

BILL NO. 2354

ORDINANCE NO. 2178

AN ORDINANCE AMENDING THE ORDINANCE FOR A PLANNED ENVIRONMENT UNIT (PEU) SPECIAL PROCEDURE IN THE "R-2" 15,000 SQUARE FOOT RESIDENCE DISTRICT FOR AN 8.07 ACRE TRACT OF LAND LOCATED ON THE EAST SIDE OF OLIVE BOULEVARD, NORTH OF LADUE ROAD (P.Z. 01-2000 TMH II, L.L.C.).

WHEREAS, the petitioner, Greater Missouri Builders, has requested an amendment to the permitted number and type of dwelling units for an ordinance for a Planned Environment Unit (PEU) in the "R-2" 15,000 square foot Residence District for an 8.07 acre tract of land located on the east side of Olive Boulevard, north of Ladue Road; and,

WHEREAS, having considered the request, the Planning Commission recommended approval of the request, subject to conditions relative to private streets; and,

WHEREAS, the City Council, having considered said request, made amendments relative to Building and Height Requirements and Roadway and Access Requirements and recommended approval of the request.

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

Section 1. The City of Chesterfield Ordinance Number 1631 is hereby repealed and those conditions therein are incorporated into the revised Attachment A, which is attached hereto and made a part hereof for Chesterfield Hollow.

A TRACT OF LAND BEING PART OF THOSE TRACTS CONVEYED TO JERRY TUMA AND LEROY STRUBBERG BY INSTRUMENT RECORDED IN DEED BOOK 9014, PAGE 1537 AND CHARLES E. ESCHENBRENNER AND LAVERN H. LUEDLOFF, CO-TRUSTEES BY INSTRUMENT RECORDED IN DEED BOOK 8662, PAGE 46 AND LOGAN S. HARLOW AND LILY MAE HARLOW, TRUSTEES BY INSTRUMENTS RECORDED IN DEED BOOK 8957, PAGE 63 AND DEED BOOK 8957, PAGE 110 OF THE ST. LOUIS COUNTY RECORDS, BEING PART OF LOT 4 OF THE SUBDIVISION OF MOSS HUNTON'S LAND, ACCORDING TO THE PLAT THEREOF RECORDED IN SURVEY RECORD BOOK 2, PAGE 21 OF SAID RECORDS, ALL IN U.S. SURVEY 120, TOWNSHIP 45 NORTH, RANGE 4 EAST, IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF U.S. SURVEY 206 WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, 60 FEET WIDE, AS ESTABLISHED BY THE DEED RECORDED IN BOOK 158, PAGE 623 OF SAID COUNTY RECORDS, SAID POINT BEING THE WEST CORNER OF LOT 1, "MONTERRA PLAT ONE", A SUBDIVISION ACCORDING TO THE RECORD PLAT

