II.

CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD AGENDA
THURSDAY, APRIL 12 6:30 P.M.
CITY HALL – 690 CHESTERFIELD PARKWAY WEST

CONFERENCE ROOM 101

I. CALL TO ORDER

II. PROJECT PRESENTATIONS:

A. MPD Investments, LLC (Larry Enterprises/Lynch Hummer Lot A): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for two office buildings with first floor retail in a "PI" Planned Industrial District located east of Boone's Crossing on the north side of North Outer Forty Road.

III. APPROVAL OF THE FEBRUARY 15, 2007 MEETING SUMMARY

IV. OLD BUSINESS

V. NEW BUSINESS

VI. ADJOURNMENT

Note: The Architectural Review Board will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time. Notice is hereby given that the Architectural Review Board may also hold a closed meeting for the purpose of dealing with matters related to one or more of the following: legal actions, cause of action, litigation or privileged communications between the City's representatives and its attorneys. (RSMo 610.021 (1) 1994).

City of Chesterfield

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

II. A.

April 6, 2007

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: **MPD Investments, LLC (Larry Enterprises/Lynch Hummer Lot A):** Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for two office buildings with first floor retail in a "PI" Planned Industrial District located east of Boone's Crossing on the north side of North Outer Forty Road.

Dear Board Members:

Rick Clawson, of ACI Boland, Inc., has submitted, on behalf of MPD Investments, L.L.C. a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architects Statement of Design for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

Submittal Information

The request is for two new 66,000 square foot office buildings with first floor retail located in the Larry Enterprises/ Lynch Hummer development. Exterior materials include architectural precast, brick accent panels and glass. Roof materials will be a flat membrane. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines, City of Chesterfield governing ordinance 2055, the City of Chesterfield Tree Manual and the City of Chesterfield Lighting ordinance. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning.

Actions Requested

The Department of Planning requests action by the Architectural Review Board on the information presented.

Sincerely,

Mara M. Perry, AICP
Senior Planner of Plan Review

Attachments

1. ARB Design Review Checklist
2. Architectural Review Application and Packet Submittal

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Larry Enterprises/ Lynch Hummer (MPD Investments, LLC)
Date of Review: 04-06-07

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation			**Currently addressing landscape in site plan review. Additional requirements are placed on the site due to the location of the seepage berm.**
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			**Landscape is currently being addressed through site plan review for adherence to the City of Chesterfield Tree Manual.**
CHAPTER FOUR: Miscellaneous			
A. Signage			**Signage is not being reviewed at this time.**
B. Lighting	X		**Lighting is currently being addressed through site plan review for adherence to the Lighting Ordinance.**
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

City of Chesterfield

DEPARTMENT OF PLANNING

APPLICATION FOR ARCHITECTURAL REVIEW

Prior to submitting an application to the Department of Planning for review by the Architectural Review Board, the Petitioner is strongly urged to discuss their project with their Project Planner. For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Check application type:

[ ]	**Site Plan**	[ ]	**Amended Site Plan**
[ ]	**Site Development Plan**	[ ]	**Amended Site Development Plan**
[ ]	**Site Development Concept Plan**	[ ]	**Amended Site Development Concept Plan**
[ ]	**Site Development Section Plan**	[ ]	**Amended Site Development Section Plan**
[ ]	**Amend Elevations**	[X]	**Other (specify):** Architectural Review

Definitions

- **Site Plan:** Plan for non-residential development over 1,000 square feet *not* in a planned district.
- **Site Development Plan:** Plan for development in planned districts that is being done in one phase.
- **Site Development Concept Plan:** Conceptual plan for development in planned districts being done in phases. A Concept Plan provides an overall picture of a development that is being divided into sections to be developed in phases.
- **Site Development Section Plan:** Phased sections of a Concept Plan.

I. APPLICANT INFORMATION

Project Name: MPD Investments Development

Development Firm: MPD Investments, LLC

Architectural Firm: ACI/Boland, Inc.

Engineering Firm: Stock & Associates

Approximate Location of Project: 17401 North Outer 40

Record: MPD Investments, LLC c/o Brett Phillips
Address: 2445 Dunheath Lane
City: O'Fallon **State:** MO **Zip:** 63368
Tel.: 314-749-0000 **Fax:**
***Attach additional sheets as necessary.**

Applicant, if other than owner(s): ACI/Boland, Inc.
Address: 11477 Olde Cabin Road, Suite 100
City: St. Louis **State:** MO **Zip:** 63141
Tel.: 314.991.9993 **Fax:** 314.991.8878
Legal Interest: Architect
(Provide date of contract and date of expiration of contract)
***Attach additional sheets as necessary.**

II. PROJECT STATISTICS

Acreage: 7.021 **Gross Floor Area:** BLDG A: 66,000 BLDG B: 66,000 **Building Height:** 45' at top of roof per ordin.
Existing Overlay Districts: Check (✓) all that apply [ ] **C.U.P.** [ ] **C.S.P.** [ ] **L.P.A.**
Proposed Usage: Office building with retail on first floor
Exterior Building Materials: Architectural pre-cast
Construction Type: Steel frame
Roof Material and Design: Flat membrane roof
Building Setbacks: **Front Yard:** 120' **Side Yard:** 20' **Rear Yard:** 215'
Max. Building Height: **Min. Lot Requirement:**
Description of art or architecturally significant features (if any):
Please see Design Intent letter.
Screening Material and Design:
Please see Design Intent letter.
Additional Project Information, if any:
Please see Design Intent letter.

III. ZONING

Current Zoning District: PI - Planned Industrial
Existing Uses(s) on property: Vacant
Proposed Use(s) on property: Office building with retail on first floor
Proposed Development Intensity: 132,000 SF du / sf (circle one)*
* du = Dwelling Units (Residential or Hotel/Motel) sf = square feet (Commercial, Industrial)

IV. SITE SPECIFIC GUIDELINES

Landscape Guidelines: ____ **Residential:** ____ **Commercial:** X **Institutional:** ____

Is the property located in a Chesterfield Valley Sub-Area? If yes, circle one: 1 2 3 4

Any site-specific design guidelines: Please see Zoning Ordinance 2055.

V. ADJACENT PROPERTY

Identify surrounding land uses and zoning designations. Include existing/approved square footage or number of dwelling units, type of units, and density.

Property	Land Use	Zoning	Existing Use	Approved Use (use separate sheet as needed)
North	Monarch	Levee	Monarch	Levee
South	Highway		Highway	
East	Vacant		Vacant	
West	Vacant		Vacant	

VI. PARTIES OF INTEREST

Principal Contact: Richard S. Clawson **Title:** Principal
Address: 11477 Olde Cabin Road, Suite 100
City: St. Louis **State:** MO **Zip:** 63141
Tel.: 314-991-9993 **Fax:** 314-991-8878
Email: rclawson@aci-boland.com

Other Contact: ____
Address: ____
City: ____ **State:** ____ **Zip:** ____
Tel.: ____ **Fax:** ____
Email: ____

Other Contact: ____
Address: ____
City: ____ **State:** ____ **Zip:** ____
Tel.: ____ **Fax:** ____
Email: ____

City of Chesterfield

ARCHITECTURAL REVIEW BOARD

Architectural Review Submittal Checklist

Plans shall be submitted no larger than 11 X 17. If necessary, plant schedules and other notes may be submitted on separate pages. All exhibits shall be scaled and legible.

This checklist must be included in the packet of material submitted to be reviewed.

- ☐ **Color site plan with contours, site location map, and identification of adjacent uses.**
- ☐ **Color elevations for all building faces.**
- ☐ **Color rendering or model reflecting proposed topography.**
- ☐ **Large exterior material samples. ***
- ☐ **Photos' reflecting all views of adjacent uses and sites.**
- ☐ **Details for screening, retaining walls, etc. ***
- ☐ **Section plans highlighting any building off-sets, etc.**
- ☐ **Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.**
- ☐ **Landscape plan.**
- ☐ **Any other exhibits which would aid understanding of design proposal.**
- ☐ **Governing ordinance requirements.**

*** Denotes that item will be brought to meeting by the petitioner**

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

ACI BOLAND
ARCHITECTS PLANNERS INTERIOR DESIGNERS

Monarch Holdings LLC Office / Retail Building
Statement of Design Intent
March 29, 2007

This proposed building is scheduled to be a three-story 66,000 square foot office building with retail on the first floor. The project is located north of Highway 40 and west of Boone's Crossing.

I. Site Layout

A. Physical Features

1. The existing flat site is currently vacant. A portion of the existing Monarch Levee is located at the northern end of the site.

B. Vegetation

1. Currently, the site has no substantial vegetation worth retaining.

C. Site Relationship

1. The building is situated on North Outer Forty Road. The building entrance will be facing North Outer Forty Road to the south.

D. Vehicular Circulation

1. The two curb cut entries/exits for the site will be located at North Outer Forty Road to allow vehicles to circulate efficiently through the site.
2. Delivery vehicles will be able to enter from North Outer Forty Road and proceed directly to the two loading areas located between the two buildings at the middle of the site.

E. Pedestrian Circulation

1. The accessible parking spaces will be located directly in front of the building to allow easy access without needing to cross any drive lanes.
2. The entry to building in located between the parking areas to allow easy access to the building without excessive distance to walk.

II. Building Structure

A. Scale and Design

1. The building will be a three-story architectural precast building with aluminum and glass punched windows. The building will also incorporate cast stone base

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St. Louis, Missouri 63141
T. 314.991.9993
F. 314.991.8878

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Leawood, Kansas 66211
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F. 913.338.2003

1421 E. 104th Street
Kansas City, Missouri 64131
T. 816.763.9600
F. 816.763.9757

at the foot of the columns along with brick. The building will also incorporate sunscreens at the four corners of the building.

B. Relationship to Adjacent Development

1. The adjacent parcels are currently vacant, however the future building "A" will be of a matching/complementary style.

C. Materials and Colors

1. The exterior of the building will be predominately architectural precast panels, cast stone and brick accents with reflective insulated glass in aluminum storefront punched window system.
2. The architectural precast will be a light buff/beige with brick as an accent; the columns will have a cast stone base.
3. The storefront window system will have anodized slate blue frames with a gray-black reflective insulated glass.
4. The south side of the building at the pedestrian level will have green fabric awnings on an aluminum frame support.
5. Please refer to the exterior rendering and to the larger samples to be submitted at the Architectural Review Board meeting.

Non-Residential Architecture

A. General

1. The two sides and rear façades will be designed with similar detailing as the front/primary façade. Please see attached colored exterior building elevations for more information.

B. Building Equipment and Service

1. Delivery vehicles will be able to enter from North Outer Forty Road and proceed directly to the two loading areas at the middle of the site.

2. Landscaping will be used to screen any exterior electrical transformers or gas meters.

C. Chesterfield Valley Guidelines

2. All utilities will be installed underground.

3. The two sides and rear façades will be designed with similar detailing as the front/primary façade, which faces North Outer Forty Road.

4. This project will be designed to meet the required open space requirements as stated in the *City of Chesterfield Design Guidelines*. See attached Site Plan.

5. This project will be designed to meet the required landscape requirements as stated in the *City of Chesterfield Design Guidelines* and the *Landscape Guidelines for the City of Chesterfield*. See attached Landscape plan.

III. Landscape Design

1. The site has been carefully landscaped with trees and other shrubs/plantings to compliment the scale and reduce the impact of the parking lot and building to North Outer Forty Road.
2. A simple palette of plantings has been selected to provide an attractive range of color, size and contrast.
3. Please refer to the submitted landscape plan for more information

IV. Miscellaneous

A. Signage

1. This is not in for review at this time.

B. Lighting

1. The site lighting will be oriented toward the building and parking areas to avoid affecting adjacent properties.
2. The proposed monument sign will be light be ground-mounted lights.

C. Utilities

1. All utilities will be installed underground.
2. Landscaping will be used to screen any exterior electrical transformers or gas meters.

D. Storm water Drainage

1. Storm water will be drained from the rooftop of the building with interior roof drains and collected in the drainage area to the north.
2. The parking area will be sloped toe allow storm water to drain away from the building and off the parking area to the drainage area to the north.

E. Energy Conservation

1. The building shall be constructed to meet energy guidelines that are enforced at the current time.

F. Screening (Fences & Walls)

1. A pre-finished architectural metal panel roof screen will be located in the center of the roof to screen all roof top equipment.
2. The trash dumpster will be screened from view by a three-sided structural concrete block wall with brick veneer and a stone cap to match the building with swinging wood sight-proof gates.

Respectfully Submitted By,

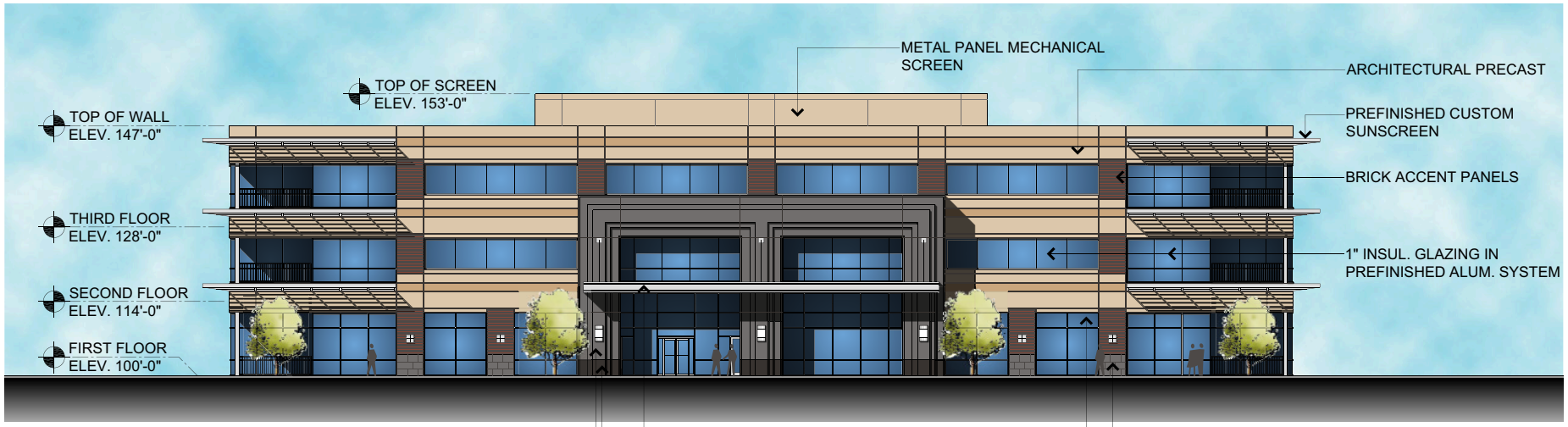
ACI/Boland, Inc.

