CITY OF CHESTERFIELD
PLANNING AND ZONING COMMITTEE MEETING
THURSDAY, MAY 24, 2007
CONFERENCE ROOM 101
5:30 P.M.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the May 10, 2007 Planning and Zoning Committee Meeting Summary

II. OLD BUSINESS

A. Draft Ordinance Pertaining to Residential Real Estate Open House Signs

B. Tech Park II (THF Chesterfield Commons Four Development, LLC): A request for an amendment to City of Chesterfield Ordinance Number 1928 for an amendment to the green space requirement, structure setbacks and parking setbacks for Chesterfield Commons Four an approximately 21.6 acre tract of land, zoned "PI" and located east of the intersection of Chesterfield Airport Road and Public Works Drive.

III. NEW BUSINESS

A. Mobil Mart (Clayton and Baxter): Amended Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a gas station/convenience store in a "PC" Planned Commercial District located on the northwest corner of Baxter and Clayton Roads.

B. Tuscany Reserve: A Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, and Architectural Elevations for a 58.15 acre lot of land zoned "E-One Acre" Estate Residence District, and "E-Two Acre" Estate Residence District, located north of Strecker Road and east of Church Road.

C. P.Z. 9-2006 St. Luke's Episcopal Presbyterian Hospitals (Parcel D): A request for a change of zoning from "NU" Non-Urban District, "FPNU" Flood-Plain Non-Urban District and "R1" Residence District/FPR1" Flood-Plain Residence District to "MU" Medical Use District for four (4) parcels of land located ¼ mile north of the Woods Mill and Conway Roads intersection. The total area to be rezoned 14.0 acres. (Locator Numbers: 18Q420023,18Q510014,18Q510025, 18Q510036)

D. P.Z. 02-2007 The Estates at Upper Kehrs Mill (Miceli Construction): A request for a change of zoning from "NU" Non-Urban to "E" One Acre District for a 10.2 acre tract of land located on the eastern side of Kehrs Mill Road, 4,100 feet south of its intersection with Wild Horse Creek Road. (19U530062, 19U530392)

E. **P.Z. 07-2007 Spirit Valley Business Park (18652, 18630, 18650, and 18660 Olive Road):** A request for a change of zoning from "NU" Non-Urban to "PI" Planned Industrial for 52.89 acres of land located south of Olive Street Road, east of Wardenburg. (17W420057, 17W420035, 17W230010, 17W230021)

F. **P.Z. 11-2007 J&T Holdings (612 & 614 Cepi)**: A request for a change of zoning from an "M3" Planned Industrial District to a "PC" Planned Commercial District for an approximately 0.75 acre tract of land located at 612 & 614 Cepi Drive south of the intersection of Chesterfield Airport Road and Cepi Drive. (17V330122)

G. **P.Z. 14-2007a Wilson Bluffs (SMS Group, L.L.C.):** A request for a change of zoning from "NU" Non-Urban District to "E-One Acre" Estate District for a 3.28 acre tract of land located on the west side of Wilson road, directly north of Wilson Manors II Subdivision.

H. **P.Z. 15-2007 Cambridge Engineering (Kramer Commerce Center):** A request for an amendment to City of Chesterfield Ordinance 1717 to amend the parking setbacks and development requirements for a 19.8 acre tract of land zoned "PI" Planned Industrial District located north of the intersection of Spirit Drive North and Chesterfield Airport Road, south of I-64/U.S. 40-61, and west of Trade Center Boulevard. (17V610040, 17V620083, 17V620094, and 17V629402)

I. **P.Z. 16-2007 Valley Gates Subdivision (16845 N. Outer 40 Road):** A request for an amendment to City of Chesterfield Ordinance 2154 to allow for a change to the parking and building setbacks, building height and number of permitted buildings for a 7.698 acre tract of land zoned "PC" Planned Commercial located north of North Outer Forty and east of Boone's Crossing at 16845 North Outer Forty Road. (17T520073)

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE

V. ADJOURNMENT

Note: The Planning and Zoning Committee 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 Planning and Zoning Committee may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994

I. A.

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Acting Director of Planning

SUBJECT: Planning & Zoning Committee Meeting Summary
May 10, 2007

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, May 10, 2007 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV)**; Councilmember Jane Durrell** (Ward I); **Councilmember Bruce Geiger** (Ward II); and **Councilmember Dan Hurt** (Ward III).

Also in attendance were Councilmember Mike Casey (Ward III); Councilmember Bob Nation (Ward IV); Victoria Sherman, Planning Commission Vice-Chair; Wendy Geckeler, Planning Commissioner; Rob Heggie, City Attorney; Libbey Malberg, Assistant City Administrator for Economic & Community Development; Annissa McCaskill-Clay, Assistant Director of Planning; Aimee Nassif, Senior Planner; Jarvis Myers, Project Planner; and Mary Ann Madden, Planning Assistant.

Chair Fults called the meeting to order at 5:32 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the April 19, 2007 Planning and Zoning Committee Meeting Summary

Councilmember Durrell made a motion to approve the Meeting Summary of April 19, 2007. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 4 to 0.**

OLD BUSINESS

A. P.Z. 5-2005 Winter Wheat Place (Dollar Building Company): A request for a change of zoning from "NU" Non-Urban District to E-One Acre for a 4.0 acre tract of land located on Winter Wheat Road, 3000 feet southeast of the intersection of Wild Horse Creek Road and Long Road. (18U220092)

Staff Report

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, stated the Petitioner is requesting to rezone the site from "NU" Non-Urban to E-One Acre. This project was forwarded on by the Planning Commission with a recommendation for approval by a vote of 6 to 1 in January 2007. The petition was reviewed by the Planning & Zoning Committee on March 3, 2007, at which time a Protest Petition Hearing was held. The Planning & Zoning Committee forwarded the petition to City Council with the recommendation that the Petitioner consider LLR zoning. At the April 16, 2007 City Council meeting, the petition was sent back to the Planning & Zoning Committee with a draft Attachment A prepared by Staff. The draft Attachment A was prepared after consultation with the City Attorney and includes an E-Two Acre zoning designation.

Ms. McCaskill-Clay stated that a request for rezoning of the parcels located below and to the side of the subject site has been scheduled for Public Hearing on July 9, 2007. The request is for LLR zoning.

DISCUSSION

Zoning Designation

City Attorney Rob Heggie stated that based on the discussions at the City Council level that E-One zoning is not workable for this site, the Attachment A was drafted with an E-Two zoning designation. The Petitioner and the City Attorney have discussed the possibility of doing E-Two Acre zoning. It was noted that although the zoning request has changed from E-One Acre to E-Two Acre, a new Public Hearing is not required.

Chair Fults noted that at the Protest Petition Hearing, the Planning & Zoning Committee took the following action:

> "Based on the fact that the subject petition is not in character with the majority of the surrounding neighborhoods, Councilmember Flachsbart made a motion to deny P.Z. 5-2005 Winter Wheat Place (Dollar Building Company) with a recommendation that the Petitioner consider LLR zoning."

If the property had come in as a sub-divide for two lots, Chair Fults asked what the requirements would be with respect to infrastructure, roads, etc., and whether these requirements are written into the Attachment A. Ms. McCaskill-Clay replied that the Attachment A is written requiring compliance to the City's codes, which would be the Subdivision Ordinance. A lot split procedure could be done if no improvements were deemed necessary. A minor record plat procedure could be done, which would require sidewalks, water mains, landscaping, and street right-of-way dedication. The subject parcel is four acres so the lot could not be split under the existing zoning because the minimum lot size under "NU" is three acres.

Chair Fults noted that "LLR" is defined under the City's Zoning Ordinance as follows:

> "LLR is to provide for residential uses and activities, and other compatible uses in areas where normal provision of community infrastructure is not desirable or not feasible."

Chair Fults stated that since the subject area does not have sidewalks, street lights, or City-code streets, she agrees with the Committee's recommendation of "LLR".

Ms. McCaskill-Clay pointed out the following:

- E-Two zoning requires that the street adjacent to the property would have to be increased to City standard. Any other infrastructure requirements that would typically be needed for an E-District would be included in the Attachment A.
- E-One zoning would also require the developer to bring the street up to City standards.
- LLR zoning is straight zoning, which requires meeting the criteria of the Zoning Ordinance - but not a lot of infrastructure work would be required.

City Attorney Heggie stated that the Petitioner was willing to bring the streets up to City standards under the E-One zoning; however, the Petitioner has indicated that they do not desire to do so under the E-Two zoning but would instead be willing to enter into a Road Maintenance Agreement.

Petitioner's Presentation

Mr. Mike James, representing the Petitioner, stated the following:

- Based upon the discussions taken place at Council, the Petitioner is willing to accept E-Two zoning as opposed to E-One zoning.
- The Petitioner is not willing to accept the road improvements that would be mandated by the Attachment A. Under the E-One zoning, the economics of the project would permit the improvements to be done. Under the E-Two designation, the economics do not permit the improvements.
- The existing infrastructures in the area include a private street with no sidewalks. The Petitioner is willing to enter into a Road Improvement Maintenance Agreement of the existing road and to participate in paying its fair share for maintaining the roadway in the area on the same basis that other property owners would.

Residents' Presentation

Mr. Tom Fleming, Trustee of Wild Horse Ridge subdivision, stated the following:

- The Petitioner has not recognized the Wild Horse Ridge subdivision – saying it doesn't exist based upon some technicalities. As a result, Dollar Building Company has not paid any road maintenance dues since they have owned the property, which is nearly three years.
- In order to maintain the subdivision's three-acre zoning, The Planning & Zoning Committee recommended that the residents file a petition for rezoning from "NU" to "LLR". The petition for rezoning has been filed. All seven residents in the

subdivision have chosen to participate in the rezoning petition, which includes ten properties out of a total of fifteen.

- Speaker feels "LLR" zoning is viable for the subject lot. He stated that on April 15, 2007, a couple introduced themselves as his "new neighbors". They indicated that they had entered into an agreement with Ken Dollar to purchase the subject property for a single residence. They were unaware of the petition for rezoning on the property.
- The residents of Wild Horse Ridge subdivision feel the subject site should be zoned "LLR".

Councilmember Hurt clarified that the Planning & Zoning Committee did not make any recommendations to Mr. Fleming regarding rezoning his property to LLR. He noted that the Committee is not in the practice of advising people on what to rezone their properties to.

LLR vs. E-Two Zoning:

Councilmember Durrell pointed out the following:

- If the subject site is zoned LLR, only one house would be permitted.
- If the subject site is zoned E-Two, two houses would be permitted. Since the Petitioner has indicated he would not be interested in providing road improvements, the road would fit in with the existing roads in the area.

Councilmember Durrell felt that E-Two zoning is acceptable for the site.

Chair Fults feels that the character of the neighborhood is LLR as defined in the Zoning Ordinance and that the subject site should be zoned LLR.

Councilmember Hurt made a motion to forward P.Z. 5-2005 Winter Wheat Place (Dollar Building Company) to City Council with a recommendation of LLR zoning and to direct Staff to prepare the appropriate legislation. The motion was seconded by Chair Fults.

Discussion on the Motion

Councilmember Geiger stated he was not comfortable with LLR zoning at this time, but after further review, may change his mind by the time City Council meets on this petition.

Chair Fults stated she may accept E-Two zoning if the Petitioner were willing to include all the requirements of E-Two, but that is not being presented at this time.

Councilmember Geiger felt that, in this particular case, not doing all the road improvements required under E-Two may be preferred by the residents. Putting in the road improvements would totally change the character of the neighborhood.

Mr. Mike James stated that, contrary to Mr. Fleming's statement, there is no contract for the acquisition of the subject site.

Mr. Tom Fleming stated that a memo from the Public Works Department indicates that any density higher than LLR in the area will require the Petitioner to make road improvements all the way through to the end of where the subdivision is going to be. The existing road is fifteen feet wide – two cars cannot pass without getting off to the side of the road. If a precedent is set allowing E-Two zoning, then preparations have to be made assuming that all lots in the area will become E-Two. If higher density is being requested, then the Petitioner should be required to widen the roads through their development.

Chair Fults expressed concern about setting a precedent of allowing E-Two zoning without road improvements.

It was noted that if the Petitioner would request E-One Acre zoning, a super majority vote of the City Council would be needed to approve it because of the earlier Protest Petition filed against such zoning.

The vote on the motion recommending LLR zoning tied by a voice vote of 2 to 2 with Councilmembers Durrell and Geiger voting "no". P.Z. 5-2005 Winter Wheat Place (Dollar Building Company) goes forward to City Council with no recommendation.

Note: One bill, as recommended by the Planning Commission, will be needed for the May 21, 2007 City Council Meeting. See Bill #

[Please see the attached report, prepared by Mike Geisel, Acting Director of Planning, for additional information on P.Z. 5-2005 Winter Wheat Place (Dollar Building Company).]

II. NEW BUSINESS

A. Draft Ordinance Pertaining to Residential Real Estate Open House Signs

City Attorney Report

City Attorney Rob Heggie stated that a draft Ordinance has been prepared to allow, under limited circumstances, residential real estate open house signs. The Ordinance limits the hours the signs can be displayed, the number of signs allowed, and the location of the signs. If the signs are not removed, or placed in areas not allowed, the City has the right to remove them.

DISCUSSION

Sign Restrictions

The draft Ordinance restricts the open house signs as follows:

- May be displayed only during the "open house" and shall not be displayed earlier than 8:00 a.m. and must be removed no later than dusk or 6:00 p.m., whichever is earlier.
- Signs must have identification on it of the person who is placing the sign – name, address and telephone number.
- No more than six signs per property for sale or lease shall be posted.

Location of the Signs

Councilmember Durrell asked why signs would not be allowed in the center median area. She noted that most real estate agents prefer this area for posting signs.

City Attorney Heggie stated that signs would not be allowed in the center median area because of safety concerns related to traffic. He noted that it could affect the sight distance triangle in certain areas.

Councilmember Geiger felt that signs should be allowed to be placed within five feet of driveways.

At the current time, City Attorney Heggie stated that the City's Sign Ordinance only allows one sign per property and posted on the property being sold, which must face the street. Currently, no real estate signs can be posted on public or private property other than the property being sold.

Councilmember Hurt requested a copy of the Ordinance not allowing signs on private property, other than on the property being sold.

The draft Ordinance would allow real estate signs in the right-of-way and on private property, other than the property being sold, with the owner's consent.

Attention-Getting Devices

Councilmember Casey asked if the signs would be prohibited from having attention-getting devices attached to them – such as balloons, pinwheels, etc.

City Attorney Heggie stated that the Ordinance does not address attention-getting devises but language can be added if so desired.

Number of Signs Allowed:

Councilmember Geiger felt that permitting six signs per property is too many.

Directional Signs
Councilmember Casey suggested changing the wording of the Ordinance to refer to the signs as "directional" signs.

City Attorney Heggie stated he would research the City's Sign Ordinance to determine how "directional sign" is defined.

Reverse Discrimination
Councilmember Hurt expressed concern that the draft Ordinance could be viewed as reverse discrimination in that it allows real estate signs in the right-of-way, but no other signs – such as garage sale signs and political signs.

City Attorney Heggie stated that the Constitution allows the City to treat various types of activities differently. He indicated he would review the issue further.

Councilmember Geiger made a motion to amend Section 2.(b)4. of the draft Ordinance as follows: (Changes in green)

> Limit: No more than ~~six (6)~~ **three (3)** signs per property for sale or lease shall be posted.

The motion was seconded by Chair Fults and **passed by a voice vote of 4 to 0.**

Councilmember Geiger made a motion to amend Section 2.(b)6.(6) of the draft Ordinance with respect to location restrictions as follows: (Changes in green)

> within five (5) feet of any of the following: ~~**driveway**~~; traffic signal; traffic sign; designated bus stop sign; bus bench or any other bench on the sidewalk.

The motion was seconded by Councilmember Durrell and **passed by a voice vote of 4 to 0.**

Councilmember Geiger made a motion to prohibit any attention-getting devises being attached to the real estate signs. The motion was seconded by Councilmember Durrell and **passed by a voice vote of 4 to 0.**

Councilmember Durrell made a motion to amend Section 2.(b)6.(3) of the draft Ordinance with respect to location restrictions as follows: (Changes in green)

in any roadway area ~~or center median area.~~

The motion **died due to the lack of a second.**

Councilmember Hurt made a motion to table the Draft Ordinance until the next Planning & Zoning Committee meeting; and to direct the City Attorney to address the issue of the right-of-way with respect to possible conflicts with posting of political signs; and to address the issue of possible reverse discrimination of allowing some signs but not other signs. The motion **died due to the lack of a second.**

Councilmember Geiger made a motion to forward the Draft Ordinance to City Council with a recommendation to approve. The motion **died due to the lack of a second.**

Councilmember Durrell asked if one bill could cover all the signs or whether separate bills would be needed covering different types of signs. City Attorney Heggie indicated this would require further research but thought separate bills would be the appropriate way to handle it.

Councilmember Hurt made a motion to table the Draft Ordinance until the next Planning & Zoning Committee meeting allowing the City Attorney to address the issues of how the Draft Ordinance conflicts with the Freedom of Speech issue with respect to allowing some signs, but not all, in the right-of-way; and the issue of allowing directional signs for the sale of real estate property but not allowing them for the sale of other types of property. The motion was seconded by Chair Fults.

Discussion on the Motion:
Councilmember Hurt asked the City Attorney to consult with the previous City Attorney regarding this issue. City Attorney Heggie replied that he has all of the research done by the previous City Attorney. Councilmember Hurt agreed the research would suffice.

The motion to table the Draft Ordinance passed by a voice vote of 3 to 1 with Councilmember Geiger voting "no".

B. P.Z. 28-2006 Chesterfield Neighborhood Office Park (17655 and 17659 Wild Horse Creek Road): A request for a change of zoning from "NU" Non-Urban to "PC" Planned Commercial District with a "WH" Wild Horse Creek Road Overlay for 8.04 acre tract of land located north of Wild Horse Creek Road and west of Long Road.

Staff Report

Ms. Aimee Nassif, Senior Planner, stated that the subject petition is located in the bowtie area. The neighboring child care center was rezoned to E-Half Acre; the Chesterfield Elementary School is across the street from the subject site.

The Public Hearing was held in December 2006 at which time several issues were raised, primarily dealing with density, parking, pedestrian access, and questions related to previous plans submitted in 2004.

The proposed plan shows four buildings of 10,000 square feet each. The plan includes pedestrian areas, plaza areas, and a walking trail, which leads back to the Levee District Trail. The open space is 57%.

The Planning Commission recommended approval, with one modification, by a vote of 8 to 1. The modification approved by the Planning Commission refers to the parking requirement.

The Wild Horse Creek Road Overlay area allows no more than nine parking spaces per development. The intent of this requirement was to keep the neighborhood feel and to control density in building size of areas developing along the bowtie. The Petitioner has requested that the parking be calculated using the regular parking regulations of the Zoning Ordinance, which would allow 4 parking spaces/1,000 square feet. The Attachment A is written using this calculation allowing no more than 160 parking spaces.

The Petitioner shows some phantom parking. The Attachment A addresses phantom parking by allowing 42 phantom parking spaces as part of the permitted 160 spaces. The phantom parking would be utilized as directed by, or with the consent of, the City of Chesterfield.

Planning Commission Report

Commissioner Sherman, Vice-Chair of the Planning Commission, reported that the Petitioner had submitted a revised plan from the original plan. The revised plan showed a reduction in the square footage and parking. The Commission also felt that the phantom parking would allow for more green space.

DISCUSSION

Parking

Chair Fults referred to the Wild Horse Creek Road Overlay, which allows a maximum of nine parking spaces. It also states "*If the maximum number of parking spaces permitted in the "WH" District does not meet the minimum parking space requirements of the City Code for that proposed use, then the proposed use will be deemed to exceed the design requirement and will not be eligible."*

Chair Fults expressed her concern that the Planning Commission modified the parking requirement for this petition allowing 160 spaces; and did not enforce the specific design requirement for parking under "Neighborhood Office".

Commissioner Sherman stated that the Planning Commission's intent regarding the maximum number of nine parking spaces was in reference to the Residential Business Use (RBU), which is not allowed off of Wild Horse Creek Road. The nine parking-space requirement was intended for houses utilizing an RBU. The Planning Commission never intended buildings of only 2000-3000 square feet in this area. The four proposed buildings of 10,000 square feet each would rationally need more than nine parking spaces.

Because of the maximum parking of nine spaces, Chair Fults stated she was under the impression that the Planning Commission did not want large buildings in this area. She felt that the parking requirement was a way of limiting the size of the buildings. She expressed frustration that the proposed project is very similar to the project that triggered the moratorium and a review of the design guidelines for the bowtie area.

Neighborhood Office Design Requirements

Councilmember Geiger referred to the following Neighborhood Office Design Requirements and commented as noted below:

- Open space requirement is 50%: The propose plan shows 57% open space. He questioned how much of the open space is part of the bluffs.
- Parking shall be screened and buffered from Wild Horse Creek Road and all adjacent residential development: He stated that the southwest portion of the area will probably be developed as residential.
- Pedestrian circulation: He noted that there is only a sidewalk on the East/West Loop Road and some in front of the building.
- Innovative parking solutions
- Shared public plazas, courtyards, landscaping, public art and similar amenities that are visible from the street: The plan proposes three plazas, two of which are behind the buildings. The larger plaza is at the end of the parking lot.

Commissioner Sherman agreed with some of the issues raised by Councilmember Geiger but pointed out that some of them are Site Development issues – such as the

plaza locations. She indicated that his comments would be relayed to the Planning Commission.

Zoning/Parking

Councilmember Geiger felt that the requested zoning is appropriate and that the proposed 40,000 square feet is acceptable. However, he does not think the proposed project meets the intent of "Neighborhood Office". He suggested that the front building be eliminated and that the back building be constructed as a two-story building. He felt this design would increase the open space and could include an architecturally-pleasing structure – such as a water feature or benches.

Chair Fults stated that she does not agree with the zoning request – she has always felt this area should be zoned "Residential". She felt that the new design guidelines would only allow smaller buildings that would fit in with the neighborhood. She expressed concern that the proposed project is very similar to the project proposed two years ago. She does not feel the proposed project meets the Overlay requirements.

Councilmember Durrell stated that she feels the requested zoning is appropriate, along with the requested 40,000 square footage. She agreed with Councilmember Geiger's suggestion of removing the front building and making the back building a two-story structure to increase the amount of green space. She felt the buildings would not be visible from Wild Horse Creek Road. She agreed that nine parking spaces for commercial development is unrealistic.

Commissioner Sherman pointed out that in order to override the nine parking space requirement, a two-thirds vote of the Planning Commission is needed.

Chair Fults was concerned that allowing 160 parking spaces would set a precedent for future development in the area.

Councilmember Hurt stated that if adequate parking is not provided, motorists will park along the roadway. He did not think the parking should be reduced.

Footprint of the Buildings

Councilmember Hurt felt that a requirement needs to be established citing a maximum footprint size in order to achieve the look desired for this area. He noted that the footprint could be smaller if two-story buildings are permitted, which would open up the green space.

Petitioner's Presentation

Mr. Brandon Harp, Civil Engineering Design Consultants, stated the following:

- The proposed site is eight acres in size.
- Based on the PC with the Wild Horse Overlay District, they meet, or exceed, all the zoning requirements on open space, setbacks, F.A.R., disturbance of woodlands, bluff area, etc.

- The permitted uses allowed are not "residential" and require more than nine parking spaces.
- The open space shown in the Attachment A is 57%. The 42 phantom parking spaces originally proposed by the Petitioner were to be in addition to the 160 parking spaces. Since the Planning Commission approved the phantom parking spaces as part of the 160 spaces, 42 spaces will not be built. This resulted in the open space being increased to 65%.
- There is an 80 to100-foot setback at the front of the site. The site sits 600-700 feet linearly off of Wild Horse Creek Road and the buildings are almost ten feet lower than the elevation of Wild Horse Creek Road.
- The building height has been lowered to 30 feet from the allowed 35 feet.
- The proposed buildings are hipp-roofed, using architectural-type shingles, stone and brick.
- The Petitioner has agreed to additional landscaping per Mr. Kerchoff's request. The Petitioner also agreed to additional landscaping/streetscape along the frontage.
- The buildings have been centered on the site in order to limit the disturbance of the bluff. No more than 15-17% of the bluff would be disturbed – less than the allowed 20% disturbance.
- By decreasing the square footage of the buildings to 10,000 square feet vs. 12,000 square, the green space increased around all the buildings.

Possible Two-Story Buildings/Height of Buildings

The Petitioner stated that if a two-story building was constructed with a hipp roof, the height would be approximately 45 feet.

Councilmember Hurt stated that it would be possible to construct four 45-foot tall two-story buildings with a maximum footprint of 5,000 square feet each, which would still allow the requested 40,000 square feet. He felt that these dimensions would not be much larger than some of the residences in the area and would increase the open space.

Councilmember Durrell found the above suggestion acceptable.

Commissioner Sherman stated that the intent of a maximum building height of 35 feet was to maintain the character of Wild Horse Creek Road and to keep the buildings from being intrusive.

Mr. Rodney Henry, Petitioner, stated that he prefers the proposed one-story buildings. He feels that two-story buildings would go against the spirit of the "Neighborhood Office" criterion and feels that the proposed plan is a good design.

Phantom Parking
Councilmember Geiger recommended that the reference to phantom parking be removed from the Attachment A since the Petitioner is requesting 160 built spaces.

Commissioner Sherman stated that if not all 40,000 square feet of buildings are constructed at the same time, 160 spaces would not be immediately needed – preserving more green space.

Bluff Area/Trail System
Councilmember Geiger expressed concern that about two acres of the bluff is being counted as open space, which means there is only six acres available for development. Chair Fults agreed that she too wanted the bluff area taken out of the calculation.

Mr. Henry stated that the bluff area is being used as open space and is being used for a trail system that will be tied into a Master Trail System along the railroad tracks. Because of the concerns raised about the bluff being used in the calculation, Mr. Henry stated that the square footage of the buildings was decreased from 48,000 to 40,000, which increased the open space and reduced the parking.

Mr. Harp stated that there are very few properties that can be entirely developed – there are always issues such as development around the perimeter, woodland removal, detention, etc.

Residents' Presentation
Ms. Rene Heney stated the following:

- The residents are concerned that the proposed site is only eight acres of 100 acres in the area. There is only a two-lane road in this area.
- The proposed petition includes 160 parking spaces. There is concern that the approved parking for this site will set a precedent for future developments in the Neighborhood Office.
- She feels that the building footprint needs to be reviewed – she feels smaller buildings are more desirable. She noted that the largest homes in the area have a maximum footprint of 3500 square feet.
- The residents are especially concerned with the issues of:
    - Traffic;
    - The number of parking spaces; and
    - The use of the buildings.
- She noted that while these buildings are set back from Wild Horse Creek Road, other parcels in this area are closer to Wild Horse Creek Road. Any development on those parcels will be more visible than the proposed project.
- Traffic is already an issue on Wild Horse Creek Road with no additional commercial development. If 160 cars are added to the area, it will present a problem. She noted that the State has no funds to construct a third lane for at least ten years.

- There is also concern about construction traffic near the day care center and elementary school.
- She stated that when the plan was presented three years ago, the residents opposed medical/dental use because of the increased traffic it would generate. She expressed concern that the medical/dental use is being proposed again with this petition.

Traffic

Councilmember Hurt did not feel that the proposed uses would affect the amount of traffic generated as it would be going in a different direction and at different times.

It was noted that the residents had a Traffic Study done on the area, which showed there would be too much traffic on the road. Chair Fults stated that the road has also deteriorated since the Traffic Study was prepared.

Desired Character of the Site

Councilmember Hurt asked Ms. Heney what she envisioned for the area. She replied that, for this parcel, she preferred the smaller footprint with two stories, but thought there were issues with two-story buildings because of the proximity to the Airport. She clarified that she would not want two-story buildings on parcels that are closer to Wild Horse Creek Road.

Ms. Heney stated that if the medical/dental use is eliminated, the parking would be reduced and would eliminate some of the residents' concerns.

Medical/Dental Use

Councilmember Geiger noted that medical/dental use was not part of the original petition and asked why it is being requested with this petition.

Mr. Henry replied that it is an acceptable use in the "Neighborhood Office" criterion. Not knowing who the users are going to be, they have requested both office and medical/dental use to give themselves the highest probability of success regarding the economic part of the equation. Three years ago, they did not feel medical/dental use was necessary.

Ms. Nassif stated that the Attachment A, as written, allows for a maximum of 160 parking spaces regardless of the use. Calculations show that if the entire site is general office use, it would require 160 spaces; if the site were all medical/dental use, it would require 180 spaces – but the Attachment A only allows 160 spaces. If the medical/dental use is utilized, the square footage of the building would have to be reduced to park the medical use.

A Ward IV resident stated that a traffic engineer was hired to prepare a Traffic Study for the residents, who presented the data to the Planning Commission. The Traffic Study did not include medical/dental use because that use was not being proposed three

years ago. He expressed concern that medical/dental is now part of this petition because he feels it will generate more traffic than general office use.

General Discussion

Addressing some of the issues raised, Councilmember Durrell stated the following:

- Parking cannot be more than 160 spaces regardless of the use of the buildings;
- Taking into consideration the concerns raised by the residents, she noted that development of other parcels in the bowtie would not necessarily be developed in the same manner as the subject parcel – such as not allowing two-story buildings closer to the road.
- She felt that the suggestion of one two-story building at the back of the site would allow for amenities such as public plazas, courtyards, landscaping, public art, and/or a water feature.

Mr. Henry pointed out that St. Louis Spirit Airport does not like the use of water features near the Airport because they attract geese and water fowl.

Chair Fults stated that she preferred the suggestion of a two-story building at the back of the site with one-story buildings facing the properties to the east and the west.

Ms. Heney stated she would prefer smaller, one-story buildings. She felt smaller buildings would restrict the use. She felt that the Ward IV Councilmembers should be consulted on how the site should be developed so it fits in with the character of the surrounding area.

Councilmember Geiger asked for clarification on the language in the Attachment A regarding the Developer's responsibility for the construction cost of the east-west loop road. City Attorney Heggie stated that the east-west road is years away from being constructed. The Developer will be required to put monies into escrow for this road.

Councilmember Geiger made a motion to establish a maximum footprint of 10,000 square feet of any building. The motion was seconded by Councilmember Durrell and **passed by a voice vote of 3 to 1 with Chair Fults voting "no".**

Councilmember Geiger made a motion to delete Section I.E.1.b. of the Attachment A which addresses phantom parking. The motion was seconded by Councilmember Durrell and **passed by a voice vote of 4 to 0.**

Councilmember Durrell made a motion to forward P.Z. 28-2006 Chesterfield Neighborhood Office Park (17655 and 17659 Wild Horse Creek Road) to City Council with a recommendation to approve as amended. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 4 to 0**.

Councilmember Hurt asked that a discussion of the footprint and height of the building be elaborated upon at City Council.

Note: One bill, as recommended by the Planning Commission, will be needed for the May 21, 2007 City Council Meeting. See Bill #

[Please see the attached report, prepared by Mike Geisel, Acting Director of Planning, for additional information on P.Z. 28-2006 Chesterfield Neighborhood Office Park (17655 and 17659 Wild Horse Creek Road).]

C. P.Z. 12-2007 City of Chesterfield (Tree Manual): A request to repeal City of Chesterfield Ordinance 2335 and replace it with a new ordinance that revises the procedures and requirements for Tree Protection Sureties, Escrows and Landscape Installation Bonds.