THEREOF RECORDED IN PLAT BOOK 112, PAGE 79 OF SAID COUNTY RECORDS; THENCE SOUTH 07 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID "MONTERRA PLAT ONE", A DISTANCE OF 1071.10 FEET, TO SOUTHEAST CORNER OF SAID PROPOERTY CONVEYED TO JERRY TUMA AND LEROY STRUBBERT; THENCE NORTH 77 DEGREES 24 MINUTES 07 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PROPERTY CONVEYED TO JERRY TUMA AND LEROY STRUBBERG, A DISTANCE OF 449.77 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF RELOCATED MISSOURI STATE ROUTE 340 (A.K.A. OLIVE BOULEVARD) CONVEYED TO THE STATE OF MISSOURI BY INSTRUMENT RECORDED IN DEED BOOK 8959, PAGE 1762 OF SAID COUNTY RECORDS, BEING 57.80 FEET PERPENDICULAR DISTANT EAST OF CENTERLINE STATION 106+50.65; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOIWNG COURSES: NORTH 10 DEGREES 02 MINUTES 14 SECONDS EAST A DISTANCE OF 180.22 FEET, BEING 50.00 FEET PERPENDICULAR DISTANT EAST OF CENTERLINE STATION 108+30.70; THENCE SOUTH 77 DEGREES 31 MINUTES 23 SECONDS EAST A DISTANCE OF 0.42 FEET, TO THE EAST LINE OF PROPERTY CONVEYED TO THE STATE OF MISSOURI BY INSTRUMENT RECORDED IN DEED BOOK 10381, PAGE 2102 OF SAID COUNTY RECORDS, BEING 50.42 FEET PERPENDICULAR DISTANT EAST OF CENTERLINE STATION 108+30.70 PRODUCED; THENCE NORTH 15 DEGREES 02 MINUTES 01 SECONDS EAST A DISTANCE OF 139.35 FEET, BEING 56.54 FEET PERPENDICULAR DISTANT EAST OF CENTERLINE STATION 109+69.92 PRODUCED; THENCE NORTH 87 DEGREES 23 MINUTES 11 SECONDS WEST 1.73 FEET; THENCE NORTH 14 DEGREES 58 MINUTES 14 SECONDS EAST A DISTANCE OF 12.99 FEET, BEING 50.00 FEET PERPENDICULAR DISTANT EAST OF CENTERLINE STATION 109+86.78; THENCE ALONG A CURVE TO THE RIGHT WITH AN INITIAL RADIUS BEARING OF SOUTH 72 DEGREES 18 MINUTES 58 SECONDS EAST, A RADIUS OF 1382.39 FEET AND AN ARC LENGTH OF 630.05 FEET, TO SAID SOUTHEAST RIGHT-OF-WAY LINE OF OLIVE STREET ROAD; THENCE NORTH 53 DEGREES 12 MINUTES 52 SECONDS EAST, DEPARTING FROM THE RIGHT-OF-WAY LINE OF SAID EASTERLY RIGHT-OF-WAY LINE OF RELOCATED MISSOURI STATE ROUTE 340 AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, A DISTANCE OF 13.17 FEET; THENCE NORTH 62 DEGREES 27 MINUTES 52 SECONDS EAST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, A DISTANCE OF 203.99 FEET, TO THE POINT OF BEGINNING, CONTAINING 8.07 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR RESTRICTIONS OF RECORD.

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

Section 3. This ordinance and the requirements thereof are exempt from the warning, summons and penalty for violations as set out in Section 1003.410 of the Zoning Ordinance of the

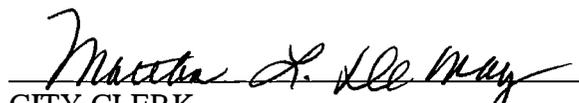
City of Chesterfield.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 20th day of JUNE, 2005.


MAYOR

ATTEST:


CITY CLERK

ATTACHMENT A

1. PERMITTED USES

This Planned Environment Unit (PEU) authorizes the development of a maximum of twenty-six (26) attached single-family homes.

2. BUILDING AND HEIGHT REQUIREMENTS

- a. No building cluster shall contain more than three (3) attached single-family units
- b. 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.
- c. The following criteria shall apply to the Site Development Plan. These requirements shall be noted on the Site Development Plan, prior to approval.
 - i. The Site shall be designed so that the building clusters that include units 1-11 and 20-26 are staggered either in distance from the front yard setback line along each individual units front façade or in finished floor elevation.
 - ii. Units 1-8 shall have brick on both the front and rear facades.
 - iii. Units 1 and 26 shall also have brick on the northeastern facades.
 - iv. Deck location for Unit 26 shall be as approved on the Site Development Plan and may be restricted to the northeastern side of the structure.

3. 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 site preparation, the developer shall submit to the Planning Commission for its review and approval, a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended by the Planning Commission in accordance with requirements of Section 1003.187 of the City of Chesterfield Zoning Ordinance.