Kristopher T. Mehrtens
Project Architect

fv

EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

207015 - March 29, 2007

MPD Investments

Chesterfield, Missouri

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ARCHITECTS PLANNERS INTERIOR DESIGNERS
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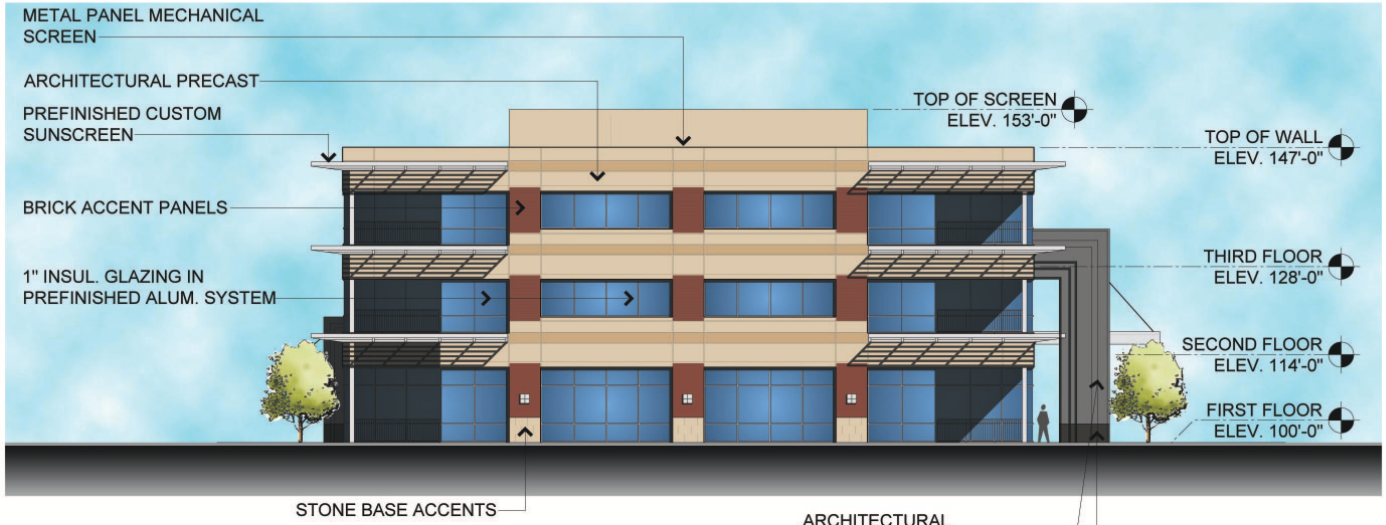
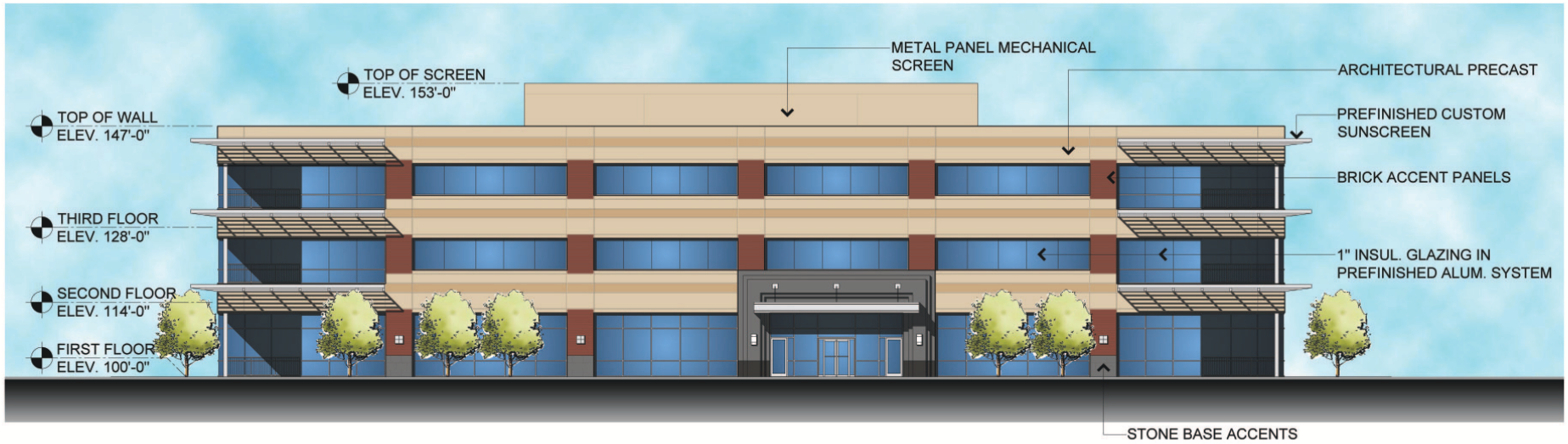


WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

207015 - March 29, 2007

MPD Investments

Chesterfield, Missouri

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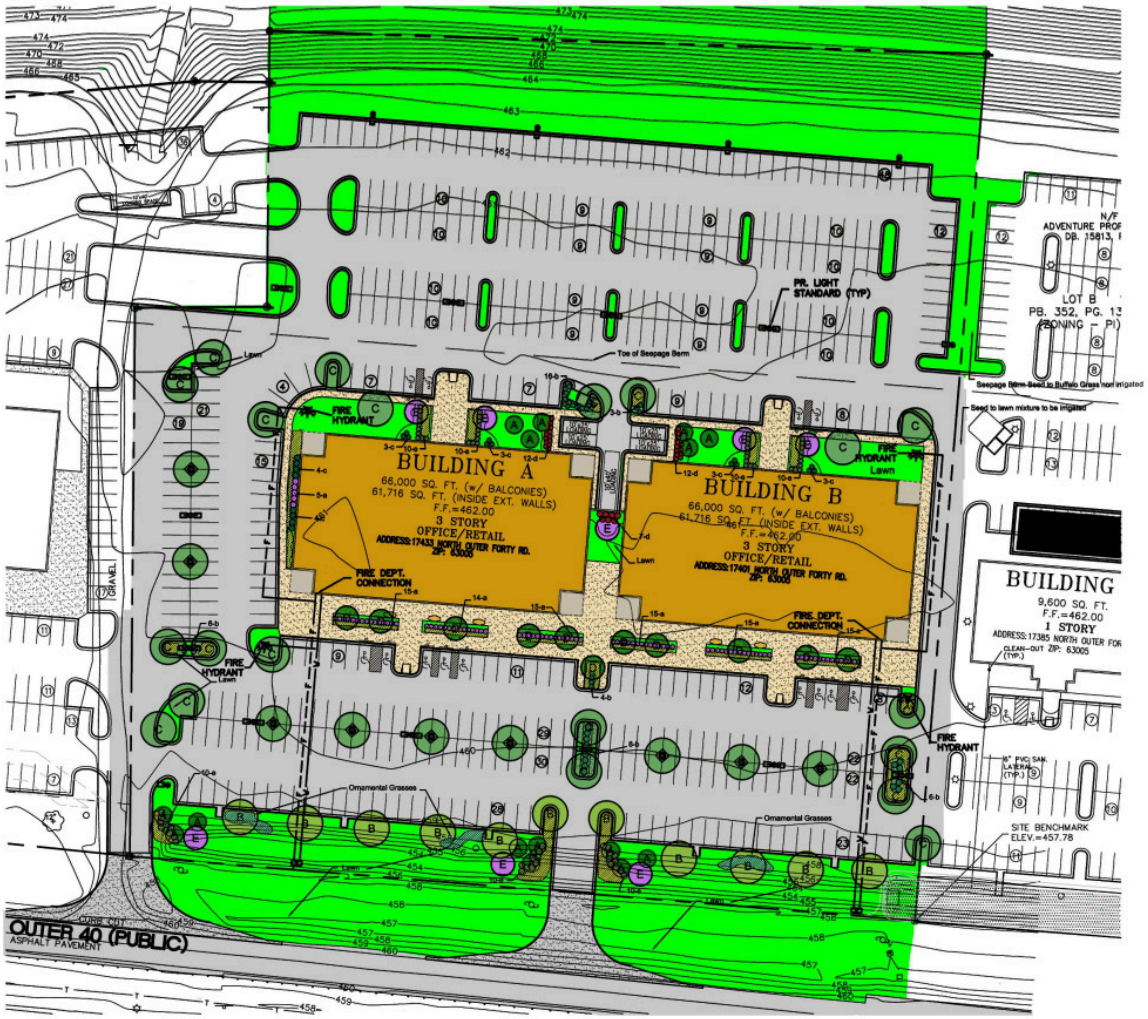

Concept Landscape Plan

SCALE 1"=40'-0"

Landscape Requirements
Parking lot trees Required = 67- 2½" Trees
Total Trees provided = 74

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	15	Pinus strobus	White Pine	8'	45-60'
B	11	Acer rubrum inermis	Red Maple	2 1/2"	50-75'
C	29	Gleditsia triacanthos 'Inermis Skyline'	Skyline Honeylocust	2 1/2"	45'+
D	11	Carpinus betulus	European Hornbeam	2 1/2"	35-40'
E	8	Cercis Canadensis	Eastern Redbud	2 1/2"	25-30'
a	97	Ilex x meserveae 'Blue Girl'	Blue Holly	18"	3' O.C.
b	43	Rhus aromatica 'Grow-low'	Grow-low Sumac	18"	3' O.C.
c	21	Spirea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	18"	30" O.C.
d	31	Euonymus alatas 'Compacta'	Dwarf Burning Bush	2-3'	3' O.C.
e	71	Taxus cuspidata 'Densa'	Dense Yew	18"	30" O.C.
	-	Annuals/Perennials/Ground cover	To Be Selected		

Note:
1) Lawn areas around building and parking islands to be sodded.
2) Lawn areas to be seeded.
3) In ground automatic irrigation system to be provided for landscape area south of the Seepage Berm.

Consultants:

MPD Investments-Bldgs A&B

Chesterfield, MO

Revisions:

Date	Description	No.
3-28-07	Site Revisions	1

Drawn: BD
Checked: DD

loomisAssociates
landscape•architects•planners
707 Spirit 40 Park Drive, Suite 115
Chesterfield, Missouri 63005
636/519-8008 fax 636/519-0797
e-mail: la@pobox.com

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 3-13-07
Job #: 657.006

LOCATION "B"
VIEW LOOKING EAST

LOCATION "B"
VIEW LOOKING SOUTHEAST

LOCATION "B"
VIEW LOOKING SOUTH

LOCATION "B"
VIEW LOOKING SOUTHWEST

LOCATION "B"
VIEW LOOKING WEST

LOCATION "A"
VIEW LOOKING WEST

LOCATION "A"
VIEW LOOKING NORTHWEST

LOCATION "A"
VIEW LOOKING NORTH

LOCATION "A"
VIEW LOOKING NORTHEAST

LOCATION "A"
VIEW LOOKING EAST

207015 - March 29, 2007

MPD Investments

Chesterfield, Missouri

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LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION
AMENDED SITE DEVELOPMENT CONCEPT PLAN
FOR MPD INVESTMENTS DEVELOPMENT FOR A
"PLANNED INDUSTRIAL" DISTRICT
A TRACT OF LAND BEING PART OF THE TRACTS OF LAND DESCRIBED IN DEED BOOK 7853 PAGE 1771
OF THE ST. LOUIS COUNTY RECORDER OF DEEDS
BEING PART OF THE SAME PROPERTY KNOWN AS THE RUPPEL FARM
LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
RECORDED IN PLAT BOOK 352 PAGE 135
ORDINANCE 2055