Project Planner Jarvis Myers stated the Tree Manual, as amended, was approved by the Planning Commission on April 23, 2007 by a vote of 9 to 0. There were three amendments to the Tree Manual, which change the procedures and requirements for Tree Protection Sureties, Escrows and Landscape Installation Bonds.

After the approval of the Planning Commission, Staff determined that the additional method of calculating the amount for a Tree Protection Surety or Escrow was not sufficient in encouraging additional tree preservation above the required 30% of existing tree canopy. Therefore, Staff recommends the following change to Section XIV. The red illustrates the approved change by Planning Commission and the blue indicates the additional language by Staff.

Section XVI Surety and Escrow Procedures

The amount of the surety or cash escrow shall be in the amount of ~~$20,000 for each acre contained in the tree preservation area. The amount may be pro-rated for any tree preservation area less than one (1) acre.~~ **$10,000 per 100 lineal feet, or portion thereof, of wooded canopy perimeter to be preserved adjacent to any proposed clearing, grading, or other disturbance; or $20,000 per acre to be preserved whichever is less. When the $20,000 per acre calculation method is used and the developer is protecting more than the required 30% of existing tree canopy, the amount of the surety or cash escrow shall not exceed the cost of protecting the required 30% of existing tree canopy.**

It is felt the proposed language would encourage developers to preserve more tree canopy because their escrow will not be increased for such preservation.

Discussion was held on how penalties are assessed for unauthorized tree removal. If an inventory of a site has not yet been made and trees are removed, the City would be able to access aerial photos to determine how much tree canopy was removed and assess fines accordingly.

Councilmember Hurt made a motion to forward P.Z. 12-2007 City of Chesterfield (Tree Manual) to City Council with a recommendation to approve. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 4 to 0**.

> **Note: One bill, as recommended by the Planning Commission, will be needed for the May 21, 2007 City Council Meeting. See Bill #**

[Please see the attached report, prepared by Mike Geisel, Acting Director of Planning, for additional information P.Z. 12-2007 City of Chesterfield (Tree Manual)]

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE

V. ADJOURNMENT

The meeting adjourned at 7:52 p.m.

BILL NO. _____ ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO OFF PREMISE RESIDENTIAL REAL ESTATE OPEN HOUSE DIRECTIONAL SIGNS; ESTABLISHING RULES FOR THE REGULATION AND PLACEMENT OF RESIDENTIAL REAL ESTATE OPEN HOUSE SIGNS WITHIN THE CITY OF CHESTERFIELD, MISSOURI.

WHEREAS, the City Council of the City of Chesterfield had previously prohibited residential real estate open house directional signs except for those located on the property to be sold; and

WHEREAS, the presence of residential real estate open house directional signs may be disruptive and lead to visual clutter within they City; and

WHEREAS, the residential real estate open house directional signs can, if limited in their scope and placement, help direct customers to homes for sale; and

WHEREAS, the residential real estate open house directional signs will help ease traffic congestion and lost motorists within residential neighborhoods by solely directing customers to open houses; and

WHEREAS, placing certain limits and regulations upon residential real estate open house directional signs is in the best interest of the community.

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

Section 1. **Definitions**. For purposes of this Ordinance the following definitions shall apply:

"Residential Real Estate Open House Directional Sign" shall mean a temporary sign that solely indicates that the owners of a residential property, or portion thereof, are having an "open house" and provides directions to the property and "open house" information.

"Open House" shall mean the time that a residential property is open for viewing by the general public without appointment and a licensed real estate agent is at the residential property.

Section 2. **Residential Real Estate Open House Directional Signs on Public Streets**.

(a) Residential Real Estate Open House Directional Signs may be placed in accordance with the restrictions on signs set forth in this section.

(b) All Residential Real Estate Open House Directional Signs are subject to the following conditions:

1. Size. The total face area of the signs shall not exceed three (3) square feet in size. No Attention Getting Devices shall be attached to any Residential Real Estate Open House Directional Sign.

2. Height. The vertical distance measured from ground level to the highest point of such sign or sign structure or other support shall not exceed three (3) feet.

3. Local address. Signs shall only advertise a residence in the City of Chesterfield.

4. Limit. No more than three (3) signs per property for sale or lease shall be posted.

5. Type. Signs shall be mounted either on stakes placed in the ground or with an A-frame support of sufficient weight so that the sign remains upright when mounted. Signs and any supporting structures shall be maintained in good condition at all times and shall be constructed out of quality materials normally used in professional signage.

6. Location. No sign shall be placed, used or maintained <u>in the following manners</u>:

   (1) on trees, traffic signs or utility poles, nor be placed in such a manner as to obstruct the view of any official public sign.

   (2) if the location obstructs the safe and convenient use by the public of any street, sidewalk, or curbside parkway area.

   (3) in any roadway area or center median area.

   (4) at any location whereby the clear space for the passageway of pedestrians is reduced to a width that violates the American with Disabilities Act.

   (5) on streets undergoing construction, nor on streets with special events.

(6) within five (5) feet of any of the following: traffic signal; traffic sign; designated bus stop sign; bus bench or any other bench on the sidewalk.

Section 3. Residential Real Estate Open House Directional Signs shall only be displayed during an Open House and shall not be displayed earlier than 8:00 a.m. and must be removed no later than dusk or 6:00 p.m., whichever is earlier.

Section 4. Identification Required. Every person who places or maintains a Residential Real Estate Open House Sign on the streets of the City of Chesterfield shall have his or her name, address, and telephone number affixed to the sign.

Section 5. Any sign installed, placed or deposited in violation of the provisions of this Ordinance may be summarily removed by the City.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____day of _____, 2007.

_____
MAYOR

ATTEST:

_____
CITY CLERK

City of Chesterfield

II. B.

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

May 17, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

RE: **Tech Park II (THF Chesterfield Four Development) Ordinance Amendment:** An ordinance amendment to City of Chesterfield Ordinance Number 1928 to amend the greenspace requirement, structure setbacks and parking setbacks for Chesterfield Commons Four an approximately 21.6 acre tract of land, zoned, "PI", Planned Industrial and located east of the intersection of Chesterfield Airport Road and Public Works Drive.

Dear Planning and Zoning Committee:

The Planning and Zoning Committee voted to hold the above referenced petition at its December 7, 2006 meeting in order to give the developer time to revise the plan based on the issues raised by the Committee. The table below summarizes the revisions made by the petitioner.

Revision	Previous Plan	Current Plan
Building square footage	22,000 square feet	24,000 square feet
Structure and parking lot setbacks	Met all the structure and parking setbacks as written in the Attachment A and requested by the petitioner.	The petitioner requests a structure setback on the eastern property line of 100 feet. This plan does not meet the structure setbacks. The structure is 85 feet from the eastern property line.
Access points	Three access points into parking lot from the eastern internal driveway.	Kept the northern and southern access points into the parking lot. Removed the center access point into the parking lot.

Revision	Previous Plan	Current Plan
Parking for flex building	121 spaces required for building. 209 spaces provided along the north, east and south sides of the building.	132 spaces required for building. 187 parking spaces provided along the north and south sides of the building. Removed the parking along the eastern side of the building.
Total parking for theater and flex building* *Does not include the 149 spaces provided at Home Depot for theater patrons.	**Required parking:** 772 spaces (651 for theater and 121 for flex building) **Provided parking:** 797 spaces (590 for theater and 207 for flex building)	**Required parking:** 783 spaces (651 for theater and 132 for flex building) **Provided parking:** 775 spaces (588 for theater and 187 for flex building)

In response to the Committee's concern regarding parking for the theater in relation to the proposed building, the petitioner hired CBB to conduct a parking study. Based on their study, CBB concluded that the proposed building could be occupied by retail uses (excluding restaurants) without having a negative impact upon the availability of parking for the theater. The complete parking study is attached to this report.

OPEN ISSUES

1. The proposed plan is deficient by eight (8) parking spaces. The combined parking requirement for both the theater and proposed building is 783 spaces. The current plan depicts 775 spaces. The proposed building exceeds their parking requirement but the theater does not meet the parking requirement. Please note that these calculations do not take into consideration the 149 spaces provided off site at Home Depot.

2. The new plan does not meet the structure setbacks that the petitioner requested. The current plan shows an 85 foot setback. The petitioner requested a 100 foot structure setback.

Attached please find a copy of Staff's report, the Attachment A as approved by the Planning Commission as well as a copy of the petitioner's parking study.

Respectfully submitted,

Jennifer L. Yackley

Jennifer L. Yackley
Project Planner

Respectfully submitted,

Aimee E. Nassif
Senior Planner of
Zoning Administration

Cc: Rob Heggie, City Attorney
Michael G. Herring, City Administrator
Michael Geisel, Acting Director of Planning

Attachments

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

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

   a. Animal hospitals, veterinary clinics, and kennels (all uses shall be indoor).

   b. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

   c. Broadcasting studios for radio and television.

   d. Business, professional, and technical training schools.

   e. Business service establishments.
   f. Child care centers, nursery schools, and day nurseries.

   g. Financial institutions.

   h. Hotels and motels.

   i. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
      i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
      ii. Placed underground; or
      iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

   All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

   j. Mail order sale warehouses.

   k. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:

i. Facilities producing or processing explosives or flammable gases or liquids;
ii. Facilities for animal slaughtering, meat packing, or rendering;
iii. Sulfur plants, rubber reclamation plants, or cement plants, and
iv. Steel mills, foundries or smelters.

l. Medical and dental offices.

m. Offices or office buildings.

n. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.

o. Printing and duplicating services.

p. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters (excluding golf courses, golf practice ranges, and drive-in theaters).

q. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

r. Restaurants, fast food.

s. Restaurants, sit down.

t. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance, teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

u. 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.

v. Vehicle repair facilities.

w. Vehicle service centers.

x. Vehicle washing facilities.

y. Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids (excluding live animals, explosives, or flammable gases and liquids).

2. Ancillary Uses:

a. Automatic vending facilities for:
   i. Ice and solid carbon dioxide (dry ice);
   ii. Beverages;
   iii. Confections.

b. Cafeterias for employees and guests only.

c. Outpatient substance abuse treatment facilities.

d. 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.

e. Permitted signs (See Section 1003.168 'Sign Regulations').

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

1. FLOOR AREA

1. The amount of square footage constructed shall be based on the developer's ability to comply with the parking regulations of the City of Chesterfield Zoning Ordinance

2. City of Chesterfield Ordinance #1773 allowed for three (3) possible outlots with Outlots A, B, and C not exceeding a total of 50,000 square feet. Lots D and E were not to exceed a total of 205,000 square feet. If this site is developed with a movie theater, the maximum number of outlots shall not exceed six (6) within this district.

3. City of Chesterfield Ordinance #1773 allowed that the uses permitted within this district would be contained in a maximum of five (5) buildings. If this site is developed with a movie theater, the uses permitted within this district shall be contained in a maximum of seven (7) buildings.

2. HEIGHT

a. The maximum height of the building, exclusive of roof screening, shall not exceed twenty-five (25) feet for all outlets, and seventy (70) feet above finished grade for theater building.

3. BUILDING REQUIREMENTS

a. Openspace: Openspace includes all areas excluding the building or areas for vehicular circulation.

A minimum of thirty percent (30%) openspace is required for this development.

b. Floor Area Ratio: F.A.R. is the gross floor area of all buildings on a lot divided by the total lot area. This square footage does not include any structured or surface parking. Planning Commission may request two (2) calculations: one (1) calculation for those areas above grade and another that includes building area below grade.

This development shall have a maximum Floor Area Ratio (F.A.R.) of 0.16.

E. SETBACKS

1. STRUCTURE SETBACKS

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

All outlots shall have the following structure setbacks:

a. Fifty (50) feet from the Chesterfield Airport Road right of way.

b. Twenty (20) feet from the Public Works Drive right of way.

c. Twenty (20) feet from the eastern boundary of this “PI” District.

d. Thirty (30) feet from the internal drive known as THF Boulevard.

The remaining portion of this development shall have the following structure setbacks:

a. Sixty (60) feet from Public Works Drive right of way.

b. One hundred (100) feet from the eastern boundary of this "PI" District.

c. Thirty-four (34) feet from the southern boundary of the outlots.

d. One hundred and twenty-five (125) feet from Edison Ave. right of way.

2. PARKING SETBACKS

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

All outlots shall have the following parking setbacks:

a. Twenty (20) feet from Chesterfield Airport Road right of way.

b. Fifteen (15) feet from Public Works Drive right of way.

c. Fifteen (15) feet from the eastern boundary of this "PI" District.

d. Twenty (20) feet from the internal drive known as THF Boulevard.

The remaining portion of this development shall have the following parking setbacks:

a. Thirty (30) feet from Public Works Drive right of way.

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

c. Thirty-five (35) feet from the southern boundary of this outlots.

d. Twenty (20) feet from the Edison Avenue right of way.

3. LOADING SPACE SETBACKS

No loading space will be located within the following setbacks:

All outlots shall have the following parking setbacks:

a. Twenty (20) feet from Chesterfield Airport Road right of way.

b. Fifteen (15) feet from Public Works Drive right of way.

c. Fifteen (15) feet from the eastern boundary of this "PI" District.

d. Twenty (20) feet from the internal drive known as THF Boulevard.

The remaining portion of this development shall have the following parking setbacks:

a. Thirty (30) feet from Public Works Drive right of way.

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

c. Thirty-five (35) feet from the southern boundary of this outlots.

d. Twenty (20) feet from the Edison Avenue right of way.

F. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

   a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

   b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

   c. Construction parking shall not be permitted on public-maintained roadways. Adequate off-street stabilized parking area(s) shall be provided for construction employees.

3. Parking lots shall not be used as streets.

G. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

2. Landscaping in the right of way, if proposed, shall be reviewed by the City of Chesterfield Department of Public Works, the St. Louis County Department of Highways and Traffic and/or the Monarch Levee District.

3. A landscape buffer shall be required on the south side of Chesterfield Airport Road on the Site Development Concept Plan.

H. SIGN REQUIREMENTS

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

2. No advertising signs, temporary signs, portable signs, off site signs, or attention getting devices shall be permitted in this development.

3. 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.

4. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

I. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code for additional requirements see below.

2. Parking lot lighting:

   a. Fully shielded flat-lens enclosed luminaries must be used.

   b. Pole heights cannot exceed a maximum of thirty-nine (39) feet, in addition to the base of the pole (typically 3 feet).

   c. The source type shall be metal halide.

   Horizontal illuminance (measured at 5'-0" above the ground) must conform, within +/- ten percent (10%), to the following maintained illuminance values established by the Illuminating Engineering Society of North America (IESNA):

   - Minimum 0.5 footcandles
   - Average 2.5 footcandles
   - Maximum 7.5 footcandles

   IESNA recognized maintenance factors (lamp lumen depreciation-LLD, luminaire dirt depreciation-LLD and equipment operating factor-EOF) shall be used for computing illuminance levels. A metal halide parking lot lighting system normally requires a 0.65 combined factor.

d. Light trespass onto neighboring properties shall be mitigated such that maximum vertical illuminance measured at the adjacent property line shall be not more than 0.50 footcandles at 5'-0" above grade.

e. All lighting fixtures shall be controlled through an automated system with timeclock capabilities.

f. Within one (1) hour after close of business, illumination shall be reduced to security lighting levels of twenty-five percent (25%) of normal maintained levels.

g. Searchlights are prohibited.

3. Building lighting:

a. Building mounted lighting, including both utilitarian and decorative applications, shall be limited to fully shielded, cut-off optics, flat lens luminaries.

b. Decorative wall scones are prohibited on the sides of the building.

4. Maintenance:
All lighting installations shall be relamped or repaired as necessary to maintain prescribed illumination levels and glare control.

J. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. The material will be as approved by the Planning Commission in conjunction with the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

5. Buildings shall be constructed of compatible material and design as adjacent commercial developments or as approved by Planning Commission.

K. ACCESS/ACCESS MANAGEMENT

1. Streets and drives related to this development shall be designed and located in conformance with the Chesterfield Driveway Access Location and Design Standards, as originally adopted by Ordinance No. 2103 and as may be amended from time to time.

2. Access to Edison Avenue shall be limited to one street approach. The centerline of the street approach shall be located approximately five hundred-fifty (550) feet from the existing centerline of Public Works Drive.

3. Access off internal streets or drives shall be a minimum distance of one hundred-fifty (150) feet from the right of way of Edison Avenue, as directed by the City of Chesterfield Public Works.

4. No driveway access will be permitted to Edison Avenue from any lot within the proposed development.

5. No direct access to Chesterfield Airport Road from any lot within the proposed development shall be permitted.

6. The centerline of the interior connector road that parallels Chesterfield Airport shall be located approximately three hundred (300) feet from Chesterfield Airport Road or as directed by the City of Chesterfield and the St. Louis County Department of Highways and Traffic.

7. Access to Public Works Drive shall be aligned with or a minimum of one hundred (100) feet from existing or proposed streets and entrances on the other side and no closer than one hundred (100) feet from each other on the same side. Access to the drive entrances shall be designed to support a Singe Unit Truck radius of forty-two (42) feet at a minimum.

8. Secondary access to the drive entrances shall be spaced no closer than one hundred (100) feet from the Public Works right of way, or as directed by the City of Chesterfield.

9. Cross access shall be provided between lots within the proposed development. Cross access shall be provided between lots in order to minimize the number of curb cuts on the interior street(s).

10. Direct access to all outlots shall be a directed by the City of Chesterfield.

L. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. If street grades in excess of six percent (6%) are desired, steep grade approval must be obtained. In no case shall slopes in excess of twelve percent (12%) be considered. Any request for steep street grades must include justification prepared, signed and sealed by a registered professional engineer and include plans, profiles, boring logs, cross-sections, etc in accordance with the Street Grade Design Policy. The justification should clearly indicate site conditions and alternatives considered. If steep grades are approved for this site, a disclosure statement shall be provided to all potential buyers and a note indicating that priority snow removal will not be given to this site shall be included on the Site Development Plan and Record Plat.

2. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right of way. A minimum stacking distance of sixty (60) feet from any intersection and a turnaround for rejected vehicles designed to accommodate a single unit truck shall be provided in advance of the gate, as directed by the Department of Public Works and the St. Louis County Department of Highways and Traffic.

3. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever. Maintenance of private streets, including snow removal, shall be the responsibility of the developer/subdivision. In conformance with Section 1005.265 of the Subdivision Ordinance, a disclosure statement shall be provided to all potential buyers. In conformance with Section 1005.180 of the Subdivision Ordinance, signage indicating that the streets are private and owners are responsible for maintenance shall be posted. Said signage shall be posted within thirty (30) days of the placement of the adjacent street pavement and maintained and/or replaced by the developer until such time as the subdivision trustees are residents of the subdivision, at which time the trustees will be responsible for maintenance.

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

4. Please be advised that Edison Avenue is to be constructed within the sand berm of the Monarch Chesterfield Levee along Bonhomme Creek, by others. The developer shall be required to

construct any street intersections, including, but not limited to widenings, striping, and/or turn lanes. Edge of pavement radii shall be a minimum of fifty (50) feet as directed by the City of Chesterfield Department of Public Works.

5. The developer shall provide any additional right of way and construct any improvements to Chesterfield Airport Road and Public Works Drive as required by the St. Louis County Department of Highways and Traffic and the City of Chesterfield Department of Public Works.

6. No construction parking will be permitted on the Chesterfield Airport Road, Edison Avenue, or Public Works Drive rights of way.

7. Sidewalks shall be provided along the east side of Public Works Drive, the south side of Chesterfield Airport Road, and along both sides of the interior road of the development. Necessary crosswalks to connect the sidewalks shall be provided. All sidewalks shall be five (5) foot wide and constructed to St. Louis County ADA standards.

8. Sidewalks shall be provided around the perimeter of the office/warehouse buildings in order to provide pedestrian circulation from parking lots to building entrances, or as provided by the Planning Commission. Sidewalks shall be provided around the perimeter of the outlot buildings in order to provide pedestrian circulation from parking lots to building entrances, or as approved by the Planning Commission. Interruptions are allowable in instances of conflict with loading areas and landscaping, or as approved by the Planning Commission. All sidewalks shall be five (5) foot wide and constructed to St. Louis County ADA standards.

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

M. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield, and/or St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Edison and/or Public Works Drive. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield.

N. MONARCH-CHESTERFIELD LEVEE DISTRICT/HOWARD BEND LEVEE DISTRICT

1. 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.

2. Prior to approval of any grading permit or improvement plans for the development, an underseepage study shall be submitted 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.

O. 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.

P. POWER OF REVIEW

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

Q. STORMWATER AND SANITARY SEWER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system. The adequacy and condition of the existing downstream systems shall be verified and upgraded if necessary.

2. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Department of Public Works.

3. Detention/retention is to be provided in each watershed as required by the City of Chesterfield. Detention of storm water runoff is required by providing permanent detention/retention facilities, such as dry reservoirs, ponds, underground vaults or other alternatives acceptable to the Department of Public Works. The maximum fluctuation from the permanent pool elevation to the maximum ponding elevation of a basin shall be three feet, as directed. Wetland mitigation shall not be permitted within a detention/retention basin. The detention/retention facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of detention/retention facilities shall be identified on the Site Development Plan.

4. The lowest opening of all structures shall be set at least two (2) feet higher than the 100-year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the 100-year high water.

5. 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 routing calculations signed and sealed by a registered professional engineer licensed to practice in the State of Missouri, demonstrating functionally equivalent operation shall be submitted. The calculations shall be performed using identical methods as the initial analysis, AdICPR software. 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.

6. The maintenance of the required stormwater/ditch system shall be the responsibility of the property owner(s).

7. The current Chesterfield Valley Sanitary Sewer Master Plan depicts a public pump station, force main and a series of gravity sewers that will serve the region surrounding this development in the vicinity of this development. A functional equivalence study shall be submitted to the Metropolitan St. Louis Sewer District and the City of Chesterfield's Department of Public Works for review/approval prior to receiving approval of the Improvement Plans for this development.

8. Construct a 12" water main extension of the main in an east-west direction across the southern limit of the property, adjacent to the Levee District Easement. The main shall be constructed of ductile iron pipe and shall connect to the existing 12" main located on the west side of Public Works Drive. A functionally equivalent potable water extension may be submitted to the City of Chesterfield Department of Public Works for review and possible approval.

R. GEOTECHNICAL REPORT

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

S. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site. Utilities Easements that cross over Chesterfield Valley Master Stormwater Easements shall be subordinate to the Chesterfield Valley Stormwater Easements.

2. Sleeves for future telecommunication services are required to be installed adjacent and/or parallel to any proposed roadway, or other location as directed by the City of Chesterfield, in order to facilitate the installation of utilities and telecommunication infrastructure for current and future users.

3. Between the hours of 7:00pm and 7:00 am, all doors shall remain closed except for temporary access.

4. No commercial vehicles shall remain on the premises with idling engines between the hours of 7:00pm and 7:00 am.

5. All deliveries and trash pick-up shall occur between the hours of 7:00am and 7:00pm.

6. All loading docks are to be screened by sound attenuating material.

7. No retail, storage or displays are permitted outside the main building unless one side is attached to said building. Screening for the remaining three (3) sides shall be approved by the Planning Commission as part of the Site Development Plan.

8. Screening for outdoor storage shall be approved by the Planning Commission on the Site Development Plan and shall have the same sight-proof materials as approved on the Site Development Plan as Chesterfield Commons and Valley Crossing.

9. The Planning and Zoning Committee shall review the appropriate Site Development Plan for each of the outparcels.

10. All references herein to the City of Chesterfield Zoning Ordinance or sections thereof shall refer to said Ordinance and amendments thereto as approved by the City of Chesterfield City Council, as of the date the petitioner submits a Site Development Plan for review and approval.

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

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

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

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

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

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one (1) additional year.

IV. GENERAL CRITERIA

A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

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

V. CHESTERFIELD VALLEY TRUST FUND

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
Commercial	$2.05/sq ft of building space
Office	$1.43/sq ft of building space
Industrial	$4,937.22/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 (SUP) by St. Louis County Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $648.18/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 Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

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 $2,056.58/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 (SUP) by St. Louis County Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

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, 2007 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

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

VI. RECORDING

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

VII. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

Prior to any Special Use Permit being issued by St. Louis County Department of Highways and Traffic, a special cash escrow must be established with this Department to guarantee completion of the required roadway improvements.

VIII. VERIFICATION PRIOR TO RECORD PLAT APPROVAL

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

IX. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

A. A grading permit or improvement plan approval is required prior to issuance of a building permit. In extenuating circumstances, an exception to this requirement may be granted.

B. All required subdivision improvements in each plat of a subdivision shall be completed prior to issuance of more than eighty-five percent (85%) of the building permits for all lots in the plat.

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

D. Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, Department of Highways and Traffic and the

Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.

E. 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.

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

G. 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.

X. OCCUPANCY PERMIT/FINAL OCCUPANCY

A. Prior to the issuance of any occupancy permit, floodplain management requirements shall be met.

B. All lots shall be seeded and mulched or sodded before an occupancy permit shall be issued, except that a temporary occupancy permit may be issued in cases of undue hardship because of unfavorable ground conditions. Seed and mulch shall be applied at rates that meet or exceed the minimum requirements stated in the Sediment and Erosion Control Manual.

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

XI. FINAL RELEASE OF SUBDIVISION DEPOSITS

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

XII. GENERAL DEVELOPMENT CONDITIONS

A. Erosion and siltation control devices shall be installed prior to any clearing or grading and be maintained throughout the project until adequate

vegetative growth insures no future erosion of the soil and work is accepted by the owner and controlling regulatory agency.

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

1. When clearing and/or grading operations are completed or will be suspended for more than five (5) days, all necessary precautions shall be taken to retain soil materials on site. Protective measures may include a combination of seeding, periodic wetting, mulching, or other suitable means.

2. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, unless alternate storm water detention and erosion control devices have been designed and established, a fast germinating annual, such as rye or sudan grasses, shall be utilized to retard erosion.

3. If cut or fill slopes in excess of the standard maximum of 3:1 horizontal run to vertical rise are desired, approval for the steeper slopes must be obtained from the Director of Public Works. Approval of steeper slopes is limited to individual and isolated slopes, rock dikes, undisturbed and stable natural slopes and slopes blending with the natural terrain. Design of the steep slopes must be performed by a registered professional engineer and include recommendations regarding construction methods and long-term maintenance of the slope. Any steep slope proposed on a Site Development Plan shall be labeled and referenced with the following note: *Approval of this plan does not constitute approval of slopes in excess of 3:1. Steep slopes are subject to the review and approval of the Director of Public Works. Review of the proposed steep slope will be concurrent with the review of the grading permit or improvement plans for the project.*

4. Soft soils in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. This material shall not be placed in proposed public right-of-way locations or in any storm sewer location.

5. All fills placed under proposed storm and sanitary sewer lines and/or paved areas, including trench backfill within and off the road right-of-way, shall be compacted to 90 percent of maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (ASTM D-1557) for the entire depth of the fill. Compacted granular backfill is required in all trench excavation within the street right-of-way and under all paved areas. All tests shall be performed concurrent with grading and backfilling operations under the direction of a geotechnical engineer who shall verify the test results.

6. Access/utility easements shall be required throughout the development. A continuous fifteen (15) foot wide rear yard easement shall be provided. At a minimum, a ten (10) foot wide utility/access easement shall be provided at every other lot line or break between structures, as directed.

7. Should the design of the subdivision include retaining walls that serve multiple properties, those walls shall be located within common ground or special easements, including easements needed for access to the walls.

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

9. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right of way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

10. Storm water 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.

11. Prior to Site Development Plan approval indicate the location of the proposed storm sewers, detention basins, sanitary sewers, and connection(s) to existing systems.

12. 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.

13. 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.

14. 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.

XIII. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Concept Plan and any Site Development Section Plans approved by the City of Chesterfield and the terms of this Attachment A.

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

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

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

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

CBB Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Since 1973

January 29, 2007

RECEIVED
APR - 5 2007
PLANNING
DEPARTMENT

Mr. Darren Ridenhour
THF Realty, Inc.
2127 Innerbelt Business Center Drive, Suite 200
St. Louis, MO 63114

Re: Parking Study of Chesterfield Commons Four
Chesterfield, Missouri
CBB Job No. 008-06-6

Dear Mr. Ridenhour:

At your request, Crawford, Bunte, Brammeier performed a parking study of the existing demand associated with the Wehrenberg Theater located in Chesterfield Commons Four (also referred to as Chesterfield Commons West). It is our understanding that THF Realty is considering constructing a 24,000 SF building on the southern portion (also known as the "recapture area") of Chesterfield Commons Four, close to Edison Avenue. The proposed building could house retail uses although restaurant uses are prohibited in the recapture area by the Wehrenberg lease. In conjunction with the proposed building, a portion of the parking field south of the theater would be removed, resulting in a reduction of 63 parking spaces within Chesterfield Commons Four.

The intent of the study is to better understand the parking characteristics associated with the Wehrenberg Theater so that a determination could be made regarding the potential impact associated with the loss of 63 parking spaces. Specifically, the study identified existing peak parking demands in the vicinity of the theater, recognized the amount of surplus parking available and forecasted the peak parking demand for the proposed building. The parking demand forecasts were compared to the number of spaces proposed based on the latest site plan.

Existing Parking Supply

As an initial step in the study, the current parking supply at Chesterfield Commons Four was inventoried. The parking areas were divided into four zones, as depicted in **Exhibit 1**. Zone 1 represents the large parking field to the east of the Theater and provides for a total of 401 parking spaces. Zone 2 is the handicapped parking that is immediately adjacent to the front of the theater. Zone 2 provides for a total of 17 parking spaces. Zone 3 is the parking immediately west of the rear of the theater and contains a total of 30 parking spaces. Lastly, Zone 4 is the large parking field to the south of the theater and it provides for a total of 386 parking spaces. In total, there are currently 834 parking spaces within Chesterfield Commons Four (it should be noted that outparcels A thru E and the 184 spaces available in front of the Home Depot[1] were not included in this study).

[1] Per the Cross Parking Easement between Home Depot and THF Realty, 184 spaces adjacent to the Home Depot are available to accommodate overflow theater parking.

