

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "LLR" LARGE LOT RESIDENTIAL DISTRICT TO AN "E-ONE ACRE" ESTATE DISTRICT, FOR A 17.06 ACRE TRACT OF LAND, AND TO AN "E-TWO ACRE" ESTATE DISTRICT, FOR A 40.5 ACRE TRACT OF LAND, LOCATED NORTH OF STRECKER ROAD AND EAST OF CHURCH ROAD (P.Z. 05-2006, BARRY SIMON DEVELOPMENT {TUSCANY RESERVE})

WHEREAS, the Petitioner, Michael Doster, requested a change in zoning from "LLR" Large Lot Residential District to "E-One Acre" Estate District and "E-Two Acre" Estate District; and,

WHEREAS, the Planning Commission held a public hearing regarding the said request on March 13, 2006; and,

WHEREAS, the Planning Commission upon review of said request recommended approval by a vote of 5-3 on August 28, 2006 with conditions as written in the Attachment A; and,

WHEREAS, the City Council upon review of said request, recommended approval with an amendment to the structure setbacks, landscape requirements, and zoning district requirements.

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 Official Zoning District Maps, which are part thereof, are hereby amended by approving preliminary plans for a change in zoning of a "LLR" Large Lot Residential District to "E-One Acre" Estate District for 17.06 acre tract of land and "E-Two Acre" Estate District for 40.5 acre tract of land located north of Strecker Road and east of Church Road in the City of Chesterfield as follows:

LAND DESCRIPTION-"E-One Acre" Estate District

A tract of land being part of U.S. Survey 124 in Township 45 North Range 3 East and Township 45 North Range 4 East and part of Fractional Section 18 and U. S. Survey 886 in Township 45 North Range 4 East St. Louis County, Missouri and being more particularly described as follows:

COMMENCING at the point of intersection of the Northwest line of U.S. Survey 124 with the Range line between Township 45 North, Range 3 East and Township 45 North, Range 4 East, said point being on the northwestern line of a tract of land described in a deed to St. Mary's Institute as recorded in Deed Book 5212 Page 35 of the St. Louis County, Missouri Records; thence along the northwestern line of said St. Mary's Institute tract South 52 degrees 55 minutes 10 seconds West 578.94 feet to a point on the northeastern line of Church Road (variable width); thence along said northeastern line the following courses and distances; South 04 degrees 56 minutes 46 seconds East, 2.90 feet to a point of curvature; thence along a curve to the left having

a radius of 75.00 feet and an arc length of 42.07 feet to the point of tangency; thence South 37 degrees 05 minutes 15 seconds East, 200.81 feet to the POINT OF BEGINNING of the tract herein described; thence leaving said northeastern line, through the aforesaid St. Mary's Institute tract along the line between proposed lots 17 and 18 North 57 degrees 33 minutes 08 seconds East, a distance of 250.51 feet to a point on the southeastern line of a proposed cul-de-sac; thence along said southeastern line along a curve to the left having a radius of 49.00 feet, an arc length of 64.00 feet, and a chord which bears South 69 degrees 51 minutes 58 seconds East, a chord distance of 59.55 feet to a point of reverse curvature; thence along a curve right having a radius of 35.00 feet, an arc length of 29.99 feet, and a chord which bears South 82 degrees 44 minutes 07 seconds East, a chord distance of 29.08 feet to a point on the southeastern line of a proposed street (40 feet wide); thence along the southeastern line of said proposed street the following courses and distances; South 58 degrees 11 minutes 10 seconds East, a distance of 277.61 feet to a point; thence along a curve to the left having a radius of 540.00 feet, an arc length of 606.45 feet, and a chord which bears North 89 degrees 38 minutes 26 seconds East, a chord distance of 575.08 feet to a point; thence North 57 degrees 28 minutes 02 seconds East, a distance of 293.48 feet to a point; thence along a curve to the left having a radius of 640.00 feet, an arc length of 69.63 feet, and a chord which bears North 54 degrees 21 minutes 02 seconds East, a chord distance of 69.60 feet to a point; thence along a curve to the right having a radius of 25.00 feet, an arc length of 39.91 feet, and a chord which bears South 83 degrees 02 minutes 11 seconds East, a chord distance of 35.80 feet to a point on the southwestern line of a proposed street (69 feet wide); thence along said southwestern line South 37 degrees 18 minutes 23 seconds East, a distance of 319.11 feet to a point on the northeastern line of Strecker Road; thence along the northeastern line of Strecker Road South 55 degrees 16 minutes 49 seconds West, a distance of 294.00 feet to a point; thence South 52 degrees 35 minutes 48 seconds West, a distance of 958.92 feet to the point of intersection with the northeastern line of the aforesaid Church Road; thence along said northeastern line North 37 degrees 05 minutes 15 seconds West, a distance of 1055.76 feet to the Point of Beginning and containing (743,427 sq. ft. 17.066 acres).

LAND DESCRIPTION-"E-Two Acre" Estate District

A tract of land being part of U.S. Survey 124 in Township 45 North Range 3 East and Township 45 North Range 4 East and part of Fractional Section 18 and U. S. Survey 886 in Township 45 North Range 4 East St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the point of intersection of the northwestern line of U.S. Survey 124 with the Range line between Township 45 North, Range 3 East and Township 45 North, Range 4 East, said point being on the northwestern line of a tract of land described in a deed to St. Mary's Institute as recorded in Deed Book 5212 Page 35 of the St. Louis County, Missouri Records; thence along said northwestern line the following; South 58 degrees 11 minutes 10 seconds East, a distance of 579.24 feet to a point; thence North 57 degrees 28 minutes 02 seconds East, a distance of 461.85 feet to a point; thence North 24 degrees 29 minutes 17 seconds East, a distance of 694.09 feet to a point; thence North 45 degrees 20 minutes 59 seconds East, a distance of 970.85 feet to a point on the southwestern line of Kehrs Mill Road (variable width); thence along said southwestern line the following courses and distances; South 45 degrees 53 minutes 28 seconds East, a distance of 279.30 feet to a point; thence along a curve to the right having a radius of 545.00 feet, an arc length of 245.05 feet, and a chord which bears South 33 degrees 00 minutes 36 seconds East, a chord distance of 242.99 feet to a point; thence South 20 degrees 07 minutes 44 seconds East, a distance of 118.88 feet to a point; thence leaving said southwestern line, through the aforesaid St. Mary's Institute tract South 69 degrees 52 minutes