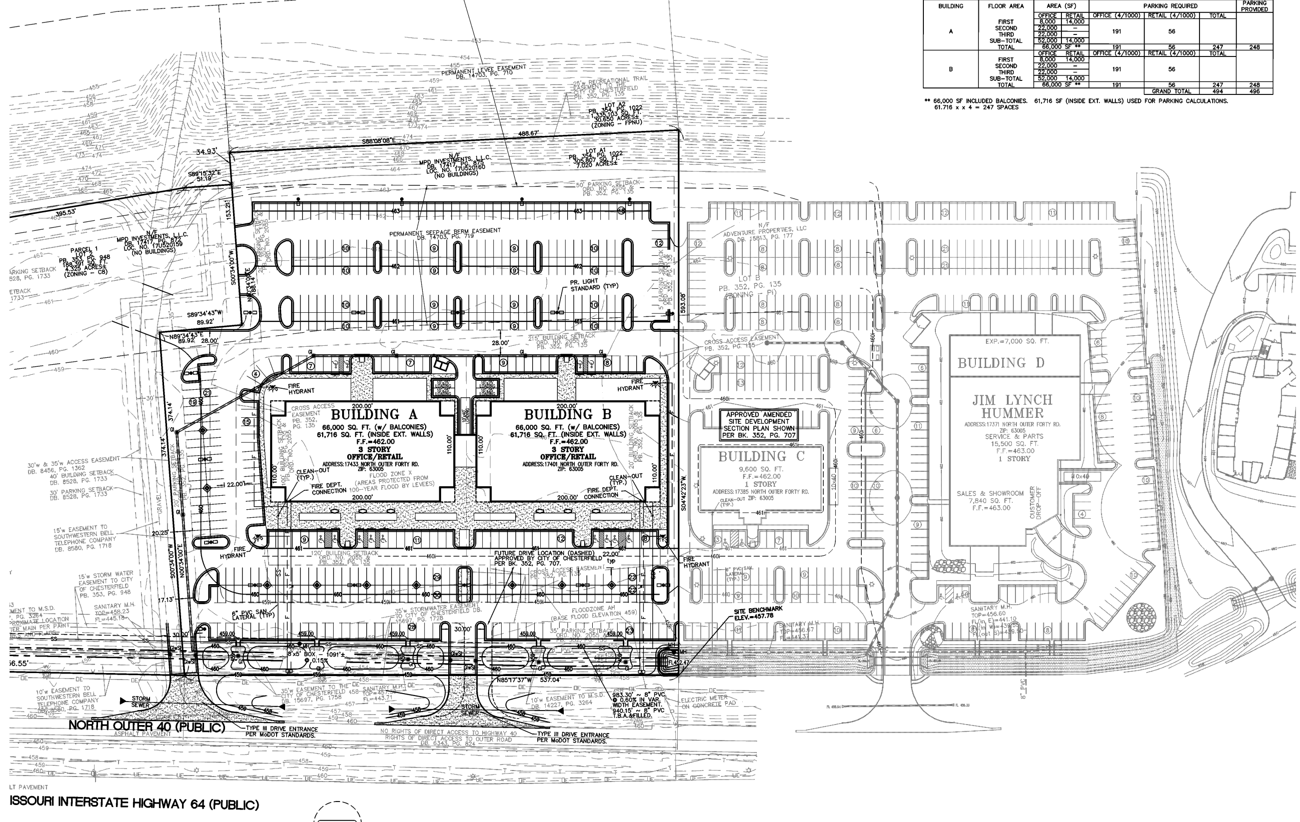
PERTINENT DATA

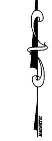
OWNER (1/9/07)	=	MPD INVESTMENTS, L.L.C. (SPECIAL WARRANTY DEED, DB. 17417, PG. 875)
EXISTING ZONING	=	P.I. (ORD. #2055)
LOCATOR NUMBER	=	17U520160
ACREAGE	=	7.020 Acres ±
FIRE DISTRICT	=	CHESTERFIELD FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	=	ROCKWOOD R6
SEWER DISTRICT	=	M.S.D.
WATER SHED	=	BONHOMME CREEK
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	=	LACLEDE GAS COMPANY
ELECTRIC SERVICE	=	AMERENUE ELECTRIC COMPANY
PHONE SERVICE	=	SBC

SITE INFORMATION

BUILDING	FLOOR AREA	AREA (SF) OFFICE	AREA (SF) RETAIL	PARKING REQUIRED OFFICE (4/1000)	PARKING REQUIRED RETAIL (4/1000)	PARKING REQUIRED TOTAL	PARKING PROVIDED
A	FIRST	8,000	14,000				
	SECOND	22,000	–	191	56		
	THIRD	22,000	–				
	SUB-TOTAL	52,000	14,000				
	TOTAL	66,000 SF **		191	56	247	248
B	FIRST	8,000	14,000				
	SECOND	22,000	–	191	56		
	THIRD	22,000	–				
	SUB-TOTAL	52,000	14,000				
	TOTAL	66,000 SF **		191	56	247	248
					GRAND TOTAL	494	496

** 66,000 SF INCLUDED BALCONIES. 61,716 SF (INSIDE EXT. WALLS) USED FOR PARKING CALCULATIONS.
61,716 x x 4 = 247 SPACES





GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LEGEND

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWERS
EXISTING STORM SEWER
PROPOSED STORM SEWERS
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED INTERIM CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING UTILITIES
PROPOSED GAS
PROPOSED WATER
PROPOSED UNDERGROUND ELECTRIC
SET 1/2" X 24" REBAR W/ 2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT - EXISTING/PROPOSED
EXISTING LIGHT STANDARD
PROPOSED LIGHT - WALL/POLE
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING
CENTERLINE
EASEMENT
CONCRETE PAVEMENT
TRAFFIC FLOW
PROPOSED DRAINAGE SWALE
PROPOSED SILTATION CONTROL

ABBREVIATIONS

A.T.G. - ADJUST TO GRADE
ASPH. - ASPHALT
BLDG. - BUILDING
CL - CENTERLINE
CONC. - CONCRETE
C.O. - CLEANOUT
DB. - DEED BOOK
E - ELECTRIC
ESMT. - EASEMENT
FL - FLOWLINE
FT - FEET
FND. - FOUND
G - GAS
M.H. - MANHOLE
N/F - NOW OR FORMERLY
O.H. - OVERHEAD WIRES
PVMT. - PAVEMENT
PB. - PLAT BOOK
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.P. - POWER POLE
P.V.C. - POLYVINYL CHLORIDE PIPE
R.C.P. - REINFORCED CONCRETE PIPE
SQ. - SQUARE
T - TELEPHONE CABLE
T.B.A. - TO BE ADJUSTED
T.B.R. - TO BE REMOVED
T.B.R.&R. - TO BE REMOVED & RELOCATED
TYP. - TYPICAL
U.G. - UNDERGROUND
U.I.P. - USED IN PLACE
V.C.P. - VETRIFIED CLAY PIPE
W - WATER
(86'W) - RIGHT-OF-WAY WIDTH

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. 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.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. FLOOR TO AREA RATIO (FAR):
   BLDGS. A & B = 132,000 S.F./LOT = 0.43
   BLDGS. C & D = 39,940 S.F./LOT = 0.13
   ENTIRE DEVELOPMENT - BLDGS. A, B, C & D = 171,940 S.F./LOT = 0.28
5. AREA CALCULATIONS - (ENTIRE DEVELOPMENT BLDGS. A, B, C & D)
   BLDGS. A & B
   TOTAL LOT AREA = 305,807 S.F. = 7.02 AC.
   BUILDINGS =42,078 S.F./LOT = 0.138
   PAVEMENT = 170,937 S.F./LOT = 0.559
   OPENSPACE = 92,792 S.F /LOT = 0.303
   BLDGS. C & D
   TOTAL LOT AREA = 308,898 S.F. = 7.09 AC.
   BUILDINGS = 39,940 S.F./LOT = 0.129
   PAVEMENT = 162,824 S.F /LOT = 0.527
   OPENSPACE = 106,134 S.F /LOT = 0.344
   ENTIRE DEVELOPMENT - BLDGS. A, B, C & D
   TOTAL LOT AREA = 614,705 S.F. = 14.11 AC.
   BUILDINGS = 82,018 S.F./LOT = 0.133
   PAVEMENT = 333,761 S.F /LOT = 0.543
   OPENSPACE = 198,926 S.F /LOT = 0.324
6. THE DEVELOPER SHALL BE REQUIRED TO CONTRIBUTE TO THE CHESTERFIELD VALLEY ROAD IMPROVEMENT PLAN TRUST FUND.
7. MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING AND PARAPET WALLS SHALL NOT EXCEED THREE STORIES OR 45 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
8. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
9. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
10. GRADING AND STORM WATER PER M.S.D. , CITY OF CHESTERFIELD AND THE MONARCH LEVEE DISTRICT.
11. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
12. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
13. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
14. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. UTILITIES EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENT SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS
15. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS DETERMINED; BASE FLOOD ELEVATION = 457, 459) AND FLOOD ZONE "X" (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. 29189C0140 H WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
16. EXTENSION OF 8X5 BOX CULVERT (FROM WEST SIDE OF ADJACENT PARCEL 1/LOT 2 IS INCLUDED IN CITY OF CHESTERFIELD PROJECT 2005-PW-30 ALONG WITH RELOCATION OF EX. SANITARY SYSTEM WITHIN SAME AREA. CURRENTLY WITHIN DESIGN/MSD REVIEW & APPROVAL.

Brett Phillips, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter ______
1003.150 (applicable subsection) "PI" - Planned Industrial (present zoning) of the City of Chesterfield
Ordinance No. 2055 , do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) ______________________
Brett Phillips

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this ____ day of ______________, 2007, before me personally appeared Brett Phillips, who being by me duly sworn, did say he is the OWNER of MPD INVESTMENTS, L.L.C., a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, and that said Brett Phillips acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

____
Notary Public

____
Print Name

My commission expires: ____________

This Amended Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the ____ day of ____, of 2007, by the Chairperson of said Commission, authorizing the recording of this Plan pursuant to Chesterfield Ordinance Number 2055 dated January 21st, 2004 as attested to by the Director of Planning and the City Clerk.

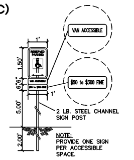
____
Michael O. Geisel, Director of Planning

____
Marty DeMay, City Clerk

LEGAL DESCRIPTION

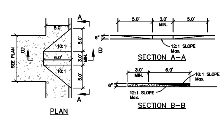
LOT A1

Beginning at the intersection of the Northern line of Missouri State Highway 40-61 with the Eastern line of Share 1 of the Subdivision of the Estate of Peter Steffan, as recorded in Deed Book 80, Page 457 in the St. Louis County Records; thence Northwardly along said Eastern line of Share 1 the following courses and distances: North 00 degrees 34 minutes 00 seconds East 374.14 feet, North 89 degrees 34 minutes, 43 seconds East 89.92 feet, and North 00 degrees 34 minutes 00 seconds East 188.00 feet; thence departing said Eastern, South 88 degrees 09 minutes 08 seconds East 488.67 feet to the Eastern Line of Lot A of Larry Enterprises and Lynch Hummer Subdivision, a subdivision according to the plat thereof recorded in Plat Book 352, Page 135 of the St. Louis County Records; thence along the common line of Lots A and B of said subdivision, South 04 degrees 42 minutes 23 seconds West, 593.08 to the Northern line of Missouri State Highway 40-61; thence North 85 degrees 17 minutes 37 seconds West, 537.04 feet to the point of beginning and containing 305,807 square feet or 7.02 acres more of less.

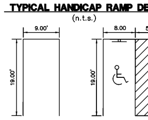


HANDICAP PARKING SIGN
(n.t.s.)

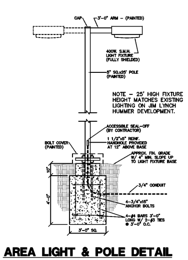
HANDICAP SIGN
(n.t.s.)



TYPICAL HANDICAP RAMP DETAIL
(n.t.s.)



TYPICAL PARKING STALLS
(n.t.s.)



AREA LIGHT & POLE DETAIL
(n.t.s.)

SITE BENCHMARK

ELEV. 457.78
"IRON ROD" BEING THE SOUTHEAST PROPERTY CORNER OF PROPERTY AT 17401 NORTH OUTER 40 DRIVE.
(U.S.G.S. (NGVD 1929))

ST. LOUIS COUNTY BENCHMARK

12-171 ELEV. 460.06
"STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.
(U.S.G.S. (NGVD 1929))

GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing, at the request of Larry Enterprises, has performed a geotechnical exploration for the property of which the project proposed hereon is a part thereof. Our findings indicated that the earth-related aspects are suitable for the development proposed hereon pursuant to the geotechnical recommendations and considerations set forth in our December 5, 2000 report, titled Geotechnical Exploration - MTI Job No. 3783 - Office Buildings - Chesterfield, Missouri.

MIDWEST TESTING

____
Daniel J. Barczykowski, P.E.
Missouri Registration No. E-25861

____
Date

SURVEYOR'S CERTIFICATION

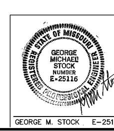
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Concept Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D

____
RANDALL S. ROSSON, Missouri L.S. No. 2006000171

PREPARED FOR:
MPD INVESTMENTS, L.L.C.
c/o BRETT PHILLIPS
2445 DUNHEATH LANE
O'FALLON, MO 63368
PHONE: (314) 749-0000

OWNER (as of 1/9/07)
MPD INVESTMENTS, L.L.C.
c/o BRETT PHILLIPS
2445 DUNHEATH LANE
O'FALLON, MO 63368
PHONE: (314) 749-0000



GEORGE M. STOCK E-25116

LARRY ENTERPRISES & LYNCH HUMMER SUBDIVISION
AMENDED SITE DEVELOPMENT CONCEPT 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:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.W.	03/27/07	G.M.S.	03/27/07	206-3961.2	1 of 2

LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION
(FOR MPD INVESTMENTS DEVELOPMENT)
ORDINANCE NO. 2055

BILL NO. 2227 ORDINANCE NO. 2055

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE 1790, AND REPLACING IT WITH A NEW ORDINANCE PROVIDING FOR THE ADDITION OF OUTDOOR STORAGE, AND CHANGES TO PROPERTY SETBACKS FOR A 14.1 ACRE "PI" PLANNED COMMERCIAL DISTRICT LOCATED NORTH OF HIGHWAY 40/INTERSTATE 64, WEST OF BOONES CROSSING (P.Z. 21-2003 JIM LYNCH/LARRY ENTERPRISES)

WHEREAS, the petitioners, Jim Lynch and Larry Enterprises, have requested amendments to City of Chesterfield Ordinance 1790 to allow for outdoor storage and changes to the building setbacks, and;

WHEREAS, a public hearing before the City of Chesterfield Planning Commission regarding the above-referenced was held on September 22, 2003; and,

WHEREAS, the request was considered by the Planning Commission and upon review, the Commission recommended approval; and,

WHEREAS, the City Council amended the Attachment A relative to structure and parking setbacks, the location of access for the site and limitation of outdoor storage to the proposed Lot B.

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 Ordinance Number 1790 is hereby repealed and replaced with a new ordinance the conditions of which are established in the Attachment A.

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, which are set out in the Attachment "A", which is attached hereto and made a part hereof.