450 Cottonwood Road - Suite B
Glen Carbon, IL 62034
(T) 618-656-2612 (F) 618-656-0650

1830 Craig Park Court - Suite 209
St. Louis, MO 63146
(T) 314-878-6644 (F) 314-878-5876
www.cbbtraffic.com

3261 S. Meadowbrook Road – Suite 300
Springfield, IL 62711
(T) 217-546-6433 (F) 217-546-6467

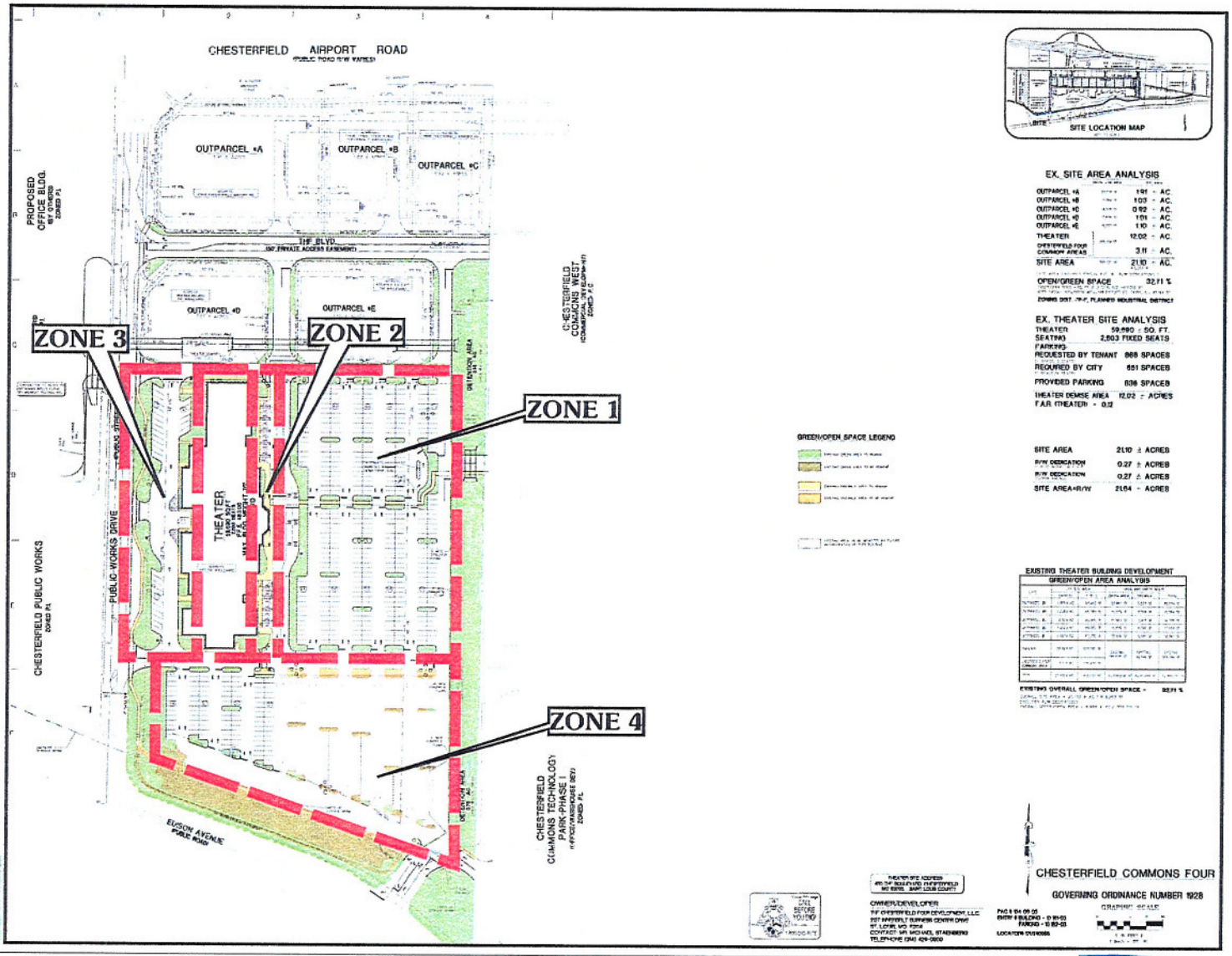


Exhibit 1: Parking Zones

Job# 8-06-6
12/21/06

CBB Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Existing Parking Demand during Peak Weekend Conditions

In order to capture peak theater conditions, parking demand surveys were conducted on the weekends (Friday, Saturday and Sunday) of Christmas Eve and New Years Eve, which typically represent the heaviest attendance for movie theaters. The surveys were conducted between the hours of 2 PM and 4 PM and again from 6:30 PM to 9:30 PM. It was reasoned that these time periods represented the peak parking times with respect to the matinees as well as the early and late evening shows. The counts determined the number of occupied spaces at 30-minute intervals.

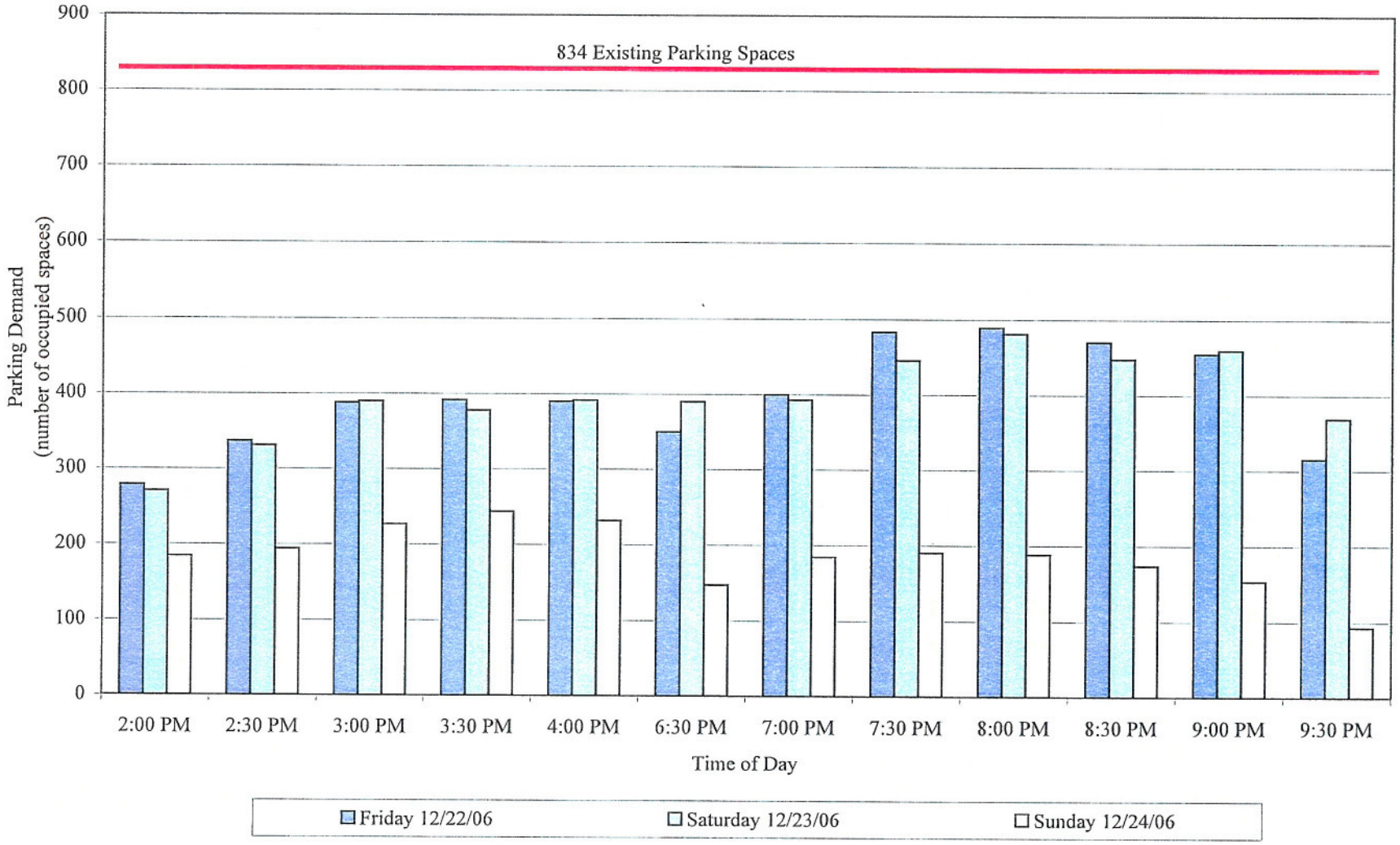
Exhibit 2 graphically illustrates the parking demand fluctuation during the Friday, Saturday and Sunday of Christmas Eve weekend, while **Exhibit 3** similarly illustrates the fluctuation for New Years Eve weekend. These exhibits reflect the total parking demand for all zones. As can be seen, the parking demand was higher for New Years Eve weekend, with a peak demand occurring on Saturday December 30th at 8:00 p.m. when 643 spaces were occupied (77% of the total available spaces). Based upon these findings, it was concluded that the existing peak parking demand adjacent to the theater is less than the existing supply of 834 parking spaces.

However, although the overall parking demand is easily accommodated by the supply, a review of the parking demand by zone allows for a better understanding of the spatial distribution of the parking. **Exhibits 4 thru 7** present graphically the existing parking demand for each of the zones for both weekends. As can be seen, the demand associated with each of the individual zones never exceeded the supply. However, Zone 2, which is the handicapped parking adjacent to the theater was at capacity (17 spaces) numerous times throughout the study period. In addition, Zone 3 reached capacity (30 spaces) on three occasions over New Years Eve weekend. The parking demand in Zone 1 reached its peak of 387 spaces occupied at 8:00 PM on the Saturday of New Years Eve weekend. This level of occupancy equates to 97% occupied. In fact, Zone 1 exceeded 90% occupied on four separate occasions during that weekend.

In contrast, Zone 4 was relatively underutilized during both weekends. During Christmas Eve weekend, the peak parking demand was only 122 spaces, which equates to only 32% occupied. During New Years Eve weekend, Zone 4 reached a peak parking demand of 209 spaces, which equates to 54% occupied. In fact, there were no less than 177 available spaces within Zone 4 at any time during either weekend's surveys.

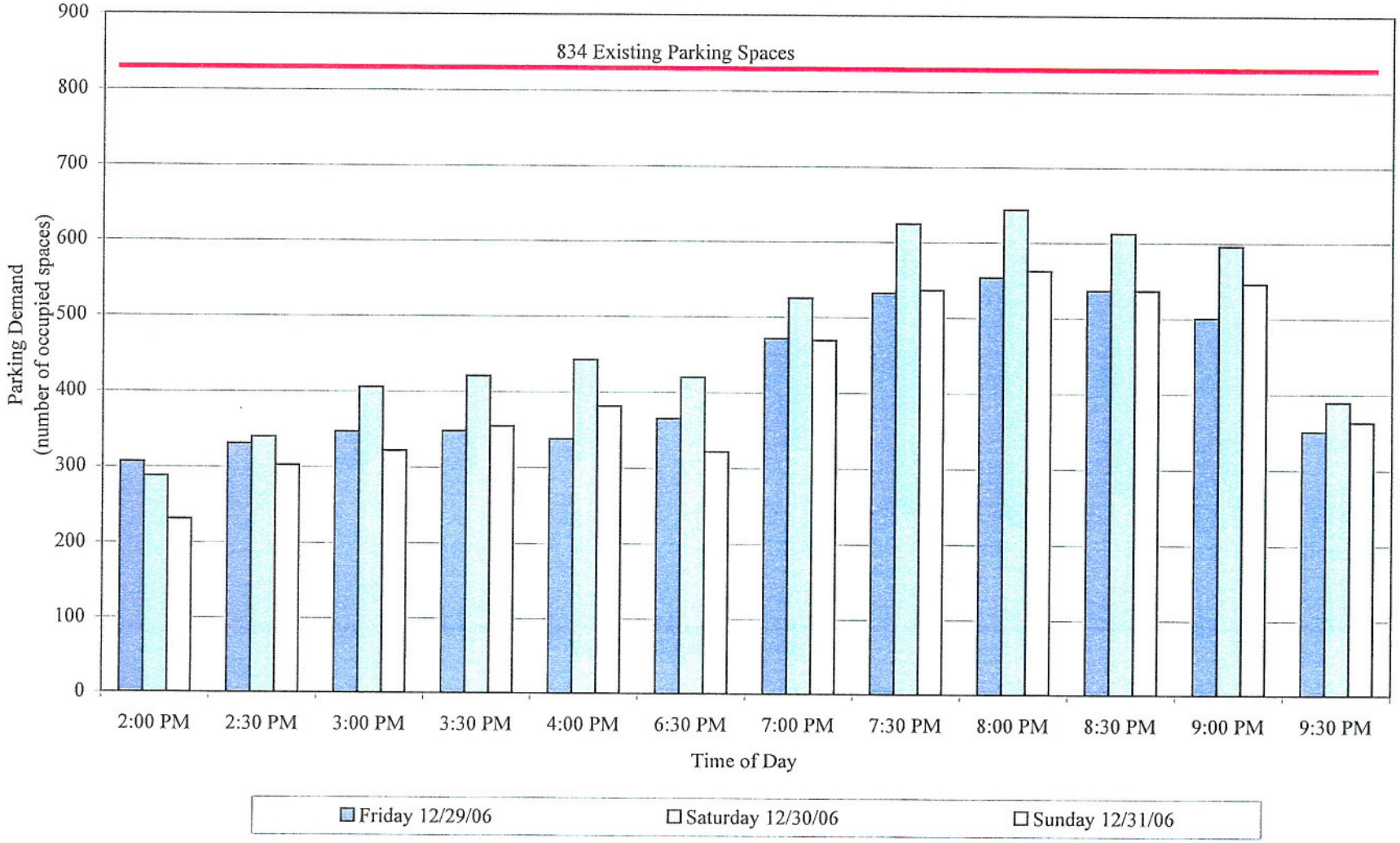
The findings in Zone 4 are significant in that the 24,000 SF building proposed by THF Realty would be located within Zone 4 and the resulting loss of 63 parking spaces would be borne by this area. It could be reasoned that since there is at least 177 parking spaces available within Zone 4 at any given time that the loss of 63 spaces to the construction of the proposed building would not be detrimental. However, the forecasted parking demand associated with the proposed building must also be taken into consideration in order to ensure that adequate parking is available for both the Theater and the proposed building.

Exhibit 2: Total Parking Demand -Weekend of Christmas Eve 2006
(All Zones)



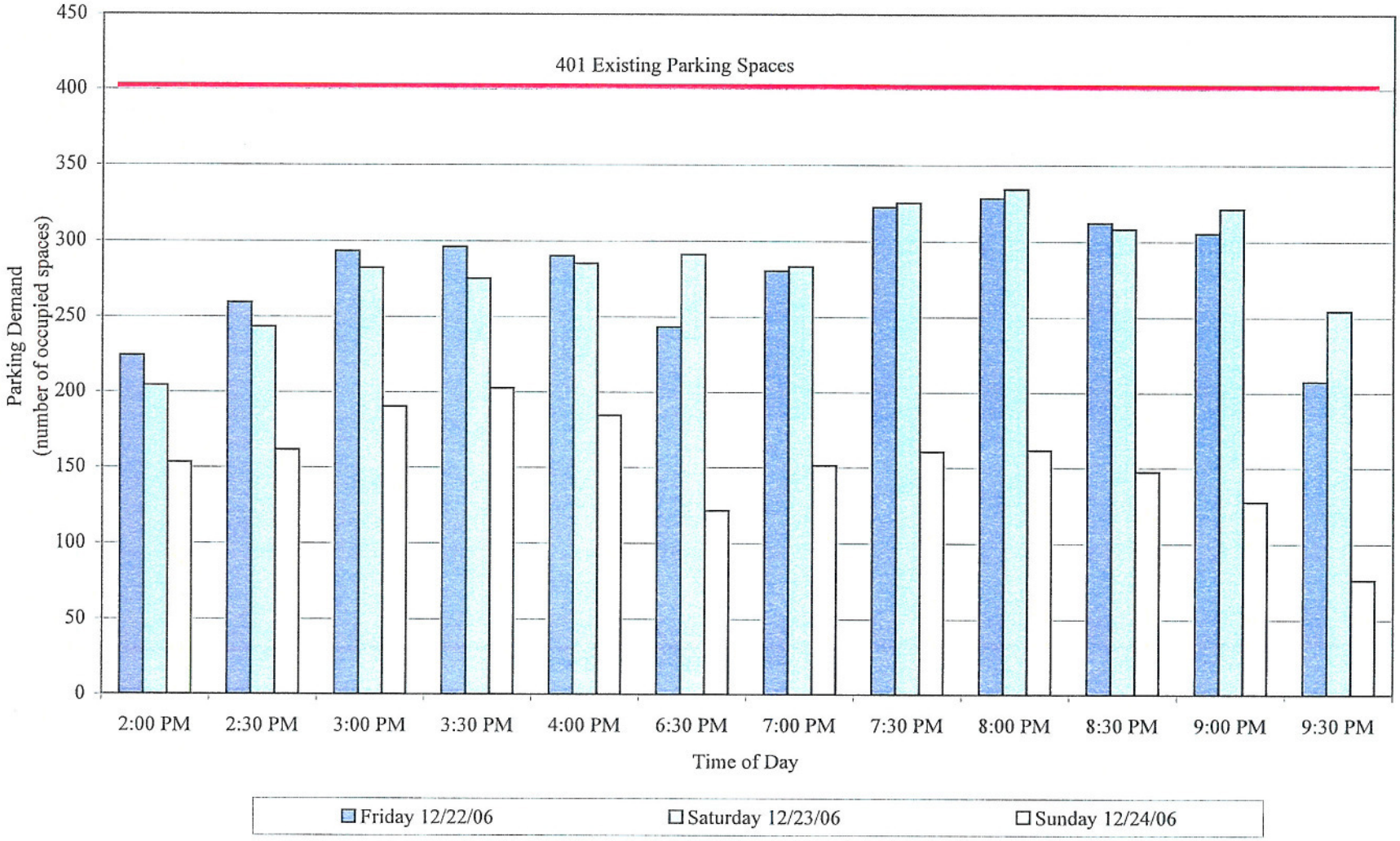
Note: Data was not collected between 4:00 and 6:30 PM.

Exhibit 3: Total Parking Demand - Weekend of New Years Eve 2006
(All Zones)



Note: Data was not collected between 4:00 and 6:30 PM.

Exhibit 4A
Parking Demand in Zone 1: Weekend of Christmas Eve 2006



Note: Data was not collected between 4:00 and 6:30 PM.

Exhibit 4B
Parking Demand in Zone 1: Weekend of New Years Eve 2006

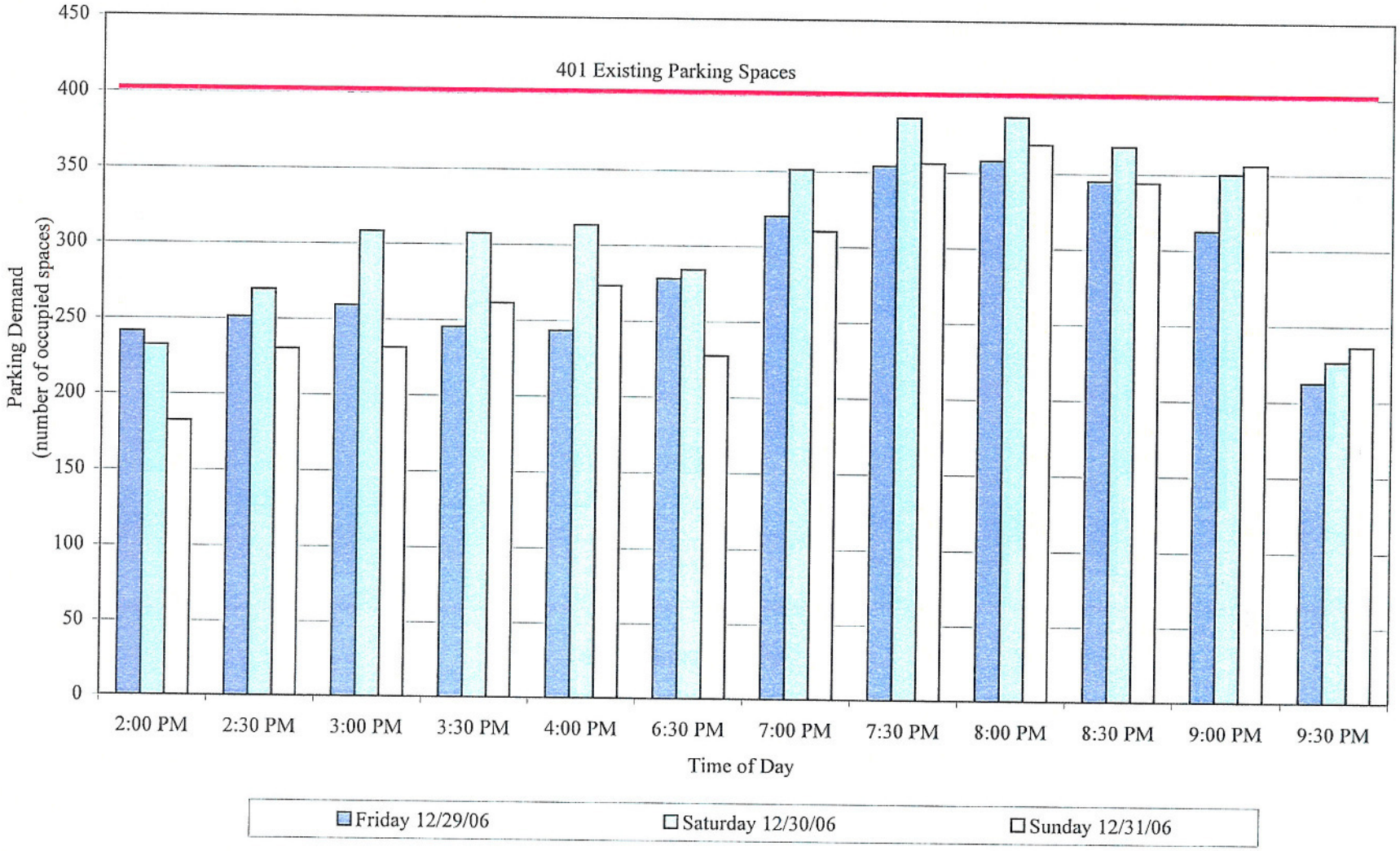
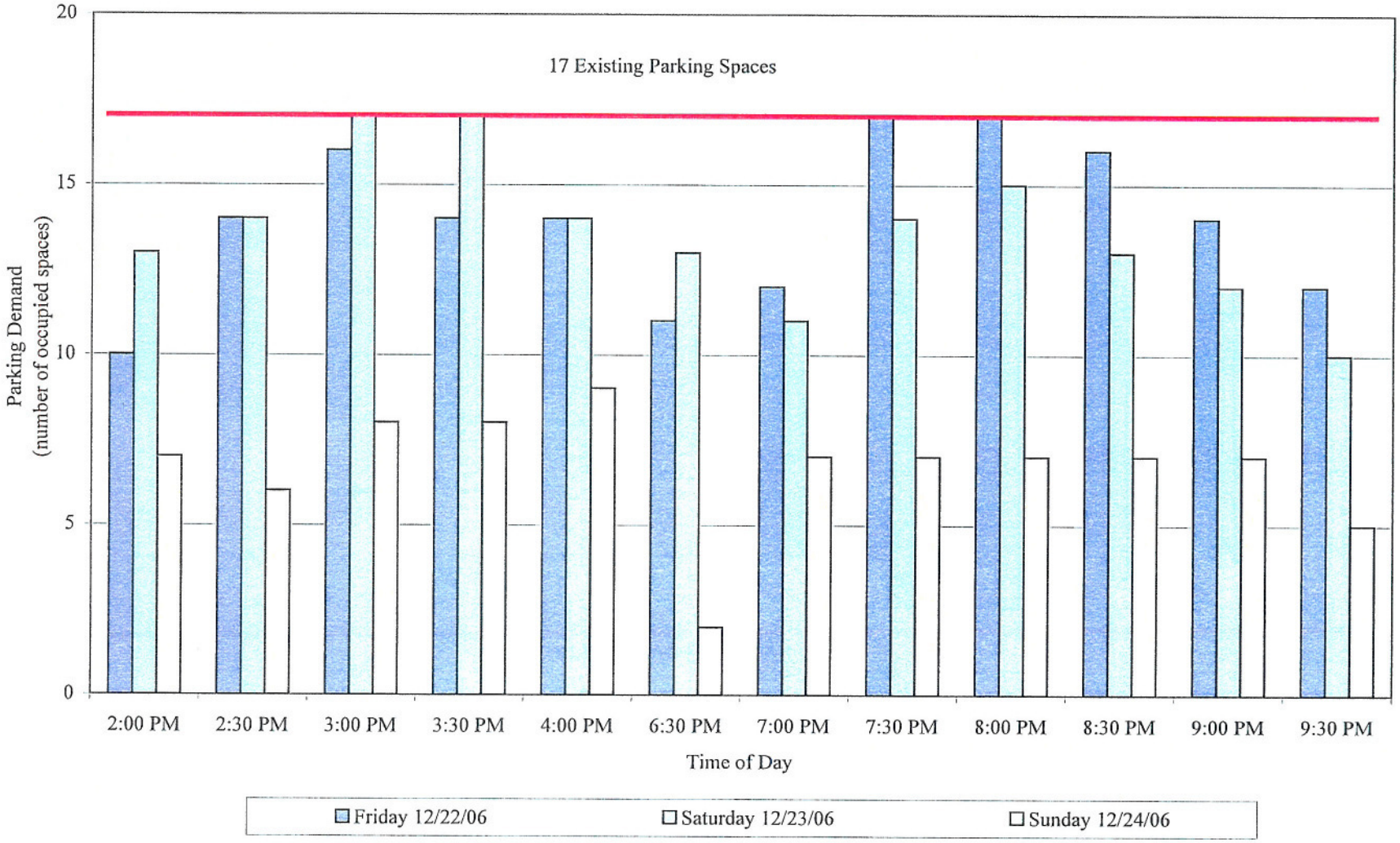
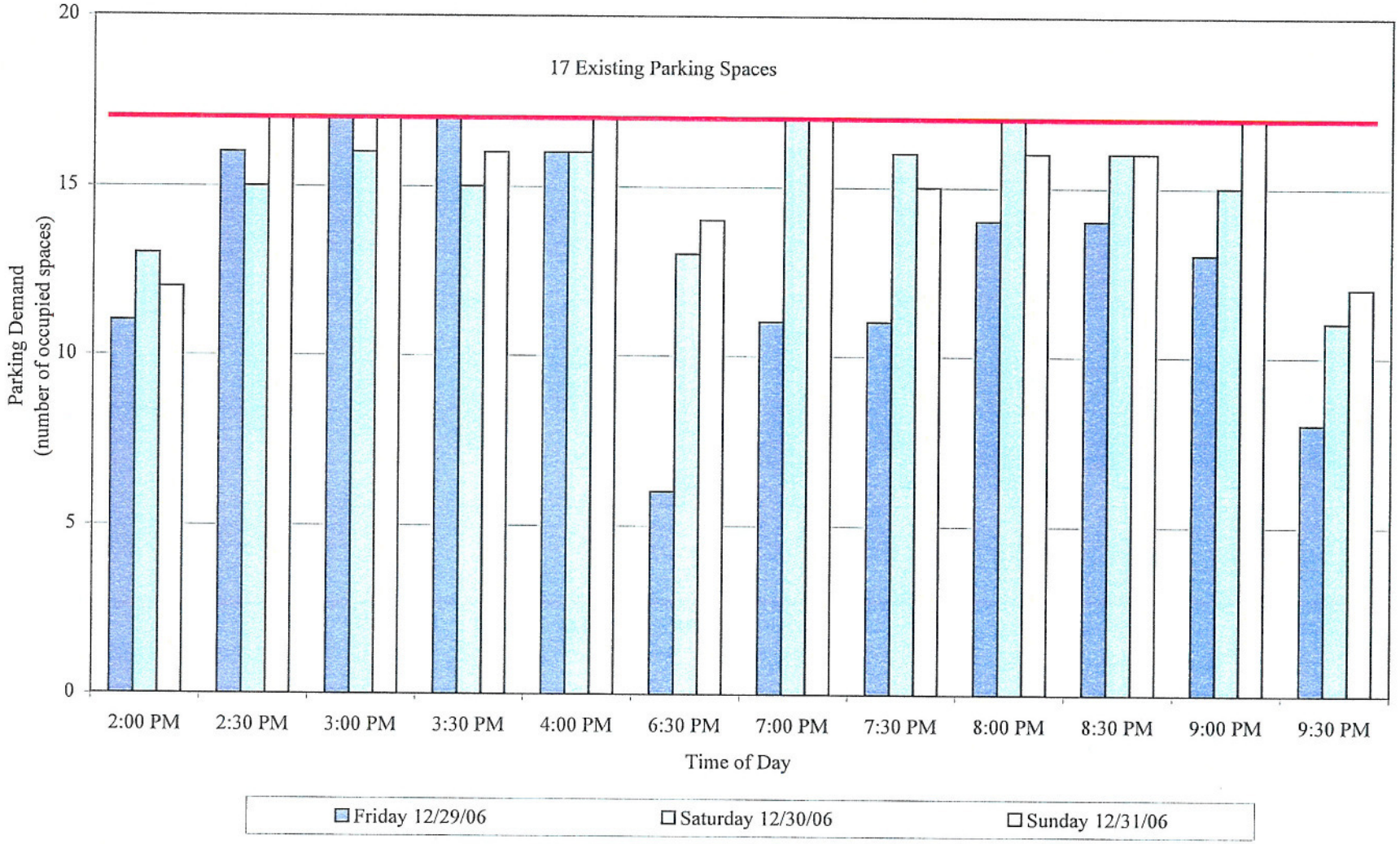


Exhibit 5A
Parking Demand in Zone 2: Weekend of Christmas Eve 2006



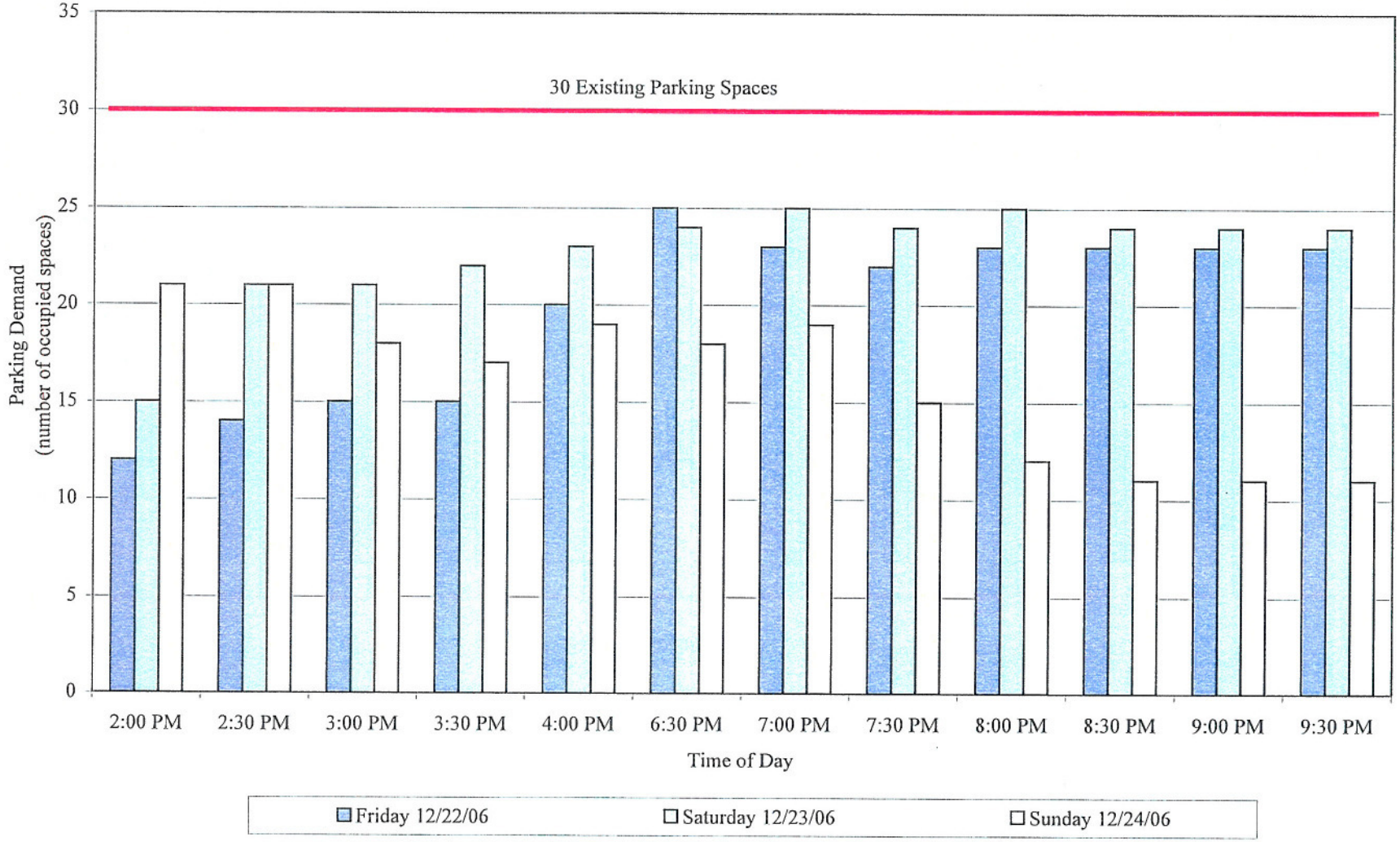
Note: Data was not collected between 4:00 and 6:30 PM.