16 seconds West, a distance of 156.80 feet to a point; thence South 53 degrees 21 minutes 33 seconds West, a distance of 91.60 feet to a point; thence South 16 degrees 24 minutes 48 seconds West, a distance of 80.70 feet to a point; thence South 16 degrees 24 minutes 48 seconds West, a distance of 82.37 feet to a point; thence South 61 degrees 22 minutes 34 seconds West, a distance of 346.47 feet to a point; thence South 20 degrees 40 minutes 02 seconds East, a distance of 371.99 feet to a point; thence South 24 degrees 10 minutes 02 seconds East, a distance of 40.00 feet to a point; thence South 63 degrees 20 minutes 14 seconds West, a distance of 127.09 feet to a point; thence South 37 degrees 00 minutes 22 seconds East, a distance of 219.46 feet to a point on the northwestern line of Strecker Road; thence along said northwestern line of Strecker Road the following courses and distances; South 63 degrees 20 minutes 17 seconds West, a distance of 82.74 feet to a point; thence South 55 degrees 16 minutes 49 seconds West, a distance of 536.16 feet to a point on the southwestern line of a proposed street (69 feet wide); thence leaving the northwestern line of Strecker Road along said southwestern line of the proposed street North 37 degrees 18 minutes 23 seconds West, a distance of 319.11 feet to a point of curvature; thence along a curve to the left having a radius of 25.00 feet, an arc length of 39.91 feet to a point, and a chord which bears North 83 degrees 02 minutes 11 seconds West, a chord distance of 35.80 feet to a point of reverse curvature on the southeastern line of a proposed street (40 feet wide); thence along said southeastern line along a curve to the right having a radius of 640.00 feet, an arc length of 69.63 feet, and a chord which bears South 54 degrees 21 minutes 02 seconds West, a chord distance of 69.60 feet to a point; thence South 57 degrees 28 minutes 02 seconds West, a distance of 293.48 feet to a point; thence along a curve to the right having a radius of 540.00 feet, an arc length of 606.45 feet, and a chord which bears South 89 degrees 38 minutes 26 seconds West, a chord distance of 575.08 feet to a point; thence North 58 degrees 11 minutes 10 seconds West, a distance of 277.61 feet to a point of curvature; thence along a curve to the left having a radius of 35.00 feet, an arc length of 29.99 feet, and a chord which bears North 82 degrees 44 minutes 07 seconds West, a chord distance of 29.08 feet to a point of reverse curvature on the southeastern line of a proposed cul-de-sac; thence along a curve to the right having a radius of 49.00 feet, an arc length of 64.00 feet, and a chord which bears North 69 degrees 51 minutes 58 seconds West, a chord distance of 59.55 feet to a point; thence leaving the southeastern line of the cul-de-sac along the proposed lot line between proposed lots 17 and 18 South 57 degrees 33 minutes 08 seconds West, a distance of 250.51 feet to a point on the northeastern line of Church Road (variable width); thence along said northeastern line North 37 degrees 05 minutes 15 seconds West, a distance of 200.81 feet to a point; thence along a curve to the right having a radius of 75.00 feet, an arc length of 42.07 feet, and a chord which bears North 21 degrees 01 minutes 01 seconds West, a chord distance of 41.52 feet to a point; thence North 04 degrees 56 minutes 46 seconds West, a distance of 2.90 feet to a point; thence leaving said northeastern line along the northwestern line of the aforesaid St. Mary's Institute tract; North 52 degrees 55 minutes 10 seconds East, a distance of 578.94 feet to the Point of Beginning and containing (1,766,940 sq. ft. 40.563 acres).

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council.

Section 3. The City Council, pursuant to the petition filed by Michael Doster in P.Z. 05-2006 requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 13th day of March 2006, 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 warnings 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 20th day of NOVEMBER 2006.


MAYOR

ATTEST:


CITY CLERK

First Reading Held: 11/6/06

ATTACHMENT A

In keeping with the following Comprehensive Plan policies, these conditions have been developed:

- 1.4 Quality New Development
- 2.1 Quality Residential Development
- 2.1.1 Conservation of Existing Quality of Life
- 2.1.5 Provide Buffer for Existing Residential Development
- 2.1.6 Reinforce Existing Residential Development Pattern
- 2.1.9 Encourage Planned Residential Development
- 2.1.12 Residential Subdivision Access

I. SPECIFIC CRITERIA

A. Information to be shown on the Site Development Concept Plan shall adhere to conditions specified under General Criteria-Concept Plan. Site Development Plans and Site Development Section Plans shall adhere to specific design criteria.

B. Definitions

1. A Site Development Concept Plan is a conceptual plan for development in a planned district being done in phases.
2. A Site Development Section Plan is a plan for development for sections of the overall concept plan.
3. A Site Development Plan is a plan for development in planned districts that is being done in one phase.

C. PERMITTED USES

1. The regulations of the "E-One Acre" Estate District shall be as follows:
 - a. Lots 18-33 as shown on Exhibit A shall be zoned "E-One Acre".
 - b. There shall be a maximum of sixteen (16) lots in this "E-One Acre" Estate District.
 - c. The minimum lot size shall be one half acre.

2. The regulations of the "E-Two Acre" Estate District shall be as follows:
 - a. Lots 1-17, 34, 35, and 36 as shown on Exhibit A shall be zoned "E-Two Acre"
 - b. There shall be a maximum of twenty (20) lots in this "E-Two Acre" District.
 - c. The minimum lot size shall be one (1) acre.
 - d. Lots 6, 7, 34, and 35 shall be a minimum of three (3) acres and shall have no more than one (1) home on each lot.
3. Non Single family uses, other than home occupations shall be prohibited in this development.
4. The minimum lot size for both the "E-One Acre" and "E-Two Acre" sections of this development shall be no smaller than the lot sizes provided on the attached Exhibit A.

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

1. HEIGHT
 - a. The maximum height of the single-family dwelling shall not exceed 50 feet.
2. BUILDING REQUIREMENTS
 - a. Openspace: Openspace includes all areas excluding the building or areas for vehicular circulation

A minimum of 84% openspace is required for this development.

E. SETBACKS

1. STRUCTURE SETBACKS

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

 - a. One hundred and sixty (160) feet from the right-of-way of Strecker Road on the southern boundary of the E-1 Acre District.
 - b. One hundred and ten (110) feet from the right-of-way of Kehrs Mill Road on the eastern boundary of the E-2 Acre District.

- c. Forty (40) feet from the right-of-way of Church Road on the western boundary of the E-1 Acre District.
- d. Eighty (80) feet from the northern boundary with bearing N52°55'10"E.
- e. One hundred and forty (140) feet from the northern boundary with bearing S58°11'10"E.
- f. Two hundred (200) feet from the northern boundary with bearing N57°28'02"E.
- g. Two hundred (200) feet from the northern boundary with bearing N24°29'17"E.
- h. Two hundred (200) feet from the northern boundary with bearing N45°20'59"E.
- i. Fifty (50) feet from the boundary of this E-2 Acre district adjacent to the property owned by St. Mary's Institute.