Section 3. The City Council, pursuant to the request filed by Jim Lynch and Larry Enterprises 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 22nd day of September 2003, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

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

Passed and approved this 20th day of January, 2004

MAYOR

ATTEST:

P.Z. 21-2003 Jim Lynch/Larry Enterprises
Planning Commission October 21, 2003
Planning & Zoning Committee December 4, 2003
Planning & Zoning Committee January 8, 2004
Page 1 of 22

ATTACHMENT A

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

- 1.1.1 Conservation of Existing Quality of Life
- 1.1.2 Reinforce Existing Development Pattern
- 1.2.2 Quality New Development
- 1.3.2 Encourage Quality Project Planning
- 2.3.1 Office Development along I-64/40 Highway Corridor
- 4.1.6 Limit Curb Cuts
- 4.1.12 Internal Commercial Circulation
- 4.2.3 New Development for Stormwater Control

I. PERMITTED USES

A. The uses allowed in this "PI" Planned Industrial District shall be:

Primary Uses:
(j) Business, professional, and technical training schools.
(k) Business service establishments.
(q) Financial institutions.
(y) Hotels and motels.
(dd) Mail order sale warehouses (excluding on-site sales).
(ii) Offices or office buildings.
(mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
(oo) Printing and duplicating services
(ww) Restaurants, sit down.
(uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith (excluding facilities that do not generate hazardous, environmental waste, liquid, solid, or gaseous).
(xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said.
(yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture (excluding necessary outdoor storage).
(eee) Permitted signs (See Section 1003.168 "Sign Regulations).

(iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
(ooo) Vehicle repair facilities.
(ppp) Vehicle service centers.
(qqq) Vehicle washing facilities.
(rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids (excluding live animals, explosives, or flammable gases and liquids).

Ancillary Uses:
(g) Automatic vending facilities for:
(i) Ice and solid carbon dioxide (dry ice);
(ii) Beverages;
(iii) Confections.
(l) Cafeterias for employees and guests only.
(ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours (excluding for a period in excess of seventy (72) hours).

B. Outdoor storage referenced above in item (xx) shall be limited to proposed Lot B as delineated on the preliminary plan.

II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

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

1. The amount of square footage constructed shall be a based on the developer's ability to comply with the parking regulations of the City of Chesterfield Zoning Ordinance.
5. The total square footage of all buildings in the district shall not exceed 224,000 square feet.
6. Total number of buildings constructed on this development shall not exceed four (4) buildings.
7. Maximum building height shall be three (3) stories or forty-five (45) feet (exclusive of mechanical equipment) whichever is less. Height limitation shall also be exclusive of parapet walls.
8. The district shall contain a minimum of thirty-one percent (31%) greenspace, excluding stormwater drainage structures. Greenspace is calculated by combining all green area and non-paved surfaces and dividing by the total area of the site.

NOTE: The building heights referenced is to be measured from final grade.

III. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

A. Within eighteen (18) months from the preliminary development plan approval date by the City of Chesterfield and prior to issuance of any building permit, the developer shall submit to the City of Chesterfield for their review and approval a Site Development Concept Plan. Within twelve (12) months of the Site Development Concept Plan approval date, the developer shall submit the first Site Development Section Plan to the City of Chesterfield for review and approval. Where due cause is shown by the developer, this time interval may be extended by the City of Chesterfield.

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

IV. GENERAL CRITERIA - CONCEPT PLAN

A. The Site Development Concept Plan shall include the following:

1. Outboundary plat and legal description of the property.
2. Conceptual location, design (with design statement), materials, and size, including height, of all proposed buildings, parking and loading areas, and lots.
3. Specific structure and parking setbacks along all roadways and property lines.
4. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.
5. Existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
6. Preliminary stormwater and sanitary sewer facilities.
7. Show existing improvements, including roads and driveways on the opposite side of roadways adjacent to the site.
8. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
9. The scale to which the Site Development Concept Plan will be drawn shall be no greater than one (1) inch equals one hundred (100) feet.
10. Show the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
11. 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.
12. Provide the greenspace percentage for each lot on the plan. Greenspace is calculated by dividing the pervious surfaces by the site area (excluding right-of-ways).

V. GENERAL CRITERIA - SECTION PLANS

A. Site Development Section Plans shall include the following:

1. Location and size, including height, of all uses, buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, other above ground structures and landscaping.
2. Existing and proposed contour intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
3. Existing and proposed roadway, drives, and walkways on and adjacent to the property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of the existing roads and driveways on the opposite side of the development.
4. All existing and proposed easements/rights-of-way on site and all existing or proposed off-site easements required for utilities, storm water drainage, grading or other improvements.
5. Specific structure and parking setbacks along all roadways and property lines.
6. The location of the proposed storm sewers, detention basins, sanitary sewers, and connection(s) to existing systems.
7. Location and size of all parking areas.
8. A landscape plan, including, but not limited to, location, size, and type of all plant and other material to be used.
9. Area of each building phase.
10. Architectural elevations and building materials addressing City of Chesterfield Design Guidelines.
11. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
12. Provide comments/approvals from the St. Louis County Department of Highways and Traffic, The Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Monarch Chesterfield Valley Levee District and the appropriate Fire District.
13. 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.

Provide the greenspace percentage for each lot on the plan. Greenspace is calculated by dividing the pervious surfaces by the site area (excluding right-of-ways).

VI. SITE DEVELOPMENT PLAN SUBMITTAL OPTION

A. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may instead submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the Preliminary Development Plan by the City. Said Plan shall be submitted in accord 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.

VII. SPECIFIC CRITERIA

A. The Site Development Concept and Section Plans shall illustrate adherence to the following specific design criteria. Information to be shown on the Site Development Concept Plan shall be limited to those items specified in Section A, General Criteria-Concept Plan.

Structure Setbacks

a. No building or structure, other than boundary walls, retaining walls, signs, light standards, flagpoles or fences, shall be located within the following setbacks:
(1) Two hundred fifteen (215) feet from the northern district boundary.
(2) One hundred twenty (120) feet from the southern district boundary.
(3) Western District Boundaries:
a. Lot A: One hundred (100) feet from the western district boundary.
b. Lot B: Twenty (20) feet from the proposed property line as delineated on the Revised Preliminary Plan.
(4) Eastern District Boundaries:
a. Lot A: Twenty (20) feet from the proposed property line as delineated on the Revised Preliminary Plan.
b. Lot B: Seventy-five (75) feet from the eastern district boundary of the "PI" Planned Industrial District.

Parking and Loading Space Setbacks

a. No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, shall be located within the following setbacks:
(1) Fifty (50) feet from the northern district boundary.
(2) Thirty-five (35) feet from the southern district boundary.
3) Western District Boundaries:
a. Lot A: Twenty (20) feet from the western district boundary of the "PI" Planned Industrial District. The shared westernmost internal driveway is exempted from this requirement.
b. Lot B: Five (5) feet from the proposed property line as delineated on the Revised Preliminary Plan
(4) Eastern District Boundaries:
a. Lot A: Five (5) feet from the proposed property line as delineated on the Revised Preliminary Plan.
b. Lot B: Ten (10) feet from the eastern district boundary of the "PI" Planned Industrial District.

Parking and Loading Requirements

a. Parking and loading spaces for this development shall be as required in Section 1003.165 of the City of Chesterfield Zoning Ordinance.

Access

a. Access shall be as shown on the attached Exhibit 1.
b. Access to the North Outer Forty Road shall be no closer than 100 feet to the western property line or as directed by the City of Chesterfield and the Missouri Department of Transportation unless the adjacent property owner is agreeable to a shared entrance and must be willing to execute and record their portion of the cross access easement.
c. Provide cross access easement or other appropriate legal instrument guaranteeing permanent access to the east and to the west adjacent properties as approved by the City of Chesterfield.

Public/Private Road Improvements, Including Sidewalks

Provide any additional right of way and pavement widening to the North Outer Forty Road as required by MoDot.

Traffic Study

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

Landscape Plan

The developer shall submit a landscape plan in accord with the Landscape Guidelines adopted by the Planning Commission, either as part of the appropriate Site Development Concept Plan or on a separate drawing to be reviewed as part of said plan, to comply with the following:

a. If the estimated cost of new landscaping indicated on the Site Development Section Plans as required by the Planning Commission exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
b. Prior to release of the Landscape Installation Bond/Escrow, a two (2) year Landscape Maintenance Bond/Escrow will be required.

Since landscaping is not permitted in the underseepage berm area, landscape provisions for said area, including but not exclusive to landscaped parking islands and perimeter landscaping requirements, will not be required to adhere to the Landscaping Guidelines adopted by the Planning Commission. In this event, landscaping plans shall be approved by the Planning Commission during the appropriate site development plan (Concept or Section) review. The landscaping plans will include additional landscaping provisions in the front portion of the building area which will buffer the lack of landscaping in the rear of the property. The landscaping plans will include additional landscaping that will not only be comprised of additional plantings but will also include landscape features which may include but not be limited to water features, brick planters and outdoor artwork.

Sign Requirements

a. Ornamental Entrance Monument construction, 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, for sight distance considerations prior to installation or construction.
b. No advertising signs, temporary signs, portable signs, off site signs, or attention getting devices shall be permitted in this development. Real estate signs, including for sale or lease, are permitted.
c. All permanent freestanding business and identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. This landscaping shall be as approved by the Planning Commission on the Site Development Plan.
d. All other signs shall be permitted in accord with the regulations of Section 1003.168 of the City of Chesterfield Zoning Ordinance.

Lighting Requirements

a. The location and height of all light standards shall be as approved by the Planning Commission on the appropriate development plan. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of Section 1005.160 Non-Residential Subdivision Design Standards and Section 1005.320 Street Lighting of the City of Chesterfield Subdivision Ordinance and the Chesterfield Valley Master Street Lighting Plan.
b. The installation, maintenance, operation, and all expenses related thereto for the street lighting along all public streets associated with this development, including Chesterfield Airport Road shall be provided by the developer in perpetuity as directed by the City of Chesterfield Department of Public Works.
c. The light standard design shall be as presented on the Preliminary Plan including recessed or screened lenses.

Levee District

a. The developer shall dedicate an underseepage berm easement adjacent to the existing Levee, as directed by the Monarch Chesterfield Levee District and the City of Chesterfield's Department of Public Works.
b. Prior to approval of any grading permit or improvement plans for the development, an underseepage study may be required for review/approval as directed by the Monarch Chesterfield Levee District, the U.S. Army Corps of Engineers and the City of Chesterfield's Department of Public Works.
c. No improvements or use that would alter, diminish, damage or interfere with the performance of the Monarch Chesterfield Levee including seepage berm is permitted.
d. Any drainage structures or systems, including or not limited to under drains, installed for the relief of hydrostatic head or seepage water shall be designed, construed, operated, and maintained to prevent infiltration of soil/ground loss.
e. No building or structure other than boundary walls, retaining walls, signs, light standards, flag poles or fences, shall be located within 150 ft. from the southern toe of the Chesterfield Monarch Levee.
f. No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, shall be located within 30 ft. from the southern toe of the Chesterfield Monarch Levee.
g. Trees, vegetation and landscaping which have roots which extend more than six (6) inches in depth below the ground are not permitted in the Permanent Underseepage Berm Easement. Buildings or structures are not permitted in the Permanent Underseepage Berm Easement.

Recreational Easement

An easement, for recreational and trail purposes shall be provided for this site as directed by the City of Chesterfield and the Monarch Chesterfield Levee District. The easement is anticipated to be located within or overlying the levee/seepage berm easement. Alternatively, the easement script for the seepage berm easement may permit recreational and trail usage as an allowable activity within the easement.

Architectural Elevations

a. The developer shall submit architectural elevations and building materials. Architectural information is to be reviewed by the Architectural Review Board prior to submission to the Planning Commission.
b. The buildings in the district shall be built of compatible architectural standards including predominate masonry facades and have an office-type appearance, or as approved by Planning Commission.

Power of Review

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

Miscellaneous

a. All trash enclosures shall be enclosed by such means as approved by the Planning Commission on the Site Development Plan.
b. Roofing or other screening as approved by the Planning Commission shall adequately screen all mechanical equipment.
c. The maintenance of the required storm water / ditch system shall be the responsibility of the property owner(s).
d. All utilities shall be installed underground. The development of this parcel shall coordinate the installation of all utilities in conjunction with the construction of the East/West Connector Roadway and/or any applicable roadway on the site. Utility easements that cross over Chesterfield Valley Master Stormwater Easement shall be subordinate to the Chesterfield Valley Stormwater Easement.

Sleeves for future telecommunications services shall 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 uses.

e. No service facility entrances or customer drop off areas shall be located on the south side of any building nor shall they be visible from Interstate64/Highway 40.

VIII. VERIFICATION PRIOR TO APPROVAL

A. Prior to approval of the Site Development Concept and Section Plans, the developer shall provide the following:

1. Roadway Improvements and Curb Cuts
a. Obtain approval from the City of Chesterfield Department of Public Works and the MoDot of the locations of proposed curb cuts, areas of new dedication, and roadway improvements.

2. Stormwater and Sanitary Sewer
a. Due to the inherent nature of development, the specific size, location, and configuration of the stormwater infrastructure are conceptual in nature. The exact location, size, and type of each segment of stormwater infrastructure are to be reviewed and approved in conjunction with the development of specific sites. It is expected that developers will submit alternate plans, proposed alternative geometry, size, and type for these infrastructure improvements, along with supporting hydraulic computations. The Public Works Department will review said proposals for functional equivalence. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system wide benefits without adversely affecting water surface profiles at other locations or adjacent properties.
b. The development improvements shall provide the sanitary force main, gravity lines and/or regional pump station as depicted on the current MSD Conceptual Valley Master Plan. Alternatively, the Developer's Engineer may submit a functionally equivalent proposal to be reviewed and approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield Department of Public Works.

3. Geotechnical Report
a. Provide a geotechnical report, as directed by the City of Chesterfield, Department of Public Works, prepared by a Professional Engineer, licensed to practice in the state of Missouri. Said Report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendation for treatment.