Exhibit 5B
Parking Demand in Zone 2: Weekend of New Years Eve 2006



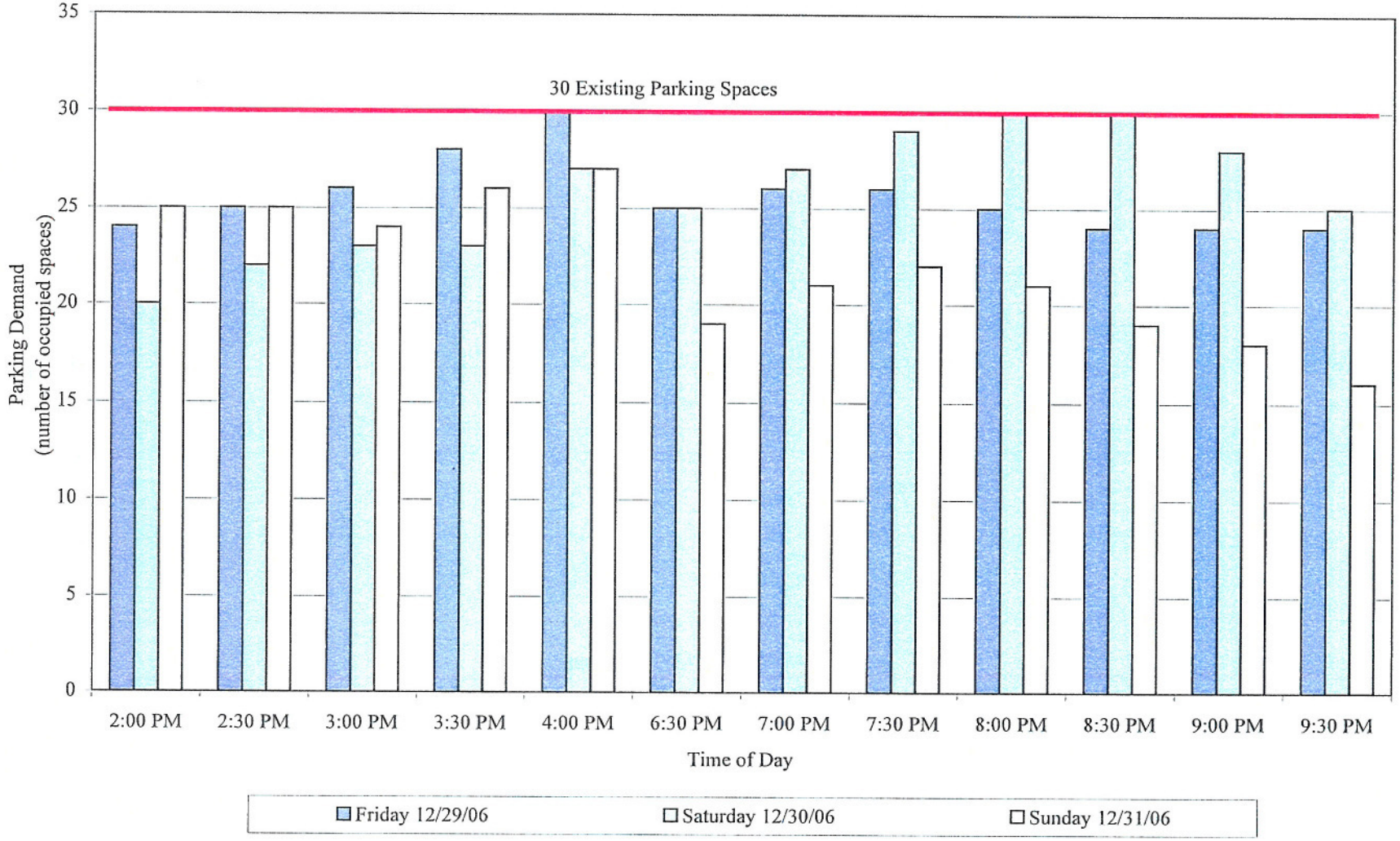
Note: Data was not collected between 4:00 and 6:30 PM.

Exhibit 6A
Parking Demand in Zone 3: Weekend of Christmas Eve 2006



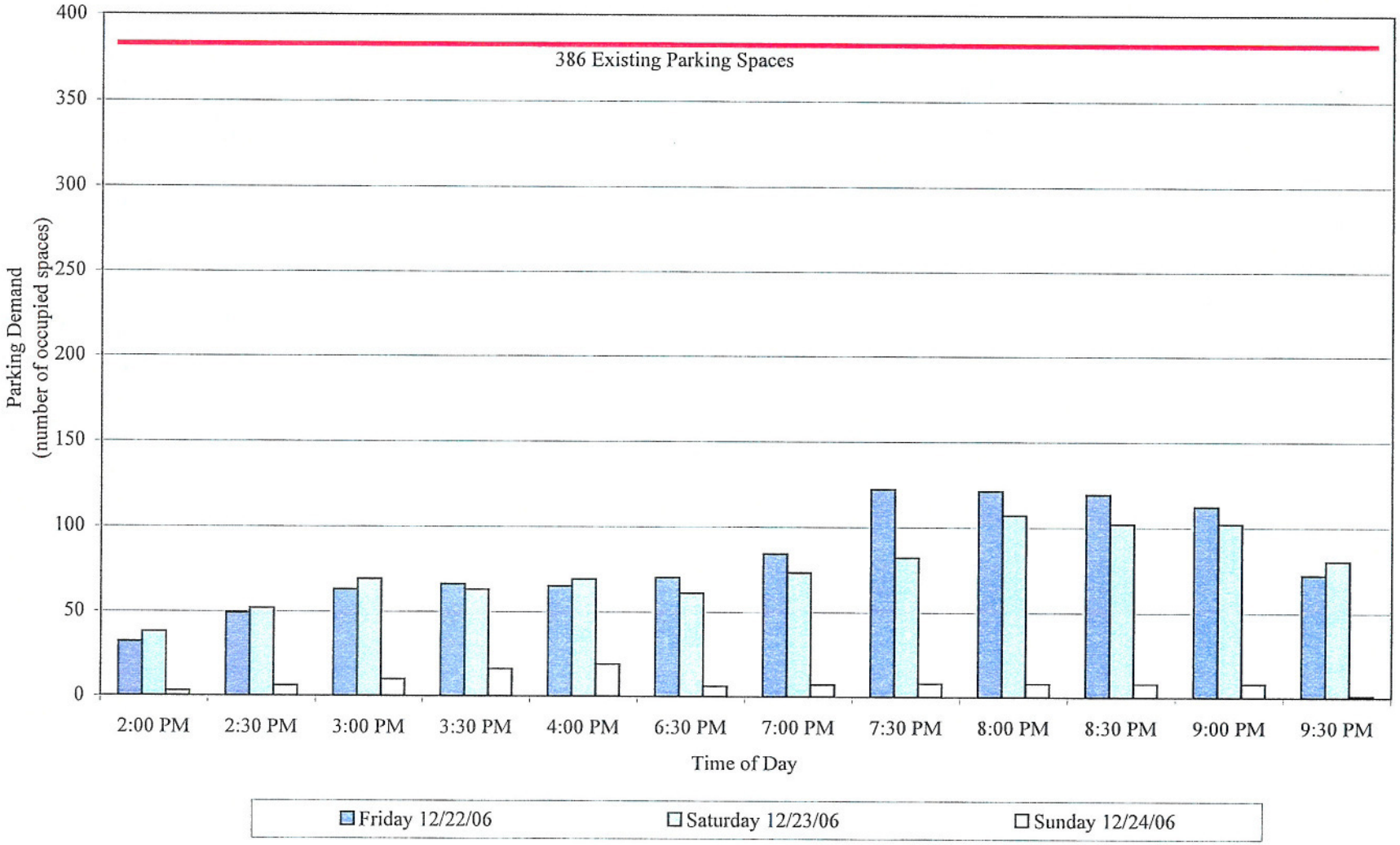
Note: Data was not collected between 4:00 and 6:30 PM.

Exhibit 6B
Parking Demand in Zone 3: Weekend of New Years Eve 2006



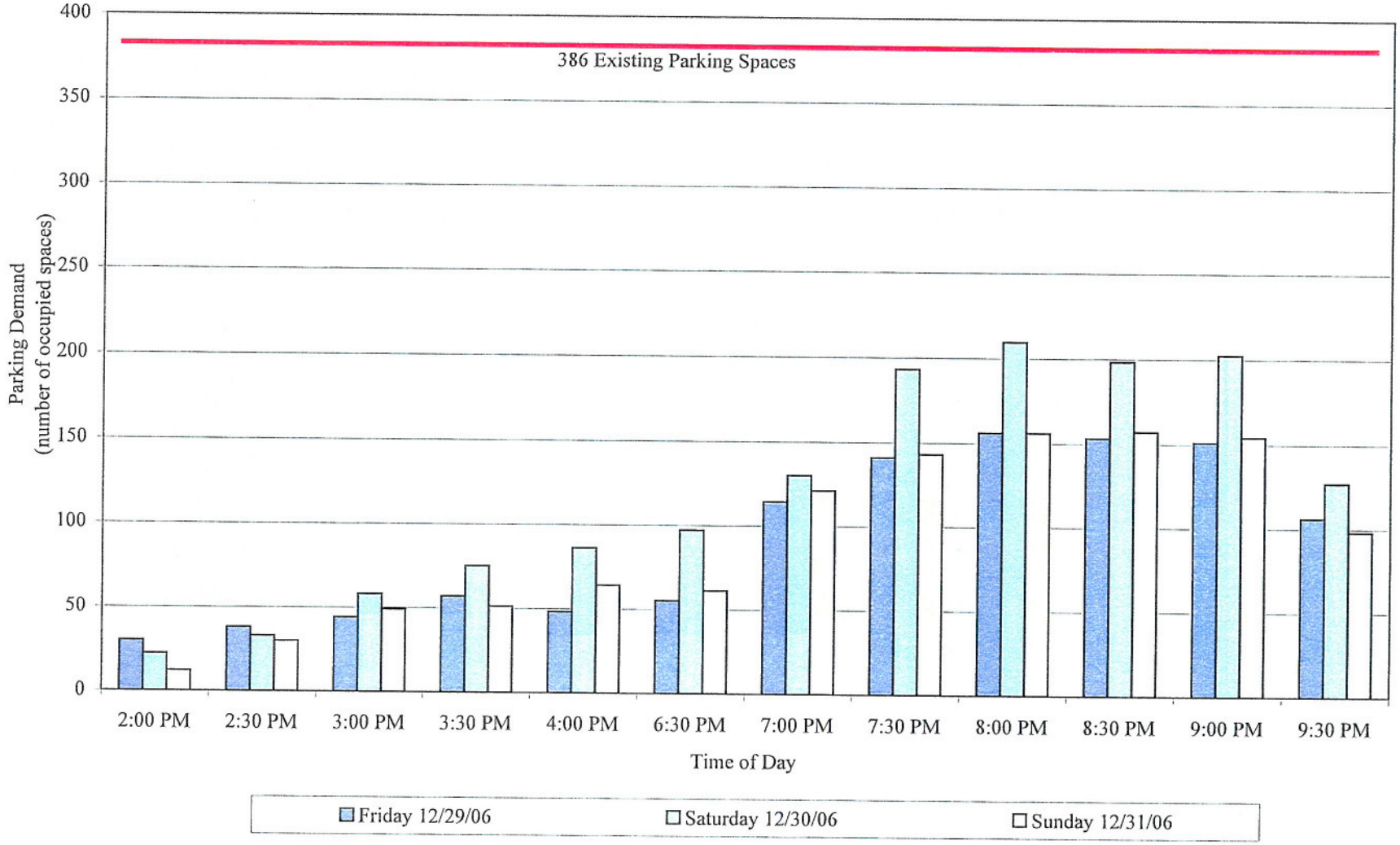
Note: Data was not collected between 4:00 and 6:30 PM.

Exhibit 7A
Parking Demand in Zone 4: Weekend of Christmas Eve 2006



Note: Data was not collected between 4:00 and 6:30 PM.

Exhibit 7B
Parking Demand in Zone 4: Weekend of New Years Eve 2006



Note: Data was not collected between 4:00 and 6:30 PM.

Figures 1, 2 and 3 depict the existing parking conditions on various days and times during the surveys.

Figure 1: Zones 1 & 4 Friday December 22, 2006 - Afternoon

Figure 2: Zone 1 Friday December 29, 2006 – 7:30 PM

Figure 3: Zones 1 & 4 Saturday December 30, 2006 – 8:00PM

Forecasted Parking Demand during Peak Weekend Conditions Following Construction of the Proposed 24,000 SF Building

Based upon discussions with THF Realty, it is our understanding that the proposed 24,000 SF flex building could house retail uses. Restaurants are not an option due to constraints within the Wehrenberg lease. Therefore, the following projections for the parking demand were based upon the entire building being occupied by retail.

In an effort to estimate the parking demand associated with the proposed building, the "Parking Generation Manual", 3rd Edition, published by the Institute of Transportation Engineers was consulted. This manual provides peak parking rates for various land uses, including retail, for different days of the week. In order to provide a worse case scenario, data for retail shops for Friday, Saturday and Sundays in December was utilized. The "Parking Generation Manual" also provides information regarding the hourly fluctuation in the parking demand for retail shops.

Using the data provided in the "Parking Generation Manual", the hourly fluctuations in the parking demand for the 24,000 SF of retail shops was calculated and is summarized in Table 1. As can be seen, the retail shops are anticipated to reach a peak parking demand of 135 spaces during the time periods considered in this study. This peak would be realized on a Saturday at 2:00 and 2:30 PM. The parking demand during all other time periods included in the study would be less than 135 spaces.

Table 1
Hourly Fluctuation in Parking Demand (December)
24,000 SF Retail Shops

Time of Day	Friday	Saturday	Sunday
2:00 PM	114	135	134
2:30 PM	113	135	134
3:00 PM	111	134	133
3:30 PM	111	130	129
4:00 PM	110	124	123
BREAK			
6:30 PM	106	86	85
7:00 PM	106	74	74
7:30 PM	109	76	75
8:00 PM	110	76	75
8:30 PM	101	71	71
9:00 PM	13	15	15
9:30 PM	7	8	8

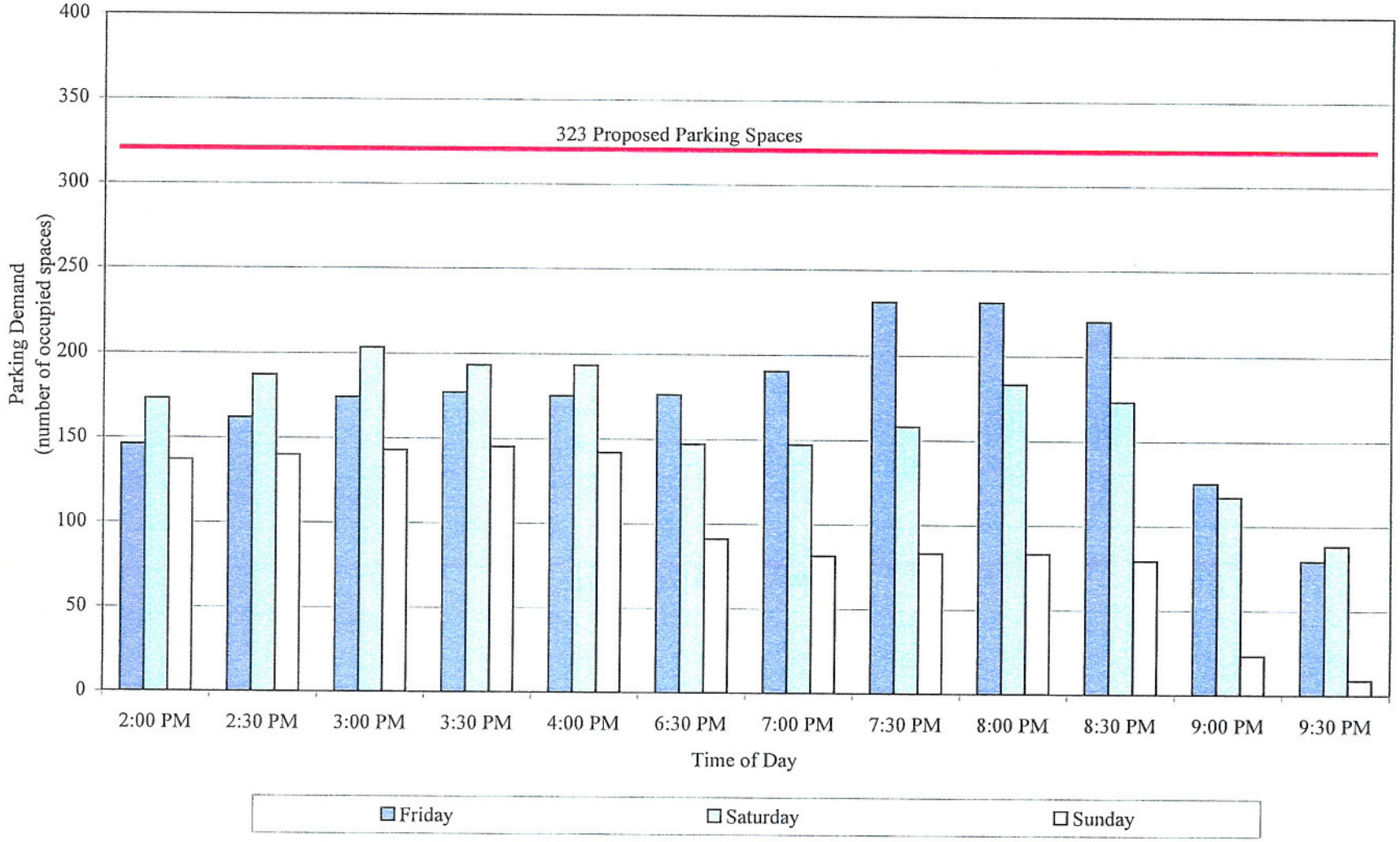
Given that the parking demand associated with the proposed building would impact Zone 4 coupled with the loss of 63 parking spaces within Zone 4, it was necessary to compare the forecasted parking demand within this zone to the anticipated supply of 323 spaces (386 existing spaces minus the 63 loss to construction of the proposed building). **Exhibits 8A and 8B** illustrate the forecasted parking demand within Zone 4 for the weekends of Christmas Eve and New Years Eve, respectively. These forecasts were realized by adding the anticipated demand associated with the proposed building presented in Table 1 to the existing demand captured by the parking surveys conducted on site over the two holiday weekends.

As can be seen in Exhibit 8, Zone 4 would achieve a peak parking demand of 285 spaces at 8:00 PM on the Saturday of New Years Eve weekend, which represents 88% of the proposed parking supply of 323 spaces. 38 parking spaces would remain available during this peak time. Therefore, it can be concluded that there is ample parking available within Zone 4 to accommodate the peak parking demands from the adjacent theater as well as the proposed building even if the 24,000 SF were occupied entirely by retail uses.

In addition, the overall forecasted parking demand for the entire parking area serving Chesterfield Commons Four (Zones 1 thru 4) was compared to the reduced supply of 771 spaces (834 existing spaces minus the 63 loss to construction of the proposed building). Again, the forecasts parking demand was realized by adding the anticipated demand associated with the proposed building presented in Table 1 to the existing demand captured by the parking surveys conducted on site over the two holiday weekends. **Exhibit 9** depicts the forecasted parking demand for the Christmas Eve weekend while **Exhibit 10** presents that for the New Years Eve weekend. As it was with Zone 4, the peak for the overall parking field would be realized at 8:00 PM on a Saturday of New Years Eve weekend with a demand of 719 spaces, which equates to approximately 93% of the proposed supply. At that time, there would still be 52 open parking spaces available for use (across all four zones).

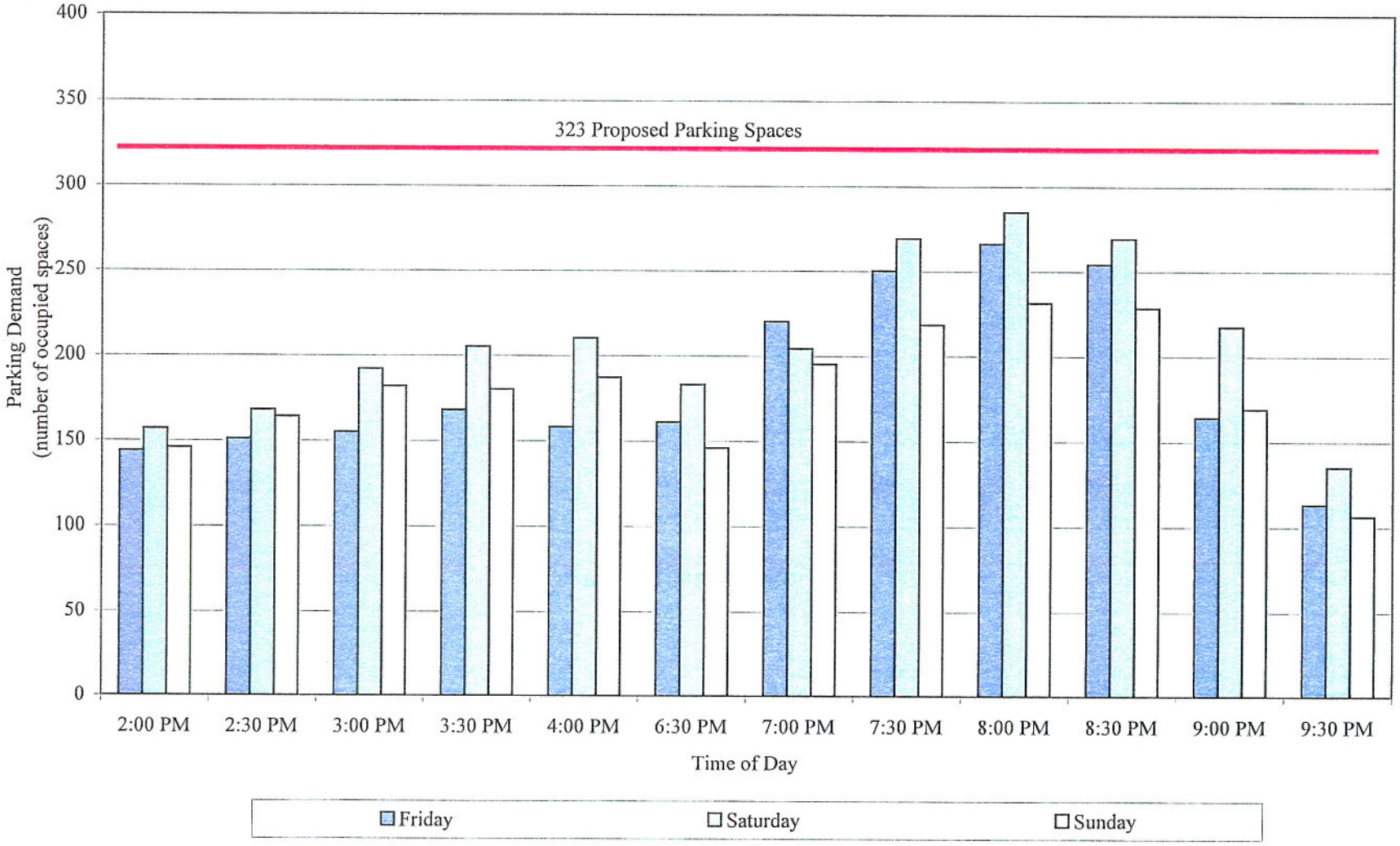
Consequently, it can be concluded that the proposed 24,000 SF building could be permitted and occupied entirely by retail uses (restaurants excluded) without there being a negative impact upon the availability of parking for the adjacent Wehrenberg theater. If fact, given that the parking survey of the existing demand was conducted during the peak weekends for the theater coupled with the assumption that the proposed building would be entirely occupied by retail, it can safely be concluded that the results presented in this study represent a worse case scenario.

Exhibit 8A
Forecasted Parking Demand in Zone 4: Weekend of Christmas Eve



Note: Data was not collected between 4:00 and 6:30 PM.

Exhibit 8B
Forecasted Parking Demand in Zone 4: Weekend of New Years Eve

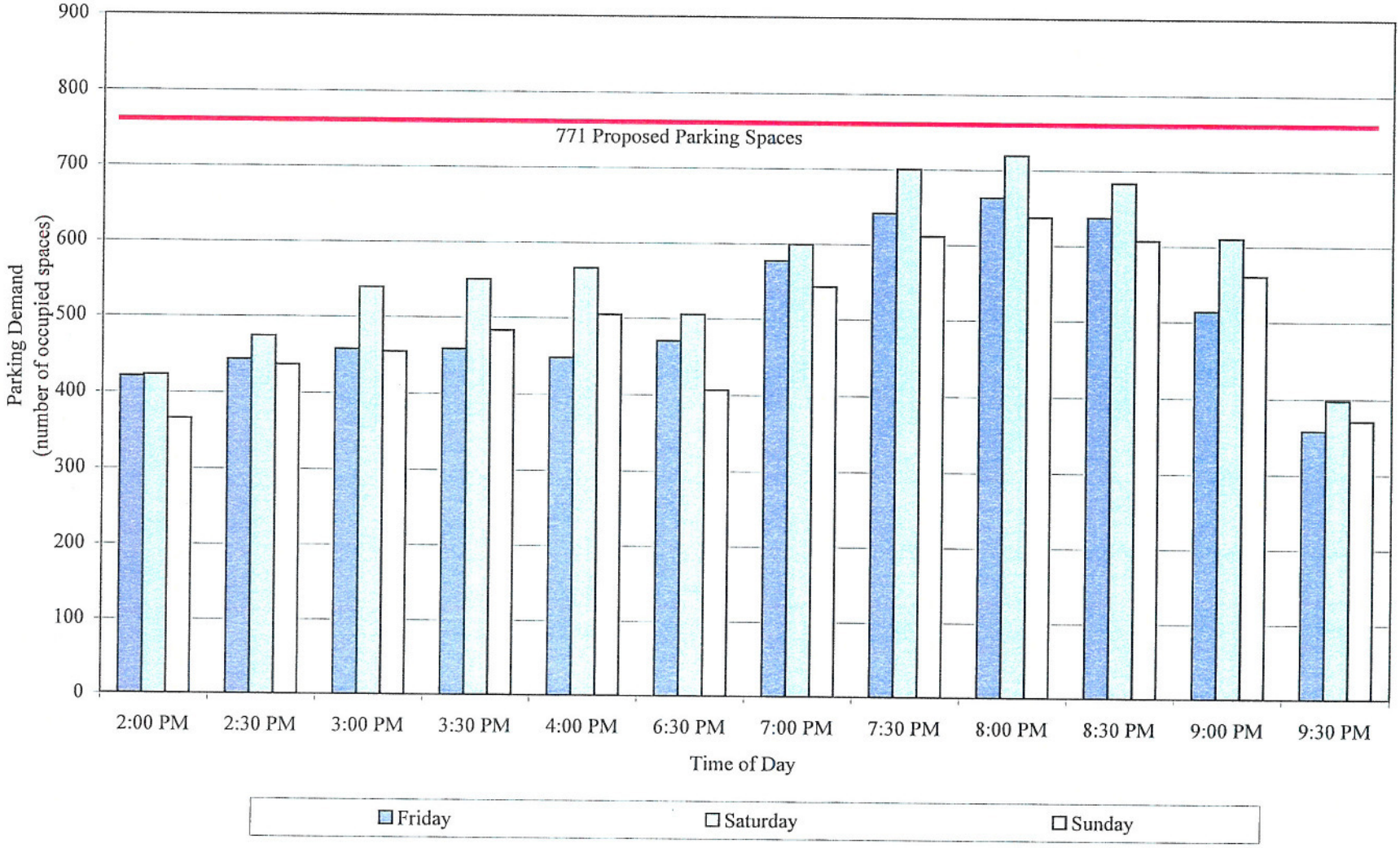


Note: Data was not collected between 4:00 and 6:30 PM.

Exhibit 9: Total Forecasted Parking Demand - Weekend of Christmas Eve
(All Zones)

Note: Data was not collected between 4:00 and 6:30 PM.

Exhibit 10: Total Forecasted Parking Demand - Weekend of New Years Eve
(All Zones)



Note: Data was not collected between 4:00 and 6:30 PM.

I trust that you will find this study useful in evaluating the impacts on parking associated with the proposed 24,000 SF building within Chesterfield Commons Four. Please do not hesitate to contact our office should you have any additional questions or comments.

Sincerely,

Julie Nolfo

Julie M. Nolfo, P.E., PTOE
Senior Traffic Engineer

III. D.

City of Chesterfield

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

November 14, 2006

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

RE: **Tech Park II (THF Chesterfield Four Development) Ordinance Amendment:** An ordinance amendment to City of Chesterfield Ordinance Number 1928 to amend the greenspace requirement, structure setbacks and parking setbacks for Chesterfield Commons Four an approximately 21.6 acre tract of land, zoned, "PI", Planned Industrial and located east of the intersection of Chesterfield Airport Road and Public Works Drive.

Dear Planning and Zoning Committee:

At the November 13, 2006 City of Chesterfield Planning Commission meeting, a recommendation for approval of the above-referenced matter was approved by a vote of 8-1.

Attached please find a copy of Staff's report and the Attachment A as approved by the Planning Commission.

Respectfully submitted,

Jennifer L. Yackley
Project Planner

Respectfully submitted,

Aimee E. Nassif
Senior Planner of
Zoning Administration

Cc: Rob Heggie, City Attorney
Michael G. Herring, City Administrator
Michael Geisel, Acting Director of Planning

Attachments

VIII. B.

City of Chesterfield

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

November 6, 2006

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Dear Commission Members:

The following petition is hereby submitted for your consideration:

Petition: Tech Park II (THF Chesterfield Four Development

Petitioner: Michael Doster, of Doster, Mickes, James, Ullom, Benson, & Guest, on behalf of THF Chesterfield Four Development, L.L.C.

Request: A request for an ordinance amendment

Michael Doster, of Doster, Mickes, James, Ullom, Benson, & Guest, on behalf of THF Chesterfield Four Development, L.L.C. has submitted for your review a request for an amendment to the City of Chesterfield Ordinance Number 1928 which governs this site.

Petitioner's Request

- The petitioner is requesting amendments to allow for the construction of a new building, the Flex Building, adjacent to Edison Avenue on the southern portion of the property. (See enclosed Preliminary Plan)
- Listed below are the three (3) proposed amendments.

1. **Section D. Building Requirements:** requires a minimum of twenty-eight percent (28%) greenspace. The petitioner is requesting a change to allow for a minimum of thirty percent (30%) openspace.

2. **Section E. Structure Setbacks:** requires a one hundred and forty (140) foot structure setback from the eastern boundary. The petitioner requests a one hundred (100) foot structure setback from the eastern boundary.

3. **Section E. Parking Setbacks:** requires a seventy-five (75) foot parking setback from Edison Avenue right-of-way. The petitioner requests a twenty foot (20) setback from Edison Avenue right-of-way.

