainage control in the form of siltation control and/or siltation basins is required.
- b. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to any clearing, grading, and/or improvement plan approval. The SWPPP covers required erosion control practices specific to site conditions and maintenance and implementation, management and maintenance of the Best Management Practices (BMP's) in order to reduce the amount of sediment and other pollutants in stormwater discharges associated with land disturbance activities. It shall comply with the Missouri Water Quality Standards, and ensure compliance with the terms and conditions of the NPDES.
- c. Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil.
- d. Construct temporary settlement basins, as directed by the City of Chesterfield Department of Public Works, prior to the discharge of stormwater from this site.
- e. When clearing and/or grading operations are completed or suspended for more than 30 days, all necessary precautions shall be taken to retain soil materials on site. The Director of

Public Works/City Engineer may require protective measures, such as permanent seeding, periodic wetting or other means.

- f. Provide adequate temporary off-street parking for construction employees and a vehicle washdown/cleaning area. Parking on non-surfaced areas is 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. The contractor shall keep the roads in the area clear of mud and debris related to this construction at all times.
- g. The streets surrounding this development and any street used for construction access thereto shall be cleaned continuously throughout each day.
- h. No construction related parking shall be permitted within the Conway Road right-of-way.
- i. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control devices have not been established.
- j. Prior to issuance of an occupancy permit, all disturbed areas shall be seeded and mulched at the minimum rates defined in Appendix “A” of the City of Chesterfield’s “Model Sediment & Erosion Control Guidelines” or sodded. The Department of Planning in cases of undue hardship because of unfavorable ground conditions may issue a temporary occupancy permit.
- k. Prior to improvement plan approval, provide comments from the St. Louis County Department of Highways and Traffic, the Metropolitan ST. Louis Sewer District, the Missouri Department of Natural Resources and the Chesterfield Fire Protection District.
- l. This development may require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five (5) or more acres. A copy of the permit application must be submitted to the City of Chesterfield Department of Public Works prior to issuance of a grading permit or approval of grading plans.
- m. Prior to improvement plan approval, copies of recorded easements, including book and page information, for off-site work shall be required.
- n. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.

VII. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan shall be recorded with the St. Louis County Recorder of Deeds.

VIII. SITE DEVELOPMENT TRUST FUNDS

The developer shall contribute to the City of Chesterfield Outer Forty or the St. Louis County Route 40 (I-64) Corridor Traffic Generation Assessment Trust Fund. This contribution and the cost of improvements qualifying for credit shall not exceed an amount established by multiplying the ordinance required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family	\$733.58/Parking Space

(Parking spaces as required by the “PEU” governing ordinance for this development.)

If types of development differ from those listed the St. Louis County Department of Highways and Traffic shall provide rates.

Credits for roadway improvements will be as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.

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, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2003, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Traffic generation assessment contributions shall be deposited with the City of Chesterfield or St. Louis County in the form of a check made payable to the City of Chesterfield prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

IX. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

Prior to Special Use Permit issuance by St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of credit must be established with this Department to guarantee completion of the required roadway improvements.

X. VERIFICATION PRIOR TO IMPROVEMENT PLAN APPROVAL

Prior to improvement plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Metropolitan St. Louis Sewer District, the Missouri Department of Natural Resources, and the Chesterfield Fire Protection District.

XI. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

- A. Subsequent to approval of the Site Development Plan and prior to the issuance of any foundation or building permit, the following requirements shall be met:

1. City of Chesterfield Department of Planning

Prior to the issuance of foundation or building permits, all approvals from the above mentioned agencies and the City of Chesterfield Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning.

2. St. Louis County Department of Public Works

Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, the Department of Highways and Traffic and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.

3. Certification of Plans.

Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification that the proposed construction will be completed in accordance with the grading and soil requirements and conditions contained in the report.

XII. OCCUPANCY PERMIT/FINAL OCCUPANCY

- A. 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 outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
- B. Prior to final occupancy of any building the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

XIII. FINAL RELEASE OF ESCROW

- A. Prior to the release of final escrow, the developer shall provide certification by a Registered Land surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

XIV. VERIFICATION PRIOR TO BUILDING PERMITS

- A. Subsequent to approval of the appropriate development plan and prior to issuance of any building permit, the following requirements shall be met:

1. Sanitary Sewers

Provide verification to the St. Louis County Department of Public Works and the City of Chesterfield of provision of adequate sanitary services.

2. Notification of City of Chesterfield

Prior to issuance of zoning approvals for foundation or building permits, the City of Chesterfield must receive approvals from the St. Louis County Department of Highways and Traffic and the Metropolitan St. Louis Sewer District.

XV. SUPPLEMENTARY DEVELOPMENT CONDITIONS

A. Supplementary development conditions relating to the operation of this development are as follows:

1. 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 outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
2. Prior to final occupancy of any building, the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

XVI. GENERAL DEVELOPMENT CONDITIONS

A. General development conditions relating to the operation, construction, improvement and regulatory requirements to be adhered to by the developer are as follows:

1. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
2. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing Departments and Commissions.
3. The City of Chesterfield, Missouri shall enforce the conditions of this ordinance in accord with the Preliminary Development Plan approved by the City of Chesterfield and any Site Development Plan approved by the City of Chesterfield.
4. No construction-related parking shall be permitted within the Conway Road right-of-way.