4. Grading and Improvement Plans
a. A clearing/grading permit or improvement plan approval is required prior to any clearing or grading on the site. Be advised, the Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a clearing and grading permit. No change in watersheds will be permitted. Interim storm water drainage control in the form of siltation control and/or siltation basins is required. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to any clearing, grading, and/or improvement plan approval. The SWPPP covers required erosion control practices specific to site conditions and maintenance and implementation, management and maintenance of the Best Management Practices (BMP's) in order to reduce the amount of sediment and other pollutants in stormwater discharges associated with land disturbance activities. It shall comply with the Missouri Water Quality Standards, and ensure compliance with the terms and conditions of the NPDES.
b. Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil. Construct temporary settlement basins during construction to allow for settling of sediment, prior to the discharge of stormwater from this site.
c. When clearing and/or grading operations are completed or suspended for more than 30 days, all necessary precautions shall be taken to retain soil materials on site. Protective measures, such as permanent seeding, periodic wetting or other means, may be required by the Director of Public Works/City Engineer.
d. Provide adequate temporary off-street parking for construction employees and a vehicle washdown/cleaning area. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions. The contractor shall keep the roads in the area clear of mud and debris related to his construction at all times. The streets surrounding this development and any street used for construction access thereto shall be cleaned continuously throughout each day.
e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control devices have not been established.
f. Prior to issuance of an occupancy permit, all disturbed areas shall be seeded and mulched at the minimum rates defined in Appendix "A" of the City of Chesterfield's "Model Sediment & Erosion Control Guidelines" or sodded. A temporary occupancy permit may be issued by the Department of Planning in cases of undue hardship because of unfavorable ground conditions.
g. Prior to improvement plan approval, provide comments/approvals from the Missouri Department of Transportation, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Missouri Department of Natural Resources, the Monarch Chesterfield Valley Levee District and the appropriate Fire District.
h. Be advised, this development may require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five(5) or more acres.
i. Prior to improvement plan approval, copies of recorded easements, including book and page information, for off-site work shall be required.

IX. RECORDING

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

X. CHESTERFIELD VALLEY TRUST FUND

1. 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 on the basis of the following:

Type of Development	Required Contribution
Industrial	$4,003.84/acre of gross acreage
General Office	$1.16/square foot
Commercial	$1.66/square foot
Stormwater	$1,667.77/acre of gross acreage

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

Credits for roadway improvements required in condition will be awarded as directed by the St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution which remains, following completion of road improvements required by the development shall be retained in the trust fund.

The roadway improvement contribution shall be deposited with the St. 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 St. Louis County Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

2. Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $486.43 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 contributions shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highway and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

3. Stormwater

The stormwater 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 stormwater from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the stormwater contribution will be computed on the basis of $1,534.99 per acre for the total area as approved on the Site Development Plan.

The stormwater contributions to the Trust Fund shall be deposited with the St. 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 St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

4. Sanitary Sewer

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

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

The amount of this required contribution for the roadway, stormwater and primary waterline improvements, if not submitted by January 1, 2001 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Departments of Highway and Traffic.

Trust fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

XI. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

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

XII. VERIFICATION PRIOR TO IMPROVEMENT PLAN APPROVAL

Prior to improvement plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, MSD, the Missouri Department of Natural Resources, the Monarch-Chesterfield Levee District and the Chesterfield Fire Protection District.

XIII. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

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

Notification of Department of Planning

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

Notification of St. Louis County Department of Public Works

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

Certification of Plans

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

XIV. OCCUPANCY PERMIT/FINAL OCCUPANCY

A. The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.

B. Prior to final occupancy of any building the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

XV. FINAL RELEASE OF ESCROW

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

XVI. VERIFICATION PRIOR TO BUILDING PERMITS

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

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

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

XVII. SUPPLEMENTARY DEVELOPMENT CONDITIONS

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

1. The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Pubic Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
2. Prior to final occupancy of any building, the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

XVIII. GENERAL DEVELOPMENT CONDITIONS

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

1. Stormwater drainage improvements shall be operational prior to the paving of any driveways or parking lots. Roadway and related improvements shall be constructed prior to 60% occupancy of the retail portion of the site.
2. Prior to Site Development Plan approval, indicate the location of the proposed sanitary sewers and connection(s) to the existing system.
3. Prior to Site Development Plan approval, show all off-site easements required for utility, grading and/or stormwater drainage improvements.
4. Prior to Site Development Plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, Monarch Chesterfield Levee District, and the Chesterfield Fire Protection District.
5. Prior to Site Development Plan approval, provide existing and proposed contours at 1 foot intervals extending 150 feet beyond the limits of the site.
6. Prior to Site Development Plan approval, show existing improvements, including roads and driveways on the opposite side of roadways adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
7. Prior to Site Development Plan approval, provide a geotechnical report, as directed by the City of Chesterfield, Department of Public Works, prepared by a Professional Engineer, licensed to practice in the state of Missouri. Said Report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendation for treatment.
8. Ornamental Entrance Monument construction shall be reviewed by the City of Chesterfield Department of Public Works, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
9. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point. Emergency overflow drainage ways to accommodate the 100-year storm shall be provided.
10. A clearing/grading permit or improvement plan approval is required prior to any clearing or grading on the site. Be advised, the Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a clearing and grading permit. No change in watersheds will be permitted. Interim storm water drainage control in the form of siltation control and/or siltation basins is required. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to any clearing, grading, and/or improvement plan approval. The SWPPP covers required erosion control practices specific to site conditions and maintenance and implementation, management and maintenance of the Best Management Practices (BMP's) in order to reduce the amount of sediment and other pollutants in stormwater discharges associated with land disturbance activities. It shall comply with the Missouri Water Quality Standards, and ensure compliance with the terms and conditions of the NPDES.
11. Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil. Construct temporary settlement basins during construction to allow for settling of sediment, prior to the discharge of stormwater from this site.
12. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
13. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control devices have not been established.
14. Prior to improvement plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Monarch Chesterfield Levee District, the Missouri Department of Natural Resources and the appropriate Fire District.
15. Be advised this development will require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five (5) or more acres.
16. Prior to improvement plan approval, copies of recorded easements, including book and page information, for off-site work shall be required.
17. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield Department of Public Works for approval. Be advised that in conjunction with any site alteration the developer will be required to demonstrate that there will be no adverse effect on other properties located within the Chesterfield Valley. The Floodplain Development Permit/Application must be approved by the City of Chesterfield Department of Public Works prior to the approval of the Improvement Plans or Grading 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. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development.
18. If any building is proposed to be located in an existing, or proposed, Special Flood Hazard Area the building shall be clearly labeled as being located in the Floodplain on the Approved Site Development Plan and Improvement Plan. The lowest Reference Level (floor), as defined by FEMA, shall be constructed a minimum of one (1) foot above the base flood elevation unless a LOMR has been issued by FEMA prior to construction. The minimum elevation for the Reference Level for each building shall also be noted on the approved Site Development Plan and Improvement Plan.
19. Prior to the issuance of an occupancy permit for any building within the development the Developer shall be required to submit an "Elevation Certificate" (FEMA form 81-31) for that building to the City of Chesterfield Department of Public Works.
20. The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
21. Prior to final occupancy of any building the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.
22. Prior to the release of final escrow, the developer shall provide certification by a Registered Land surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116

LARRY ENTERPRISES & LYNCH HUMMER SUBDIVISION

AMENDED SITE DEVELOPMENT CONCEPT 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:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.W.	03/27/07	G.M.S.	03/27/07	206-3961.2	2 of 2

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LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION
SITE DEVELOPMENT SECTION PLAN
FOR MPD INVESTMENTS DEVELOPMENT FOR A
"PLANNED INDUSTRIAL" DISTRICT
A TRACT OF LAND BEING PART OF THE TRACTS OF LAND DESCRIBED IN DEED BOOK 7853 PAGE 1771
OF THE ST. LOUIS COUNTY RECORDER OF DEEDS
BEING PART OF THE SAME PROPERTY KNOWN AS THE RUPPEL FARM
LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
RECORDED IN PLAT BOOK 352 PAGE 135
ORDINANCE 2055

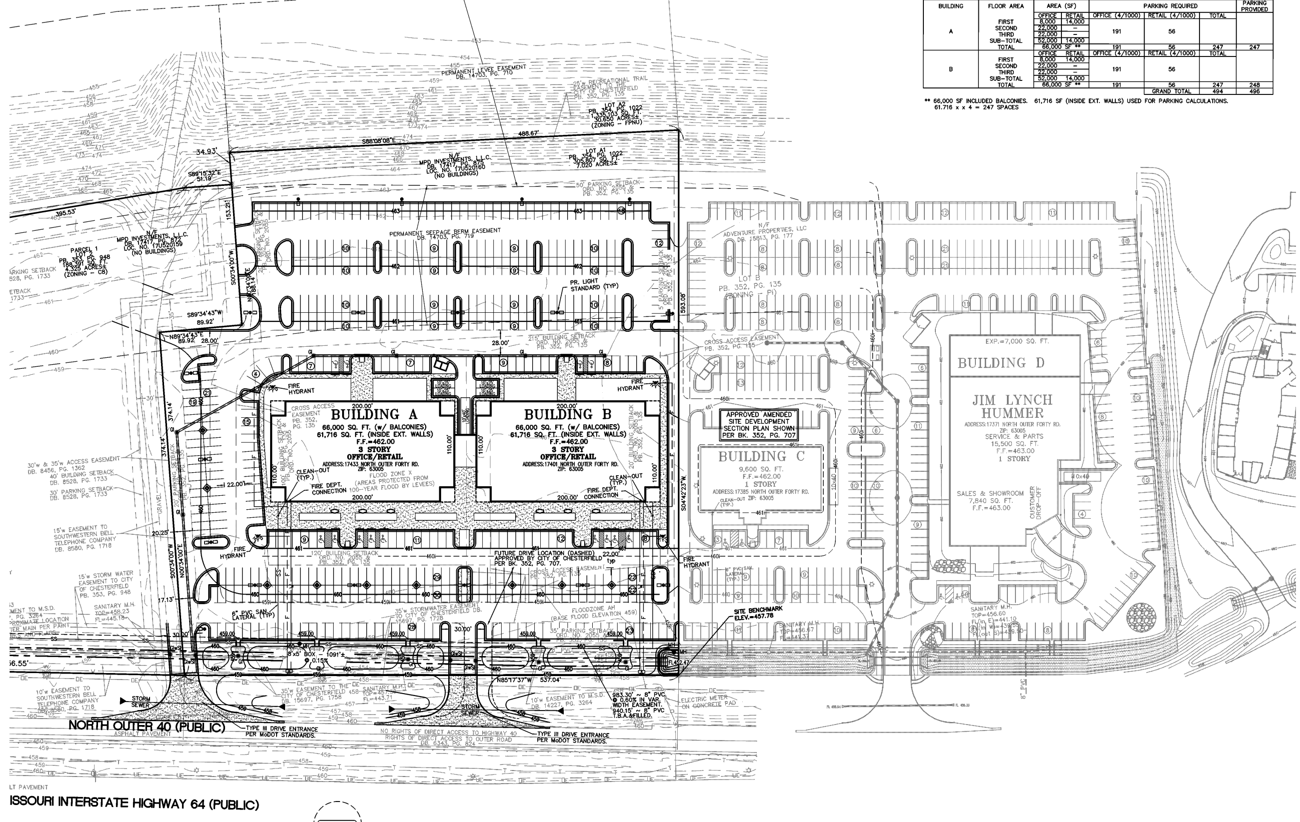
PERTINENT DATA

OWNER (1/9/07)	=	MPD INVESTMENTS, L.L.C. (SPECIAL WARRANTY DEED, DB. 17417, PG. 875)
EXISTING ZONING	=	P.I. (ORD. #2055)
LOCATOR NUMBER	=	17U520160
ACREAGE	=	7.021 Acres ±
FIRE DISTRICT	=	CHESTERFIELD FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	=	ROCKWOOD R6
SEWER DISTRICT	=	M.S.D.
WATER SHED	=	BONHOMME CREEK
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	=	LACLEDE GAS COMPANY
ELECTRIC SERVICE	=	AMERENUE ELECTRIC COMPANY
PHONE SERVICE	=	SBC

SITE INFORMATION

BUILDING	FLOOR AREA	AREA (SF) OFFICE	AREA (SF) RETAIL	PARKING REQUIRED OFFICE (4/1000)	PARKING REQUIRED RETAIL (4/1000)	PARKING REQUIRED TOTAL	PARKING PROVIDED
A	FIRST	8,000	14,000				
	SECOND	22,000	–	191	56		
	THIRD	22,000	–				
	SUB-TOTAL	52,000	14,000				
	TOTAL	66,000 SF **		191	56	247	247
B	FIRST	8,000	14,000				
	SECOND	22,000	–	191	56		
	THIRD	22,000	–				
	SUB-TOTAL	52,000	14,000				
	TOTAL	66,000 SF **		191	56	247	248
					GRAND TOTAL	494	496

** 66,000 SF INCLUDED BALCONIES. 61,716 SF (INSIDE EXT. WALLS) USED FOR PARKING CALCULATIONS.
61,716 x x 4 = 247 SPACES



LOCATION MAP (NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LEGEND

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWERS
EXISTING STORM SEWER
PROPOSED STORM SEWERS
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED INTERIM CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING UTILITIES
PROPOSED GAS
PROPOSED WATER
PROPOSED UNDERGROUND ELECTRIC
SET 1/2" X 24" REBAR W/ 2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT – EXISTING/PROPOSED
EXISTING LIGHT STANDARD
PROPOSED LIGHT – WALL/POLE
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING
CENTERLINE
EASEMENT
CONCRETE PAVEMENT
TRAFFIC FLOW
PROPOSED DRAINAGE SWALE
PROPOSED SILTATION CONTROL