Surrounding Land Use and Zoning

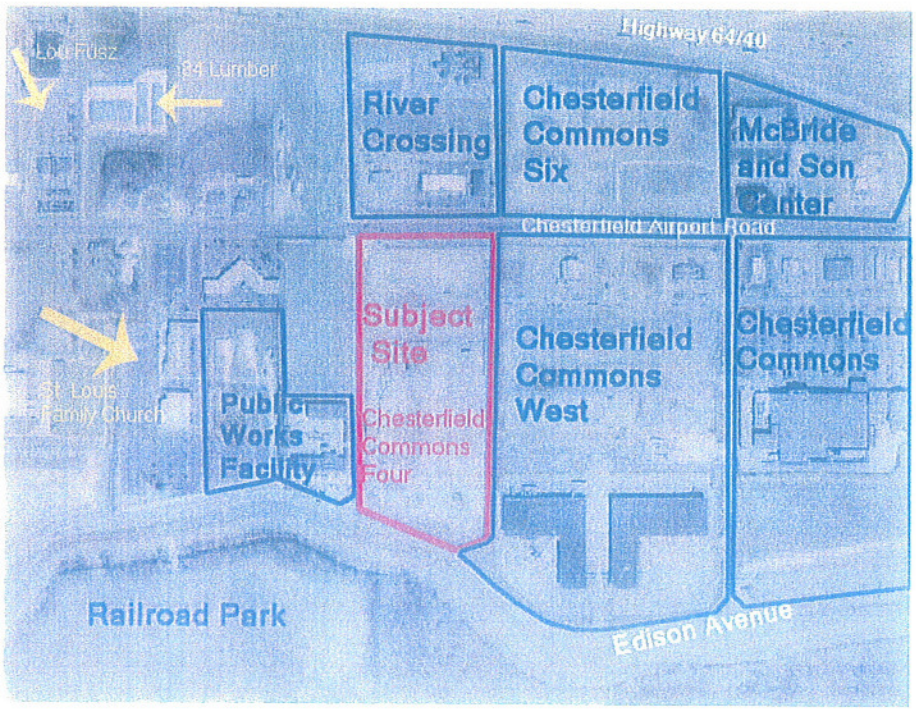
The land use and zoning for the properties surrounding this parcel are as follows:

North: The properties located to the north are zoned "PC" Planned Commercial.

South: The property located to the south is zoned "FPNU" Flood Plain Non-Urban.

East: The properties located to the east of the site are zoned "PI" Planned Industrial and "PC" Planned Commercial.

West: The properties located to the west are zoned "PI" Planned Industrial.



Site Area History

- The subject site is an approximately 21.6 acre tract of land located east of the intersection of Chesterfield Airport Road and Public Works Drive.
- On August 6, 2001, the City Council approved City of Chesterfield Ordinance Number 1773, changing the zoning for the site from "NU" Non-Urban to "PI" Planned Industrial.
- On May 5, 2003, the City Council approved City of Chesterfield Ordinance Number 1928 which amended City of Chesterfield Ordinance 1773.

Infrastructure Improvements and Related Comments

The Monarch Fire Protection District, the City of Chesterfield Department of Public Works, and the Monarch-Chesterfield Levee District have all submitted comments concerning this petition.

Comprehensive Plan and Policies

According to the City of Chesterfield Comprehensive Plan, mixed use (retail/office/warehouse) is shown as the appropriate land use for this site.

Respectfully submitted,

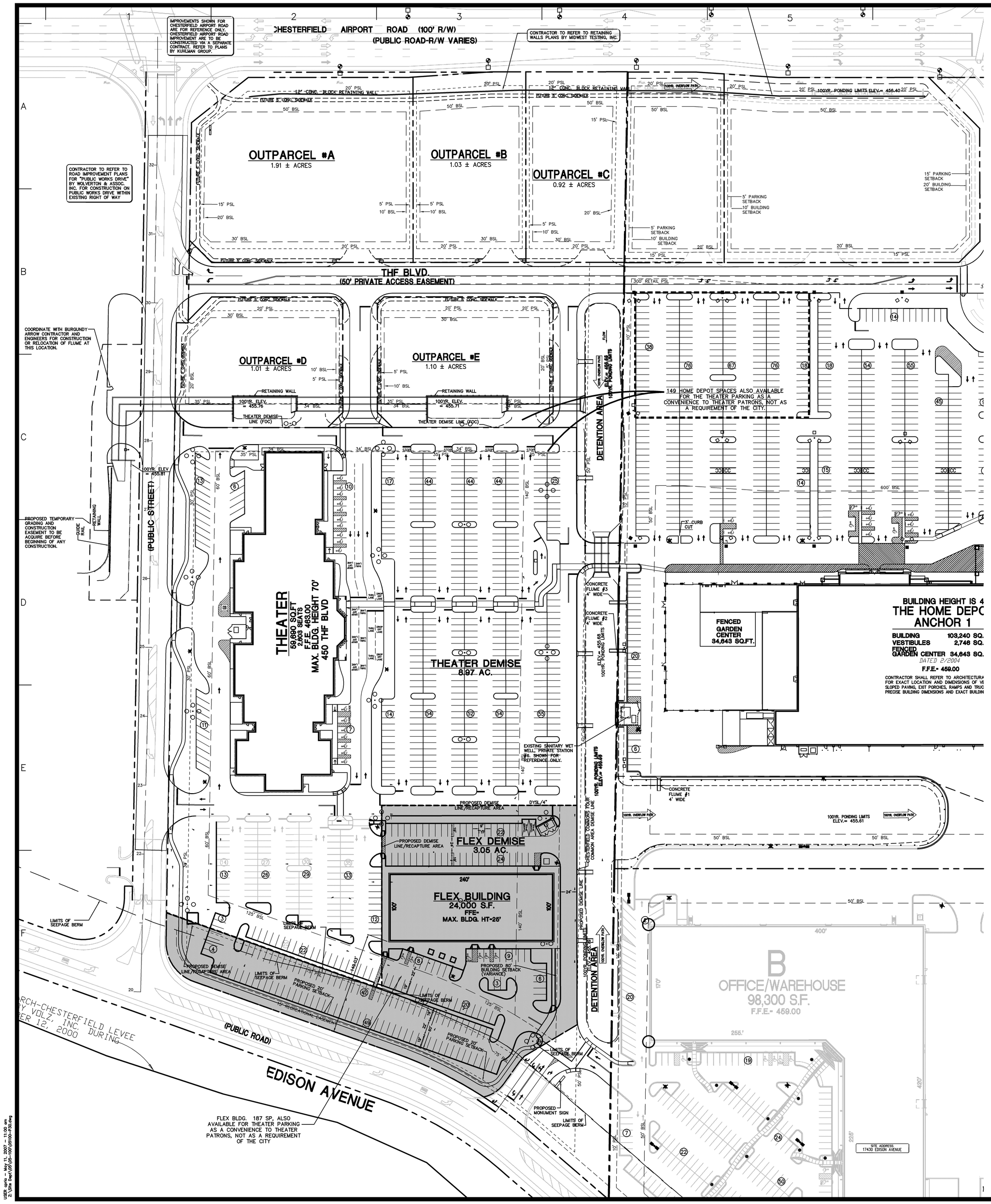
Jennifer Yackley
Project Planner

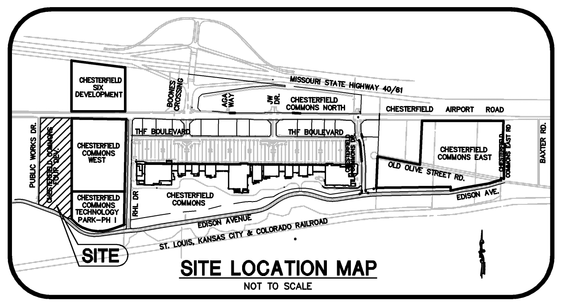
Respectfully submitted,

Aimee E. Nassif
Senior Planner
of Zoning Administration

CC: Petitioner
Michael Herring, City Administrator
Rob Heggie, City Attorney
Department of Public Works

Attachments:
Petitioner's Exhibit
Draft Attachment A
Comprehensive Plan Policies
Agency Comments





SITE LOCATION MAP
NOT TO SCALE

EX. SITE AREA ANALYSIS

	OPEN SPACE AREA	SITE AREA
OUTPARCEL #A	30,074 SF	1.91 ± AC.
OUTPARCEL #B	15,084 SF	1.03 ± AC.
OUTPARCEL #C	14,378 SF	0.92 ± AC.
OUTPARCEL #D	17,654 SF	1.01 ± AC.
OUTPARCEL #E	18,397 SF	1.10 ± AC.
THEATER	205,134 SF	12.02 ± AC.
CHESTERFIELD FOUR COMMON AREAS		3.11 ± AC.
SITE AREA	300,721 SF	21.10 ± AC. 919,203 SF

(SITE AREA EXCLUDES EDISON AVE. & R/W DEDICATIONS)

OPEN SPACE 32.71 %
(OPEN SPACE =300,721 SF / TOTAL SITE =919,203 SF)
REQ'D OVERALL OPEN SPACE AREA=28% (257,377 SF) (SURPLUS = 43,344 SF)

ZONING DIST. "P-1", PLANNED INDUSTRIAL DISTRICT

EX. THEATER SITE ANALYSIS

THEATER	59,690 ± SQ. FT.
SEATING	2,603 FIXED SEATS
PARKING:	
REQUESTED BY TENANT (1 SPACE/3 SEATS)	868 SPACES
REQUIRED BY CITY (1 SPACE/4 SEATS)	651 SPACES
PROVIDED PARKING	836 SPACES
THEATER DEMISE AREA	12.02 ± ACRES
F.A.R. (THEATER) = 0.12	

PROPOSED

SITE AREA ANALYSIS

	GREEN SPACE AREA	SITE AREA
OUTPARCEL #A	30,074 SF	1.91 ± AC.
OUTPARCEL #B	15,084 SF	1.03 ± AC.
OUTPARCEL #C	14,378 SF	0.92 ± AC.
OUTPARCEL #D	17,654 SF	1.01 ± AC.
OUTPARCEL #E	18,397 SF	1.10 ± AC.
THEATER	191,433 SF	8.97 ± AC.
FLEX BUILDING		3.05 ± AC.
CHESTERFIELD FOUR COMMONS AREA		3.11 ± AC.
SITE AREA	287,020 SF	21.10 ± AC. 919,203 SF

(SITE AREA EXCLUDES EDISON AVE. & R/W DEDICATIONS)

OPEN SPACE 31.22 %
(OPEN SPACE = 287,020 SF / TOTAL SITE =919,203 SF)
REQ'D OVERALL OPEN SPACE AREA= 28% (257,377 SF) (SURPLUS = 29,643 SF)

ZONING DIST. "P-1", PLANNED INDUSTRIAL DISTRICT

THEATER SITE ANALYSIS

THEATER	59,690 ± SQ. FT.
SEATING	2,603 FIXED SEATS
PARKING:	
REQUESTED BY TENANT (1 SPACE/3 SEATS)	868 SPACES
REQUIRED BY CITY (1 SPACE/4 SEATS)	651 SPACES
PROVIDED PARKING	588 SPACES
SHARED FLEX PARKING	187 SPACES
SHARED HOME DEPOT	149 SPACES
TOTAL PARKING	924 SPACES
THEATER DEMISE AREA	8.97 ± ACRES
F.A.R. (THEATER) = 0.15	

FLEX SITE ANALYSIS

FLEX RETAIL	24,000 ± SQ. FT.
PROVIDED PARKING	187 SPACES
PROP. RATIO	7.79 SP/1000 SF
FLEX DEMISE AREA	3.05 ± ACRES
F.A.R. (FLEX BLDG.)= 0.16	

CITY PARKING REQUIREMENTS

FLEX REQ'D PARKING (5.5 SPACES/1,000 SF ASSUMING RETAIL)	132 SPACES
THEATER REQ'D PARKING (1 SPACE/4 SEATS)	651 SPACES
TOTAL REQ'D PARKING	783 SPACES
TOTAL PROVIDED PARKING	775 SPACES

TOTAL PARKING DEFICIT = 8 SPACES.
PARKING VARIANCE WILL BE REQUIRED

EXISTING THEATER BUILDING DEVELOPMENT
OPEN SPACE AREA SITE ANALYSIS

LOTS	LOT SITE AREA (ACRES)	LOT SITE AREA (SF)	OPEN SPACE AREA GREEN AREA	OPEN SPACE AREA SIDEWALK	OPEN SPACE AREA TOTAL
OUTPARCEL #A	1.915± AC.	83,412 SF	22,851 SF	7,223 SF	30,074 SF
OUTPARCEL #B	1.028± AC.	44,780 SF	11,575 SF	3,509 SF	15,084 SF
OUTPARCEL #C	0.92± AC.	40,065 SF	11,963 SF	2,415 SF	14,378 SF
OUTPARCEL #D	1.012± AC.	44,083 SF	12,855 SF	4,799 SF	17,654 SF
OUTPARCEL #E	1.097± AC.	47,785 SF	12,816 SF	5,581 SF	18,397 SF
THEATER	12.02± AC.	523,591 SF	EXISTING 185,976 SF	EXISTING 19,158 SF	EXISTING 205,134 SF
CHESTERFIELD FOUR COMMONS AREA	3.11± AC.	135,472 SF			
TOTAL	21.102± AC.	919,203 SF	Ex.258,036 SF	Ex.42,685 SF	Ex.300,721 SF

EXISTING OVERALL GREEN/OPEN SPACE - 32.71 %
OVERALL SITE AREA = 21.102 ± AC./ 919,203 SF
EXCLUDES R/W DEDICATIONS
OVERALL OPEN SPACE AREA = 6.904 ± AC./ 300,721 SF

PROPOSED THEATER + FLEX BUILDINGS DEVELOPMENT
OPEN SPACE AREA SITE ANALYSIS

LOTS	LOT SITE AREA (ACRES)	LOT SITE AREA (SF)	OPEN SPACE AREA GREEN AREA	OPEN SPACE AREA SIDEWALK	OPEN SPACE AREA TOTAL
OUTPARCEL #A	1.915± AC.	83,412 SF	22,851 SF	7,223 SF	30,074 SF
OUTPARCEL #B	1.028± AC.	44,780 SF	11,575 SF	3,509 SF	15,084 SF
OUTPARCEL #C	0.92± AC.	40,065 SF	11,963 SF	2,415 SF	14,378 SF
OUTPARCEL #D	1.012± AC.	44,083 SF	12,855 SF	4,799 SF	17,654 SF
OUTPARCEL #E	1.097± AC.	47,785 SF	12,816 SF	5,581 SF	18,397 SF
THEATER	8.97± AC.	390,733 SF			
FLEX BUILDING	3.05± AC.	132,858 SF	163,534 SF	27,899 SF	191,433 SF
CHESTERFIELD FOUR COMMONS AREA	3.11± AC.	135,472 SF			
TOTAL	21.102± AC.	919,203 SF	235,594 SF	51,426 SF	287,020 SF

PROPOSED OVERALL OPEN SPACE - 31.22 %
OVERALL SITE AREA = 21.102 ± AC./ 919,203 SF
(EXCLUDES R/W DEDICATIONS)
OVERALL OPEN SPACE AREA = 6.589 ± AC./ 287,020 SF

EXISTING VS. PROPOSED
OPEN SPACE AREA SITE ANALYSIS

LOTS	LOT SITE AREA (ACRES)	LOT SITE AREA (SF)	OPEN SPACE AREA GREEN AREA	OPEN SPACE AREA SIDEWALK	OPEN SPACE AREA TOTAL
EX. THEATER + COMMON AREAS	EXISTING 15.13± AC.	EXISTING 659,063 SF	EXISTING 185,976 SF	EXISTING 19,158 SF	EXISTING 205,134 SF
PROP. FLEX + THEATER + COMMON AREAS	PROPOSED 15.13± AC.	PROPOSED 659,063 SF	PROPOSED 163,534 SF	PROPOSED 27,899 SF	PROPOSED 191,433 SF
DIFFERENCE	0	0	(-22,442 SF)	+ 8,741 SF	(-13,701 SF)

PAINT STRIPING LEGEND

DYSL/4"-DOUBLE YELLOW SOLID LINE / 4" WIDE(EACH)
SWSL/4"-SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4"-SINGLE YELLOW SOLID LINE / 4" WIDE
SWDL/4"-SINGLE WHITE DASHED LINE / 4" WIDE
SWSL/24"-SINGLE WHITE SOLID LINE / 24" WIDE
SWSL/8"-SINGLE WHITE SOLID LINE / 8" WIDE
SYDL/4"-SINGLE YELLOW DASHED LINE / 4" WIDE

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROP. CURB & GUTTER
- TRAFFIC DIRECTION ARROWS
- (22) PROP. PARKING SPACES
- BSL BUILDING SETBACK LINE
- PSL PARKING SETBACK LINE
- GUIDE RAIL
- CVSWE CHESTERFIELD VALLEY STORM WATER EASEMENT

THEATER SITE ADDRESS:
450 THF BOULEVARD, CHESTERFIELD, MO 63005. SAINT LOUIS COUNTY

OWNER/DEVELOPER

THF CHESTERFIELD FOUR DEVELOPMENT, L.L.C.
2127 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MO. 63114
CONTACT: MR. MICHAEL STAENBERG
TELEPHONE (314) 429-0900

PAC # 104-06-03
ENTRY # BUILDING - 10 181-03
PARKING - 10 182-03

LOCATOR# 17U240055

CONCEPTUAL SITE PLAN

CHESTERFIELD COMMONS FOUR

GOVERNING ORDINANCE NUMBER 1928

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

Wolverton & Associates
Consulting Engineers + Land Surveyors
6745 Sugarloaf Parkway • Suite 100 • Duluth, Georgia 30097
Phone: (770) 447-8999 • Fax: (770) 447-9070
www.wolverton-assoc.com

MSD PROJECT No. P-25660-00 / BASE MAP 17-U
CHESTERFIELD COMMONS FOUR DEVELOPMENT, L.L.C.
CHESTERFIELD, ST. LOUIS COUNTY, MO.
THF CHESTERFIELD FOUR DEVELOPMENT, L.L.C.
ST. LOUIS, MO.

REVISIONS	BY

DRAWN BY	CRP
CHECKED BY	DMW
DATE:	5/11/2007
SCALE:	1" = 60'
JOB No.	05-100
SHEET NUMBER	P-30
OF	SHEETS

05100-P30.dwg

City of Chesterfield

III.A.

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

May 18, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

RE: **Mobil Mart (Clayton and Baxter):** Amended Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a gas station/convenience store in a "PC" Planned Commercial District located on the Northwest Corner of Baxter and Clayton Roads

Dear Planning and Zoning Committee:

At its May 14, 2007meeting, the City of Chesterfield Planning Commission voted to recommend approval of "Mobil Mart" by a vote of 7-1. Said recommendation is conditioned upon the following:

- Amendment of the site development plan to show the light standards north and west of the building at a height not to exceed eight (8) feet.
- Additional landscaping on the north side of the development in conformance with City of Chesterfield 1803.

The governing ordinance for the site (City of Chesterfield Ordinance 1803) requires approval of the Site Development Plan by the City Council.

Attached is a copy of the Planning Commission staff report, the Amended Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for Mobil Mart (Clayton and Baxter).

Respectfully submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Cc: Rob Heggie, City Attorney
Michael G. Herring, City Administrator
Michael Geisel, Acting Director of Planning

Attachments

City of Chesterfield

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

VII. D.

May 4, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for May 14, 2007 will include the following item for your consideration:

Re: **Mobil Mart (Clayton and Baxter):** Amended Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a gas station/convenience store in a "PC" Planned Commercial District located on the Northwest Corner of Baxter and Clayton Roads

Dear Planning Commission:

Clayton Engineering, on behalf of Arch Energy, has submitted for your review the above-referenced project for a gas station/convenience store on the northwest corner of Baxter and Clayton Roads. The Department of Planning has reviewed this request and submits the following report:

BACKGROUND INFORMATION

- On June 4, 2001, the City of Chesterfield approved Ordinance 1750, which zoned the subject site from a "C8" Planned Commercial District to a "PC" Planned Commercial District. Said ordinance authorized the change of zoning with a filling station, including emergency towing and repair services, a fast food restaurant, and a vehicle washing facility.
- On October 15, 2001, Ordinance 1793 was approved. This provided for an increase in the square footage of the convenience store and in the height of the canopy.
- On December 3, 2001, the City approved Ordinance 1803, which provided the current standards of development of the site.
- Please note, each of the Ordinances was approved during discourse of litigation against the City by Arch Energy. A Site Development Plan was approved as an Exhibit with each.

SUBMITTAL INFORMATION

- The request involves a 3,925 square-foot convenience store/gas station with 1,920 square foot car wash on a 1.75 acre-parcel.

- Exterior materials are proposed to consist of split face block, brick veneer and E.I.F.S. Per the Architect's Statement of Design, "the materials are designed to keep the scale of the building more human and to add interest to the customer. The materials are non-maintenance providing a durable, long lasting appearance."
- The landscape plan utilizes a mixture of deciduous shade and ornamental trees and shrubs, evergreen trees and shrubs, perennial flowers and ornamental grass.
- A median will be constructed on Baxter Road by St. Louis County per direction to address ingress and egress concerns.

DEPARTMENTAL INPUT

Action is requested by the Planning Commission regarding approval of the Amended Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for Mobil Mart at Clayton and Baxter.

Respectfully Submitted,

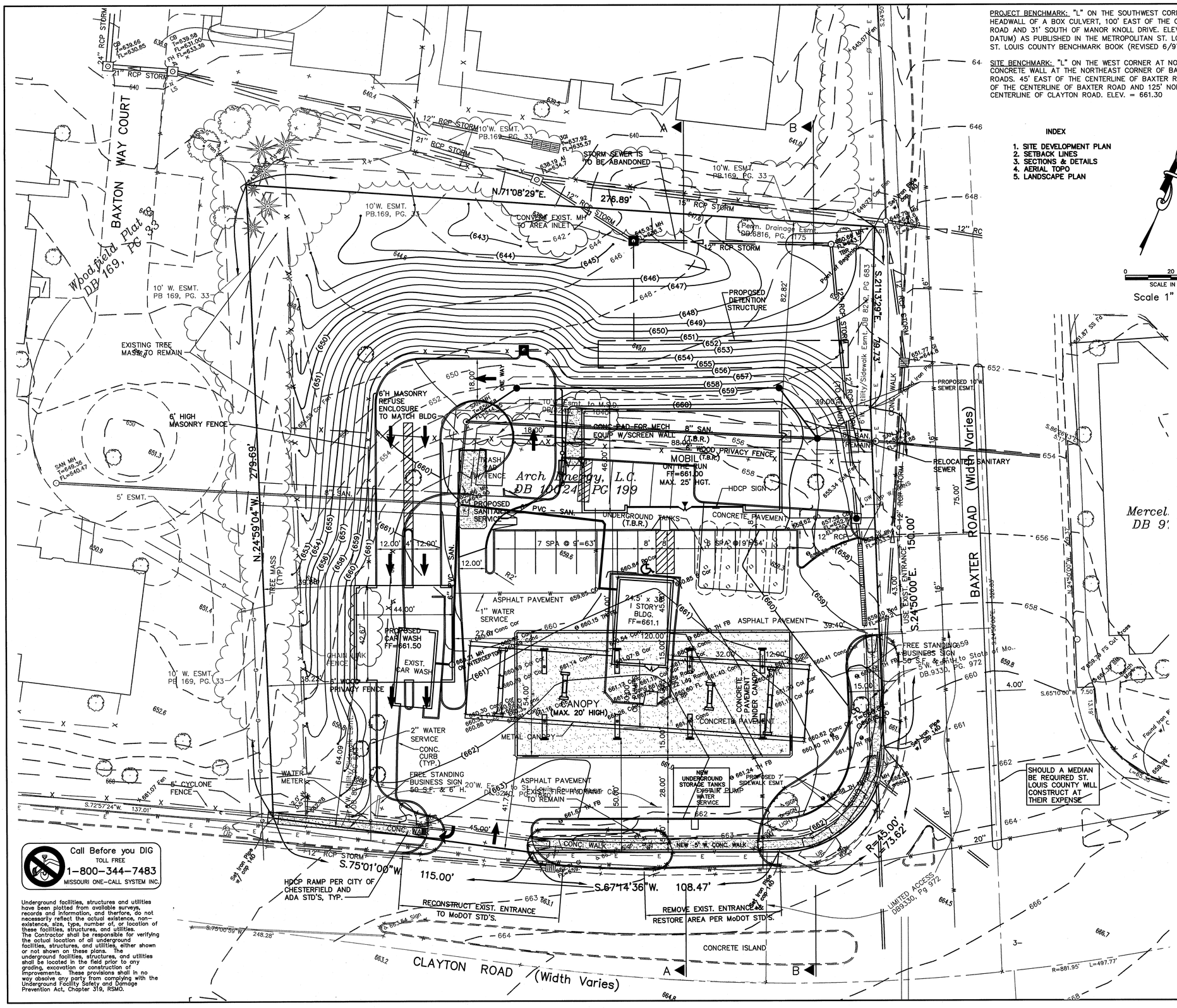
Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:

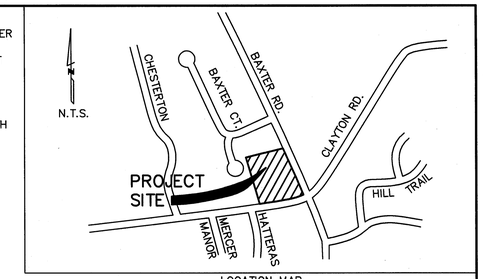
Amended Site Development Plan
Landscape Plan
Lighting Plan



Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therfore, do not necessarily reflect the actual existence, non-existence, size, type, number of, or location of these facilities, structures, and utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures, and utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

PROJECT BENCHMARK: "L" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTERLINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE. ELEV. = 584.94 (USGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97) BM# 12-89.

SITE BENCHMARK: "L" ON THE WEST CORNER AT NORTH END OF 10" CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS. 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD. ELEV. = 661.30



LOCATION MAP

INDEX

1. SITE DEVELOPMENT PLAN
2. SETBACK LINES
3. SECTIONS & DETAILS
4. AERIAL TOPO
5. LANDSCAPE PLAN

0 20 40
SCALE IN FEET
Scale 1" = 20'

SITE DATA:

1.) TOTAL AREA OF THIS SITE IS 1.75 ACRES	76,055 S.F.	
BUILDING AREA	3,925 S.F.	5%
(RESTAURANT PORTION SHALL NOT EXCEED	981 S.F.)	
CAR WASH	1,920 S.F.	2%
PAVEMENT AREA	32,662 S.F.	44%
GREEN AREA	37,460S.F.	49%

SITE DATA:

1.) EXISTING ZONING IS C-8, PROPOSED ZONING IS PC PLANNED COMMERCIAL.
2.) EXISTING USE IS MOBIL MART.
3.) THE SITE IS SERVED BY THE FOLLOWING UTILITIES:
LACLEDE GAS COMPANY
METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
ST. LOUIS COUNTY WATER COMPANY
SOUTHWESTERN BELL TELEPHONE
UNION ELECTRIC COMPANY
4.) EXISTING SITE LOCATOR NUMBER IS 21R41-0960.
5.) SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
6.) DRAINAGE NOTES:
A. SITE GRADING AND DRAINAGE PER CITY OF CHESTERFIELD STANDARDS.
B. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINK HOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
C. SITE DRAINAGE SHALL CONFORM TO THE MISSOURI HIGHWAYS AND TRANSPORTATION DEPARTMENT, THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND CITY OF CHESTERFIELD STANDARDS.
7.) NO STEPS AT HANDICAPPED ACCESSIBLE DOORS.
8.) ALL SIDEWALKS TO BE CONSTRUCTED TO CITY OF CHESTERFIELD AND ADA STANDARDS.
9.) ALL PROPOSED IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
10.) TO SURVEYORS KNOWLEDGE EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
11.) NO ONSITE LIGHT STANDARD SHALL EXCEED SIXTEEN (16) FEET IN HEIGHT AND BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. LIGHT STANDARDS NORTH AND WEST OF THE NORTH AND WEST BUILDING SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT AND SHALL BE A SHOEBOX DESIGN. THE LIGHT STANDARD AT THE WEST ENTRANCE ON CLAYTON ROAD SHALL NOT EXCEED SIXTEEN (16) FEET IN HEIGHT AND SHALL BE A BOX DESIGN.