2. LOT CRITERIA

In addition to the above-referenced requirements, no building or structure (other than boundary and retaining walls) light standards, flag poles or fences, shall be within the following setbacks:

For the "E-One Acre" District:

- a. Front yard setback: Twenty five (25) feet from the internal public right-of-way.
- b. Side yard setback: Twenty (20) feet from the side property line.
 - (i.) A minimum of forty (40) feet must be maintained between structures.
- c. Rear yard setback: Twenty five (25) feet from the rear property line.

For the "E-Two Acre" District:

- a. Front yard setback: Twenty five (25) feet from the internal public right-of-way.
- b. Side yard setback: Twenty five (25) feet from the side property line.

- (i.) For lots 12-17 in the "E-2" District portion of this development to maintain a side yard setback of twenty (20) feet in lieu of the twenty five (25) foot requirement.
 - (ii.) A minimum of fifty (50) feet must be maintained between structures.
 - (iii.) For lots 12-17 in the "E-2" District portion of this development to maintain a distance between structures of forty (40) feet in lieu of the fifty (50) foot requirement.
- c. Rear yard setback:
- (i.) The foundation of the residential structure shall maintain a setback of one hundred and fifty (150) feet from the rear property line with bearings N45°20'59"E, N24°29'17"E, N57°28'02"E, and S58°11'10"E.
 - (ii.) Other structures such as pools, decks, or patios shall maintain a setback of one hundred and twenty five (125) feet from the above mentioned rear property line.

F. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
 - c. Construction parking shall not be permitted on public-maintained roadways. Adequate off-street stabilized parking area(s) shall be provided for construction employees.

- d. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

G. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall submit a landscape plan, tree stand delineation, and tree preservation plan which adheres to the Tree Manual of the City of Chesterfield Code.
2. A minimum thirty (30) foot wide landscape buffer strip shall be required around the perimeter of this development in accordance with the City of Chesterfield Tree Manual.
 - a. A fifty (50) foot wide landscape buffer strip shall be required along the northern boundary of the development.
 - b. Lots 7-16 shall contain heavily buffered landscape screening along the boundary of this E-2 district as shown on Exhibit A.
4. Landscaping in the right of way, if proposed, shall be reviewed by the City of Chesterfield Department of Public Works, and/or the St. Louis County Department of Highways and Traffic.

H. SIGN REQUIREMENTS

1. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

I. LIGHT REQUIREMENTS

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

J. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. The material will be as approved by the Planning Commission in conjunction with the Site Development Plan.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

K. ACCESS/ACCESS MANAGEMENT

1. Streets and drives related to this development shall be designed and located in conformance with the Chesterfield Driveway Access Location and Design Standards, as originally adopted by Ordinance No. 2103 and as may be amended from time to time.
2. Access to this development shall be no more than one (1) street approach onto Strecker Road and one (1) street approach onto Kehrs Mill Road and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic.
3. The cul-de-sac lengths for this development may exceed the eight hundred (800) feet maximum as stated in the City of Chesterfield Subdivision Ordinance provided that the following conditions are met:
 - a. Emergency access shall be provided to Church Road.
 - b. The developer shall provide to the City of Chesterfield the remote control devices that shall allow emergency personnel access to the interior streets from Church Road.
 - c. A minimum of four (4) remote control devices shall be provided to the City of Chesterfield as directed.
 - d. Special key access shall be provided to the Monarch Fire Protection District.
4. If required site distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may

be required to provide adequate sight distance as directed by the Saint Louis County Department of Highways and Traffic.

5. No direct access to Kehrs Mill Road, Strecker Road, or Church road will be permitted from any lot within the subdivision.

L. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improve Church Road along the entire frontage of the site to ½ of a 60 foot right of way and up to a 32 foot wide pavements, including curb, required tapers, and storm drainage facilities, as directed by the Department of Public Works and/or the City of Wildwood.
2. Improve Strecker Road ½ of a 38 foot wide pavement along the entire frontage of the site, including curb, required tapers and storm drainage facilities, as directed by the Department of Public Works and/or the City of Wildwood.
3. Improve Kehrs Mill Road to one half of a eighty-four (84) foot right-of-way and a twenty-four (24) foot pavement with eight (8) foot shoulders and additional widening to provide a minimum thirty-three (33) foot wide road surface for a left turn lane with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic.
4. Improvements along Church Road and Strecker Road shall be completed prior to the issuance of building permits exceeding sixty percent (60%) of the approved dwelling units. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of sixty percent (60%).
5. All roadway and related improvements in each plat or phase of the development shall be constructed prior to sixty percent (60%) occupancy of that plat or phase. All roadway and related improvements in the overall development shall be completed prior to eight five (85%) occupancy of the overall development.
6. Provide any additional right-of-way and construct any improvements to Kehrs Mill Road, as required by St. Louis County Highways and Traffic.
7. Provide a sidewalk conforming to St. Louis County ADA standards adjacent to Kehrs Mill Road or provide the finish grading therefore and required cash escrow, as directed by the St. Louis County Department of Highways and Traffic.

8. If roadways are designated to be private, these roadways within this development shall be private and remain private forever. Maintenance of private streets, including but not limited to, snow removal, shall be the responsibility of the developer/subdivision. In conformance with Section 1005.265 of the Subdivision Ordinance, a disclosure statement shall be provided to all potential buyers. In conformance with Section 1005.180 of the Subdivision Ordinance, the method for providing continuous maintenance of streets and appurtenant storm sewers shall be included in the trust indentures and the record plat.
9. Signage indicating that the streets are private and owners are responsible for maintenance shall be posted in conformance with Section 1005.180 of the Subdivision Ordinance. Said signage shall be posted within 30 days of the placement of the adjacent street pavements and maintained/replaced by the developer until such time as the subdivision trustees are residents of the subdivision, at which time the trustees shall be responsible.
10. Internal streets shall be constructed in accordance with Section 1005.180 of the Subdivision Ordinance of the City of Chesterfield.
11. If street grades in excess of 6 percent are desired, steep grade approval must be obtained. In no case shall slopes in excess of 12% be considered. Any request for steep street grades must include justification prepared, signed and sealed by a registered professional engineer and include plans, profiles, boring logs, cross-sections, etc in accordance with the Street Grade Design Policy. The justification should clearly indicate site conditions and alternatives considered. If steep grades are approved for this site, a disclosure statement shall be provided to all potential buyers and a note indicating that priority snow removal will not be given to this site shall be included on the Site Development Plan and Record Plat.
12. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right of way. A minimum stacking distance of 60 feet from any intersection and a turnaround for rejected vehicles designed to accommodate a single unit truck shall be provided in advance of the gate, as directed by the Department of Public Works and the St. Louis County Department of Highways and Traffic.
13. 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. Maintenance of private streets, including snow removal, shall be the responsibility of the developer/subdivision. In conformance with Section 1005.265 of the Subdivision Ordinance, a disclosure statement shall be provided to all

potential buyers. In conformance with Section 1005.180 of the Subdivision Ordinance, signage indicating that the streets are private and owners are responsible for maintenance shall be posted. Said signage shall be posted within 30 days of the placement of the adjacent street pavement and maintained and/or replaced by the developer until such time as the subdivision trustees are residents of the subdivision, at which time the trustees will be responsible for maintenance.