ABBREVIATIONS

A.T.G. – ADJUST TO GRADE
ASPH. – ASPHALT
BLDG. – BUILDING
CL – CENTERLINE
CONC. – CONCRETE
C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
ESMT. – EASEMENT
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
O.H. – OVERHEAD WIRES
PVMT. – PAVEMENT
PB. – PLAT BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.P. – POWER POLE
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
T.B.A. – TO BE ADJUSTED
T.B.R. – TO BE REMOVED
T.B.R.&R. – TO BE REMOVED & RELOCATED
TYP. – TYPICAL
U.G. – UNDERGROUND
U.I.P. – USED IN PLACE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT-OF-WAY WIDTH

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. 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.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. FLOOR TO AREA RATIO (FAR):
   BLDGS. A & B = 132,000 S.F./LOT = 0.43
   BLDGS. C & D = 39,940 S.F./LOT = 0.13
   ENTIRE DEVELOPMENT – BLDGS. A, B, C & D = 171,940 S.F./LOT = 0.28
5. AREA CALCULATIONS – (ENTIRE DEVELOPMENT BLDGS. A, B, C & D)
   BLDGS. A & B
   TOTAL LOT AREA = 305,807 S.F. = 7.02 AC.
   BUILDINGS = 42,078 S.F./LOT = 0.138
   PAVEMENT = 170,937 S.F./LOT = 0.559
   OPENSPACE = 92,792 S.F /LOT = 0.303
   BLDGS. C & D
   TOTAL LOT AREA = 308,898 S.F. = 7.09 AC.
   BUILDINGS = 39,940 S.F./LOT = 0.129
   PAVEMENT = 162,824 S.F /LOT = 0.527
   OPENSPACE = 106,134 S.F /LOT = 0.344
   ENTIRE DEVELOPMENT – BLDGS. A, B, C & D
   TOTAL LOT AREA = 614,705 S.F. = 14.11 AC.
   BUILDINGS = 82,018 S.F./LOT = 0.133
   PAVEMENT = 333,761 S.F /LOT = 0.543
   OPENSPACE = 198,926 S.F /LOT = 0.324
6. THE DEVELOPER SHALL BE REQUIRED TO CONTRIBUTE TO THE CHESTERFIELD VALLEY ROAD IMPROVEMENT PLAN TRUST FUND.
7. MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING AND PARAPET WALLS SHALL NOT EXCEED THREE STORIES OR 45 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
8. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
9. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
10. GRADING AND STORM WATER PER M.S.D. , CITY OF CHESTERFIELD AND THE MONARCH LEVEE DISTRICT.
11. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
12. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
13. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
14. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. UTILITIES EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENT SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS
15. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS DETERMINED; BASE FLOOD ELEVATION = 457, 459) AND FLOOD ZONE "X" (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. 29189C0140 H WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
16. EXTENSION OF 8X5 BOX CULVERT (FROM WEST SIDE OF ADJACENT PARCEL 1/LOT 2 IS INCLUDED IN CITY OF CHESTERFIELD PROJECT 2005-PW-30 ALONG WITH RELOCATION OF EX. SANITARY SYSTEM WITHIN SAME AREA. CURRENTLY WITHIN DESIGN/MSD REVIEW & APPROVAL.

Brett Phillips, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter ______
1003.150 (applicable subsection) "PI" – Planned Industrial (present zoning) of the City of Chesterfield Ordinance No. 2055 , do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) ______________
Brett Phillips

STATE OF MISSOURI }
} SS.
COUNTY OF ST. LOUIS }

On this ____day of__________________, 2007, before me personally appeared Brett Phillips, who being by me duly sworn, did say he is the OWNER of MPD INVESTMENTS, L.L.C., a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, and that said Brett Phillips acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

____
Notary Public

____
Print Name

My commission expires: ________

This 2nd Revised Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the_____day of_____, of 2007, by the Chairperson of said Commission, authorizing the recording of this Plan pursuant to Chesterfield Ordinance Number 2055 dated January 21st, 2004 as attested to by the Director of Planning and the City Clerk.

____
Michael O. Geisel, Director of Planning

____
Marty DeMay, City Clerk

SITE BENCHMARK

ELEV. 457.78
"IRON ROD" BEING THE SOUTHEAST PROPERTY CORNER OF PROPERTY AT 17401 NORTH OUTER 40 DRIVE.
(U.S.G.S. (NGVD 1929))

ST. LOUIS COUNTY BENCHMARK

12-171 ELEV. 460.06
"STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.
(U.S.G.S. (NGVD 1929))

GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing, at the request of Larry Enterprises, has performed a geotechnical exploration for the property of which the project proposed hereon is a part thereof. Our findings indicated that the earth-related aspects are suitable for the development proposed hereon pursuant to the geotechnical recommendations and considerations set forth in our December 5, 2000 report, titled Geotechnical Exploration – MTI Job No. 3783 – Office Buildings – Chesterfield, Missouri.

MIDWEST TESTING

____
Richard D. Laughlin, P.E.
Missouri Registration No. E-20132

____
Date

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this 2nd Revised Site Development Section Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

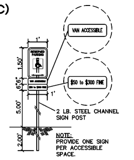
STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D

____
RANDALL S. ROSSON, Missouri L.S. No. 2006000171

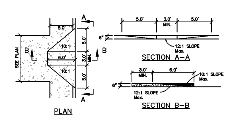
LEGAL DESCRIPTION

LOT A1

Beginning at the intersection of the Northern line of Missouri State Highway 40-61 with the Eastern line of Share 1 of the Subdivision of the Estate of Peter Steffan, as recorded in Deed Book 80, Page 457 in the St. Louis County Records; thence Northwardly along said Eastern line of Share 1 the following courses and distances: North 00 degrees 34 minutes 00 seconds East 374.14 feet, North 89 degrees 34 minutes, 43 seconds East 89.92 feet, and North 00 degrees 34 minutes 00 seconds East 188.00 feet; thence departing said Eastern, South 88 degrees 09 minutes 08 seconds East 488.67 feet to the Eastern Line of Lot A of Larry Enterprises and Lynch Hummer Subdivision, a subdivision according to the plat thereof recorded in Plat Book 352, Page 135 of the St. Louis County Records; thence along the common line of Lots A and B of said subdivision, South 04 degrees 42 minutes 23 seconds West, 593.08 to the Northern line of Missouri State Highway 40-61; thence North 85 degrees 17 minutes 37 seconds West, 537.04 feet to the point of beginning and containing 305,807 square feet or 7.02 acres more of less.

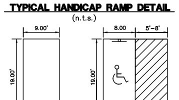


HANDICAP PARKING SIGN
(n.t.s.)

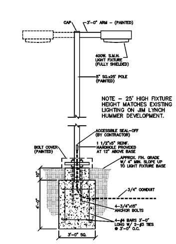


TYPICAL HANDICAP RAMP DETAIL
(n.t.s.)

HANDICAP SIGN
(n.t.s.)



TYPICAL PARKING STALLS
(n.t.s.)



AREA LIGHT & POLE DETAIL
(n.t.s.)

PREPARED FOR:
MPD INVESTMENTS, L.L.C.
c/o BRETT PHILLIPS
2445 DUNHEATH LANE
O'FALLON, MO 63368
PHONE: (314) 749-0000

OWNER (as of 1/9/07)
MPD INVESTMENTS, L.L.C.
c/o BRETT PHILLIPS
2445 DUNHEATH LANE
O'FALLON, MO 63368
PHONE: (314) 749-0000

MPD INVESTMENTS DEVELOPMENT
SITE DEVELOPMENT SECTION PLAN

STATE OF MISSOURI – GEORGE MICHAEL STOCK – NUMBER E-25116 – REGISTERED PROFESSIONAL ENGINEER
GEORGE M. STOCK E-25116

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:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.W.	03/27/07	G.M.S.	03/27/07	206-3961.2	1 of 2

F:\Draw3900\2063961.2_BldgAandB-OldLynchParcel\ConceptAmdSection\SectionPlan-sht1.dwg, 3/26/2007 5:07:23 PM, HPDesignJet1050C-ClayCo.pc3

LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION

(FOR MPD INVESTMENTS DEVELOPMENT)

ORDINANCE NO. 2055

BILL NO. 2227 ORDINANCE NO. 2055

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE 1796, AND REPLACING IT WITH A NEW ORDINANCE PROVIDING FOR THE ADDITION OF OUTDOOR STORAGE, AND CHANGES TO PROPERTY DISTRICTS FOR 14.1 ACRE "PP" PLANNED COMMERCIAL DISTRICT LOCATED NORTH OF HIGHWAY I-64/INTERSTATE 64, WEST OF ROADS CROSSING (P.Z. 25-2003 JIM LYNCH/LARRY ENTERPRISES)

WHEREAS, the petitioners, Jim Lynch and Larry Enterprises, have requested amendments to City of Chesterfield Ordinance 1796 to allow for outdoor storage and changes to the building setbacks, and;

WHEREAS, a public hearing before the City of Chesterfield Planning Commission regarding the above referenced was held on September 22, 2003; and,

WHEREAS, the request was considered by the Planning Commission and upon review, the Commission recommended approval; and,

WHEREAS, the City Council amended the Attachment A relative to structure and parking setbacks, the location of access for the site and limitation of outdoor storage to the proposed Lot B.

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 Ordinance Number 1796 is hereby repealed and replaced with a new ordinance the conditions of which are established in the Attachment A.

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, which are set out in the Attachment "A", which is attached hereto and made a part hereof.

Section 3. The City Council, pursuant to the request filed by Jim Lynch and Larry Enterprises 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 22nd day of September 2003, 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 penalties 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 January, 2004.

MAYOR

ATTEST:

CITY CLERK

P.Z. 21-2003 Jim Lynch/Larry Enterprises
Planning Commission October 21, 2003
Planning & Zoning Committee December 4, 2003
Planning & Zoning Committee January 8, 2004
Page 1 of 22

ATTACHMENT A

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

- 1.1.1 Conservation of Business Quality of Life
- 1.1.2 Reinforce Existing Development Pattern
- 1.2.2 Quality New Development
- 1.3.2 Recognize Quality Project Planning
- 1.3.4 Office Development along I-64/40 Highway Corridor
- 4.1.1 Large Lot Commercial
- 4.1.10 Neighborhood Commercial Development
- 4.2.3 Site Development for Stormwater Control

I. PERMITTED USES

A. The uses allowed in this "PP" Planned Industrial District shall be:

Primary Uses:

(i) Business, professional, and technical training schools.
(k) Financial institutions.
(l) Personal and repair services.
(o) Hotels and motels.
(ob) Mini mini-warehouses (including on-site sales).
(ll) Offices or office buildings.
(mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
(nn) Printing and duplicating services
(nnn) Restaurants, sit down.
(oo) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith (excluding facilities that do not produce hazardous, environmental waste, liquid, solid, or gaseous).
(ss) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural implements, and boats, as well as associated repairs and necessary outdoor storage of sold.
(yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture (excluding necessary outdoor storage).
(eee) Permitted signs (See Section 1003.168 "Sign Regulations).

(iii) Rooms, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
(eeee) Vehicle sales and leasing.
(ffff) Vehicle service centers.
(gggg) Vehicle washing facilities.
(rr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids (excluding live animals, explosives, or flammable gases and liquids).

Ancillary Uses:

(g) Automatic vending facilities for:
(1) Ice and solid carbon dioxide (dry ice);
(2) Beverages;
(3) Confectionery.
(i) Cafeterias for employees and guests only.
(ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours (excluding for a period in excess of seventy (72) hours).

B. Outdoor storage referenced above in item (ss) shall be limited to proposed Lot B as delineated on the preliminary plan.

II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

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

1. The amount of square footage constructed shall be a based on the developer's ability to comply with the parking regulations of the City of Chesterfield Zoning Ordinance.
2. The total square footage of all buildings in the district shall not exceed 254,000 square feet.
3. Total number of buildings constructed on this development shall not exceed four (4) buildings.
7. Maximum building height shall be three (3) stories or forty-five (45) feet (exclusive of mechanical equipment) whichever is less. Height limitation shall also be exclusive of parapet walls.
8. The district shall contain a minimum of thirty-one percent (31%) greenspace, excluding stormwater drainage detention. Greenspace is calculated by combining all green area and non-paved surfaces and dividing by the total area of the site.

NOTE: The building heights referenced is to be measured from final grade.

III. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

A. Within eighteen (18) months from the preliminary development plan approval date by the City of Chesterfield and prior to issuance of any building permit, the developer shall submit to the City of Chesterfield for first review and approval a Site Development Concept Plan. Within twelve (12) months of the Site Development Concept Plan approval date, the developer shall submit the first Site Development Section Plan to the City of Chesterfield for review and approval. Where the same is shown by the developer, this time interval may be extended by the City of Chesterfield.

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

IV. GENERAL CRITERIA - CONCEPT PLAN

A. The Site Development Concept Plan shall include but not be limited to the following:

1. Outboundary plat and legal description of the property.
2. Conceptual location, design (with design statement), materials, and sizes, including height, of all proposed buildings, parking and loading areas, and lots.
3. Specific structure and parking setbacks along all roadways and property lines.
4. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.
5. Existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
6. Preliminary stormwater and sanitary sewer facilities.
7. Show existing improvements, including roads and driveways on the opposite side of roadways adjacent to the site.
8. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
9. The scale to which the Site Development Concept Plan will be drawn shall be no greater than one (1) inch equals one hundred (100) feet.
10. Show the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
11. 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.
12. Provide the greenspace percentage for each lot on the plan. Greenspace is calculated by dividing the previous surfaces by the site area (including right-of-ways).