PARKING CALCULATIONS
C-STORE
3- 1/3 per 1,000 S.F.
4,132 S.F. = 14 Spaces Required
14 Spaces Provided

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STATE OF MISSOURI ASHLEY W. HOOVER NUMBER LS-2188 REGISTERED LAND SURVEYOR 4/10/07

ASHLEY HOOVER, RLS 2188

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

4	04/10/07	SLH	ADDED MEDIAN
3	03/07/07	JAK	ADDED NOTE ABOUT MEDIAN
2	5/25/05	DSB	REVISIONS PER CITY OF CHESTERFIELD COMMENTS
1	3/14/05	MRW	REVISED CAR WASH ENTRANCE

REVISIONS

SITE DEVELOPMENT PLAN
MOBIL "ON THE RUN"

14905 Clayton Rd. Chesterfield, MO 63017

Prepared for:

ARCH ENERGY
106 East Washington
Cuba, MO. 65453
(573) 885-2277

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STATE OF MISSOURI MICHAEL J. VELLIOT NO. E-2000151662 PROFESSIONAL ENGINEER

the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8688
clayton-engineering.com

Designed	SWQ
Drawn	HRL, MRW
Checked	SWQ
Date	03/10/05
Project Number	97318
Sheet Number	1 of 5

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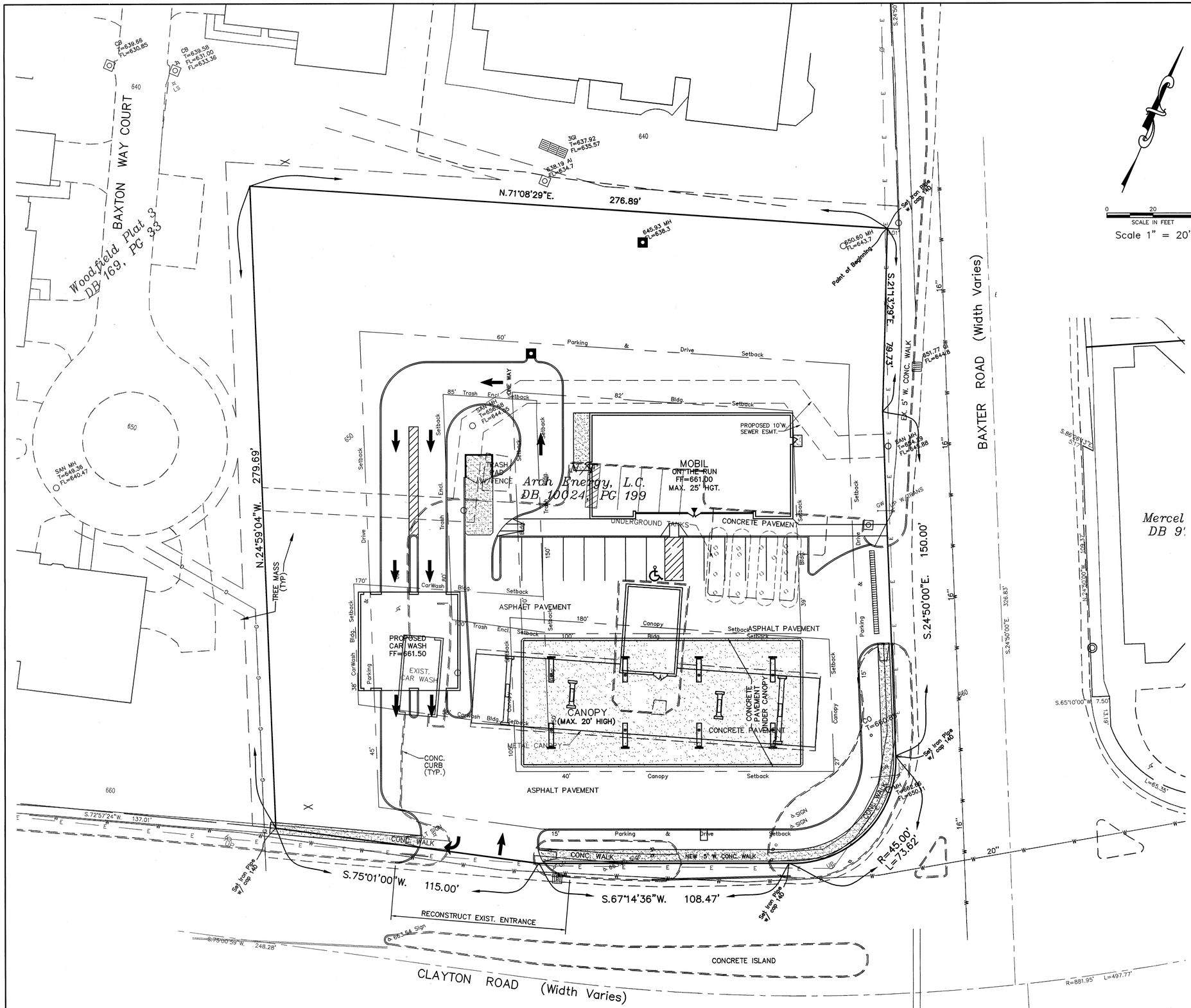

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

1	3/14/05	MRW	REVISED CAR WASH ENTRANCE

REVISIONS

SETBACK LINES
MOBIL "ON THE RUN"

14905 Clayton Rd. Chesterfield, MO 63017

Prepared for:

ARCH ENERGY
106 East Washington
Cuba, MO. 65453
(573) 885-2277

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STATE OF MISSOURI
MICHAEL W. JAMES VELLOFF
NO. E-2000161862
REGISTERED PROFESSIONAL ENGINEER

the clayton engineering company, inc.
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clayton-engineering.com

Designed	SWQ
Drawn	HRL, MRW
Checked	SWQ
Date	03/10/05
Project Number	97318
Sheet Number	2 of 5

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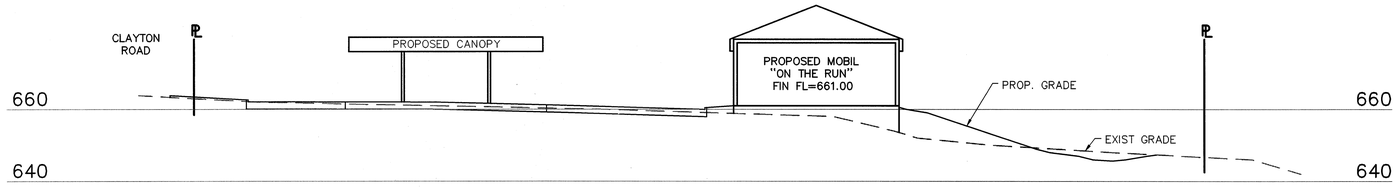
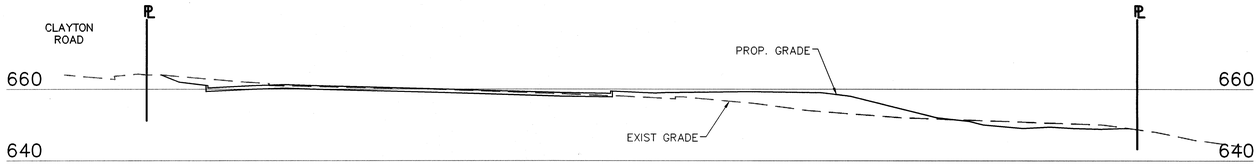
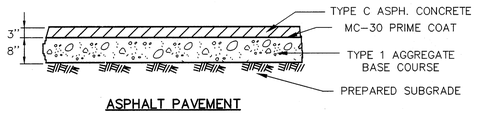


SECTION A–A

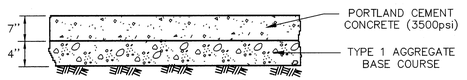


SECTION B–B

SCALE: 1"=20' HORIZ. & VERT.



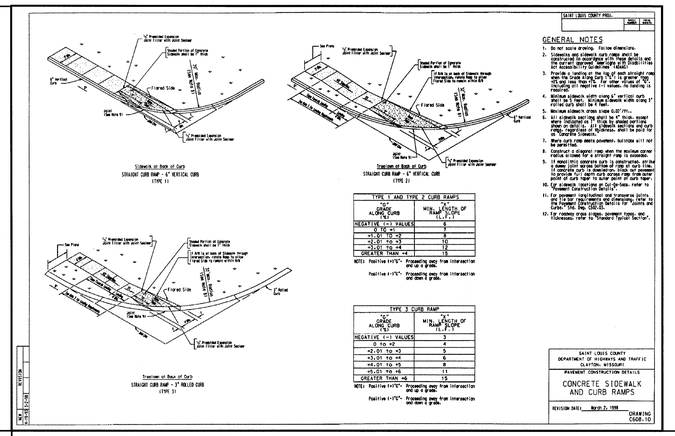
ASPHALT PAVEMENT



CONCRETE

PAVEMENT DETAILS

N.T.S.



GENERAL NOTES

1. Do not scale drawing. Follow dimensions.
2. Sidewalks and sidewalk curb ramps shall be constructed in accordance with these details and the latest edition of the Standard Specifications for Highway Construction, Missouri Department of Transport (SSHCMDOT).
3. Provide a leveling pad for the 12" wide sidewalk ramp when the curbed drop curb is 6" or greater. Use the leveling pad for the 12" wide ramp when the curbed drop curb is 4" or greater. Use the leveling pad regardless of the curbed drop curb when the ramp is 3' or greater.
4. Maximum sidewalk width using 6" vertical curb shall be 5 feet. Minimum sidewalk width using 6" vertical curb shall be 4 feet.
5. Maximum sidewalk cross slope 0.02" /ft.
6. All sidewalk expansion joints for 6" thick sidewalk shall consist of 1" thick fiber expansion joints. Place joints at the end of all curb returns, at the end of the ramp, regardless of distance, and at the point of tangency between sidewalk.
7. Sidewalk shall be where pavement, but joints will not be permitted.
8. Construct a diagonal ramp when the minimum corner radius is closer to a straight ramp is possible.
9. If specified concrete curb is constructed, set the curb back from the edge of the curb ramp. If a concrete curb is constructed, place not exceed 1" in depth and 12" in length at the point of curb ramp to allow point of curb repair.
10. For sidewalk locations in Cul-de-Sacs, refer to "Pavement Construction Details".
11. For pavement replacement and transverse joints, refer to the latest requirements and specifications, refer to the Pavement Construction Details for "Joints and Expansion Joint (DD-E).
12. For removal and replacement of curb ramps, refer to "Standard Plan Section".

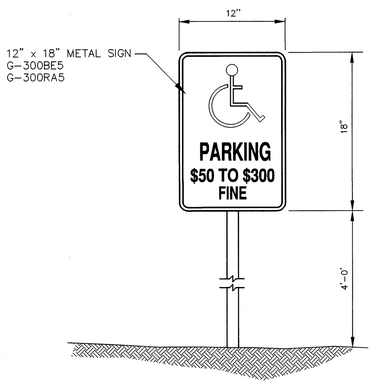
TYPE 1 AND TYPE 2 CURB RAMPS	
GRADE ALONG CURB (%)	MIN. % GRADE OF RAMP SLOPE (L.F.-T)
NEGATIVE (-) VALUES	5
-0.01 to -2	6
-2.01 to -3	8
-3.01 to -4	10
-4.01 to -4	12
GREATER THAN -4	15

NOTE: Positive (+)"%": Proceeding away from intersection and up a grade.
Positive (-)"%": Proceeding away from intersection and down a grade.

TYPE 3 CURB RAMP	
GRADE ALONG CURB (%)	MIN. % GRADE OF RAMP SLOPE (L.F.-T)
NEGATIVE (-) VALUES	3
0 to +2	4
+2.01 to +3	5
+3.01 to +4	6
+4.01 to +5	8
+5.01 to +6	11
GREATER THAN +6	15

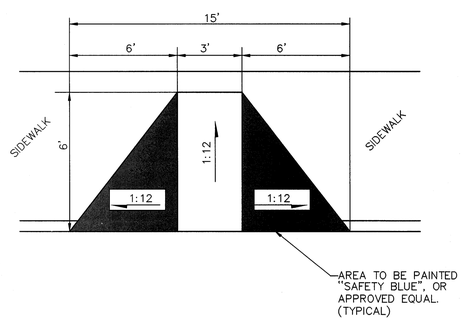
NOTE: Positive (+)"%": Proceeding away from intersection and up a grade.
Positive (-)"%": Proceeding away from intersection and down a grade.

SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC
CLAYTON, MISSOURI
PAVEMENT CONSTRUCTION DETAILS
CONCRETE SIDEWALK AND CURB RAMPS
REVISION DATE: March 2, 1998
DRAWING C600-10



HANDICAPPED SIGN

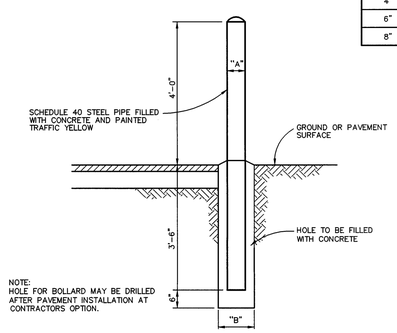
N.T.S.



Typ. Handicap Ramp Plan

On Site

"A" Dim.	"B" Dim.
4"	16"
6"	18"
8"	20"



NOTE:
HOLE FOR BOLLARD MAY BE DRILLED AFTER PAVEMENT INSTALLATION AT CONTRACTORS OPTION.

PIPE BOLLARD

REVISIONS

SECTIONS & DETAILS

MOBIL "ON THE RUN"

14905 Clayton Road — Chesterfield, MO. 63017

Prepared for:

ARCH ENERGY
106 East Washington
Cuba, Mo. 65453
(573) 885–2277

MICHAEL JAMES VELLOFF NO. E-2000161802 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

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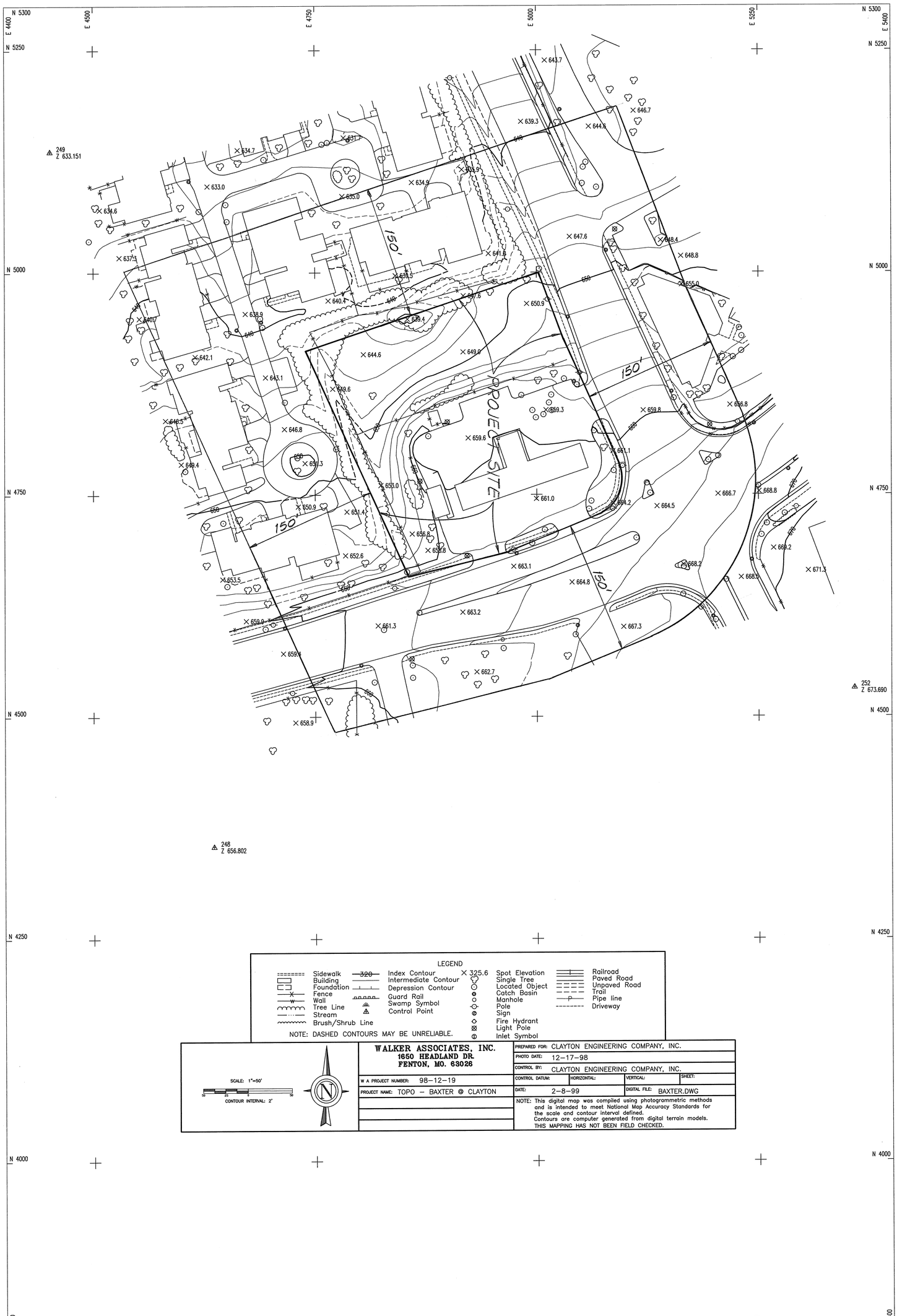
Designed	SWQ
Drawn	HRL, MRW
Checked	SWQ
Date	03/10/05
Project Number	97318
Sheet Number	3 of 5

F.S. F.B. SUR. FILE: G:\97XXX\97318\PRELIM\PRELIM3.DWG PLOTTED: 03/22/05 13:49 BY: SWQ



LEGEND

Sidewalk	320	Index Contour	X 325.6	Spot Elevation		Railroad	
Building		Intermediate Contour		Single Tree		Paved Road	
Foundation		Depression Contour		Located Object		Unpaved Road	
Fence		Guard Rail		Catch Basin		Trail	
Wall		Swamp Symbol		Manhole		Pipe line	
Tree Line		Control Point		Pole		Driveway	
Stream				Sign			
Brush/Shrub Line				Fire Hydrant			
				Light Pole			
				Inlet Symbol			

NOTE: DASHED CONTOURS MAY BE UNRELIABLE.

SCALE: 1"=50'

CONTOUR INTERVAL: 2'

WALKER ASSOCIATES, INC.
1650 HEADLAND DR.
FENTON, MO. 63026

W A PROJECT NUMBER: 98-12-19

PROJECT NAME: TOPO – BAXTER @ CLAYTON

PREPARED FOR:	CLAYTON ENGINEERING COMPANY, INC.		
PHOTO DATE:	12-17-98		
CONTROL BY:	CLAYTON ENGINEERING COMPANY, INC.		
CONTROL DATUM:	HORIZONTAL:	VERTICAL:	SHEET:
DATE: 2-8-99		DIGITAL FILE: BAXTER.DWG	

NOTE: This digital map was compiled using photogrammetric methods and is intended to meet National Map Accuracy Standards for the scale and contour interval defined. Contours are computer generated from digital terrain models. THIS MAPPING HAS NOT BEEN FIELD CHECKED.

N

0 20' 40' 60'

SCALE 1" = 20'

ABBREVIATIONS

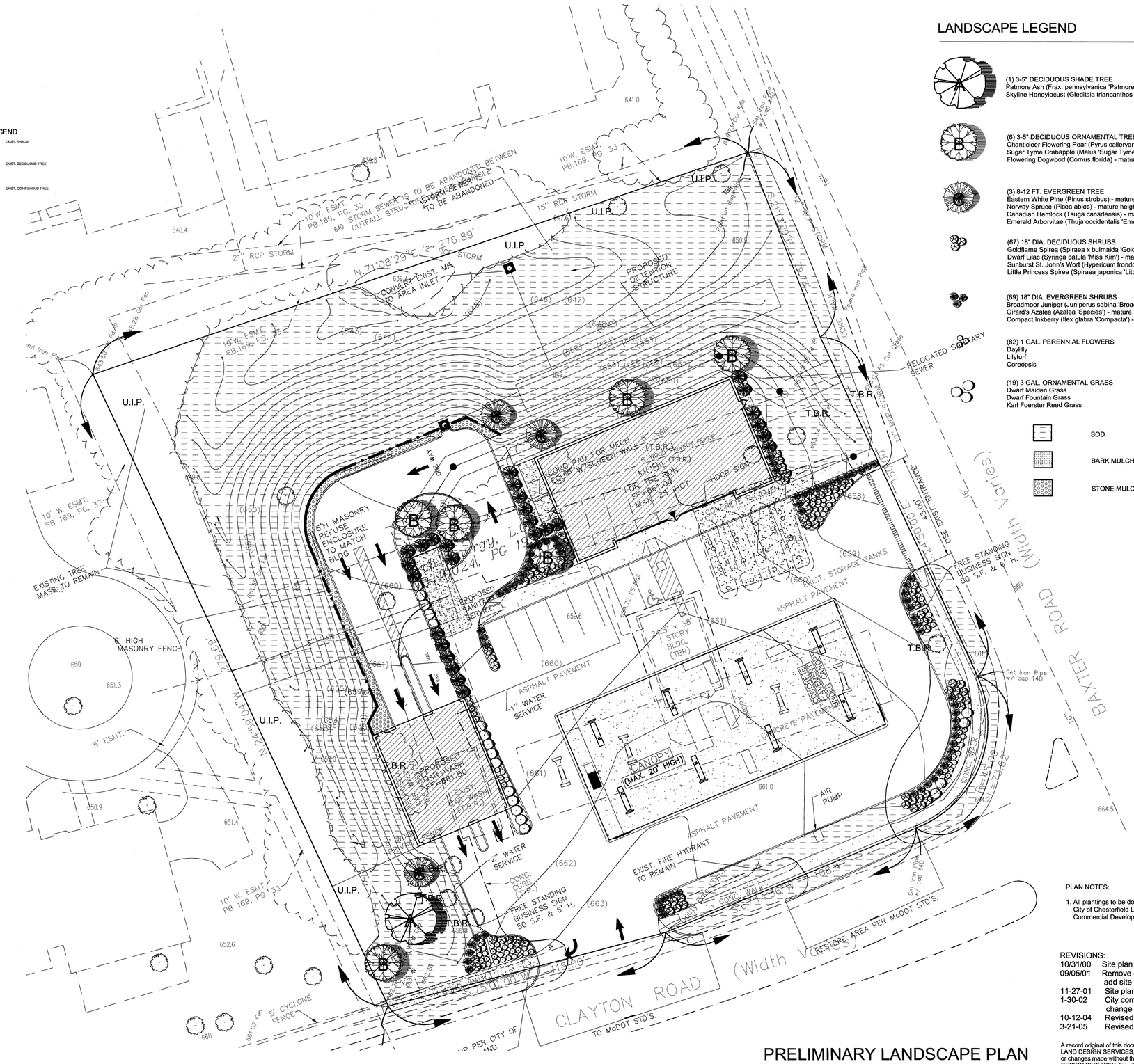
CL	- Centerline
C.O	- Cleanout
D.S	- Downspout
E.P	- Edge Of Pavement
F.F.	- Finished Floor
F.G.	- Finished Grade
FL	- Flowline
G.L.	- Gutterline
L.S.	- Light Standard
(T.B.R.)	- To Be Removed
T.O.C.	- Top Of Curb
T.P.	- Top Of Pavement
T.O.W.	- Top Of Wall
C.M.	- Concrete Monument
T.Wk	- Top Of Walk
PL	- Property Line
A.I.	- Area Inlet
R/W	- Right Of Way
G.I.	- Grate Inlet
M.H.	- Manhole
O.I.P.	- Old Iron Pipe
R.	- Radius
P.B.	- Plat Book
D.B.	- Deed Book
T.Bk.	- Top Of Bank
T.S.	- Toe Of Slope
C.M.P.	- Corrugated Metal Pipe
P.V.C.	- Polyvinyl Chloride Pipe
V.C.P.	- Vitrified Clay Pipe
C.P.	- Non-Reinforced Concrete Pipe
R.C.P.	- Reinforced Concrete Pipe
D.I.P.	- Ductile Iron Pipe
F/F	- Face to Face
B/B	- Back to Back
(U.I.P.)	- Use In Place
B.W.	- Bottom Of Wall
T.I.	- Top Of Island
T.G.	- Top Of Grade
(Typ.)	- Typical
Conc.	- Concrete
RE:	- Refer
Dtl.	- Detail

LEGEND

EXIST. SHRUB

EXIST. DECIDUOUS TREE

EXIST. CONIFEROUS TREE



LANDSCAPE LEGEND

(1) 3-5" DECIDUOUS SHADE TREE
Patmore Ash (Frax. pennsylvanica 'Patmore') - mature height 45'+
Skyline Honeylocust (Gleditsia triancanthos 'Skyline') - mature height 45'+

(6) 3-5" DECIDUOUS ORNAMENTAL TREE
Chanticleer Flowering Pear (Pyrus calleryana 'Chantecleer') - mature height 40'
Sugar Tyme Crabapple (Malus 'Sugar Tyme') - mature height 18'
Flowering Dogwood (Cornus florida) - mature height 15-25'

(3) 8-12 FT. EVERGREEN TREE
Eastern White Pine (Pinus strobus) - mature height 50'
Norway Spruce (Picea abies) - mature height 60'
Canadian Hemlock (Tsuga canadensis) - mature height 45'+
Emerald Arborvitae (Thuja occidentalis 'Emerald') - mature height 15'

(67) 18" DIA. DECIDUOUS SHRUBS
Goldflame Spirea (Spiraea x bulmalda 'Goldflame') - mature height 3'
Dwarf Lilac (Syringa patula 'Miss Kim') - mature height 3'
Sunburst St. John's Wort (Hypericum frondosum 'Sunburst') - mature height 3'
Little Princess Spirea (Spiraea japonica 'Little Princess') - mature height 3'

(69) 18" DIA. EVERGREEN SHRUBS
Broadmoor Juniper (Juniperus sabina 'Broadmoor') - mature height 2'
Girard's Azalea (Azalea 'Species') - mature height 3'
Compact Inkberry (Ilex glabra 'Compacta') - mature height 4'

(82) 1 GAL. PERENNIAL FLOWERS
Daylilly
Lilyturf
Coreopsis

(19) 3 GAL. ORNAMENTAL GRASS
Dwarf Maiden Grass
Dwarf Fountain Grass
Karl Foerster Reed Grass

SOD

BARK MULCH

STONE MULCH

PLAN NOTES:

1. All plantings to be done according to the City of Chesterfield Landscape Guidelines for Commercial Development.

REVISIONS:

10/31/00	Site plan changes, add pines
09/05/01	Remove detention and wall, size changes add site proof fence
11-27-01	Site plan changes, add trees
1-30-02	City comments, increase tree sizes, change sign note
10-12-04	Revised Site Plan per Civil
3-21-05	Revised Site Plan per Civil

A record original of this document is on file at the office of LAND DESIGN SERVICES, Inc. Any unauthorized alterations or changes made without the expressed consent from LAND DESIGN SERVICES, Inc. shall deem us not responsible for any said alterations and changes.

Not for Construction

PRELIMINARY LANDSCAPE PLAN

Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

STATE OF MISSOURI
R. PATRICK WERNER
NUMBER LA-64
LANDSCAPE ARCHITECT
3-21-05

This seal and signature applies only to this document, LAND DESIGN SERVICES, Inc. expressly disclaims any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments relating to or intended to be used for any part or parts of this project.

LDS, Inc.
Land Design Services, Inc.
Land Planning
Civil Engineering
Landscape Architecture
MAIN OFFICE
#1 First Missouri Center, Suite 218
St. Louis, Missouri 63141
Phone: (314)434-1888
Fax: (314)576-1281

PREPARED FOR:
Arch Energy
106 East Washington
Cuba, MO 65453

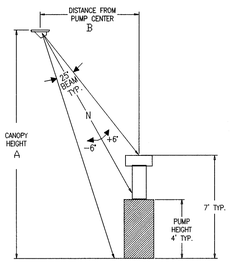
MOBIL ON THE RUN
14905 Clayton Road, Chesterfield, MO

File: C:\00proj\00023\PL1-032105 OptionC

Sheet No.
PL-1

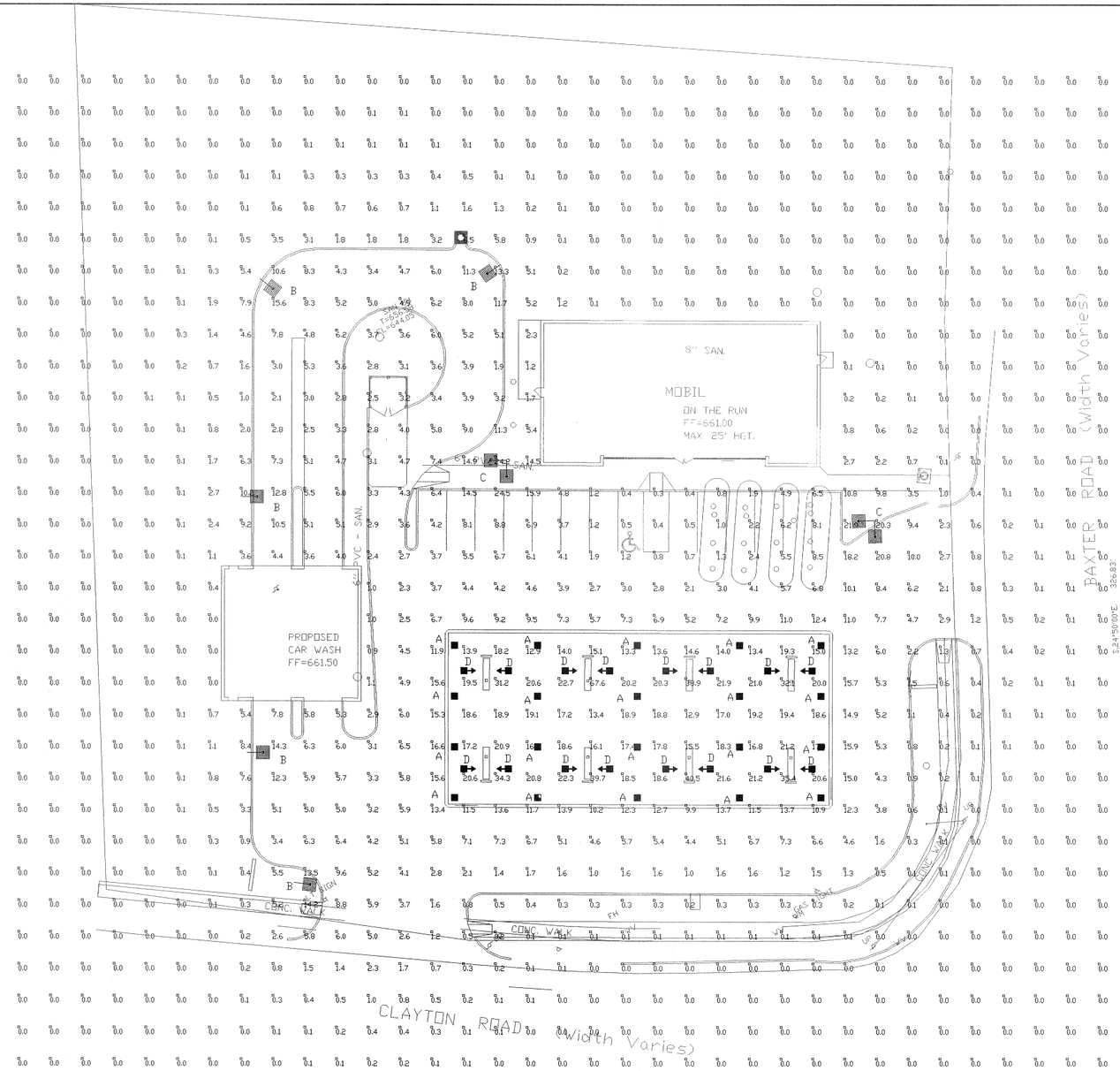
Date: 7/18/00
Ckd. By. RPW

Project No: 00023



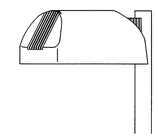
LAMP LAYOUT FOR 25° FLOOD

A VERTICAL HEIGHT OF CANOPY	B HORIZONTAL DISTANCE FROM CENTER OF DISPENSER TO CENTER OF FIXTURE							
	4'8"	5'4"	6'	6'8"	7'4"	8'	8'8"	9'4"	10'
16'	-6	-6	-6	N	N	N	N	+6	+6
15 1/2'	-6	-6	N	N	N	N	+6	+6	+6
15'	-6	-6	N	N	N	N	+6	+6	+6
14 1/2'	-6	-6	N	N	N	+6	+6	+6	+6
14'	-6	-6	N	N	N	+6	+6	+6	+6



FOCUS

FLAT LENS ENCORE



CHALLENGER

LAYOUT PREPARED TO ACHIEVE A MAX AVG OF 22 UNDER CANOPY

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DISPENSER	Illuminance	Fc	39.72	63.9	22.3	1.78	2.87

Statistical Area Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	19.43	67.6	9.9	1.96	6.83
INSIDE CURB	5.92	20.8	0.4	14.80	52.00

MAINTAINED FOOTCANDLE VALUES AT GRADE, USING A .72 MAINTENANCE FACTOR.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Total Watts
	20	A	SINGLE	16000	0.720	ECTA-S-175-PSMV-F	215
	5	B	SINGLE	32000	0.720	CHH-FT-320-PSMV-F 16' POLE SINGLE	370
	2	C	2 @ 90 DEGREES	32000	0.720	CHH-FT-320-PSMV-F 16' POLE D90	740
	16	D	SINGLE	6000	0.720	ECTA-SP-100-P-38-FD	129

