BILL NO. 2991 ORDINANCE NO. 2813

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO A "PI" PLANNED INDUSTRIAL DISTRICT FOR A 2.391 ACRE TRACT OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF OLIVE STREET ROAD AND SPIRIT VALLEY EAST DRIVE (P.Z. 05-2014 18626 OLIVE STREET ROAD [SIMON WOODMONT DEVELOPMENT LLC] - 17W510060).

WHEREAS, the petitioner, Simon Woodmont Development LLC, has requested a change in zoning from "NU" Non-Urban District to "PI" Planned Industrial District for a 2.391 acre tract of land located southeast of the intersection of Olive Street Road and Spirit Valley East Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on May 28, 2014; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning with amendments to the permitted uses and the hours of operation; and,

WHEREAS, the City Council, having considered said request voted to approve the change of zoning request with the amendments to the permitted uses and the hours of operation.

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PI" Planned Industrial District for a 2.391 acre tract of land located at 18626 Olive Street Road and as described as follows:

A tract of land being Parcels 1 and 2 as described in a deed to Spirit Valley Development L.L.C. as recorded in Deed Book 17777, Page 3324 of the St. Louis County, Missouri Records excepting therefrom a tract of land conveyed to the City of Chesterfield, Missouri by a deed recorded in Deed Book 17773, Page 4337 of said Records, said tract being part of Lot 5 of the Amelia Boisselier Estate according to a plat thereof recorded in Plat Book 16, Page 27 of said Records and being part of U.S. Survey 368

in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of Parcel 2 of a tract of land described in a deed to Spirit Valley Development, L.L.C. as recorded in Deed Book 17777, Page 3324 of the St. Louis County, Missouri Records; thence along the Southern line of said Parcel 2 and the Southern line of Parcel 1 South 78 degrees 19 minutes 49 seconds West, a distance of 268.25 feet to the Southwest corner of the aforesaid Parcel 1, said point being on the Eastern line of Spirit Valley East Drive; thence along the Western line of said Parcel 1 North 11 degrees 25 minutes 51 seconds West, a distance of 237.02 feet to the intersection with the Eastern line of a tract of land conveyed to the City of Chesterfield, Missouri as recorded in Deed Book 17773, Page 4337 of the aforesaid St. Louis County Records; thence along said Eastern line the following: North 05 degrees 43 minutes 13 seconds West, a distance of 65.32 feet to a point; thence North 11 degrees 25 minutes 51 seconds West, a distance of 23.84 feet to appoint of curvature; thence along a curve to the right having a radius of 148.50 feet and an arc length of 48.98 feet to the point of tangency; thence North 07 degrees 28 minutes 03 seconds East, a distance of 23.43 feet to a point of curvature; thence along a curve to the right having a radius of 43.00 feet and an arc length of 48.85 feet to the intersection with the Southern line of Olive Street Road (60 feet wide); thence along said Southern line South 82 degrees 31 minutes 57 seconds East, a distance of 222.06 feet to the Northeast corner of the aforesaid Parcel 2; thence along the Eastern line of said Parcel 2 South 11 degrees 24 minutes 43 seconds East, a distance of 351.92 feet to the Point of Beginning and containing 104,161 square feet or 2.391 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during August, 2012.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" and the preliminary plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Simon Woodmont Development LLC in P.Z. 05-2014, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the

Planning Commission on the 28th day of May 2014, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this 15th day of September, 2014

Bob Nation
MAYOR

ATTEST:

Vickie Hass
CITY CLERK

FIRST READING HELD: 09/03/2014

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PI" District shall be:
   a. Administrative office for educational or religious facility.
   b. Animal grooming service.
   c. Automatic vending facility.
   d. Automotive detailing shop.
   e. Automotive retail supply.
   f. Bakery.
   g. Bar.
   h. Brewery.
   i. Brewpub.
   j. Broadcasting studio.
   k. Car wash.
   l. Car wash, industrial.
   m. Car wash, self-service.
   n. Check cashing facility.
   o. Club.
   p. Commercial service facility.
   q. Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
   r. Day care center, adult.
   s. Day care center, child.
   t. Dry cleaning establishment.
   u. Dry cleaning establishment, drive-thru.
   v. Educational Facility - Specialized private schools.
   w. Educational Facility - Vocational school.