4. GENERAL CRITERIA

The Site Development Plan shall include the following:

- a. Outboundary plat and legal description of the property.
- b. A general development plan indicating the basic location, size and

- arrangement of single-family lots; roadways on and adjacent to the property; setback lines and; if appropriate, a typical lot with minimum and maximum lot sizes.
- c. A graphic scale.
- d. Prior to the Site Development Plan approval, show all existing and proposed easements/right-of-ways on site and all existing or proposed off-site easements required for utilities, storm water drainage, grading or other improvements.
- e. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above-ground structures including retaining walls in common areas.
- f. Existing and proposed contours at two (2) feet intervals extending one-hundred-fifty (150) feet beyond the limits of the site.
- g. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers, and connection(s) to existing systems.
- h. Density calculations.
- i. Zoning district lines.
- j. Building and parking setbacks.
- k. A landscape plan including, but not limited to, the location, minimum size, and general type of all plant materials to be used.
- l. Show existing improvements within one-hundred-fifty (150) feet of the site, including roads and driveways on the opposite side of the roadways 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.
- m. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.

5. **SITE DEVELOPMENT PLAN DESIGN CRITERIA**

The above Site Development Plan shall adhere to the following specific design criteria:

Building and Structure Setbacks

- a. Front yard: Minimum setback shall be twenty (20) feet from the internal road right-of-ways.

Should the developer choose to exercise the option of reducing the right-of-way

width by ten (10) feet whereby the placement of required sidewalks would be within a five (5) foot wide sidewalk, maintenance, utility and roadway widening easement, the minimum setback shall be increased by five (5) feet.

- b. Forty-five (45) feet from the new Olive Boulevard right-of-way;
- c. Fifteen (15) feet from the southern and eastern boundary;
- d. Sixteen (16) feet from the side of a building to the side of an adjacent building;
- e. Twenty-three (23) feet from the rear of a building to the side of an adjacent building;
- f. Thirty (30) feet from the rear of a building to the rear of an adjacent building;
- g. Thirty-five (35) feet from the rear of a building to the front of an adjacent building;
and
- h. Structured detention basins must be at least fifteen (15) feet from the property line.

Parking Requirements

- i. Minimum parking requirements shall be as required by Section 1003.165 of the City of Chesterfield Zoning Ordinance.

Access and Roadway Improvements, Including Sidewalks

- j. One access to Olive Boulevard shall be permitted as directed by the Missouri Department of Transportation and the City of Chesterfield Department of Public Works. The internal access street(s) shall be a minimum of twenty-six (26) feet wide and on-street parking will be prohibited on one side of the entire length of the internal access street(s) and parking shall begin no sooner than one-hundred (100) feet from the entrance from Olive Boulevard. The proposed access point shall coordinate with the Olive Boulevard medians and Surrey Place. The medians within Olive Boulevard must be depicted and correlate with the proposed access. Any modifications to the Olive Boulevard medians shall be the responsibility of the developer as directed by MoDOT and the City of Chesterfield Department of Public Works. No individual lot shall have direct access to Olive Boulevard.
- k. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards and shall be reviewed and approved by MoDOT.
- l. Provide a five-foot sidewalk conforming to St. Louis County ADA standards along the entire frontage adjacent to the Olive Boulevard (State Highway 340) right-of-way, within a sidewalk easement as directed by the Missouri Department of Transportation and the City of Chesterfield Department of Public Works. Said sidewalk shall be

constructed along the entire frontage as directed by the City of Chesterfield Department Public Works.

- m. Four-foot wide sidewalks, conforming to St. Louis County ADA standards, shall be provided on both sides of internal streets. The sidewalk shall be located within an easement as directed by the City of Chesterfield Department of Public Works.
- n. Any request to install an automated or otherwise closed gate at the entrance to this development must be approved by the City of Chesterfield Department of Public Works and the Missouri Department of Transportation. No installation will be permitted on 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 Missouri Department of Transportation and/or the City Of Chesterfield. If a gate is installed, the streets in this development shall be private and shall remain private forever.
- o. Prior to acceptance of public streets in the development, the entrance to the development shall be modified as directed by the City of Chesterfield Department of Public Works and the Missouri Department of Transportation prior to Site Development Plan approval.
- p. MoDOT will not be responsible for, nor will it take part in any funding for, noise abatement for the benefit of this development along Route 340 (Olive Boulevard).
- q. Due to the present roadway project on Route 340 (Olive Boulevard), any work on MoDOT right-of-way shall be approved by the contractor until the project is accepted by MoDOT.
- r. Installation of landscaping and ornamental entrance monument or identification signage construction, if approved, shall be reviewed by MoDOT and the City of Chesterfield Department of Public Works for sight distance considerations and approved prior to installation or construction.