V. GENERAL CRITERIA - SECTION PLANS

A. Site Development Section Plans shall include the following:

1. Location and size, including height, of all uses, buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, other above ground structures and landscaping.
2. Existing and proposed contour intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
3. Existing and proposed roadway, drives, and walkways on and adjacent to the property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of the existing roads and driveways on the opposite side of the roadway.
4. All existing and proposed easements/rights-of-way on site and all existing or proposed off-site easements required for utilities, storm water drainage, grading or other improvements.
5. Specific structure and parking setbacks along all roadways and property lines.
6. The location of the proposed storm sewers, detention basins, sanitary sewers, and connection(s) to existing systems.
7. Location and size of all parking areas.
8. A landscape plan, including, but not limited to, location, size, and type of all plant and other material to be used.
9. Area of each building/use.
10. Architectural elevations and building materials addressing City of Chesterfield Design Guidelines.
11. Show existing improvements, including roads and driveways on the opposite side of roadways adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
12. Provide comments/approvals from the St. Louis County Department of Highways and Traffic, The Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Monarch Chesterfield Valley Levee District and the appropriate Fire District.
13. 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.

Provide the greenspace percentage for each lot on the plan. Greenspace is calculated by dividing the previous surfaces by the site area (including right-of-ways).

VI. SITE DEVELOPMENT PLAN SUBMITTAL OPTION

A. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may instead submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the Preliminary Development Plan by the City. Said Plan shall be submitted in accord 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.

VII. SPECIFIC CRITERIA

A. The Site Development Concept and Section Plans shall illustrate adherence to the following specific design criteria. Information to be shown on the Site Development Concept Plan shall be limited to those items specified in Section A, General Criteria-Concept Plan.

Structure Setbacks

a. No building or structure, other than boundary walls, retaining walls, signs, light standards, flagpoles or fences, shall be located within the following setbacks:

(1) Two hundred fifteen (215) feet from the northern district boundary.
(2) One hundred twenty (120) feet from the southern district boundary.
(3) Western District Boundaries:

a. Lot A: One hundred (100) feet from the western district boundary.
b. Lot B: Twenty (20) feet from the proposed property line as delineated on the Revised Preliminary Plan.

(4) Eastern District Boundaries:

a. Lot A: Twenty (20) feet from the proposed property line as delineated on the Revised Preliminary Plan.
b. Lot B: Ten (10) feet from the eastern district boundary of the "PI" Planned Industrial District.

Parking and Loading Setbacks

a. No parking, loading, lead, internal driveway, or roadway, except points of ingress and egress, shall be located within the following setbacks:

(1) Fifty (50) feet from the northern district boundary.
(2) Thirty-five (35) feet from the southern district boundary.
(3) Western District Boundaries:

a. Lot A: Twenty (20) feet from the western district boundary of the "PI" Planned Industrial District. The shared westbound internal driveway is exempted from this requirement.
b. Lot B: Five (5) feet from the proposed property line as delineated on the Revised Preliminary Plan

(4) Eastern District Boundaries:

a. Lot A: Five (5) feet from the proposed property line as delineated on the Revised Preliminary Plan.
b. Lot B: Ten (10) feet from the eastern district boundary of the "PI" Planned Industrial District.

Parking and Loading Requirements

a. Parking and loading spaces for this development shall be as required in Section 1003.165 of the City of Chesterfield Zoning Ordinance.

Access

a. Access shall be as shown on the attached Exhibit 1.
b. Access to the North Outer Forty Road shall be no closer than 100 feet to the western property line or as directed by the City of Chesterfield and the Missouri Department of Transportation unless the adjacent property owner is agreeable to a shared entrance and must be willing to execute and record their portion of the cross access easement.
c. Provide cross access easement or other appropriate legal instrument guaranteeing permanent access to the east and to the west adjacent properties as approved by the City of Chesterfield.

Public/Private Road Improvements, Including Sidewalks

Provide any additional right of way and pavement widening to the North Outer Forty Road as required by MoDOT.

Traffic Study

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

Landscape Plan

The developer shall submit a landscape plan in accord with the Landscape Guidelines adopted by the Planning Commission. Screening as part of the appropriate Site Development Concept Plans or as a separate drawing to be reviewed as part of adoption, to comply with the following:

a. If the estimated cost of new landscaping indicated on the Site Development Section Plans as required by the Planning Commission exceeds Ten Thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
b. Prior to release of the Landscape Installation Bond/Escrow, a two (2) year Landscape Maintenance Bond/Escrow will be required.

Since landscape is not permitted in the undamaged berm area, landscape provision for said area, including but not exclusive to landscaped parking islands and perimeter landscaping requirements, will not be required to adhere to the Landscape Guidelines adopted by the Planning Commission. In this event, landscaping plans shall be approved by the Planning Commission during the appropriate site development plan (Concept or Section) review. The landscaping plans will include additional landscaping that will not only be compliant of additional plantings which will buffer the lack of landscaping in the rear of the property. The landscaping plans will include additional landscaping that will not only be compliant of additional plantings but will also include landscape features which may include but not limited to water features, brick planters and outdoor artwork.

Sign Requirements

a. Ornamental Entrance Monument construction, 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, for sight distance considerations prior to installation or construction.
b. No advertising signs, temporary signs, portable signs, off site signs, or attention getting devices shall be permitted in this development. Real estate signs, including for sale or lease, are permitted.
c. All permanent freestanding business and identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. This landscaping shall be as approved by the Planning Commission on the Site Development Plan.
d. All other signs shall be permitted in accord with the regulations of Section 1003.168 of the City of Chesterfield Zoning Ordinance.

Lighting Requirements

a. The location and height of all light standards shall be as approved by the Planning Commission on the appropriate development plan. No on-site illumination source shall be so oriented that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of Section 1003.166 of the Municipal Subdivision Design Standards and Section 1905.020 Street Lighting of the City of Chesterfield Subdivision Ordinance and the Chesterfield Valley Master Street Lighting Plan.
b. The installation, maintenance, operation, and all expenses related thereto for street lighting along all public streets associated with this development, including Chesterfield Airport Road and as approved by the developer in perpetuity as directed by the City of Chesterfield Department of Public Works.
c. The light standard design shall be as presented on the Preliminary Plan including recessed or screened lenses.

Levee District

a. The developer shall dedicate an undamaged berm easement adjacent to the existing Levee, as directed by the Monarch Chesterfield Levee District and the City of Chesterfield's Department of Public Works.
b. Prior to approval of any grading permit or improvement plans for the development, an undamaged study may be required for review/approval as directed by the Monarch Chesterfield Levee District, the U.S. Army Corps of Engineers and the City of Chesterfield's Department of Public Works.
c. No improvements or use that would alter, diminish, damage or interfere with the performance of the Monarch Chesterfield Levee including seepage berm is permitted.
d. Any drainage structures or systems, including or not limited to under drains, installed for the relief of hydrostatic head or seepage water shall be designed, constructed, operated, and maintained to prevent infiltration of undigested fine.
e. No building or structure other than boundary walls, retaining walls, signs, light standards, flagpoles or fences, shall be located within 150 ft. from the southern toe of the Chesterfield Monarch Levee.
f. No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, shall be located within 50 ft. from the southern toe of the Chesterfield Monarch Levee.
g. Trees, vegetation and landscaping which have roots which extend more than six (6) inches in depth below the ground are not permitted in the Permanent Undamaged Berm Easement. Buildings or structures are not permitted in the Permanent Undamaged Berm Easement.

Recreational Easement

An easement, for recreational and trail purposes shall be provided for this site as directed by the City of Chesterfield and the Monarch Chesterfield Levee District. The easement is anticipated to be located within or overlying the levee/seepage berm easement. Alternatively, the easement script for the seepage berm easement may permit recreational and trail usage as an allowable activity within the easement.

Architectural Elevations

a. The developer shall submit architectural elevations and building materials. Architectural information is to be reviewed by the Architectural Review Board prior to submission to the Planning Commission.
b. The buildings in the district shall be built of compatible architectural standards including predominant masonry in brick and have an office-type appearance, or as approved by Planning Commission.

Power of Revision

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

Miscellaneous

a. All trash enclosures shall be enclosed by such means as approved by the Planning Commission on the Site Development Plan.
b. Roofing or other screening as approved by the Planning Commission shall adequately screen all mechanical equipment.
c. The maintenance of the required storm water / drish system shall be the responsibility of the property owner(s).
d. All utilities shall be installed underground. The development of this parcel shall coordinate the installation of all utilities in conjunction with the construction of the East/West Connector Roadway and/or any applicable roadway on the site. Utility easements that cross over Chesterfield Valley Master Stormwater Easement shall be subordinate to the Chesterfield Valley Stormwater Easement.

Stubs for future telecommunications service shall 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 uses.

e. No exterior facility entrances or customer drop off areas shall be located on the south side of any building nor shall they be visible from Interstate/Highway 40.

VII. VERIFICATION PRIOR TO APPROVAL

A. Prior to approval of the Site Development Concept and Section Plans, the developer shall provide the following:

1. Roadway Improvements and Curb Cuts

a. Obtain approval from the City of Chesterfield Department of Public Works and/or MoDOT of the location of proposed curb cuts, areas of new dedication, and roadway improvements.

2. Stormwater and Sanitary Sewer

a. Due to the inherent nature of development, the specific size, location, and configuration of the stormwater infrastructure are conceptual in nature. The exact location, size, and type of such segment of stormwater infrastructure shall be determined by the developer based upon the site characteristics of a specific parcel. It is expected that developers will submit alternative plans, proposed alternative geometry, size, and type for these infrastructure improvements, along with supporting hydraulic computations. The Public Works Department will review said proposals for functional equivalence. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides for same hydraulic function, comparability, and system wide benefits without adversely affecting water surface profiles at other locations or adjacent properties.
b. The development improvements shall provide the sanitary force main, gravity lines and/or regional pump station as designed on the current MSD Concepual Valley Master Plan. Alternatively, the Developer's Engineer may submit a functionally equivalent proposal to be reviewed and approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield Department of Public Works.

3. Geotechnical Report

a. Provide a geotechnical report, as directed by the City of Chesterfield, Department of Public Works, prepared by a Professional Engineer, licensed to practice in the state of Missouri. Said Report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkhole, pseudo karst, karst features, shallow or abandoned mine workings, and/or other geologic hazards. Recommendations for mitigation or remediation of these features, along with supporting hydraulic computations. The Public Works Department will review said proposals for functional equivalence. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides for same hydraulic function, comparability, and system wide benefits without adversely affecting water surface profiles at other locations or adjacent properties.

4. Grading and Improvement Plans

a. A clearing/grading permit or improvement plan approved in required prior to any clearing or grading on the site. Its related, the Site Development Plans and Tree Preservation Plan must be approved prior to issuance of a clearing and grading permit. No change to watersheds will be permitted. Interim storm water drainage control in the form of siltation control and/or siltation basins is required. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to any clearing, grading, and/or improvement plan approval. The SWPPP covers required erosion control practices specific to site conditions and maintenance and implementation, management and maintenance of the Best Management Practices (BMP's) in order to reduce the amount of sediment and other pollutants in stormwater discharges associated with land disturbance activities. It shall comply with the Missouri Water Quality Standards, and assure compliance with the terms and conditions of the NPDES.
b. Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth recovers on bare areas of the soil. Construct temporary settlement basins during construction to allow for settling of sediment, prior to the discharge of stormwater from this site.
c. When clearing and/or grading operations are completed or suspended for more than 30 days, all necessary precautions shall be taken to stabilize materials on site. Protective measures, such as permanent seeding, periodic watering or other means, may be required by the Director of Public Works/City Engineer.
d. Provide adequate temporary off-street parking for construction employees and a vehicle washdown/cleaning area. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud from construction vehicles and equipment is deposited on the surrounding roadways and adverse safety and driving conditions. The contractor shall keep the roads in the area clear of mud and debris related to his construction at all times. The street surrounding the development and any street used for construction access thereto shall be cleaned continuously throughout each day.
e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate maintenance and/or irrigation and/or mulching of soil devices have not been established.
f. Prior to issuance of an occupancy permit, all disturbed areas shall be seeded and mulched at the minimum rates defined in Appendix "A" of the City of Chesterfield's "Model Sediment & Erosion Control Guidelines" or product. A temporary occupancy permit may be issued by the Department of Planning in cases of under hardship because of unfavorable ground conditions.
g. Prior to improvement plan approval, provide comments/approvals from the Missouri Department of Transportation, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Missouri Department of Natural Resources, the Monarch Chesterfield Valley Levee District and the appropriate Fire District.
h. Be advised, this development may require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five(5) or more acres.
i. Prior to improvement plan approval, copies of recorded easements, including book and page information, for off-site work shall be required.

IX. RECORDING

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

X. CHESTERFIELD VALLEY TRUST FUND

1. 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 on the basis of the following:

Type of Development	Required Contribution
Industrial	$4,003.84/acre of gross acreage
General Office	$1.10/square foot
Commercial	$1.60/square foot
Stormwater	$1,667.77/acre of gross acreage

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

Credits for roadway improvements required in condition will be awarded as directed by the St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution which remains, following completion of road improvements required by the development shall be retained in the trust fund.

The roadway improvement contribution shall be deposited with the St. 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 St. Louis County Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

2. Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a rate of $486.42 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 St. Louis County Department of Highways and Traffic. The deposit shall be made prior to approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

3. Stormwater

The stormwater 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 stormwater from the Chesterfield Valley in accordance with the Master Plan on file with the St. Louis County Department of Highways and Traffic and the Metropolitan St. Louis Sewer District. The amount of the stormwater contribution will be computed on the basis of $1,534.96 per acre for the total area as approved on the Site Development Plan.

The stormwater contribution to the Trust Fund shall be deposited with the St. 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 St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

4. Sanitary Sewer

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

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

The amount of this required contribution for the roadway, stormwater and primary waterline improvements, if not submitted by January 1, 2001 shall be adjusted so that that data and as the first day of January of each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Trust fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

XI. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

Prior to Special Use Permit issuance by St. Louis County Department of Highways and Traffic, a special escrow in an amount agreed to by the Director and Letter of Credit must be established with this Department to guarantee completion of the required roadway improvements.

XII. VERIFICATION PRIOR TO IMPROVEMENT PLAN APPROVAL

Prior to improvement plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, MSD, the Missouri Department of Natural Resources, the Monarch-Chesterfield Levee District and the Chesterfield Fire Protection District.