The nearest edge of any drive or intersecting street shall be located at least 40 feet from the line of the gate, as directed.

14. Obtain approvals from the Department of Public Works and the St. Louis County Department of Highways and Traffic for areas of new dedication, and roadway improvements.

M. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. 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 Kehrs Mill Road and/or Strecker Road. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic.
3. If required sight distance cannot be provided at the access locations, acquisitions of right-of-way, reconstruction pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis county Department of Highways and Traffic.

P. POWER OF REVIEW

1. The City Council shall review and provide final approval of the site development plan for the proposed development subsequent to Planning Commission review.

Q. STORMWATER AND SANITARY SEWER

1. The minimum elevation for the lowest opening of any proposed structure on each lot around the ponds shall be indicated on the improvement plans and plot plans. The opening shall be at least two (2) feet higher than the high water elevation from the one hundred (100) year storm event.
2. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system. The adequacy and condition of the existing downstream systems shall be verified and upgraded if necessary.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Department of Public Works.
4. Detention/retention is to be provided in each watershed as required by the City of Chesterfield. Detention of storm water runoff is required by providing permanent detention/retention facilities, such as dry reservoirs, ponds, underground vaults or other alternatives acceptable to the Department of Public Works. The maximum fluctuation from the permanent pool elevation to the maximum ponding elevation of a basin shall be three feet, as directed. Wetland mitigation shall not be permitted within a detention/retention basin. The detention/retention facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding 60 percent of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of detention/retention facilities shall be identified on the Site Development Plan.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100)-year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100)-year high water.
6. Treatment may be required at this site for water quality and channel protection per MSD February 2006 guidelines.
7. Detention shall be required for the entire project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate discharge point. Wetland mitigation will not be allowable within the detention basin area. Easements may be required.

8. Offsite stormwater shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
9. An approved Floodplain Study shall be required and provided to both the City of Chesterfield and the City of Wildwood.
10. Site features, such as lakes and detention ponds, must be placed and an adequate distance from the existing sanitary sewer lines along Strecker Road to allow access to the sanitary lines. Generally the tops or toes of slopes should be placed at least twenty five (25) feet from the centerline of the sanitary sewer lines. It is noted that complaints of sinkholes over the sanitary lines have been recorded for nearby properties.
11. This project will be subject to the Caulk's Creek Surcharge of \$2,750 per acre.

R. FLOODPLAIN

1. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application as directed by the Department of Public Works. The Floodplain Study must be approved prior to approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA). The LOMR must be issued by FEMA prior to the final release of any escrow held for improvements in the development.
2. If any lot is proposed to be located in an existing, or proposed, Special Flood Hazard Area the lot shall be clearly labeled as being located in the floodplain on the Site Development Plan and improvement plans. The lowest Reference Level (floor), as defined by FEMA, shall be constructed a minimum of two (2) feet above the base flood elevation. The Reference Level (floor) of structures in areas removed from or within 100 feet of the Special Flood Hazard Area shall be constructed a minimum of two (2) feet above the highest base flood elevation in the vicinity of the lot unless other actions are taken that assure the structures are reasonably safe from flooding as defined by FEMA and approved by the Department of Public Works. The minimum elevation for the Reference Level for each lot shall be indicated on the Site Development Plan and improvement plans, and an Elevation Certificate, on the form developed by FEMA for that purpose, shall be submitted immediately after construction of each structure.

Occupancy permits shall not be issued for structures for which an Elevation Certificate has not been submitted.

3. 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 or protected from flood waters by an appropriate levee. 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.

S. GEOTECHNICAL REPORT.

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 Works. 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.

T. MISCELLANEOUS

1. 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.
2. 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.
3. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. 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.
4. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

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

- A. The developer shall submit a concept plan within 18 months of City Council approval of the Preliminary Development Plan. This requirement shall be accomplished prior to issuance of building permits.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within 18 months of the date of approval of the Preliminary Development Plan by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the preliminary development plan and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance. Substantial construction means final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary storm sewers.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.
- C. Grading and Improvement Plan Requirements shall be met prior to start of work.
- D. A grading permit or improvement plan approval is required prior to any clearing or grading.

E. Disclosure language as set out in paragraph (a) below shall be required for every contract for sale, lease or rental of lots 7, 8 and 33 within the development. Said disclosure shall be contained on a separate sheet of paper at least eight and one-half (8 1/2) by eleven (11) inches in size and shall require signature acknowledgements by the prospective purchaser(s) or renter(s) which shall be kept on file by the seller or lessor for five (5) years. If a real estate broker is involved in the transaction, then the real estate broker shall maintain said disclosure in their files for a period of not less than five (5) years.

(a) The disclosure statements required by this section shall, at a minimum, contain the language set out in this section. The use of the language, which is contained herein, shall satisfy the requirements of this section. The disclosure shall read as follows: This disclosure, as required by the City of Chesterfield ordinance(s), is for the purpose of informing prospective buyers and tenants of lots 7, 8 and 33 in the development that there is an existing twenty-foot wide easement on this property which may be used at any time by the owners of 1514 Pacland a lot to the North in the McKenna Pacland Place Subdivision. This easement will remain on the property and may used by the owners of the 1514 Pacland for ingress and egress from the lot in Pacland Place to Strecker Road. Buyers and tenants should conduct independent investigation of their concerns, if any, before executing a purchase, lease or rental agreement.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall adhere to the above criteria and 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 the 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 open space 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, and significant natural features, such as wooded areas and rock formations, 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 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 two feet, 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. Provide a lighting plan in accordance with the City of Chesterfield Code.
20. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.

21. 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.
22. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, and the Metropolitan St. Louis Sewer District.
23. Compliance with Sky Exposure Plane.