x. Educational Facility - Vocational school, outdoor training.

y. Farmers market.

z. Filling station and convenience store with pump stations.

aa. Financial institution.

bb. Financial institution, drive-thru.

cc. Gymnasium.

dd. Industrial sales, service, and storage.

ee. Kennel, boarding.

ff. Kennel, private.

gg. Laboratories – professional, scientific.

hh. Laundromat.

ii. Local public utility facility.

jj. Lodge.

kk. Mail order sale warehouse.

ll. Manufacturing, fabrication, assembly, processing, or packaging facility.

mm. Office, dental.

nn. Office, general.

oo. Office, medical.

pp. Oil change facility.

qq. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility.

rr. Professional and technical service facility.

ss. Public safety facility.

tt. Research facility.

uu. Restaurant, fast food.

vv. Restaurant, take out.

ww. Self-storage facility.

xx. Sheet metal shop.

yy. Shooting range, indoor.

zz. Substance abuse facilities-outpatient.

aaa. Substance abuse facilities-inpatient.

bbb. Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage.

ccc. Vehicle repair and services facility.

ddd. Veterinary clinic.

eee. Warehouse, general.

2. All permitted uses in this "PI" District that include outdoor storage and/or outdoor activity shall be adequately screened as required by the City of Chesterfield.

3. Hours of Operation

   a. Hours of operation for all uses in this "PI" District shall be limited to 7:00 AM to 11:00 PM.

   b. All deliveries and trash pick-ups shall be limited to 7:00 AM to 11:00 PM.

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

1. HEIGHT

   a. The maximum height of the buildings, exclusive of roof screening, shall not exceed forty (40) feet.

2. BUILDING REQUIREMENTS

   a. A minimum of thirty percent (30%) openspace will be required for this development.

C. SETBACKS

1. Structure Setbacks

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

   a. Fifty (50) feet from the right-of-way of Olive Street Road.

   b. Fifty (50) feet from the eastern boundary of this district.

   c. Fifty (50) feet from the southern boundary of this district.

   d. Twenty (20) feet from the western boundary of this district.

2. Parking Setbacks

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

a. Thirty-five (35) feet from the right-of-way of Olive Street Road.

b. Fifteen (15) feet from the eastern boundary of this district.

c. Zero (0) feet from the southern boundary of this district.

d. Twenty (20) feet from the western boundary of this district.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall be as required in the City of Chesterfield Unified Development 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. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Preservation and Landscape Requirements of the City of Chesterfield Unified Development Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Unified Development Code or a Sign Package may be submitted for the planned district. Sign packages shall adhere to the City of Chesterfield Unified Development Code.

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to Spirit Valley East Drive Road shall be limited to one entrance in addition to the shared ingress/egress access with the property to the south as directed by the City of Chesterfield.

2. No direct access on to Olive Street Road will be permitted.

3. Provide cross access easement(s) or other appropriate legal instrument(s) guaranteeing permanent access between adjacent parcels to the south and east.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improve Olive Street Road to one half of a sixty (60) foot right-of-way, plus a ten (10) foot drainage easement and a thirty-eight (38) foot pavement with seven (7) foot shoulders with required tapers including all storm drainage facilities as directed by the Saint Louis County Department of Highways and Traffic.

2. A traffic analysis of the need for a dedicated right turn lane shall be prepared for review and approval by the Saint Louis County Department of Highways and Traffic when the site uses are identified. Required road improvement requirements to Olive Street Road shall be per the approved traffic analysis as directed by the Saint Louis County Department of Highways and Traffic.

3. Provide any additional right of way and construct any improvements to Olive Street Road as required by the St. Louis County Department of Highways and Traffic and/or the City of Chesterfield as necessary to provide for the potential future extension.