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

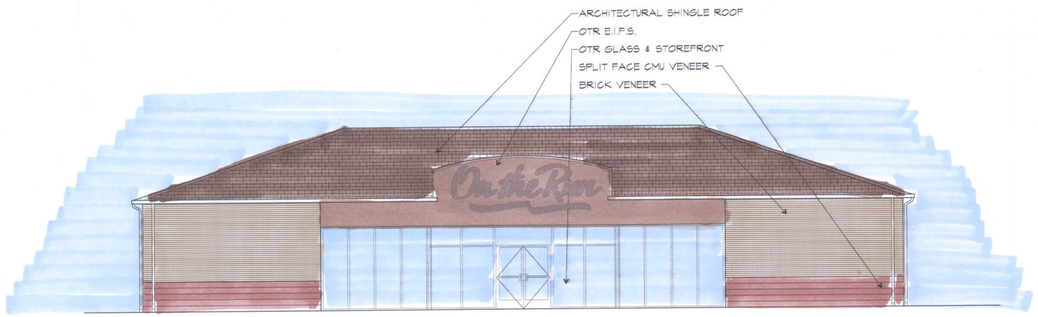
Rev.	Date	By

Revisions

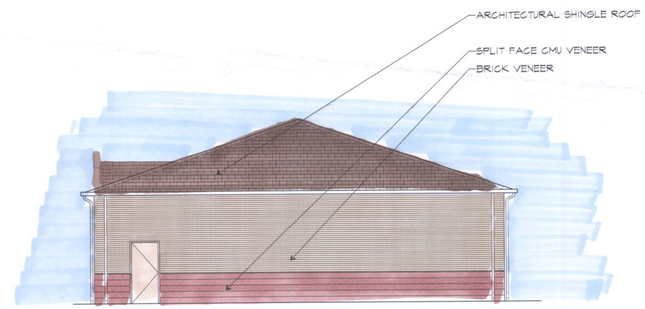
LSI INDUSTRIES™
10000 ALLIANCE RD. P.O. BOX 42728 CINCINNATI, OHIO 45242
(513) 793-3200 • FAX (513) 793-6023

LIGHTING PROPOSAL FOR
MOBIL (CLAYTON & BAXTER)
CHESTERFIELD, MO

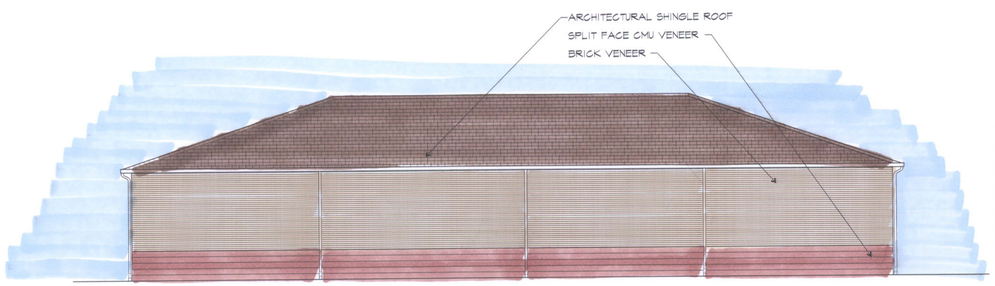
SCALE: 1"=20'
DATE: 12-14-05
BY: BDB
LO-73897B-1
SHEET 1 OF 1



SOUTH ELEVATION - CLAYTON
SCALE: 1/8" = 1'-0"



EAST ELEVATION - BAXTER
SCALE: 1/8" = 1'-0"



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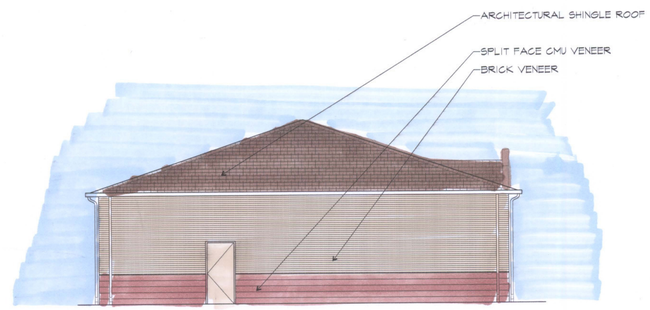


WEST ELEVATION
SCALE: 1/8" = 1'-0"

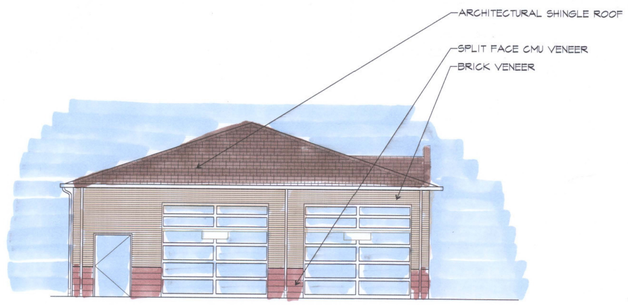
BAXTER & CLAYTON ON THE RUN

CONVENIENCE STORE

OSM

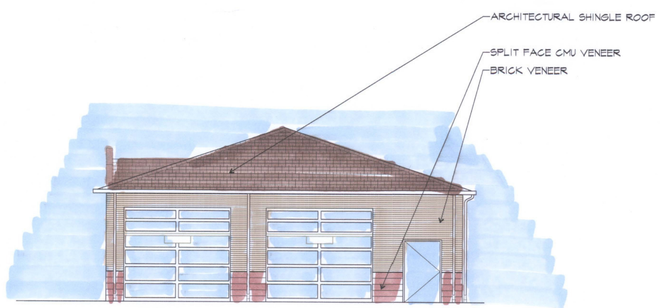
1001 CRAIG ROAD
SUITE 260
ST.LOUIS, MISSOURI 63146
TELEPHONE (314) 236-5041
FAX (314) 236-5046
Copyright 2005 OSM, Inc. a Gresham Corporation

12-30-05



SOUTH ELEVATION - CLAYTON
SCALE: 1/8" = 1'-0"

EAST ELEVATION - BAXTER
SCALE: 1/8" = 1'-0"



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

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

BAXTER & CLAYTON ON THE RUN

CAR WASH

OSM
1001 CRAIG ROAD
SUITE 260
STLOUIS, MISSOURI 63146
TELEPHONE (314) 236-5041
FAX (314) 236-5046
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12-30-05

City of Chesterfield

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

III. B.

May 21, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

RE: **Tuscany Reserve**: A Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, and Landscape Plan for a 58.15 acre lot of land zoned "E-One Acre" Estate Residence District, and "E-Two Acre" Estate Residence District, located north of Strecker Road and east of Church Road.

Dear Planning and Zoning Committee:

At the May 14, 2007 City of Chesterfield Planning Commission meeting, a recommendation for approval of the above-referenced matter was approved by a vote of 8-0.

Attached please find a copy of the Department report as approved by the Planning Commission.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Attachments

Cc: Rob Heggie, City Attorney
Michael G. Herring, City Administrator
Mike Geisel, Acting Director of Planning

City of Chesterfield

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

VII.H

May 9, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **May 14, 2007** will include the following item for your consideration:

Tuscany Reserve: A Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, and Architectural Elevations for a 58.15 acre lot of land zoned "E-One Acre" Estate Residence District, and "E-Two Acre" Estate Residence District, located north of Strecker Road and east of Church Road.

Dear Planning Commission:

Stock and Associates on behalf of Simon Development Inc., has submitted a Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, and Architectural Elevations for your review. The Department of Planning has reviewed this submittal and submits the following report.

BACKGROUND

1. On November 16, 1998, The City of Chesterfield approved Ordinance 1472 which amended the City of Chesterfield Zoning Ordinance by changing the boundaries of an "NU" Non-Urban to "LLR" Large Lot Residential District for 68.59 acres of land located north of Strecker Road and East of Church Road.

2. On November 20, 2007, The City of Chesterfield approved Ordinance 2322 which amended the City of Chesterfield Zoning Ordinance by changing the boundaries of an "LLR" Large Lot Residential District to "E-One Acre" Estate District for 17.06 acres and "E-Two Acre" Estate District for a 40.5 acre of land located north of Strecker Road and East of Church Road.

SUBMITTAL INFORMATION

1. The request is for a total of 36 single family detached homes constructed on both sides of a public street on a cul-de-sac. There are 16 single family detached Homes in the "E-One Acre" Estate Residential District and 20 single family detached home in the "E-Two Acre" Estate Residential District

2. The exterior building materials will be comprised of brick, stone and vinyl siding. The roof is proposed to be comprised of 20 year architectural shingles.

3. The landscape plan is in compliance with the City of Chesterfield Tree Manual.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Site Development Plan.

Respectfully submitted,

Jarvis Myers
Project Planner

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Development Plan
Tree Stand Delineation
Tree Preservation Plan
Landscape Plan
Architectural Elevations

SITE DEVELOPMENT PLAN

A TRACT OF LAND LYING PARTLY IN U.S. SURVEY 124, TOWNSHIP 45 NORTH - RANGE 3 EAST, AND TOWNSHIP 45 NORTH - RANGE 4 EAST, IN U.S. SURVEY 886 AND FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH - RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

INDEX of SHEETS

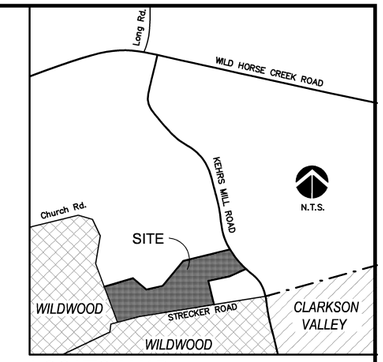
1	SITE DEVELOPMENT PLAN
2	GEOMETRIC PLAN
3	EXISTING CONDITIONS PLAN
4	DETAILS AND NOTES
5	DETAILS
6	ORDINANCE
7	ORDINANCE
8	ORDINANCE
9	ORDINANCE
10	ORDINANCE
11	SITE DISTANCE - KEHRS MILL ROAD
12	SITE DISTANCE - STRECKER ROAD

LEGEND

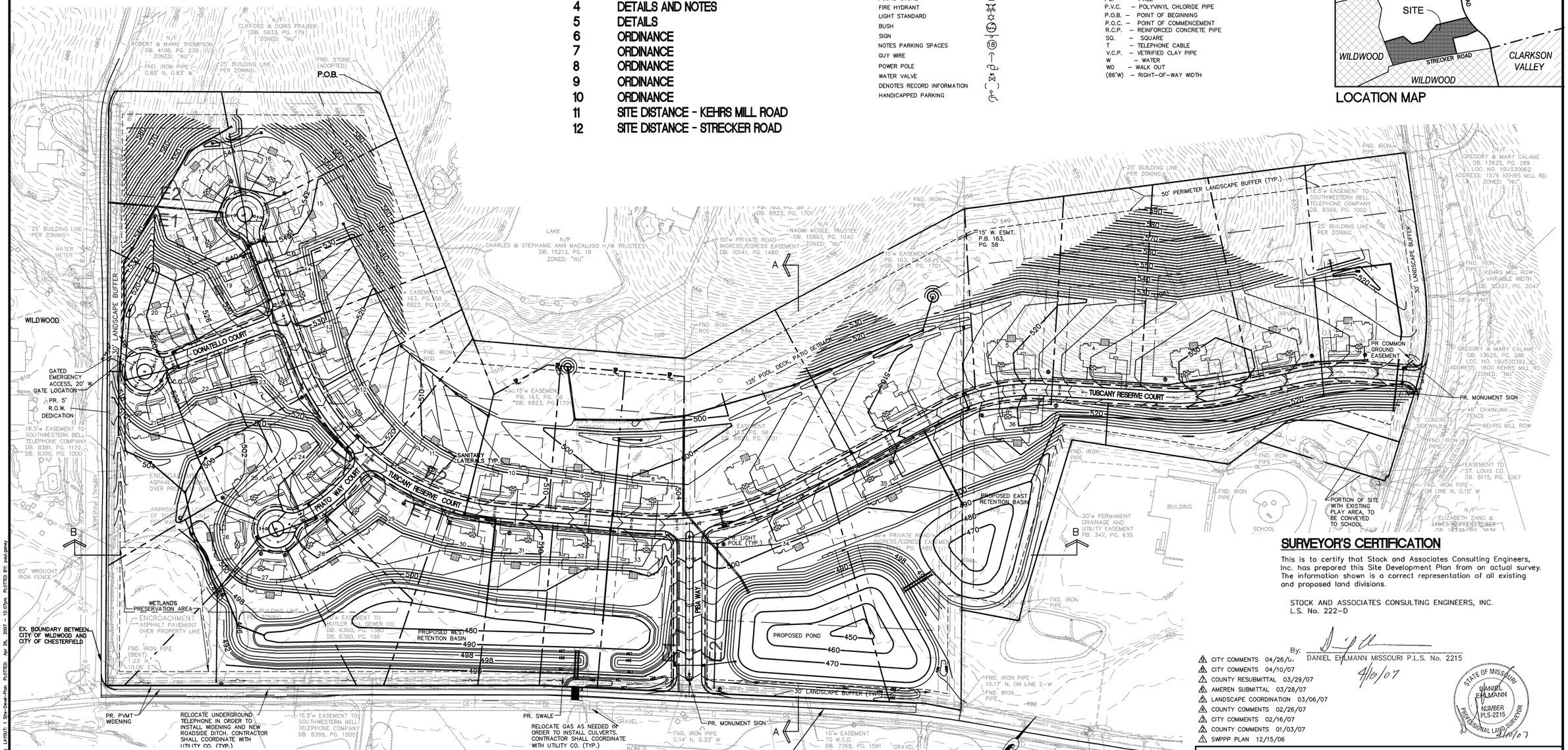
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING

ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.V.C. – POLYVINYL CHLORIDE PIPE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
WO – WALK OUT
(86'W) – RIGHT-OF-WAY WIDTH



LOCATION MAP



SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development 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

By: DANIEL EHLMANN MISSOURI P.L.S. No. 2215
4/10/07

STATE OF MISSOURI DANIEL EHLMANN NUMBER PLS-2215 PROFESSIONAL LAND SURVEYOR 4/10/07

6 CITY COMMENTS 04/26/07
5 CITY COMMENTS 04/10/07
4 COUNTY RESUBMITTAL 03/29/07
3 AMEREN SUBMITTAL 03/28/07
2 LANDSCAPE COORDINATION 03/06/07
1 COUNTY COMMENTS 02/26/07
1 CITY COMMENTS 02/16/07
1 COUNTY COMMENTS 01/03/07
1 SWPPP PLAN 12/15/06

FLOODPLAIN NOTE

Portion of subject property lies within flood zones AE & X per the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri & Incorporated Areas. The map is identified as map No. 29189C0138 H with an effective date of August 2, 1995.
100 year HW elevations vary from 485 ft in the southwest corner to 496 ft in the southeast corner.

ST. LOUIS COUNTY BENCHMARK

12-170: STANDARD ALUMINUM DISK STAMPED "SL-37", 1990. DISK IS SET ALONG THE NORTH SIDE OF STRECKER ROAD NEAR THE SOUTHERLY CORNER OF THE ATHLETIC FIELD OF LINDA VISTA MONTERSSORI CATHOLIC SCHOOL; APPROXIMATELY 0.1 MILE WEST OF THE INTERSECTION OF KEHRS MILL ROAD AND STRECKER ROAD.
ELEV: 483.60 (U.S.G.S. – NGVD 1929 DATUM)

GEOTECHNICAL ENGINEER'S STATEMENT

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion that these plans and revisions, through the date given below, comply with the *Geotechnical Report* for the project, dated 12/08/06, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implement any recommendations relative to construction. Construction means and methods shall be the Contractor.

SCI ENGINEERING, INC.

Bill Green, P.E.

Date: 4/10/07

STATE OF MISSOURI WILLIAM J. GREEN NUMBER E-19904 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

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

M.S.D. P# 27551-00
BASE MAP # 19U

STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER E-25116 REGISTERED PROFESSIONAL ENGINEER
04/26/07
GEORGE M. STOCK E-25116

TUSCANY RESERVE

SITE DEVELOPMENT PLAN

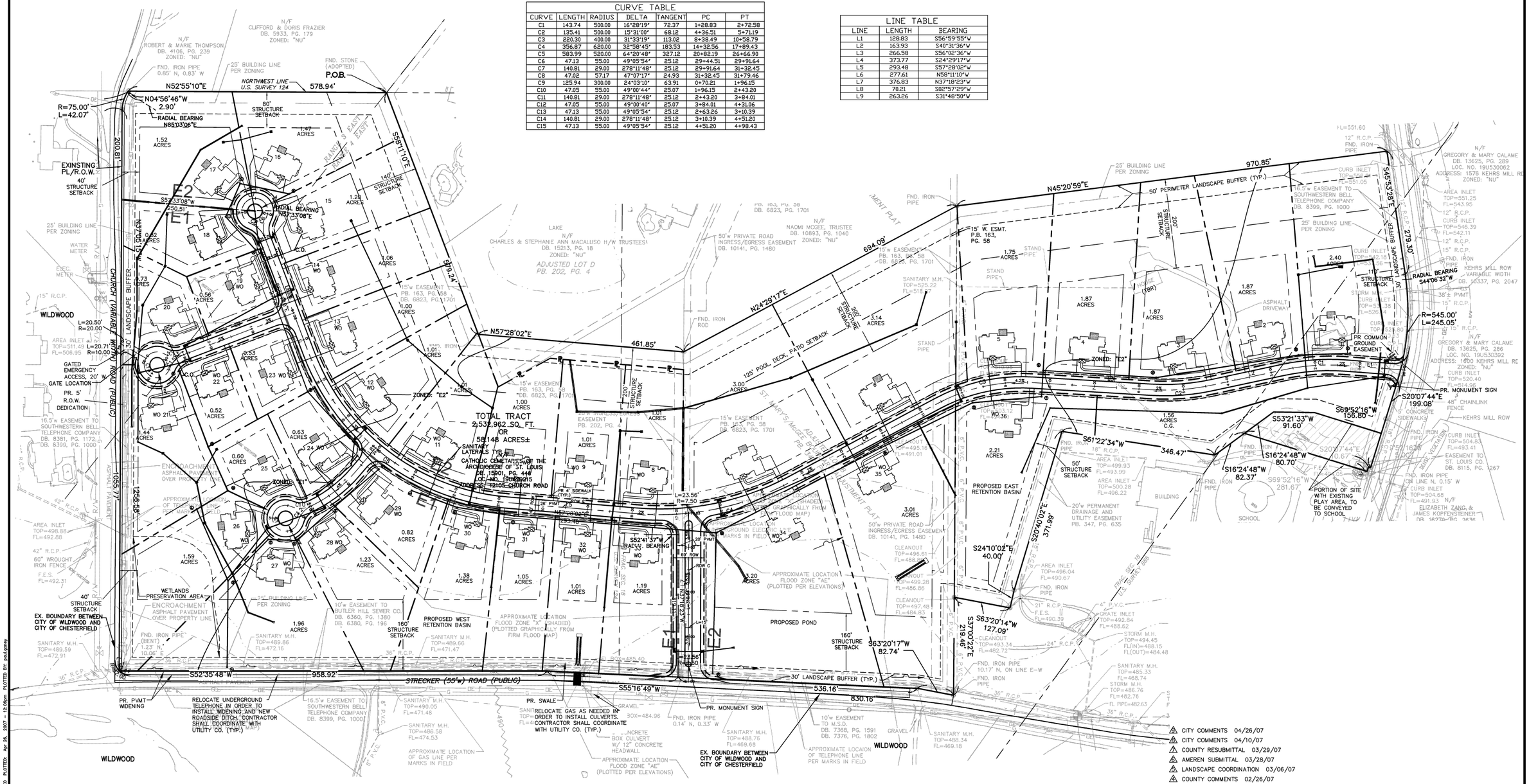
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
P.R.G.	12/12/06	C.A.M.	12/12/06	206-3933	1 OF 12

DRAWING FILE: Q:\206\#3933\206393.SDP\SitePlan\Development\Plan.dwg LAYOUT: 1 Site-Dwel-Plan PLOTTED: Apr 26, 2007 - 12:07pm PLOTTED BY: paul.gorey

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	PC	PT
C1	143.74	500.00	16°28'19"	72.37	1+28.83	2+72.58
C2	135.41	500.00	15°31'00"	68.12	4+36.51	5+71.19
C3	220.30	400.00	31°33'19"	113.02	8+38.49	10+58.79
C4	356.87	620.00	32°58'45"	183.53	14+32.56	17+89.43
C5	583.99	520.00	64°20'48"	327.12	20+82.19	26+66.90
C6	47.13	55.00	49°05'54"	25.12	29+44.51	29+91.64
C7	140.81	29.00	278°11'48"	25.12	29+91.64	31+32.45
C8	47.02	57.17	47°07'17"	24.93	31+32.45	31+79.46
C9	125.94	300.00	24°03'10"	63.91	0+70.21	1+96.15
C10	47.05	55.00	49°00'44"	25.07	1+96.15	2+43.20
C11	140.81	29.00	278°11'48"	25.12	2+43.20	3+84.01
C12	47.05	55.00	49°00'46"	25.07	3+84.01	4+31.06
C13	47.13	55.00	49°05'54"	25.12	2+63.26	3+10.39
C14	140.81	29.00	278°11'48"	25.12	3+10.39	4+51.20
C15	47.13	55.00	49°05'54"	25.12	4+51.20	4+98.43

LINE TABLE		
LINE	LENGTH	BEARING
L1	128.83	S56°59'55"W
L2	163.93	S40°31'36"W
L3	266.58	S56°02'36"W
L4	373.77	S24°29'17"W
L5	293.48	S57°28'02"W
L6	277.61	N58°11'10"W
L7	376.83	N37°18'23"W
L8	70.21	S02°57'29"W
L9	263.26	S31°48'50"W



1. CITY COMMENTS 04/26/07
2. CITY COMMENTS 04/10/07
3. COUNTY RESUBMITTAL 03/29/07
4. AMEREN SUBMITTAL 03/28/07
5. LANDSCAPE COORDINATION 03/06/07
6. COUNTY COMMENTS 02/26/07
7. CITY COMMENTS 02/16/07
8. COUNTY COMMENTS 01/03/07
9. SWPPP PLAN 12/15/06

M.S.D. P# 27551-00

BASE MAP # 19U

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

04/26/07

GEORGE M. STOCK E-25116

TUSCANY RESERVE

GEOMETRIC 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:
P.R.G.	12/12/06	C.A.M.	12/12/06	206-3933	2 OF 12

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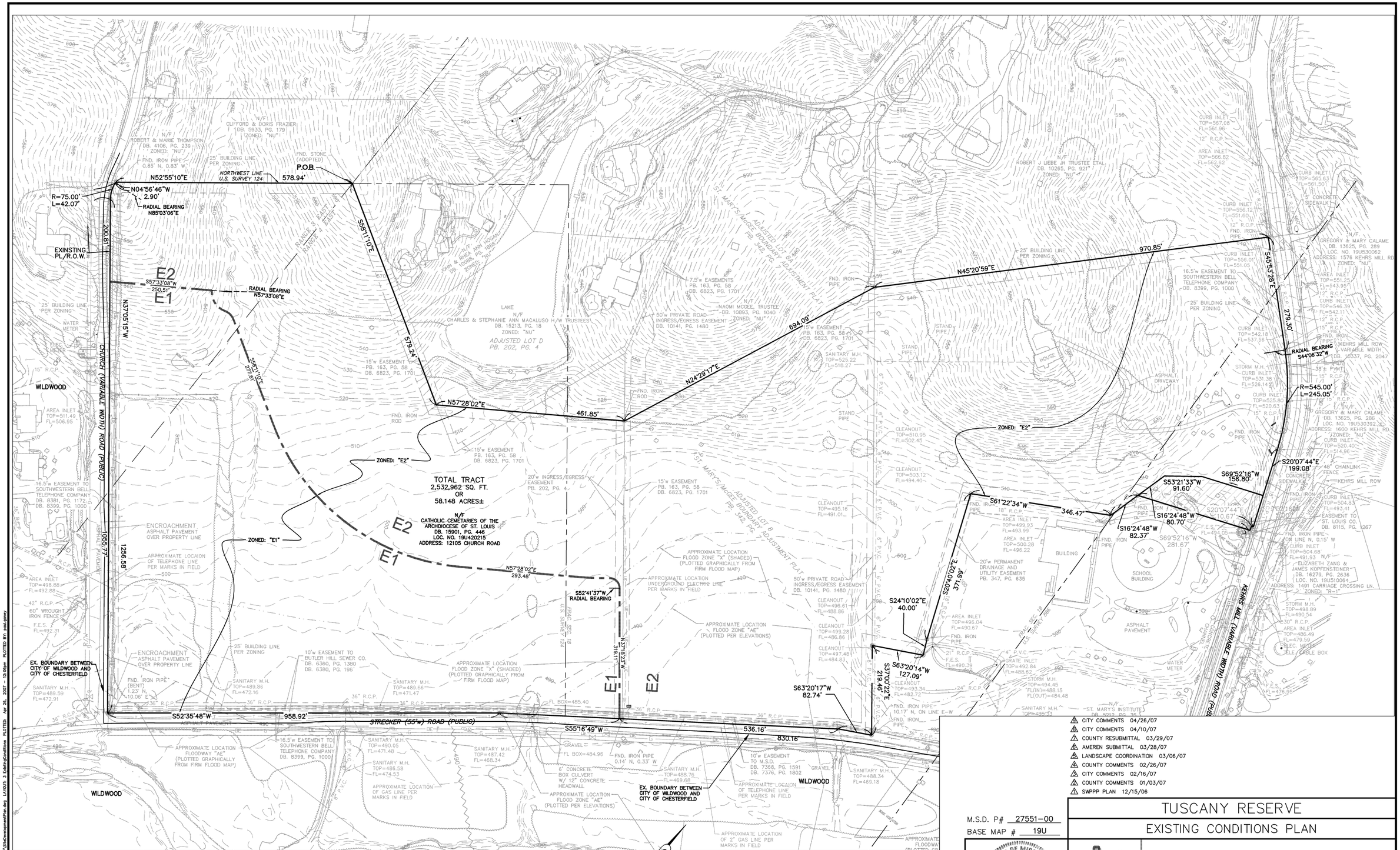

8	CITY COMMENTS 04/26/07
7	CITY COMMENTS 04/10/07
6	COUNTY RESUBMITTAL 03/29/07
5	AMEREN SUBMITTAL 03/28/07
4	LANDSCAPE COORDINATION 03/06/07
3	COUNTY COMMENTS 02/26/07
2	CITY COMMENTS 02/16/07
1	COUNTY COMMENTS 01/03/07
1	SWPPP PLAN 12/15/06

M.S.D. P# 27551-00

BASE MAP # 19U

TUSCANY RESERVE

EXISTING CONDITIONS PLAN

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

04/26/07

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

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P.R.G.	12/12/06	C.A.M.	12/12/06	206-3933	3 OF 12

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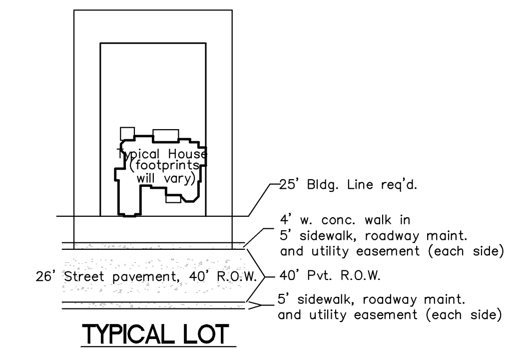


TYPICAL LOT

N.T.S.

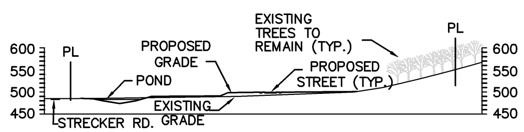
GREEN SPACE CALCULATIONS

Green Area: 58.15 ac. site
− 0.52 ac. play area site

57.63 ac. site − net
− 3.05 ac. streets
− 0.74 ac. sidewalks
− 4.82 ac. typ. house, drive & patio (0.134 ac.) x 36 lots

49.02 ac. green area and all non−paved surfaces

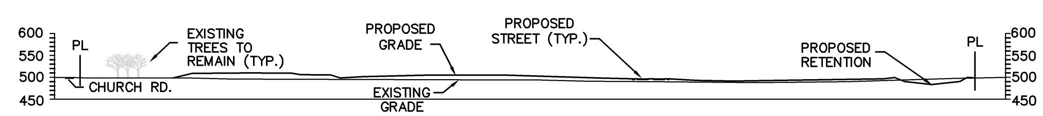
49.02 ac. green area and all non−paved surfaces
-------------------------------- = 0.86 or 86% Greenspace
57.63 ac. net site − 0.74 ac. sidewalks (percentage includes sidewalks)



A − A

Scale: 1" = 200' (horiz. & vert.)

(SECTIONS COURTESY OF HALL AND HALSEY)



B− B

Scale: 1" = 200' (horiz. & vert.)

GENERAL NOTES

1. Size of Tract: 58.15 acres − 0.52 ac. play area** = 57.63 ac. net (+/−) [**play area site to be conveyed to the Linda Vista School]
2. Existing Zoning: Large Lot Residential (LLR) District
3. Proposed Zoning: "E−One Acre" Estate District, and "E−Two Acre" Estate District
4. Density: E−1: 17.07 acres/(1ac/lot) = 17 lots max allowed vs. 16 lots proposed.
   E−2: 40.56 acres/(2ac/lot) = 20 lots max allowed vs. 20 lots proposed.
   *NOTE: 0.52 acres to Linda Vista (41.08−0.52)=40.56Ac./2Ac=20 Lots −O.K.
   (per Ordinance 2275, 3.B)
5. Development Proposed: 36 single family detached lots
6. Development Criteria: (See Typical Lot)
   Lots 6, 7, 34 & 35 are 3 ac. min., as that land area is encumbered by Pacland Place indentures requiring 3 ac. lots.
7. Pertinent Information:
   Metropolitan St. Louis Sewer Distrtict — Rockwood R−6 School District — Ameren Electric Company
   Laclede Gas Company — SBC Telephone Company — Missouri−American Water Company
   Charter Communication Company — Monarch FPD
8. Proposed streets shall be public and built to City of Chesterfield standards. ROW shall be 40' width, with 5' roadway maintenance, sidewalk and utility easements on each side. Pavement shall be 26' width. Sidewalks are required on one side of the street only. Sidewalks will be provided on both sides of street (as shown) if required by the City of Chesterfield.
9. Fire Access: An "Emergency Vehicle Only" access shall be provided on the western side of the development, connecting a cul−de−sac street to Church Road. This access shall be gated at the property line (or other location as approved) to prohibit unauthorized use. A Knox lock shall be provided, as required by Fire District.
10. Fire Protection: Each basement in required to have at least one egress window, unless it is a walkout with a door. If a window well is used it will count as part of the structure and must be within the structure setbacks.
11. Stormwater: Stormwater detention is proposed, in basins on the west and east sides of the development. Detention shall be constructed as required by MSD and City of Chesterfield.
12. All proposed utilities shall be placed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
13. Sign approval is a separate process.
14. Plans subject to change during improvement plan design and agency review.