V. GRADING AND IMPROVEMENT PLAN REQUIREMENTS

- A. A Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a grading permit or approval of improvement plans.
- B. Prior to approval of a grading permit or improvement plans, a Storm Water Pollution Prevention Plan (SWPPP) must be submitted and approved. The SWPPP shall address installation and maintenance of required erosion control practices specific to site conditions. The purpose of the SWPPP is to ensure the design, implementation, management and maintenance of Best Management Practices (BMPs) to control erosion and reduce the amount of sediment and other pollutants in storm water discharges associated with land disturbance activities, and ensure compliance with the terms and conditions stated in the Sediment and Erosion Control Manual.
- C. No grading which results in a change in watersheds will be permitted.
- D. If existing City maintained streets are to be used as construction access to this site, prior to approval of a grading permit or improvement plans, or any construction related traffic or delivery of any construction equipment to the site, the following items must be addressed:
 1. The travel route must be approved by the Department of Public Works. No deviation from the approved route will be permitted.
 2. An evaluation, including film record, of the current condition of the pavement on the approved travel route must be submitted.
 3. An appropriate bond must be submitted, as approved by the City of Chesterfield, to ensure that any damage to existing pavement is repaired. Repair of damage to existing streets will not be included in the subdivision escrow; a separate bond must be established.
 4. All plan sheets shall indicate that vehicle loads of construction traffic using this route are not to exceed 22,400 pounds axle load or 60,000

gross vehicle weight, and that no tri-axle trucks are to be used. Weight tickets may be used to determine conformance with this requirement.

5. Additional protective measures, as deemed necessary by the Department of Public Works, may also be required.
- E Prior to grading permit or improvement plan approval, provide comments/approvals from the appropriate Fire District, St. Louis County Department of Highways and Traffic, and the Metropolitan St. Louis Sewer District.
- F. Prior to approval of a grading permit or improvement plans, copies of recorded easements, including book and page of record, for all off-site work and off-site areas inundated by headwater from on-site improvements must be submitted.

VI. TRUST FUND CONTRIBUTION

- A. As this development is not subject to traffic generation assessment, the roadway improvements required herein represent the developer's road improvement obligation. These improvements will not exceed an amount established by multiplying the ordinance required parking spaces by the following applicable rates:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family	\$879.10/parking space

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

If types of development differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

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

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

The amount of this required contribution, if not submitted by January 1, 2007 will 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 St. Louis County Department of Highways and Traffic.

VIII. RECORDING

Within 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.

IX. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

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

X. VERIFICATION PRIOR TO RECORD PLAT APPROVAL

The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the 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.

XI. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

- A. A grading permit or improvement plan approval is required prior to issuance of a building permit. In extenuating circumstances, an exception to this requirement may be granted.
- B. All required subdivision improvements in each plat of a subdivision shall be completed prior to issuance of more than 85% of the building permits for all lots in the plat.
- C. Prior to the issuance of foundation or building permits, all approvals from all applicable agencies and the Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning.
- D. Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, St. Louis County Department of Highways and Traffic and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.
- E. Based on the preliminary plan, improvements to Kehrs Mill Road must be completed prior to issuance of the building permits in excess of 60% of the total. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of the required roadways improvements.

XII. OCCUPANCY PERMIT/FINAL OCCUPANCY

- A. Prior to the issuance of any occupancy permit, floodplain management requirements shall be met.
- B. All lots shall be seeded and mulched or sodded before an occupancy permit shall be issued, except that a temporary occupancy permit may be issued in cases of undue hardship because of unfavorable ground conditions. Seed and mulch shall be applied at rates that meet or exceed the minimum requirements stated in the Sediment and Erosion Control Manual.
- C. Prior to final occupancy of any building, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

XIII. FINAL RELEASE OF SUBDIVISION DEPOSITS

Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

XIV. GENERAL DEVELOPMENT CONDITIONS

- A. Erosion and siltation control devices shall be installed prior to any clearing or grading and be maintained throughout the project until adequate vegetative growth insures no future erosion of the soil and work is accepted by the owner and controlling regulatory agency.
- B. General development conditions relating to the operation, construction, improvement and regulatory requirements to be adhered to by the developer are as follows:
 - 1. When clearing and/or grading operations are completed or will be suspended for more than five (5) days, all necessary precautions shall be taken to retain soil materials on site. Protective measures may include a combination of seeding, periodic wetting, mulching, or other suitable means.

2. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, unless alternate storm water detention and erosion control devices have been designed and established, a fast germinating annual, such as rye or sudan grasses, shall be utilized to retard erosion.
3. If cut or fill slopes in excess of the standard maximum of 3:1 horizontal run to vertical rise are desired, approval for the steeper slopes must be obtained from the Director of Public Works. Approval of steeper slopes is limited to individual and isolated slopes, rock dikes, undisturbed and stable natural slopes and slopes blending with the natural terrain. Design of the steep slopes must be performed by a registered professional engineer and include recommendations regarding construction methods and long-term maintenance of the slope. Any steep slope proposed on a Site Development Plan shall be labeled and referenced with the following note: *Approval of this plan does not constitute approval of slopes in excess of 3:1. Steep slopes are subject to the review and approval of the Director of Public Works. Review of the proposed steep slope will be concurrent with the review of the grading permit or improvement plans for the project.*
4. 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. This material shall not be placed in proposed public right-of-way locations or in any storm sewer location.
5. 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 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 concurrent with grading and backfilling operations under the direction of a geotechnical engineer who shall verify the test results.
6. Access/utility easements shall be required throughout the development. A continuous 15 foot wide rear yard easement shall be provided. At a minimum, a 10 foot wide utility/access easement shall be provided at every other lot line or break between structures, as directed.
7. Should the design of the subdivision include retaining walls that serve multiple properties, those walls shall be located within common ground or special easements, including easements needed for access to the walls.

8. This development may require an NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb one or more acres.

XV. ENFORCEMENT

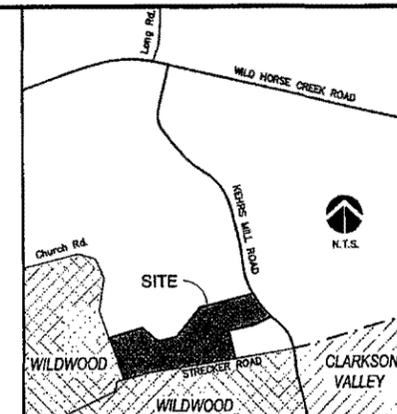
- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for 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.