4. Provide a five (5) foot sidewalk conforming to ADA standards as directed by the City of Chesterfield. Sidewalk shall be constructed at such time as the property is redeveloped. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

5. If required sight 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 St. Louis County Department of Highways and Traffic.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the 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 Spirit Valley East Drive. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. As further design plans and construction specifications are developed through the Site Development Plan and Improvement Plan process, they should be forwarded to the Monarch-Chesterfield Levee District for review.

M. POWER OF REVIEW

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

N. STORMWATER

1. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

2. Provide any additional Chesterfield Valley Storm Water Easements along the east property lines as required and directed by the City of Chesterfield to accommodate the Chesterfield Valley Master Storm Water Plan channel in those areas, and depict the channel(s) on the Site Development Plan and improvement plans. The maintenance of the required storm water/ditch system shall be the responsibility of the property owner(s).

3. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas, as directed by the City of Chesterfield.

4. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

5. Treatment for water quality is required in accordance with our region's MS4 permit. Post construction Best Management Practices (BMPs) shall be implemented such that the developed site mimics its preconstruction runoff condition. If the site will utilize the Chesterfield Valley N237 Regional Water Quality Basin for portions of its water quality treatment requirement, formal MSD approval of this site will follow MSD construction approval of the N237 Regional Water Quality Basin.

6. All stormwater quantity management is subject to the requirements of the Monarch Chesterfield Levee District (MCLD).

7. Stormwater should be controlled as required by the Chesterfield Valley Master Facility Plan.

O. SANITARY SEWER

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

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

P. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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.

Q. 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. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contribution. 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.

3. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code, with the exception of the land use designation, shall be required where applicable.

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

5. 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, as necessary.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

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

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

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

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

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

III. COMMENCEMENT OF CONSTRUCTION

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

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

III. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide 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, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

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

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

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

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

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

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

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

22. Compliance with Sky Exposure Plane.

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

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley Trust Fund (Ord. 556). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

Type of Development	Required Contribution
General Retail	$1,934.32/required parking space
General Office	$ 677.74/required parking space
Loading Space	$3,165.27/required parking space

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

If 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 Saint Louis County Department of Highways and Traffic and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

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

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2015, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $777.97 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on $2,468.31 per acre for the total area as approved on the Site Development Plan.

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

D. SANITARY SEWER

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

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

VI. RECORDING

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

IX. ENFORCEMENT

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

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

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

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

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

PRELIMINARY PLAN
18626 OLIVE STREET ROAD

Attachment B

A TRACT OF LAND BEING PARCELS 1 AND 2 AS RECORDED IN DEED BOOK 17777, PAGE 3324, EXCEPTING THEREFROM A TRACT OF LAND AS AS RECORDED IN DEED BOOK 17773, PAGE 4337, SAID TRACT BEING PART OF LOT 5 OF THE AMELIA BOISSELIER ESTATE AS RECORDED IN PLAT BOOK 16 PAGE 27 AND PART OF A TRACT OF LAND BEING LOCATED IN U.S. SURVEYS 153 AND 368, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