Landscape Requirements

- s. The developer shall submit a Landscape Plan and Tree Stand Delineation in accordance with the City of Chesterfield Zoning Ordinance adopted by the Planning Commission.
 - i. If the estimated cost of new landscaping indicated on the Site Development Plan as required by the Planning Commission exceeds one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
 - ii. Prior to release of the Landscape Installation Bond/Escrow, a two (2)-year Landscape Maintenance Bond/Escrow will be required.

Miscellaneous Improvements

- t. 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 the City of Chesterfield Subdivision Ordinance.
- u. Required street lighting and sidewalks within the development shall be depicted on the Site Development Plan, and escrows shall be established for these improvements.
- v. All signs shall be erected in accordance with Section 1003.168 Sign Regulations.
- w. Exterior trash areas in common ground, if any, shall be surrounded by a six (6) foot high sight-proof fence.
- x. All stormwater sewers and appurtenances shall be designed per City of Chesterfield and Metropolitan St. Louis Sewer District design standards.
- y. The developer is responsible for obtaining the necessary easements and temporary construction licenses necessary to construct and dedicate the stormwater and sanitary sewer systems.
- z. Access/Utility easements are required throughout the development. Every other break between structures must contain a ten (10) feet wide access/utility easement, as directed by the City of Chesterfield. A continuous backyard easement of fifteen 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.
- aa. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
- bb. Sleeves for future telecommunication services are required to be installed adjacent and/or parallel to any proposed roadway, or other location as directed by the City of Chesterfield, in order to facilitate the installation of utilities and telecommunication infrastructure for current and future users

6. VERIFICATIONS PRIOR TO APPROVAL

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

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, and MoDOT showing that adequate handling of the stormwater drainage of the site is provided.

1. The developer is required to provide adequate stormwater systems in accordance with City of Chesterfield standards.
2. The adequacy of any existing downstream storm sewer shall be verified and upgraded if necessary, as directed by the City of Chesterfield Department of Public Works and the Metropolitan St. Louis Sewer District. Improvements may be required to reduce downstream effects of this development.
3. Storm water shall be discharged at an adequate natural discharge point. Any off site construction necessary to discharge storm water runoff into an adequate natural discharge point will require off site easements.
4. Detention/retention shall be provided for this entire site and each watershed as directed by the City of Chesterfield Department of Public Works and/or the Metropolitan St. Louis Sewer District. The detention facilities shall be completed and in operation prior to issuance of building permits exceeding 60% of the approved dwelling units. If development is to be phased, detention facilities should be constructed in each plat, watershed, or phase prior to issuance of 60% of the building permits in each plat, phase, or watershed. The location and type of detention facilities shall be identified on the Site Development Plan.
5. The site shall provide for the positive drainage of storm water and no change in watersheds shall be permitted. Emergency overflow drainage ways to accommodate the 100-year storm shall be provided. Off-site easements for areas inundated by headwater from on site improvements shall be provided as required by the City of Chesterfield Department of Public Works and the Metropolitan St. Louis Sewer District.
6. Storm water runoff can not be directed toward any habitable structures.
7. The petitioner shall provide adequate detention to eliminate any additional water discharge to encroach MoDOT right-of-way.
8. All drainage detention storage facilities shall be placed outside of the standard setbacks, or fifteen (15) feet from the new or existing right-of-way of Olive Boulevard, whichever is greater.
9. The existing storm sewer in adjacent Lots 11-12 Monterra Plat One shall be extended and connected to the outfall pipe from the detention basin of the proposed development, as directed by MSD and/or the City of Chesterfield Department of Public Works.

Geotechnical Report

- b. Provide a geotechnical report, as directed by the City of Chesterfield, Department of Public Works, prepared by a Professional Engineer licensed in the State of Missouri. Said report shall verify the suitability of grading, backfill material, and proposed improvements with soil and geologic conditions. The report shall also address the existence of any potential sinkholes, ponds, 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.