TUSCANY RESERVE

A TRACT OF LAND LYING PARTLY IN U.S. SURVEY 124, TOWNSHIP 45 NORTH - RANGE 9 EAST, AND TOWNSHIP 45 NORTH - RANGE 4 EAST, IN U.S. SURVEY 886 AND FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH - RANGE 6 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

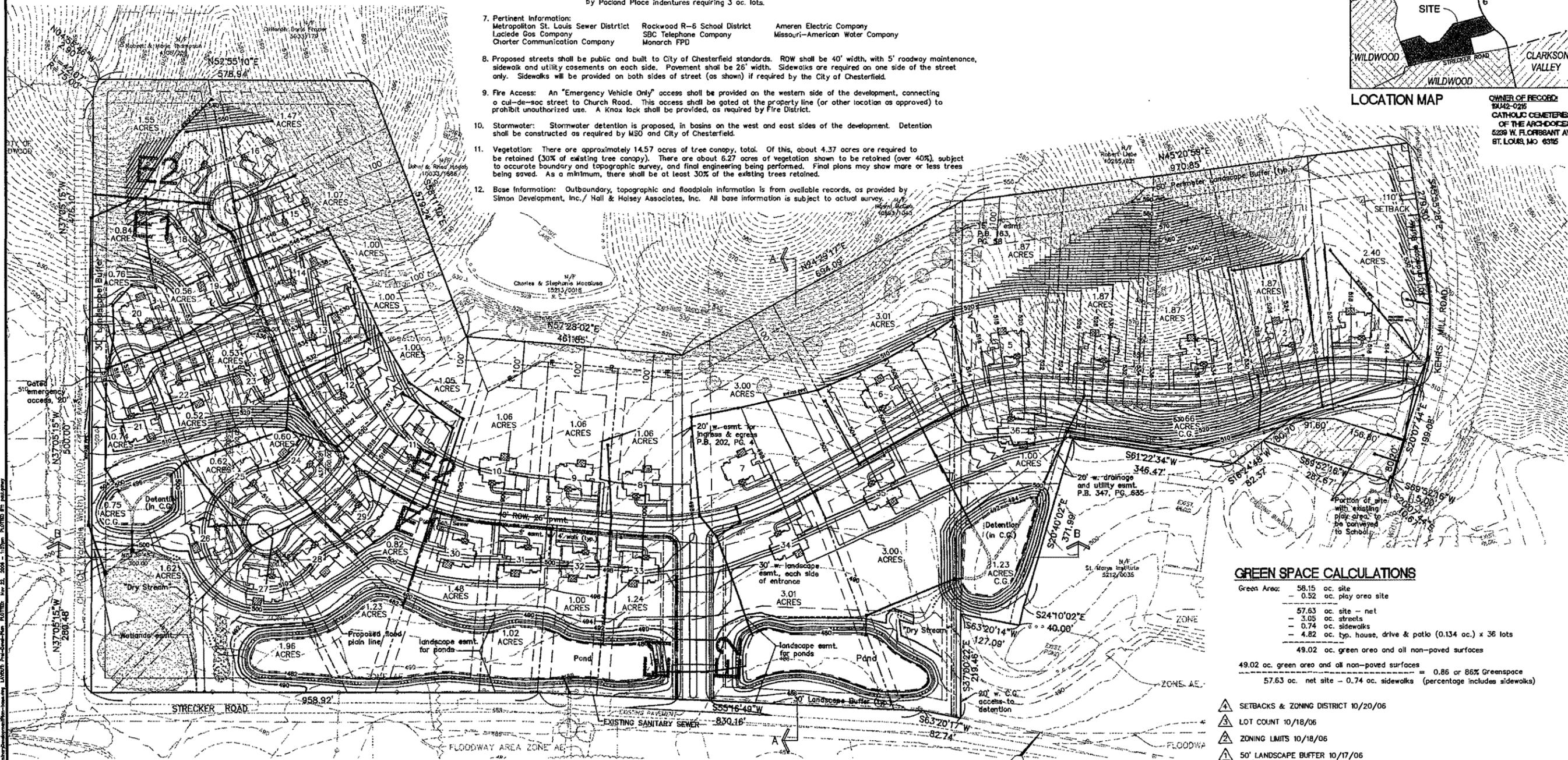
GENERAL NOTES

1. Size of Tract: 58.15 acres - 0.52 ac. play area** = 57.63 ac. net (+/-) [*play area site to be conveyed to the Lindo Vista School]
2. Existing Zoning: Large Lot Residential (LLR) District
3. Proposed Zoning: "E-One Acre" Estate District, and "E-Two Acre" Estate District
4. Density: E-1: 17.07 acres/(1ac/lot) = 17 lots max allowed vs. 16 lots proposed.
E-2: 40.56 acres/(2ac/lot) = 20 lots max allowed vs. 20 lots proposed.
*NOTE: 0.52 acres to Lindo Vista (41.08-0.52)=40.56Ac./2Ac.=20 Lots -0.5, (per Ordinance 2275, 3.B)
5. Development Proposed: 36 single family detached lots
6. Development Criteria: (See Typical Lot)
Lots 6, 7, 34 & 35 are 3 ac. min., as that land area is encumbered by Pociand Place indentures requiring 3 ac. lots.
7. Pertinent Information:
Metropolitan St. Louis Sewer District Rockwood R-6 School District Ameren Electric Company
Laclede Gas Company SBC Telephone Company Missouri-American Water Company
Charter Communication Company Monarch FPD
8. Proposed streets shall be public and built to City of Chesterfield standards. ROW shall be 40' width, with 5' roadway maintenance, sidewalk and utility easements on each side. Pavement shall be 26' width. Sidewalks are required on one side of the street only. Sidewalks will be provided on both sides of street (as shown) if required by the City of Chesterfield.
9. Fire Access: An "Emergency Vehicle Only" access shall be provided on the western side of the development, connecting a cul-de-sac street to Church Road. This access shall be gated at the property line (or other location as approved) to prohibit unauthorized use. A Knox lock shall be provided, as required by Fire District.
10. Stormwater: Stormwater detention is proposed, in basins on the west and east sides of the development. Detention shall be constructed as required by MSO and City of Chesterfield.
11. Vegetation: There are approximately 14.57 acres of tree canopy, total. Of this, about 4.37 acres are required to be retained (30% of existing tree canopy). There are about 6.27 acres of vegetation shown to be retained (over 40%), subject to accurate boundary and topographic survey, and final engineering being performed. Final plans may show more or less trees being saved. As a minimum, there shall be at least 30% of the existing trees retained.
12. Base Information: Outboundary, topographic and floodplain information is from available records, as provided by Simon Development, Inc./ Hall & Holsey Associates, Inc. All base information is subject to actual survey.