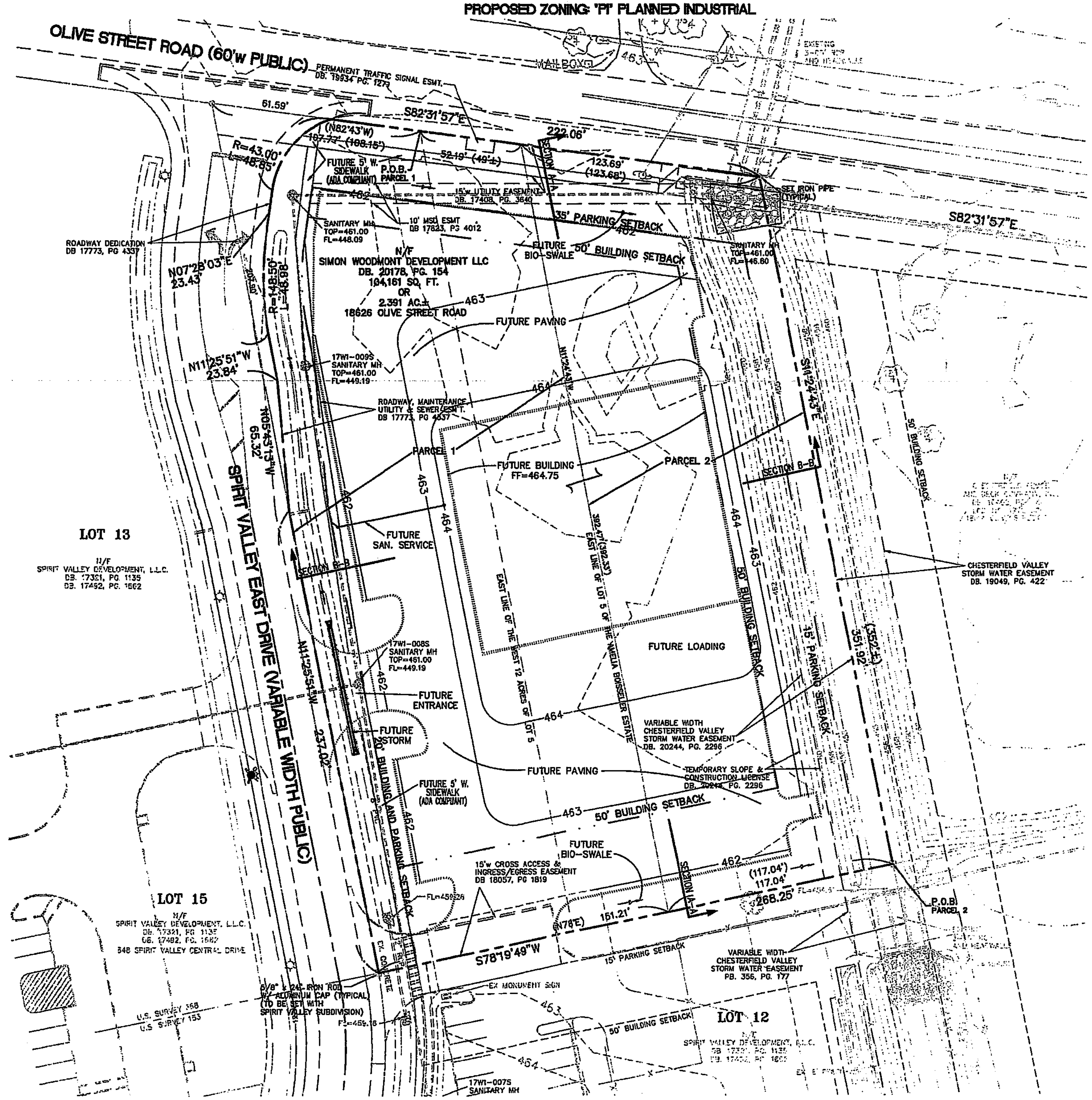
EXISTING ZONING: "NU" NON-URBAN

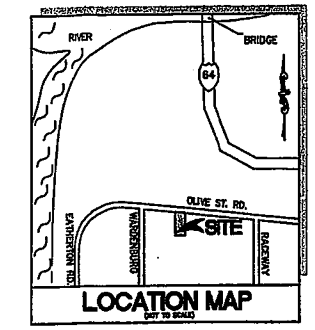
PROPOSED ZONING: "PI" PLANNED INDUSTRIAL

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.





APPROXIMATELY 4100' WEST OF INTERSECTION OF OLIVE STREET RD. AND CHESTERFIELD AIRPORT RD.