XIII. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

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

Notification of Department of Planning

1. Prior to the issuance of foundation or building permits, all approvals from the above referenced agencies shall be on file with the City of Chesterfield Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning.

Notification of St. Louis County Department of Public Works

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

Certification of Plans

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

XIV. OCCUPANCY PERMIT/FINAL OCCUPANCY

A. The developer shall cause, at his expense and prior to the recording of any plat, the monuments/markers, monumentation or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the subdivision of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.

B. Prior to final occupancy of any building the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

XV. FINAL RELEASE OF ESCROW

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

XVI. VERIFICATION PRIOR TO BUILDING PERMITS

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

1. Sanitary Sewers

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

2. Notification of City of Chesterfield

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

XVII. SUPPLEMENTARY DEVELOPMENT CONDITIONS

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

1. The developer shall cause, at his expense and prior to the recording of any plat, the monuments/markers, monumentation or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the subdivision of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
2. Prior to final occupancy of any building, the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.
3. Prior to Site Development Plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, Monarch Chesterfield Levee District, and the Chesterfield Fire Protection District.
5. Prior to Site Development Plan approval, provide existing and proposed contours at 1 foot intervals extending 150 feet beyond the limits of the site.
6. Prior to Site Development Plan approval, show existing improvements, including roads and driveways on the opposite side of roadways adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
7. Prior to Site Development Plan approval, provide a geotechnical report, as directed by the City of Chesterfield, Department of Public Works, prepared by a Professional Engineer, licensed to practice in the state of Missouri. Said Report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkhole, pseudo karst, karst features, shallow or abandoned mine workings, and/or other geologic hazards. Recommendations for mitigation or remediation of these features, along with supporting hydraulic computations, and recommendation for treatment.
8. Occasional Entrance Monument construction shall be reviewed by the City of Chesterfield Department of Public Works, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
9. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point. Emergency overflow drainage ways to accommodate the 100-year storm shall be provided.
10. A clearing/grading permit or improvement plan approved is required prior to any clearing or grading on the site. Its related, the Site Development Plans and Tree Preservation Plan must be approved prior to issuance of a clearing and grading permit. No change to watersheds will be permitted. Interim storm water drainage control in the form of siltation control and/or siltation basins is required. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to any clearing, grading, and/or improvement plan approval. The SWPPP covers required erosion control practices specific to site conditions and maintenance and implementation, management and maintenance of the Best Management Practices (BMP's) in order to reduce the amount of sediment and other pollutants in stormwater discharges associated with land disturbance activities. It shall comply with the Missouri Water Quality Standards, and assure compliance with the terms and conditions of the NPDES.
11. Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth recovers on bare areas of the soil. Construct temporary settlement basins during construction to allow for settling of sediment, prior to the discharge of stormwater from this site.
12. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
13. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate maintenance and/or irrigation and/or mulching of soil devices have not been established.
14. Prior to improvement plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Monarch Chesterfield Levee District, the Missouri Department of Natural Resources and the appropriate Fire District.
15. Be advised this development will require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five (5) or more acres.
16. Prior to improvement plan approval, copies of recorded easements, including book and page information, for off-site work shall be required.
17. If any development in, or alteration of, the Floodplain is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield Department of Public Works for approval. Be advised that in conjunction with any site alteration the developer will be required to demonstrate that there is no rise in the Base Flood Elevation (BFE) anywhere within the Chesterfield Valley. The Floodplain Development Permit/Application must be approved by the City of Chesterfield Department of Public Works prior to the approval of the Improvement Plans or Grading Plans. If any changes 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. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development.
18. If any building is proposed to be located in an existing, or proposed, Special Flood Hazard Area (SFHA) as shown on the Flood Insurance Rate Map located in the Floodplain on the Approved Site Development Plan and Improvement Plan, The lowest Reference Level (floor), as defined by FEMA, shall be constructed a minimum of one (1) foot above the Base Flood elevation unless a LOMR has been issued by FEMA prior to construction. The minimum elevation for the Reference Level for such dwelling shall also be noted on the approved Site Development Plan and Improvement Plan.
19. Prior to the issuance of an occupancy permit for any building within the development the Developer shall be required to submit an "Elevation Certificate" (FEMA form 81-31) for that building to the City of Chesterfield Department of Public Works.
20. The developer shall cause, at his expense and prior to the recording of any plat, the monuments/markers, monumentation or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the subdivision of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
21. Prior to the release of final escrow, the developer shall provide certification by a Registered Land surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.
22. Prior to the release of final escrow, the developer shall provide certification by a Registered Land surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

MPD INVESTMENTS DEVELOPMENT

SITE DEVELOPMENT SECTION PLAN

STOCK & ASSOCIATES Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9000
FAX (636) 530-9630
e-mail: general@stockassoc.com
Web: www.stockassoc.com

GEORGE MICHAEL STOCK NUMBER E-25116

DRAWN BY	DATE	CHECKED BY	DATE	JOB NUMBER	SHEET
J.P.W.	03/27/07	G.M.S.	03/27/07	206-3961.2	2 of 2

GEORGE M. STOCK E-25116

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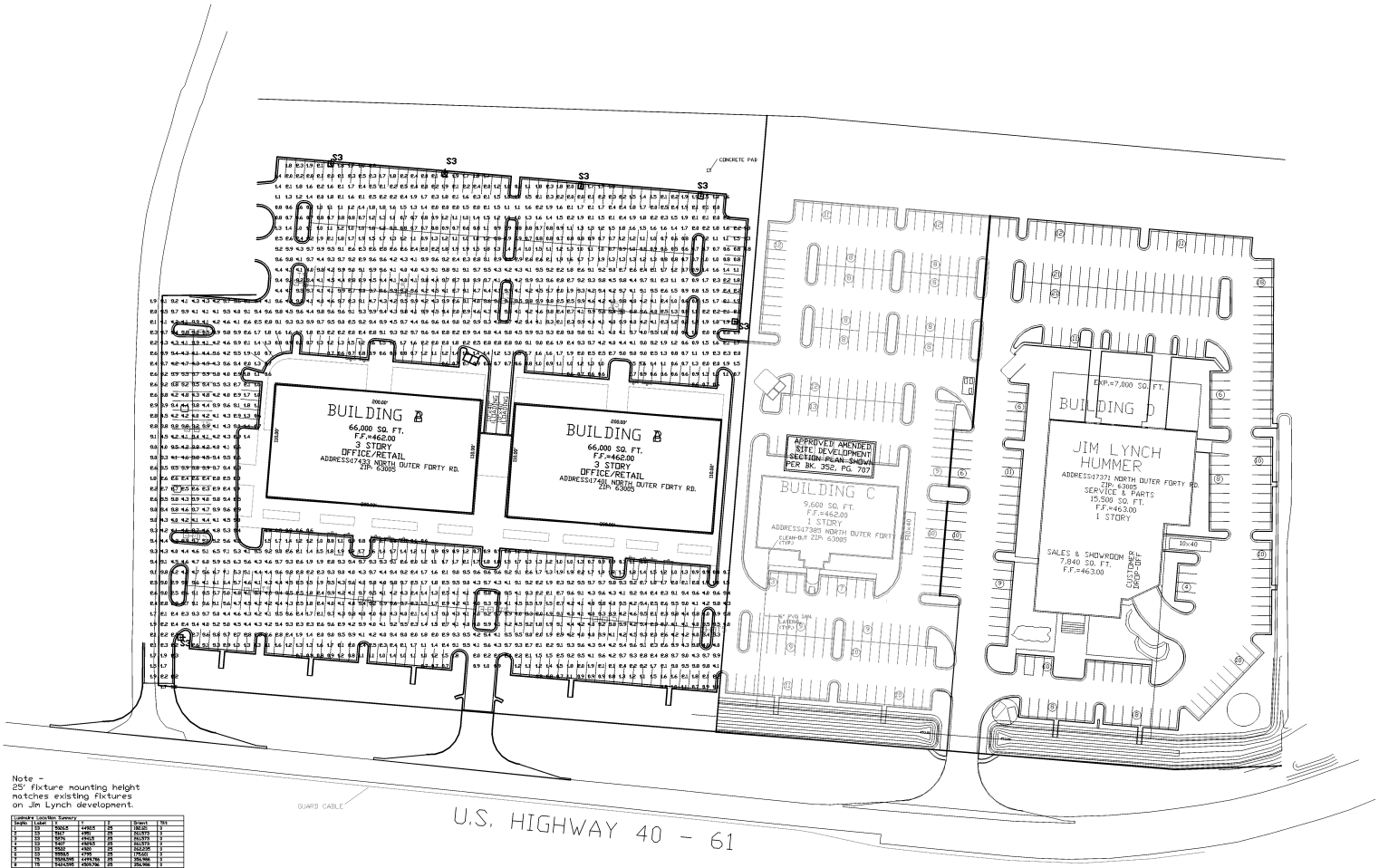

Note -
25' fixture mounting height matches existing fixtures on Jim Lynch development.

Luminaire Location Summary						
Seq No	Label	X	Y	Z	Orient	Tilt
1	S3	1506.5	4490.5	25	180.00	0
2	S3	1567	4491	25	261.573	0
3	S3	1627.5	4491.5	25	261.573	0
4	S3	1687	4492.5	25	261.573	0
5	S3	1753	4493	25	262.235	0
6	S3	1819.5	4795	25	179.01	0
7	T5	1529.398	4496.785	25	356.966	0
8	T5	1543.398	4503.785	25	356.966	0
9	T5	1557.398	4510.785	25	356.966	0
10	T5	1571.398	4517.785	25	356.966	0
11	T5	1598	4525.5	25	351.81	0
12	T5	1611.688	4529.787	25	356.966	0
13	T5	1637.295	4538.286	25	356.966	0
14	T5	1651.295	4545.286	25	356.966	0
15	T5	1665.5	4552	25	356.966	0
16	T5	1691	4563	25	356.898	0
17	T5	1740	4583.5	25	354.053	0
18	T5	1735.595	4573.206	25	356.966	0

Numeric Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc Pts	Illuminance	Fc	8.68	7.1	0.5	17.36	14.2

Luminaire Schedule							
Symbol	Qty	Label	Description	Arrangement	Lumens	LLF
	8	S3	SPALDING REVERSION-Fc=.75 ON 25' POLE	TWIN	30300	0.780
	12	T5	SPALDING REVERSION-Fc=.5 ON 25' POLE	BACK-BACK	30300	0.780

SCALE: 1" = 40'

-20 0 40 80

Date: 3/9/07 By: Ellen Bell

LYNCH LOTS A & B SITE LIGHTING

Calculations Prepared by: Lukert-Eason-Calcaterra & Company
10888 Midpark Rd. Ste. 105 Maryland Heights, Missouri 63043
Phone: 314-298-7500 Fax: 314-298-8588 Web: www.lectg.com

F:\Draw3900\2063961.2_Bldg A and B-Old Lynch Parcel\Lighting\Lynch A & B.dwg, 3/12/2007 2:16:48 PM, HPDesignJet1050C-ClayCo.pc3

III.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
FEBRUARY 15, 2007

PRESENT	**ABSENT**
Mr. Matt Adams	
Mr. Rick Clawson	
Mr. Bryant Conant	
Mr. Bud Gruchalla	
Mr. Dave Whitfield	
Mr. Dave Asmus, PC Liaison	
Ms. Mara Perry, Senior Planner	
Mr. Charlie Campo, Project Planner	
Ms. Joyce Collins-Catling, Executive Secretary	

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

A. Pfizer PGM Biopharma Building: A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architects Statement of Design for a 200.51 acre lot of land located at the Northwest corner of 700 Chesterfield Parkway West.

Project Planner Charlie Campo presented the project requesting a 46,000 sq.ft. building with two levels used for office, third level to contain mostly equipment, and the laboratory will be at the rear of the building. Exterior materials will consist of brick, metal pane, and glass. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Matching materials
- Metal panel used for laboratory at rear of building
- First floor is underground

Area(s) of Concern:

- None

Bryant Conant made a motion to forward the project for approval as presented.
Rick Clawson seconded the motion.
The motion passed by voice vote 5-0

B. Sentrus Office Building (Sentrus Place): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for an office building and research facility in a "PI" Planned Industrial District located in the northeast corner of the Sentrus Place development, north of Chesterfield Airport Road across from the intersection with Cepi Drive.

Senior Planner Mara Perry presented the project requesting 100,000 sq.ft. for an office building and research facility in the new Sentrus development. Building materials will consist of granite composite panels and glass. There will be underground parking and pneumatic bollards on site. The Department is currently working with the petitioner regarding re-zoning, landscape issues resulting from the drainage area, and their site plan.

Item(s) Discussed:

- Bollards will come out of the ground after the building is closed; Fire Department can operate bollards by remote control whenever access is necessary
- Screened rooftop mechanical units
- Trash enclosures will have similar building materials and landscape buffer
- Elevation does not show entrance to parking garage
- Drop-off/walkway is too far away from building entrance
- Good mix of evergreen and deciduous trees
- No continuing lights
- Good quality of materials

Area(s) of Concern:

- Issues with sidewalk and pedestrian connections.

Staff's Review:

- ✓ Staff is to address the issue of additional pedestrian connections during site plan review.

Dave Whitfield made a motion to forward the project for approval with the following recommendation:

1.) **Addition of a sidewalk/pedestrian area from turnaround in front of main entrance.**
2.) **Extend the south sidewalk further south to the driveway of the parking area**

Matt Adams seconded the motion.

The motion passed by voice vote 5-0

The Board complimented the landscaping and parking lot design.

III. APPROVAL OF THE DECEMBER 14, 2006 MEETING SUMMARY

The meeting summary was approved as written.

IV. OLD BUSINESS

- **ARB Guidelines**
  - **The section is still being worked on by staff along with the rest of the Unified Development Code**

V. NEW BUSINESS

- **Online Packets**
  - **Packets are now available online for viewing and/or printing**
  - **Department will continue to have hard copies available as usual**

VI. ADJOURNMENT

Meeting adjourned at 7:40 p.m.