LOCATION MAP

OWNER OF RECORD
8442-0216
CATHOLIC CEMETERIES
OF THE ARCHDIOCESE
6289 W. FLORENCE AVE.
ST. LOUIS, MO 63116



GREEN SPACE CALCULATIONS

Green Area:	58.15 ac. site
	- 0.52 ac. play area site
	= 57.63 ac. site - net
	- 3.05 ac. streets
	- 0.74 ac. sidewalks
	- 4.82 ac. typ. house, drive & patio (0.134 ac.) x 36 lots
	= 49.02 ac. green area and all non-paved surfaces
	49.02 ac. green area and all non-paved surfaces
	= 0.86 or 86% Greenspace
	57.63 ac. net site - 0.74 ac. sidewalks (percentage includes sidewalks)

- ▲ SETBACKS & ZONING DISTRICT 10/20/06
- ▲ LOT COUNT 10/18/06
- ▲ ZONING LIMITS 10/18/06
- ▲ 50' LANDSCAPE BUFFER 10/17/06

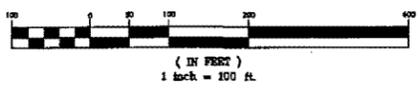
FLOODPLAIN NOTE

Portion of subject property lies within flood zones A&B X per the National Flood Insurance Program, Flood Insurance Rate Map #1 of St. Louis County, Missouri & incorporated Areas. The map is indicated as on No. 29183 CD134 H with an effective date of August 2, 1993.

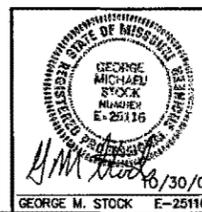
BENCHMARK

BM 12-172 EL. 487.60 "STANDARD ALUMINUM DISK" stamped SL-37, 1990. Disk is set along the north side of Stricker Road near the southern corner of the site. Lindo Vista Monument Catholic School, approximately 1/2 mi. to west of the intersection of Kellen Hill Road and Stricker Road.

GRAPHIC SCALE



PREPARED FOR:
SIMON DEVELOPMENT, INC.
632 TRADE CENTER BLVD.
SUITE A
CHESTERFIELD, MO 63005
636/537-8700
636/537-8705 FAX
ATTN: MR. BARRY SIMON, PRESIDENT



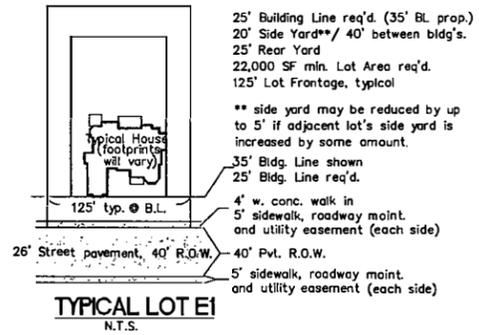
TUSCANY RESERVE
PRELIMINARY DEVELOPMENT PLAN

Stock & Associates
Consulting Engineers, Inc.

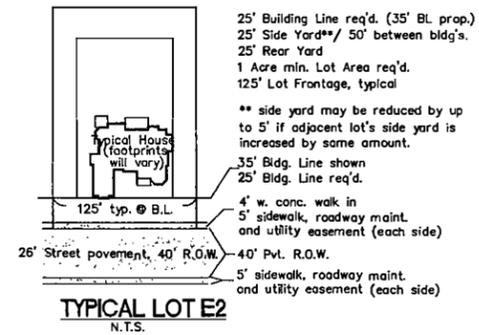
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY: P.R.G. DATE CHECKED BY: G.A.M. DATE: 10/12/06 SHEET: PD-1

LOT CRITERIA

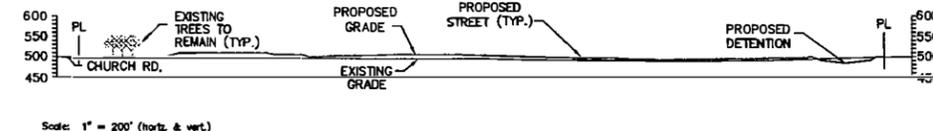
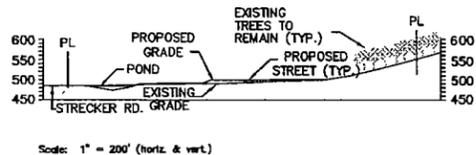


LOT CRITERIA



LOTS 12-17 REQUIRE VARIANCE REQUEST OF 20' SIDE YARD**/40' BETWEEN BUILDINGS

LOTS 1-16 PROVIDE 100' MAXIMUM REAR YARD SETBACK FOR THE RESIDENCE FROM PACKLAND ESTATES



**TUSCANY RESERVE
E1 ZONING DESCRIPTION**

A tract of land being part of U.S. Survey 124 in Township 45 North Range 3 East and Township 45 North Range 4 East and part of Fractional Section 18 and U. S. Survey 886 in Township 45 North Range 4 East St. Louis County, Missouri and being more particularly described as follows:

COMMENCING at the point of intersection of the Northwest line of U.S. Survey 124 with the Range line between Township 45 North, Range 3 East and Township 45 North, Range 4 East, said point being on the northwestern line of a tract of land described in a deed to St. Mary's Institute as recorded in Deed Book 5212 Page 35 of the St. Louis County, Missouri Records; thence along the northwestern line of said St. Mary's Institute tract South 52 degrees 55 minutes 10 seconds West 578.94 feet to a point on the northeastern line of Church Road (variable width); thence along said northeastern line the following courses and distances; South 04 degrees 56 minutes 46 seconds East, 2.90 feet to a point of curvature; thence along a curve to the left having a radius of 75.00 feet and an arc length of 42.07 feet to the point of tangency; thence South 37 degrees 05 minutes 15 seconds East, 200.81 feet to the POINT OF BEGINNING of the tract herein described; thence leaving said northeastern line, through the aforesaid St. Mary's Institute tract along the line between proposed lots 17 and 18 North 57 degrees 33 minutes 08 seconds East, a distance of 250.51 feet to a point on the southeastern line of a proposed cul-de-sac; thence along said southeastern line along a curve to the left having a radius of 49.00 feet, an arc length of 64.00 feet, and a chord which bears South 69 degrees 51 minutes 58 seconds East, a chord distance of 59.55 feet to a point of reverse curvature; thence along a curve right having a radius of 35.00 feet, an arc length of 29.99 feet, and a chord which bears South 82 degrees 44 minutes 07 seconds East, a chord distance of 29.08 feet to a point on the southeastern line of a proposed street (40 feet wide); thence along the southeastern line of said proposed street the following courses and distances; South 58 degrees 11 minutes 10 seconds East, a distance of 277.61 feet to a point; thence along a curve to the left having a radius of 540.00 feet, an arc length of 606.45 feet, and a chord which bears North 89 degrees 38 minutes 26 seconds East, a chord distance of 575.08 feet to a point; thence North 57 degrees 28 minutes 02 seconds East, a distance of 293.48 feet to a point; thence along a curve to the left having a radius of 640.00 feet, an arc length of 69.63 feet, and a chord which bears North 54 degrees 21 minutes 02 seconds East, a chord distance of 69.60 feet to a point; thence along a curve to the right having a radius of 25.00 feet, an arc length of 39.91 feet, and a chord which bears South 83 degrees 02 minutes 11 seconds East, a chord distance of 35.80 feet to a point on the southwestern line of a proposed street (69 feet wide); thence along said southwestern line South 37 degrees 18 minutes 23 seconds East, a distance of 319.11 feet to a point on the northeastern line of Strecker Road; thence along the northeastern line of Strecker Road South 55 degrees 16 minutes 49 seconds West, a distance of 294.00 feet to a point; thence South 52 degrees 35 minutes 48 seconds West, a distance of 958.92 feet to the point of intersection with the northeastern line of the aforesaid Church Road; thence along said northeastern line North 37 degrees 05 minutes 15 seconds West, a distance of 1055.76 feet to the Point of Beginning and containing (743,427 sq. ft. 17.066 acres).