SITE INFORMATION

ADDRESS	= 18626 OLIVE STREET RD. CHESTERFIELD, MO 63005
SITE AREA	= 2.391 ACRES
OWNER	= SIMON WOODMONT DEVELOPMENT LLC
CITY	= CITY OF CHESTERFIELD
FLOOD MAP	= 29189C0120H
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH CHESTERFIELD
SCHOOL DISTRICT	= ROCKWOOD R-6
ELECTRIC SERVICE	= AMEREN U.E.
GAS SERVICE	= LACLEDE GAS
PHONE SERVICE	= SWBT
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. & RECORD INFORMATION (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
2. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000. (APPROXIMATE 100 YR. EL. 460 PER CHESTERFIELD MASTER PLAN MODEL)
3. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
4. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD AND MSD.
5. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.
6. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
7. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
8. ALL UTILITIES WILL BE INSTALLED UNDERGROUND. THE DEVELOPMENT OF THIS PARCEL WILL COORDINATE THE INSTALLATION OF ALL UTILITES IN CONJUNCTION WITH THE CONSTRUCTION OF ANY ROADWAY.
9. CROSS ACCESS FROM A GENERAL EAST TO WEST DIRECTION SHOULD BE PROVIDED FOR POTENTIAL FUTURE ACCESS BETWEEN THIS SITE AND FUTURE RE-DEVELOPMENT TO THE EAST.

LEGAL DESCRIPTION

18626 OLIVE STREET ROAD

A tract of land being Parcels 1 and 2 as described in a deed to Spirit Valley Development L.L.C. as recorded in Deed Book 17777, Page 3324 of the St. Louis County, Missouri Records excepting therefrom a tract of land conveyed to the City of Chesterfield, Missouri by a deed recorded in Deed Book 17773, Page 4337 of said Records, said tract being part of Lot 5 of the Amelia Boisselier Estate according to a plat thereof recorded in Plat Book 16, Page 27 of said Records and being part of U.S. Survey 368 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of Parcel 2 of a tract of land described in a deed to Spirit Valley Development, L.L.C. as recorded in Deed Book 17777, Page 3324 of the St. Louis County, Missouri Records; thence along the Southern line of said Parcel 2 and the Southern line of Parcel 1 South 78 degrees 19 minutes 49 seconds West, a distance of 268.25 feet to the Southwest corner of the aforesaid Parcel 1, said point being on the Eastern line of Spirit Valley East Drive; thence along the Western line of said Parcel 1 North 11 degrees 25 minutes 51 seconds West, a distance of 237.02 feet to the intersection with the Eastern line of a tract of land conveyed to the City of Chesterfield, Missouri as recorded in Deed Book 17773, Page 4337 of the aforesaid St. Louis County Records; thence along said Eastern line the following: North 05 degrees 43 minutes 13 seconds West, a distance of 65.32 feet to a point; thence North 11 degrees 25 minutes 51 seconds West, a distance of 23.84 feet to a point of curvature; thence along a curve to the right having a radius of 148.50 feet and an arc length of 48.98 feet to the point of tangency; thence North 07 degrees 28 minutes 03 seconds East, a distance of 23.43 feet to a point of curvature; thence along a curve to the right having a radius of 43.00 feet and an arc length of 48.85 feet to the intersection with the Southern line of Olive Street Road (60 feet wide); thence along said Southern line South 82 degrees 31 minutes 57 seconds East, a distance of 222.06 feet to the Northeast corner of the aforesaid Parcel 2; thence along the Eastern line of said Parcel 2 South 11 degrees 24 minutes 43 seconds East, a distance of 351.92 feet to the Point of Beginning and containing 104,161 square feet or 2.391 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during August, 2012.

PREPARED FOR:

SIMON WOODMONT DEVELOPMENT, LLC
& CHESTERFIELD BLUE VALLEY, LLC
c/o MR. DEAN WOLFE
7711 BONHOMME AVENUE, SUITE 901
CLAYTON, MO 63105

UTILITY NOTE

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

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

D.N.R. BENCHMARK

11-108: ALUMINUM DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD, ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. STL. CO. ELEV.=486.82 DNR ELEV.=488.55