Sanitary Sewers

- c. Provide verification of approval by M.S.D. for adequate handling of sanitary sewage.
- d. Existing downstream sanitary sewer system shall be evaluated and upgraded or replaced, as required by M.S.D.

Steep Grade Approval

- e. If street grades in excess of a six percent slope are desired, steep grade approval must be obtained from the City of Chesterfield Department of Public Works prior to Site Development Plan approval. In no case shall slopes in excess of twelve (12) percent be permitted. Any request for steep street grades must include justification prepared, signed, sealed, and dated by a professional engineer and include plans, profiles, boring logs, cross-sections, etc. The justification should clearly show site conditions and alternative considerations. A note shall be included on the site development plan and provided to all prospective buyers indicating that priority snow removal will not be given to this site.

Miscellaneous

- f. Provide comments/approvals from the appropriate Fire District, M.S.D. and MoDOT.
- g. 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.

7. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO IMPROVEMENT PLAN APPROVAL

- a. Provide comments/approvals from the Missouri Department of Transportation, M.S.D. and the appropriate Fire District.
- b. Copies of recorded easements for off-site work, including book and page information, shall be provided.

9. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of the Site Development Plan and prior to the issuance of any building permit, other than in accord with an approved Display Plat, the following requirements shall be met:

Development Phasing

- a. The developer shall furnish a bond or place into escrow the monies necessary to insure the construction of improvements and landscaping as necessary. If development phasing is anticipated, the developer shall provide the necessary funds, as above, for each plat or phase of development.

Notification of Department of Planning

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

Certification of Plans

- c. 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.

10. VERIFICATION PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

- a. The Developer shall cause, at his expense, 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 United States Public Land Survey Corners.
- b. The Developer shall provide certification by a Registered Land Surveyor that no United States 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.

11. GENERAL DEVELOPMENT CONDITIONS

- a. Temporary settlement basins, as required by the City of Chesterfield Department of Public Works, shall be constructed to allow for settling of sediment prior to the discharge of storm water from this site. Erosion and siltation control devices 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.
- b. Within two (2) years of the date of approval of the Site Development Plan by the Planning Commission, construction shall commence. Said time may be extended one additional year on approval by the Planning Commission.
- c. A clearing and grading permit or improvement plan approval shall be required prior to any grading on the site. The Site Development Plan and Tree Preservation Plan must be approved prior to approval of clearing or grading. No change in watersheds on site shall be permitted.
- d. Interim storm water drainage control in the form of siltation control and/or siltation basins shall be required throughout construction. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted and approved by the City of Chesterfield Department of Public Works prior to approval of any clearing or grading. The SWPPP will address required erosion control practices specific to site conditions. Its purpose is to ensure the design, implementation, management and maintenance of Best Management Practices (BMPs) to reduce the amount of sediment and other pollutants in storm water discharges associated with the land disturbance activities. The SWPPP shall ensure compliance with Missouri Water Quality Standards, and the terms and conditions of the NPDES for the site.
- e. Clearing activities require a permit. No clearing may occur on the site without the appropriate permit approval. 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. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract.
- g. This development will 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 the issuance of a grading permit or approval of the improvement plans.

- h. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or Sudan grasses shall be utilized to retard erosion.
- i. 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 conditions. The contractor shall keep the roads in the area clear of mud and debris related to construction at all times. The streets surrounding this development and any street used for construction access thereto shall be cleaned at the end of each day.
- j. A copy of the most recently approved Site Development Plan for this PEU development shall, at all times, be prominently displayed in all display area sales offices within this development.
- k. 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. A sign shall be posted at the entrance to the subdivision and shall contain the following required disclosure language:

THE STREETS IN THIS SUBDIVISION ARE PRIVATE. THE (Pick one from the list in brackets)[OWNERS or HOMEOWNERS' ASSOCIATION or CONDOMINIUM ASSOCIATION] IS RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE.
- l. Maintenance of subdivision streets including, but not limited to, snow removal shall be the responsibility of the developer.
- m. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.
- n. The City of Chesterfield, Missouri, shall enforce the conditions of this ordinance in accordance with Site Development Plans approved by the Planning Commission or the Department of Planning.