**TUSCANY RESERVE
E2 ZONING DESCRIPTION**

A tract of land being part of U.S. Survey 124 in Township 45 North Range 3 East and Township 45 North Range 4 East and part of Fractional Section 18 and U. S. Survey 886 in Township 45 North Range 4 East St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the point of intersection of the northwestern line of U.S. Survey 124 with the Range line between Township 45 North, Range 3 East and Township 45 North, Range 4 East, said point being on the northwestern line of a tract of land described in a deed to St. Mary's Institute as recorded in Deed Book 5212 Page 35 of the St. Louis County, Missouri Records; thence along said northwestern line the following; South 58 degrees 11 minutes 10 seconds East, a distance of 579.24 feet to a point; thence North 57 degrees 28 minutes 02 seconds East, a distance of 461.85 feet to a point; thence North 24 degrees 29 minutes 17 seconds East, a distance of 694.09 feet to a point; thence North 45 degrees 20 minutes 59 seconds East, a distance of 970.85 feet to a point on the southwestern line of Kehra Hill Road (variable width); thence along said southwestern line the following courses and distances; South 45 degrees 53 minutes 28 seconds East, a distance of 279.30 feet to a point; thence along a curve to the right having a radius of 545.00 feet, an arc length of 245.05 feet, and a chord which bears South 33 degrees 00 minutes 36 seconds East, a chord distance of 242.99 feet to a point; thence South 20 degrees 07 minutes 44 seconds East, a distance of 118.88 feet to a point; thence leaving said southwestern line, through the aforesaid St. Mary's Institute tract South 69 degrees 52 minutes 16 seconds West, a distance of 156.80 feet to a point; thence South 53 degrees 21 minutes 33 seconds West, a distance of 91.60 feet to a point; thence South 16 degrees 24 minutes 48 seconds West, a distance of 80.70 feet to a point; thence South 16 degrees 24 minutes 48 seconds West, a distance of 82.37 feet to a point; thence South 61 degrees 22 minutes 34 seconds West, a distance of 346.47 feet to a point; thence South 20 degrees 40 minutes 02 seconds East, a distance of 371.99 feet to a point; thence South 24 degrees 10 minutes 02 seconds East, a distance of 40.00 feet to a point; thence South 63 degrees 20 minutes 14 seconds West, a distance of 127.09 feet to a point; thence South 37 degrees 00 minutes 22 seconds East, a distance of 219.46 feet to a point on the northwestern line of Strecker Road; thence along said northwestern line of Strecker Road the following courses and distances; South 63 degrees 20 minutes 17 seconds West, a distance of 82.74 feet to a point; thence South 55 degrees 16 minutes 49 seconds West, a distance of 536.16 feet to a point on the southwestern line of a proposed street (69 feet wide); thence leaving the northwestern line of Strecker Road along said southwestern line of the proposed street North 37 degrees 18 minutes 23 seconds West, a distance of 319.11 feet to a point of curvature; thence along a curve to the left having a radius of 25.00 feet, an arc length of 39.91 feet to a point, and a chord which bears North 83 degrees 02 minutes 11 seconds West, a chord distance of 35.80 feet to a point of reverse curvature on the southeastern line of a proposed street (40 feet wide); thence along said southeastern line along a curve to the right having a radius of 640.00 feet, an arc length of 606.45 feet, and a chord which bears South 89 degrees 38 minutes 26 seconds West, a chord distance of 575.08 feet to a point; thence North 58 degrees 11 minutes 10 seconds West, a distance of 277.61 feet to a point of curvature; thence along a curve to the left having a radius of 35.00 feet, an arc length of 29.99 feet, and a chord which bears North 82 degrees 44 minutes 07 seconds West, a chord distance of 29.08 feet to a point of reverse curvature on the southeastern line of a proposed cul-de-sac; thence along a curve to the right having a radius of 49.00 feet, an arc length of 64.00 feet, and a chord which bears North 69 degrees 51 minutes 58 seconds West, a chord distance of 59.55 feet to a point; thence leaving the southeastern line of the cul-de-sac along the proposed lot line between proposed lots 17 and 18 South 57 degrees 33 minutes 08 seconds West, a distance of 250.51 feet to a point on the northeastern line of Church Road (variable width); thence along said northeastern line North 37 degrees 05 minutes 15 seconds West, a distance of 200.81 feet to a point; thence along a curve to the right having a radius of 75.00 feet, an arc length of 42.07 feet, and a chord which bears North 21 degrees 01 minutes 01 seconds West, a chord distance of 41.52 feet to a point; thence North 04 degrees 56 minutes 46 seconds West, a distance of 2.90 feet to a point; thence leaving said northeastern line along the northwestern line of the aforesaid St. Mary's Institute tract; North 52 degrees 55 minutes 10 seconds East, a distance of 578.94 feet to the Point of Beginning and containing (1,766,940 sq. ft. 40.563 acres).

- ▲ SETBACKS & ZONING DISTRICT 10/20/06
- ▲ LOT COUNT 10/18/06
- ▲ ZONING LIMITS 10/18/06
- ▲ 50' LANDSCAPE BUFFER 10/17/06

**TUSCANY RESERVE
PRELIMINARY DEVELOPMENT PLAN**

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