TEMPORARY SITE BENCHMARK

RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF OLIVE STREET ROAD AND EAST SIDE OF ASPHALT ENTRANCE TO CHESTERFIELD FENCE AND DECK COMPANY: 0.7 MILES WEST OF INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD. ST. LOUIS COUNTY ELEV.=464.48 DNR ELEV.=464.21

SHEET INDEX

C-P-1 PRELIMINARY PLAN
C-P-2 PRELIMINARY SITE SECTIONS

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS PRELIMINARY PLAN FROM RECORD INFORMATION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS PRELIMINARY PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

By: [signature] 7/22/14
DANIEL EHLMANN, MISSOURI L.S. NO. 2215

STATE OF MISSOURI — DANIEL EHLMANN — NUMBER PLS-2215 — PROFESSIONAL LAND SURVEYOR

PREPARED BY:

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

PRELIMINARY PLAN FOR:

18626 OLIVE STREET ROAD

18626 OLIVE STREET ROAD
CITY OF CHESTERFIELD, MISSOURI
63005

DATE: 07/22/14

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

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

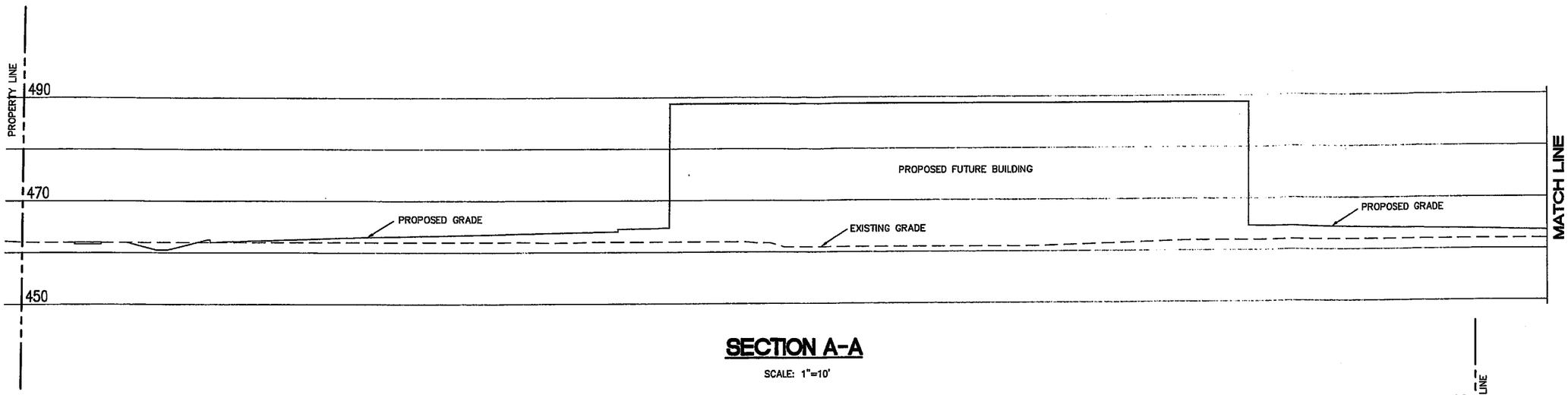
REVISIONS:

1	PER CITY LETTER DATED 04/01/14
2	PER CITY LETTER DATED 05/05/14
3	PER CITY LETTER DATED 06/02/14
4	PER CITY COMMENTS DATED 07/18/14

DRAWN BY: D.P.B.	CHECKED BY: G.M.S.
DATE: 01/14/14	JOB NO.: 213-5262
M.S.D. P#: -	BASE MAP #: -
S.L.C. HWY #: -	HWY SUP. #: -
MODOT #: -	

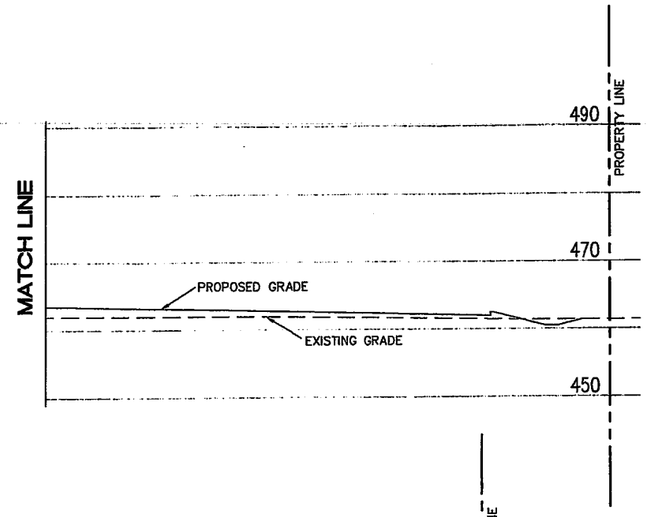
SHEET TITLE:
PRELIMINARY PLAN

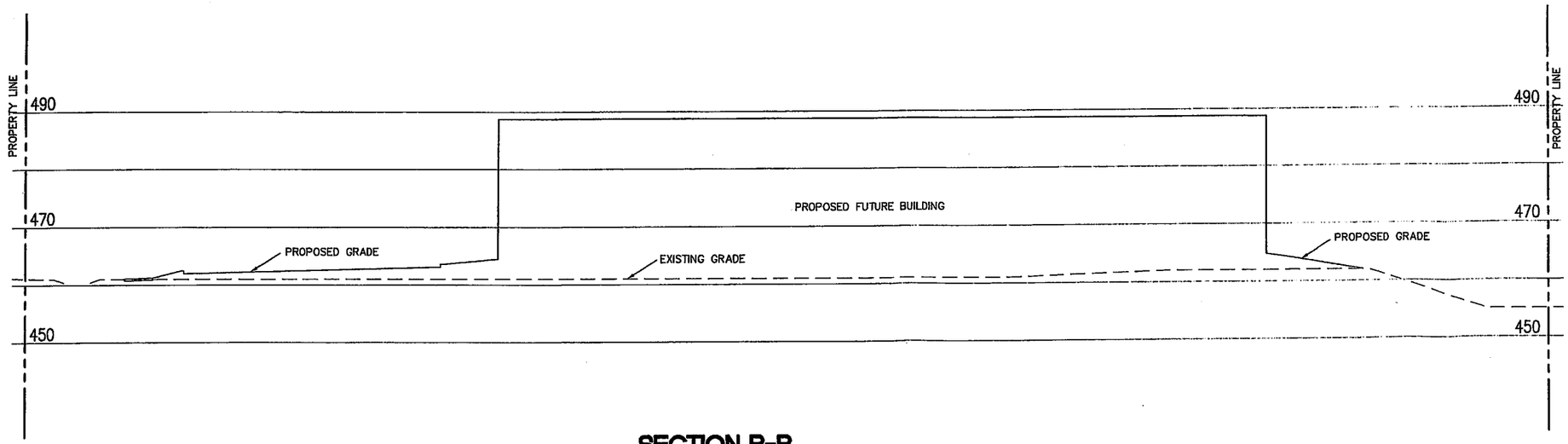
SHEET NO.:
C-P-1



SECTION A-A

SCALE: 1"=10'





SECTION B-B

SCALE: 1"=10'

PREPARED BY:

Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-8000 FAX (636) 530-8031
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN FOR:

18626 OLIVE STREET ROAD

18626 OLIVE STREET ROAD
CITY OF CHESTERFIELD, MISSOURI
63005

DATE: 07/22/14

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

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

1	PER CITY LETTER DATED 04/01/14
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3	PER CITY LETTER DATED 06/02/14
4	PER CITY COMMENTS DATED 07/18/14

DRAWN BY: D.P.B.	CHECKED BY: G.M.S.
DATE: 04/10/14	JOB NO.: 213-5252
M.S.D. P.E. # –	BASE MAP # –
S.L.C. MAT # –	MAT SUR. # –
M.D.N.R. # –	

SHEET TITLE:
PRELIMINARY SITE SECTIONS

SHEET NO.:
C-P-2