TUSCANY RESERVE
E1 ZONING DESCRIPTION

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

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

TUSCANY RESERVE
E2 ZONING DESCRIPTION

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

BEGINNING at the point of intersection of the northwestern line of U.S. Survey 124 with the Range line between Township 45 North, Range 3 East and Township 45 North, Range 4 East, said point being on the northwestern line of a tract of land described in a deed to St. Mary's Institute as recorded in Deed Book 5212 Page 35 of the St. Louis County, Missouri Records; thence along said northwestern line the following; South 58 degrees 11 minutes 10 seconds East, a distance of 579.24 feet to a point; thence North 57 degrees 28 minutes 02 seconds East, a distance of 461.85 feet to a point; thence North 24 degrees 29 minutes 17 seconds East, a distance of 694.09 feet to a point; thence North 45 degrees 20 minutes 59 seconds East, a distance of 970.85 feet to a point on the southwestern line of Kehrs Mill Road (variable width); thence along said southwestern line the following courses and distances; South 45 degrees 53 minutes 28 seconds East, a distance of 279.30 feet to a point; thence along a curve to the right having a radius of 545.00 feet, an arc length of 245.05 feet, and a chord which bears South 33 degrees 00 minutes 36 seconds East, a chord distance of 242.99 feet to a point; thence South 20 degrees 07 minutes 44 seconds East, a distance of 118.88 feet to a point; thence leaving said southwestern line, through the aforesaid St. Mary's Institute tract South 69 degrees 52 minutes 16 seconds West, a distance of 156.80 feet to a point; thence South 53 degrees 21 minutes 33 seconds West, a distance of 91.60 feet to a point; thence South 16 degrees 24 minutes 48 seconds West, a distance of 80.70 feet to a point; thence South 16 degrees 24 minutes 48 seconds West, a distance of 82.37 feet to a point; thence South 61 degrees 22 minutes 34 seconds West, a distance of 346.47 feet to a point; thence South 20 degrees 40 minutes 02 seconds East, a distance of 371.99 feet to a point; thence South 24 degrees 10 minutes 02 seconds East, a distance of 40.00 feet to a point; thence South 63 degrees 20 minutes 14 seconds West, a distance of 127.09 feet to a point; thence South 37 degrees 00 minutes 22 seconds East, a distance of 219.46 feet to a point on the northwestern line of Strecker Road; thence along said northwestern line of Strecker Road the following courses and distances; South 63 degrees 20 minutes 17 seconds West, a distance of 82.74 feet to a point; thence South 55 degrees 16 minutes 49 seconds West, a distance of 536.16 feet to a point on the southwestern line of a proposed street (69 feet wide); thence leaving the northwestern line of Strecker Road along said southwestern line of the proposed street North 37 degrees 18 minutes 23 seconds West, a distance of 319.11 feet to a point of curvature; thence along a curve to the left having a radius of 25.00 feet, an arc length of 39.91 feet to a point, and a chord which bears North 83 degrees 02 minutes 11 seconds West, a chord distance of 35.80 feet to a point of reverse curvature on the southeastern line of a proposed street (40 feet wide); thence along said southeastern line along a curve to the right having a radius of 640.00 feet, an arc length of 69.63 feet, and a chord which bears South 54 degrees 21 minutes 02 seconds West, a chord distance of 69.60 feet to a point; 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thence along said northeastern line North 37 degrees 05 minutes 15 seconds West, a distance of 200.81 feet to a point; thence along a curve to the right having a radius of 75.00 feet, an arc length of 42.07 feet, and a chord which bears North 21 degrees 01 minutes 01 seconds West, a chord distance of 41.52 feet to a point; thence North 04 degrees 56 minutes 46 seconds West, a distance of 2.90 feet to a point; thence leaving said northeastern line along the northwestern line of the aforesaid St. Mary's Institute tract; North 52 degrees 55 minutes 10 seconds East, a distance of 578.94 feet to the Point of Beginning and containing (1,766,940 sq. ft. 40.563 acres).

COUNTY NOTES

1. ALL SIDEWALKS IN KEHRS MILL ROAD R.O.W. TO BE CONSTRUCTED TO SAINT LOUIS COUNTY ADA STANDARDS.
2. ALL PROPOSED IMPROVEMENTS IN KEHRS MILL R.O.W. SHALL BE CONSTRUCTED TO SAINT LOUIS COUINTY STANDARDS.
3. ALL GRADING AND DRAINAGE IN KEHRS MILL R.O.W. TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY AND MSD STANDARDS
4. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT−OF−WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL)
5. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT 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 THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS ALONG KEHRS MILL ROAD.
7. ACCESS TO THIS DEVELOPMENT FROM KEHRS MILL ROAD SHALL BE VIA ONE ENTRANCE LOCATED TO PROVIDE REQUIRED SITE DISTANCE AND CONSTRUCTED TO SAINT LOUIS COUNTY STANDARDS AS DIRECTED BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

Rev.	Description	Date
9	CITY COMMENTS	04/26/07
8	CITY COMMENTS	04/10/07
7	COUNTY RESUBMITTAL	03/29/07
6	AMEREN SUBMITTAL	03/28/07
5	LANDSCAPE COORDINATION	03/06/07
4	COUNTY COMMENTS	02/26/07
3	CITY COMMENTS	02/16/07
2	COUNTY COMMENTS	01/03/07
1	SWPPP PLAN	12/15/06

M.S.D. P# 27551−00
BASE MAP # 19U

TUSCANY RESERVE

DETAILS AND NOTES

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

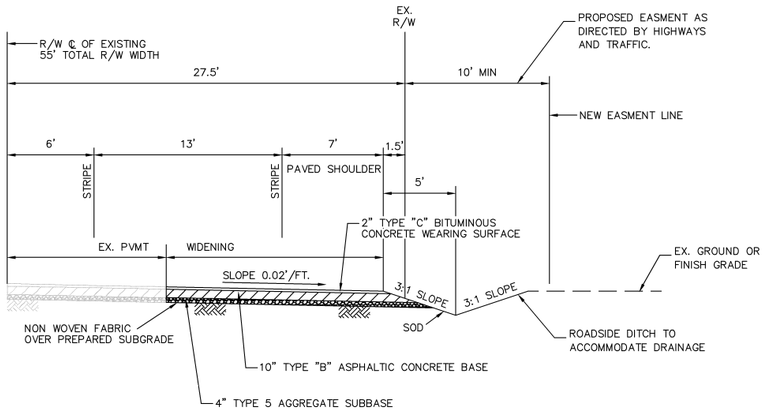
04/26/07

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:
P.R.G.	12/12/06	C.A.M.	12/12/06	206−3933	4 OF 12

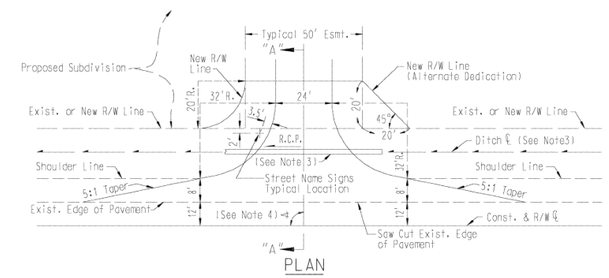
DRAWING FILE: O:\DRAW3900\2063933\SDP\SiteDevelopmentPlan.dwg LAYOUT: 4 Details & Notes PLOTTED: Apr 26, 2007 − 12:06pm PLOTTED BY: paul.ganey



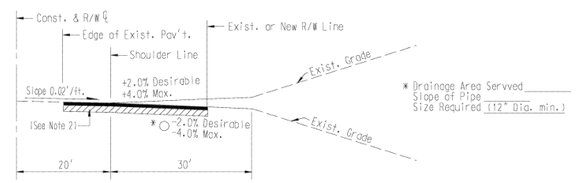
STRECKER ROAD

(ALTERNATE PAVEMENT SECTION:
8" CONCRETE + 4" AGGREGATE BASE)
N.T.S.

NEW	REVISIONS			
7-18-88	1-11-90	4-19-93	10-13-97	3-2-98



PLAN



SECTION "A"-"A"

GENERAL NOTES

1. Do not scale drawing. Follow dimensions.
2. Payment within Public Right-of-Way to consist of 7½" Type "X" Bituminous Concrete Base and 2" Type "C" Bituminous Concrete Wearing Surface.
3. Ditch and culvert pipe with Flared End Sections if required.
4. ⊸ Angle of entrance as shown on record plat. (70 Max. -90 Min.) per Saint Louis County Subdivision Ordinance.

SAINT LOUIS COUNTY
DEPARTMENT OF HIGHWAYS AND TRAFFIC
CLAYTON, MISSOURI

PAVEMENT CONSTRUCTION DETAILS
STREET
INTERSECTION APPROACH
(LARGE LOT SUBDIVISION)

REVISION DATE: March 2, 1998

DRAWING
C608.34

STRECKER ENTRANCE DETAIL

N.T.S.

Missouri

Dusk-To-Dawn Basic Monthly Rates

Type of Luminaire	Lamp Wattage	Lumen Output	Monthly Rate*
Open-Type	100 H.P.S.	9,500	$ 6.90
Enclosed-Type	100 H.P.S.	9,500	$ 7.79
Enclosed-Type	250 H.P.S.	25,500	$11.27
Enclosed-Type	400 H.P.S.	50,000	$20.08
Directional	250 H.P.S.	25,500	$14.30
Directional	400 H.P.S.	50,000	$22.61
Directional	400 M.H.	36,000	$14.30
Directional	1000 M.H.	100,000	$45.21

*Plus all applicable sales and municipal taxes

Total cost for complete lighting service using high pressure sodium (H.P.S.) lamps on an existing pole.

There are extra charges if additional facilities are required.

Open-Type Luminaire H.P.S. | Enclosed-Type Luminaire H.P.S. | Directional Luminaire H.P.S., M.H.

Post Top Luminaires

All units have photoelectric control. They turn "on" at dusk and "off" at dawn – automatically.

Early American | Colonial | Contemporary | Aspen

Overall height is approximately 16 feet on a tapered pole.

Lamp Wattage	Lumen Output	Monthly Rate*
100 H.P.S.	9,500	$14.44

*Plus municipal tax where applicable

All post top luminaires require underground wiring (cost of which is not included in the above).

Monthly rate includes fiberglass pole, luminaire, high pressure sodium (H.P.S.) lamp, electricity and maintenance. 10-year contracts only.

Dusk-To-Dawn Outdoor Lighting

The Safety and Security of Outdoor Lighting for Your Home or Business

- Provides optimum security over a large area
- Comes on and shuts off automatically
- Cost can be added to your monthly AmerenUE bill

Three Types Available

- Protect-O-Lite – wall-mounted flood lights
- Post Top Lantern – freestanding pole lamp
- Area Lighting – mounted to existing utility pole

To find out more about Dusk-To-Dawn Outdoor Lighting, contact AmerenUE at 554-6500, or toll-free at 1-800-552-7585.

AmerenUE

308SM

printed on recycled paper

LIGHTING DETAIL

N.T.S.

- 5 CITY COMMENTS 04/26/07
- 4 CITY COMMENTS 04/10/07
- 3 COUNTY RESUBMITTAL 03/29/07
- 2 AMEREN SUBMITTAL 03/28/07
- 1 LANDSCAPE COORDINATION 03/06/07
- 6 COUNTY COMMENTS 02/26/07
- 5 CITY COMMENTS 02/16/07
- 4 COUNTY COMMENTS 01/03/07
- 3 SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

TUSCANY RESERVE

DETAILS

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

04/26/07
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:
P.R.G.	12/12/06	C.A.M.	12/12/06	206-3933	5 OF 12

DRAWING FILE: G:\206\3933\SDP\Stockassoc\Plan.dwg LAYOUT: 5 DETAILS PLOTTED: Apr 26, 2007 - 12:06pm PLOTTED BY: paul.gray

BILL NO. 2495 ORDINANCE NO. 2322

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

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

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

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

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

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

Section 1. The City of Chesterfield Zoning Ordinance and Official Zoning District Maps, which are part thereof, are hereby amended by approving preliminary plans for a change in zoning of a "LLR" Large Lot Residential District to "E-One Acre" Estate District for 17.06 acre tract of land and "E-Two Acre" Estate District for 40.5 acre tract of land located north of Strecker Road and east of Church Road in the City of Chesterfield as follows:

LAND DESCRIPTION-"E-One Acre" Estate District

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

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

LAND DESCRIPTION-"E-Two Acre" Estate District

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

BEGINNING at the point of intersection of the northwestern line of U.S. Survey 124 with the Range line between Township 45 North, Range 3 East and Township 45 North, Range 4 East, said point being on the northwestern line of a tract of land described in a deed to St. Mary's Institute as recorded in Deed Book 5212 Page 35 of the St. Louis County, Missouri Records; thence along said northwestern line the following; South 58 degrees 11 minutes 10 seconds East, a distance of 579.24 feet to a point; thence North 57 degrees 28 minutes 02 seconds East, a distance of 461.85 feet to a point; thence North 24 degrees 29 minutes 17 seconds East, a distance of 694.09 feet to a point; thence North 45 degrees 20 minutes 59 seconds East, a distance of 970.85 feet to a point on the southwestern line of Kehrs Mill Road (variable width); thence along said southwestern line the following courses and distances; South 45 degrees 53 minutes 28 seconds East, a distance of 279.30 feet to a point; thence along a curve to the right having a radius of 545.00 feet, an arc length of 245.05 feet, and a chord which bears South 33 degrees 00 minutes 36 seconds East, a chord distance of 242.99 feet to a point; 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thence along said northeastern line North 37 degrees 05 minutes 15 seconds West, a distance of 200.81 feet to a point; thence along a curve to the right having a radius of 75.00 feet, an arc length of 42.07 feet, and a chord which bears North 21 degrees 01 minutes 01 seconds West, a chord distance of 41.52 feet to a point; thence North 04 degrees 56 minutes 46 seconds West, a distance of 2.90 feet to a point; thence leaving said northeastern line along the northwestern line of the aforesaid St. Mary's Institute tract; North 52 degrees 55 minutes 10 seconds East, a distance of 578.94 feet to the Point of Beginning and containing (1,766,940 sq. ft. 40.563 acres).

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

Section 3. The City Council, pursuant to the petition filed by Michael Doster in P.Z. 05-2006 requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 13th day of March 2006, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this 20th day of November 2006.

MAYOR

ATTEST:

CITY CLERK

First Reading Held: 11/6/06

Planning Commission July 10, 2006 P.Z 05-2006 Barry Simon Development
Planning Commission August 28, 2006 Page 1 of 21
City Council November 6, 2006
City Council November 20, 2006

ATTACHMENT A

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

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

I. **SPECIFIC CRITERIA**

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

B. **Definitions**

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

C. **PERMITTED USES**

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

Planning Commission July 10, 2006 P.Z 05-2006 Barry Simon Development
Planning Commission August 28, 2006 Page 2 of 21
City Council November 6, 2006
City Council November 20, 2006

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

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

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

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

E. **SETBACKS**

1. STRUCTURE SETBACKS
   No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:
   a. One hundred and sixty (160) feet from the right-of-way of Strecker Road on the southern boundary of the E-1 Acre District.
   b. One hundred and ten (110) feet from the right-of-way of Kehrs Mill Road on the eastern boundary of the E-2 Acre District.

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

04/26/07
GEORGE M. STOCK E-25116

TUSCANY RESERVE

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c. Forty (40) feet from the right-of-way of Church Road on the western boundary of the E-1 Acre District.

d. Eighty (80) feet from the northern boundary with bearing N52°55'10"E.

e. One hundred and forty (140) feet from the northern boundary with bearing S58°11'10"E.

f. Two hundred (200) feet from the northern boundary with bearing N57°28'02"E.

g. Two hundred (200) feet from the northern boundary with bearing N24°29'17"E.

h. Two hundred (200) feet from the northern boundary with bearing N45°20'59"E.

i. Fifty (50) feet from the boundary of this E-2 Acre district adjacent to the property owned by St. Mary's Institute.

2. LOT CRITERIA

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

For the "E-One Acre" District:

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

b. Side yard setback: Twenty (20) feet from the side property line.

(i.) A minimum of forty (40) feet must be maintained between structures.

c. Rear yard setback: Twenty five (25) feet from the rear property line.

For the "E-Two Acre" District:

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

b. Side yard setback: Twenty five (25) feet from the side property line

(i.) For lots 12-17 in the "E-2" District portion of this development to maintain a side yard setback of twenty (20) feet in lieu of the twenty five (25) foot requirement.

(ii.) A minimum of fifty (50) feet must be maintained between structures.

(iii.) For lots 12-17 in the "E-2" District portion of this development to maintain a distance between structures of forty (40) feet in lieu of the fifty (50) foot requirement.

c. Rear yard setback:

(i.) The foundation of the residential structure shall maintain a setback of one hundred and fifty (150) feet from the rear property line with bearings N45°20'59"E, N24°29'17"E, N57°28'02"E, and S58°11'10"E.

(ii.) Other structures such as pools, decks, or patios shall maintain a setback of one hundred and twenty five (125) feet from the above mentioned rear property line.

F. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

c. Construction parking shall not be permitted on public-maintained roadways. Adequate off-street stabilized parking area(s) shall be provided for construction employees.

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

G. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall submit a landscape plan, tree stand delineation, and tree preservation plan which adheres to the Tree Manual of the City of Chesterfield Code.

2. A minimum thirty (30) foot wide landscape buffer strip shall be required around the perimeter of this development in accordance with the City of Chesterfield Tree Manual.

a. A fifty (50) foot wide landscape buffer strip shall be required along the northern boundary of the development.

b. Lots 7-16 shall contain heavily buffered landscape screening along the boundary of this E-2 district as shown on Exhibit A.

4. Landscaping in the right of way, if proposed, shall be reviewed by the City of Chesterfield Department of Public Works, and/or the St. Louis County Department of Highways and Traffic.

H. SIGN REQUIREMENTS

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

2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

I. LIGHT REQUIREMENTS

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

J. ARCHITECTURAL

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

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. The material will be as approved by the Planning Commission in conjunction with the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

K. ACCESS/ACCESS MANAGEMENT

1. Streets and drives related to this development shall be designed and located in conformance with the Chesterfield Driveway Access Location and Design Standards, as originally adopted by Ordinance No. 2103 and as may be amended from time to time.

2. Access to this development shall be no more than one (1) street approach onto Strecker Road and one (1) street approach onto Kehrs Mill Road and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic.

3. The cul-de-sac lengths for this development may exceed the eight hundred (800) feet maximum as stated in the City of Chesterfield Subdivision Ordinance provided that the following conditions are met:

a. Emergency access shall be provided to Church Road.
b. The developer shall provide to the City of Chesterfield the remote control devices that shall allow emergency personnel access to the interior streets from Church Road.
c. A minimum of four (4) remote control devices shall be provided to the City of Chesterfield as directed.
d. Special key access shall be provided to the Monarch Fire Protection District.

4. If required site distance cannot be provided at the access locations, acquisition of right-o-f-way, reconstruction of pavement including correction to the vertical alignment and other off site improvements may

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

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

L. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improve Church Road along the entire frontage of the site to ½ of a 60 foot right of way and up to a 32 foot wide pavements, including curb, required tapers, and storm drainage facilities, as directed by the Department of Public Works and/or the City of Wildwood.

2. Improve Strecker Road ½ of a 38 foot wide pavement along the entire frontage of the site, including curb, required tapers and storm drainage facilities, as directed by the Department of Public Works and/or the City of Wildwood.

3. Improve Kehrs Mill Road to one half of a eighty-four (84) foot right-of-way and a twenty-four (24) foot pavement with eight (8) foot shoulders and additional widening to provide a minimum thirty-three (33) foot wide road surface for a left turn lane with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic.

4. Improvements along Church Road and Strecker Road shall be completed prior to the issuance of building permits exceeding sixty percent (60%) of the approved dwelling units. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of sixty percent (60%).

5. All roadway and related improvements in each plat or phase of the development shall be constructed prior to sixty percent (60%) occupancy of that plat or phase. All roadway and related improvements in the overall development shall be completed prior to eight five (85%) occupancy of the overall development.

6. Provide any additional right-of-way and construct any improvements to Kehrs Mill Road, as required by St. Louis County Highways and Traffic.

7. Provide a sidewalk conforming to St. Louis County ADA standards adjacent to Kehrs Mill Road or provide the finish grading therefore and required cash escrow, as directed by the St. Louis County Department of Highways and Traffic.

8. If roadways are designated to be private, these roadways within this development shall be private and remain private forever. Maintenance of private streets, including but not limited to, snow removal, shall be the responsibility of the developer/subdivision. In conformance with Section 1005.265 of the Subdivision Ordinance, a disclosure statement shall be provided to all potential buyers. In conformance with Section 1005.180 of the Subdivision Ordinance, the method for providing continuous maintenance of streets and appurtenant storm sewers shall be included in the trust indentures and the record plat.

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

10. Internal streets shall be constructed in accordance with Section 1005.180 of the Subdivision Ordinance of the City of Chesterfield.

11. If street grades in excess of 6 percent are desired, steep grade approval must be obtained. In no case shall slopes in excess of 12% be considered. Any request for steep street grades must include justification prepared, signed and sealed by a registered professional engineer and include plans, profiles, boring logs, cross-sections, etc in accordance with the Street Grade Design Policy. The justification should clearly indicate site conditions and alternatives considered. If steep grades are approved for this site, a disclosure statement shall be provided to all potential buyers and a note indicating that priority snow removal will not be given to this site shall be included on the Site Development Plan and Record Plat.

12. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right of way. A minimum stacking distance of 60 feet from any intersection and a turnaround for rejected vehicles designed to accommodate a single unit truck shall be provided in advance of the gate, as directed by the Department of Public Works and the St. Louis County Department of Highways and Traffic.

13. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever. Maintenance of private streets, including snow removal, shall be the responsibility of the developer/subdivision. In conformance with Section 1005.265 of the Subdivision Ordinance, a disclosure statement shall be provided to all

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TUSCANY RESERVE

ORDINANCE

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER E-25116 — REGISTERED PROFESSIONAL ENGINEER
04/26/07
GEORGE M. STOCK E-25116

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

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

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

M. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Kehrs Mill Road and/or Strecker Road. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic.

3. If required sight distance cannot be provided at the access locations, acquisitions of right-of-way, reconstruction pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis county Department of Highways and Traffic.

P. POWER OF REVIEW

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

Q. STORMWATER AND SANITARY SEWER

1. The minimum elevation for the lowest opening of any proposed structure on each lot around the ponds shall be indicated on the improvement plans and plot plans. The opening shall be at least two (2) feet higher than the high water elevation from the one hundred (100) year storm event.

2. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system. The adequacy and condition of the existing downstream systems shall be verified and upgraded if necessary.

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Department of Public Works.

4. Detention/retention is to be provided in each watershed as required by the City of Chesterfield. Detention of storm water runoff is required by providing permanent detention/retention facilities, such as dry reservoirs, ponds, underground vaults or other alternatives acceptable to the Department of Public Works. The maximum fluctuation from the permanent pool elevation to the maximum ponding elevation of a basin shall be three feet, as directed. Wetland mitigation shall not be permitted within a detention/retention basin. The detention/retention facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding 60 percent of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of detention/retention facilities shall be identified on the Site Development Plan.

5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100)-year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100)-year high water.

6. Treatment may be required at this site for water quality and channel protection per MSD February 2006 guidelines.

7. Detention shall be required for the entire project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate discharge point. Wetland mitigation will not be allowable within the detention basin area. Easements may be required.

8. Offsite stormwater shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

9. An approved Floodplain Study shall be required and provided to both the City of Chesterfield and the City of Wildwood.

10. Site features, such as lakes and detention ponds, must be placed and an adequate distance from the existing sanitary sewer lines along Strecker Road to allow access to the sanitary lines. Generally the tops or toes of slopes should be placed at least twenty five (25) feet form the centerline of the sanitary sewer lines. It is noted that complaints of sinkholes over the sanitary lines have been recorded for nearby properties.

11. This project will be subject to the Caulk's Creek Surcharge of $2,750 per acre.

R. FLOODPLAIN

1. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application as directed by the Department of Public Works. The Floodplain Study must be approved prior to approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA). The LOMR must be issued by FEMA prior to the final release of any escrow held for improvements in the development.

2. If any lot is proposed to be located in an existing, or proposed, Special Flood Hazard Area the lot shall be clearly labeled as being located in the floodplain on the Site Development Plan and improvement plans. The lowest Reference Level (floor), as defined by FEMA, shall be constructed a minimum of two (2) feet above the base flood elevation. The Reference Level (floor) of structures in areas removed from or within 100 feet of the Special Flood Hazard Area shall be constructed a minimum of two (2) feet above the highest base flood elevation in the vicinity of the lot unless other actions are taken that assure the structures are reasonably safe from flooding as defined by FEMA and approved by the Department of Public Works. The minimum elevation for the Reference Level for each lot shall be indicated on the Site Development Plan and improvement plans, and an Elevation Certificate, on the form developed by FEMA for that purpose, shall be

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

3. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area or protected from flood waters by an appropriate levee. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation.

S. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

T. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. Sleeves for future telecommunication services are required to be installed adjacent and/or parallel to any proposed roadway, or other location as directed by the City of Chesterfield, in order to facilitate the installation of utilities and telecommunication infrastructure for current and future users.

3. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

4. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

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

A. The developer shall submit a concept plan within 18 months of City Council approval of the Preliminary Development Plan. This requirement shall be accomplished prior to issuance of building permits.

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

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

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

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance. Substantial construction means final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary storm sewers.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

C. Grading and Improvement Plan Requirements shall be met prior to start of work.

D. A grading permit or improvement plan approval is required prior to any clearing or grading.

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

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of the property.
3. Density Calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

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TUSCANY RESERVE

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STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER E-25116 — REGISTERED PROFESSIONAL ENGINEER
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5. Provide open space percentage for overall development including separate percentage for each lot on the plan.

6. Provide Floor Area Ratio (F.A.R.).

7. A note indicating all utilities will be installed underground.

8. A note indicating signage approval is separate process.

9. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

10. Specific structure and parking setbacks along all roadways and property lines.

11. Indicate location of all existing and proposed freestanding monument signs.

12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

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

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

17. Depict existing and proposed contours at intervals of not more than two feet, and extending 150 feet beyond the limits of the site as directed.

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

19. Provide a lighting plan in accordance with the City of Chesterfield Code.

20. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.

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

22. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, and the Metropolitan St. Louis Sewer District.

23. Compliance with Sky Exposure Plane.

V. GRADING AND IMPROVEMENT PLAN REQUIREMENTS

A. A Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a grading permit or approval of improvement plans.

B. Prior to approval of a grading permit or improvement plans, a Storm Water Pollution Prevention Plan (SWPPP) must be submitted and approved. The SWPPP shall address installation and maintenance of required erosion control practices specific to site conditions. The purpose of the SWPPP is to ensure the design, implementation, management and maintenance of Best Management Practices (BMPs) to control erosion and reduce the amount of sediment and other pollutants in storm water discharges associated with land disturbance activities, and ensure compliance with the terms and conditions stated in the Sediment and Erosion Control Manual.

C. No grading which results in a change in watersheds will be permitted.

D. If existing City maintained streets are to be used as construction access to this site, prior to approval of a grading permit or improvement plans, or any construction related traffic or delivery of any construction equipment to the site, the following items must be addressed:

1. The travel route must be approved by the Department of Public Works. No deviation from the approved route will be permitted.

2. An evaluation, including film record, of the current condition of the pavement on the approved travel route must be submitted.

3. An appropriate bond must be submitted, as approved by the City of Chesterfield, to ensure that any damage to existing pavement is repaired. Repair of damage to existing streets will not be included in the subdivision escrow; a separate bond must be established.

4. All plan sheets shall indicate that vehicle loads of construction traffic using this route are not to exceed 22,400 pounds axle load or 60,000

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

5. Additional protective measures, as deemed necessary by the Department of Public Works, may also be required.

E Prior to grading permit or improvement plan approval, provide comments/approvals from the appropriate Fire District, St. Louis County Department of Highways and Traffic, and the Metropolitan St. Louis Sewer District.

F. Prior to approval of a grading permit or improvement plans, copies of recorded easements, including book and page of record, for all off-site work and off-site areas inundated by headwater from on-site improvements must be submitted.

VI. TRUST FUND CONTRIBUTION

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

Type of Development	Required Contribution
Single Family	$879.10/parking space

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

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

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

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

The amount of this required contribution, if not submitted by January 1, 2007 will be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

VIII. RECORDING

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

IX. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

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

X. VERIFICATION PRIOR TO RECORD PLAT APPROVAL

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

XI. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

A. A grading permit or improvement plan approval is required prior to issuance of a building permit. In extenuating circumstances, an exception to this requirement may be granted.

B. All required subdivision improvements in each plat of a subdivision shall be completed prior to issuance of more than 85% of the building permits for all lots in the plat.

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

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

E. Based on the preliminary plan, improvements to Kehrs Mill Road must be completed prior to issuance of the building permits in excess of 60% of the total. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of the required roadways improvements.

XII. OCCUPANCY PERMIT/FINAL OCCUPANCY

A. Prior to the issuance of any occupancy permit, floodplain management requirements shall be met.

B. All lots shall be seeded and mulched or sodded before an occupancy permit shall be issued, except that a temporary occupancy permit may be issued in cases of undue hardship because of unfavorable ground conditions. Seed and mulch shall be applied at rates that meet or exceed the minimum requirements stated in the Sediment and Erosion Control Manual.

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

XIII. FINAL RELEASE OF SUBDIVISION DEPOSITS

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

XIV. GENERAL DEVELOPMENT CONDITIONS

A. Erosion and siltation control devices shall be installed prior to any clearing or grading and be maintained throughout the project until adequate vegetative growth insures no future erosion of the soil and work is accepted by the owner and controlling regulatory agency.

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

1. When clearing and/or grading operations are completed or will be suspended for more than five (5) days, all necessary precautions shall be taken to retain soil materials on site. Protective measures may include a combination of seeding, periodic wetting, mulching, or other suitable means.

2. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, unless alternate storm water detention and erosion control devices have been designed and established, a fast germinating annual, such as rye or sudan grasses, shall be utilized to retard erosion.

3. If cut or fill slopes in excess of the standard maximum of 3:1 horizontal run to vertical rise are desired, approval for the steeper slopes must be obtained from the Director of Public Works. Approval of steeper slopes is limited to individual and isolated slopes, rock dikes, undisturbed and stable natural slopes and slopes blending with the natural terrain. Design of the steep slopes must be performed by a registered professional engineer and include recommendations regarding construction methods and long-term maintenance of the slope. Any steep slope proposed on a Site Development Plan shall be labeled and referenced with the following note: *Approval of this plan does not constitute approval of slopes in excess of 3:1. Steep slopes are subject to the review and approval of the Director of Public Works. Review of the proposed steep slope will be concurrent with the review of the grading permit or improvement plans for the project.*

4. Soft soils in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. This material shall not be placed in proposed public right-of-way locations or in any storm sewer location.

5. All fills placed under proposed storm and sanitary sewer lines and/or paved areas, including trench backfill within and off the road right-of-way, shall be compacted to 90% of maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (ASTM D-1557) for the entire depth of the fill. Compacted granular backfill is required in all trench excavation within the street right-of-way and under all paved areas. All tests shall be performed concurrent with grading and backfilling operations under the direction of a geotechnical engineer who shall verify the test results.

6. Access/utility easements shall be required throughout the development. A continuous 15 foot wide rear yard easement shall be provided. At a minimum, a 10 foot wide utility/access easement shall be provided at every other lot line or break between structures, as directed.

7. Should the design of the subdivision include retaining walls that serve multiple properties, those walls shall be located within common ground or special easements, including easements needed for access to the walls.

9 CITY COMMENTS 04/26/07
8 CITY COMMENTS 04/10/07
7 COUNTY RESUBMITTAL 03/29/07
6 AMEREN SUBMITTAL 03/28/07
5 LANDSCAPE COORDINATION 03/06/07
4 COUNTY COMMENTS 02/26/07
3 CITY COMMENTS 02/16/07
2 COUNTY COMMENTS 01/03/07
1 SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

TUSCANY RESERVE

ORDINANCE

STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER E-25116 REGISTERED PROFESSIONAL ENGINEER
04/26/07
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:
P.R.G.	12/12/06	C.A.M.	12/12/06	206-3933	9 OF 12

DRAWING FILE: O:\DRAW3900\2063933\SDP\SiteDevelopmentPlan.dwg LAYOUT: 9 Ordinance PLOTTED: Apr 26, 2007 - 12:08pm PLOTTED BY: paul.ganey

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

XV. ENFORCEMENT

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

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

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

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

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

_____
Name of Owner

In connection with a change of zoning for the following described property from

_____ to _____.
(prior zoning) (present zoning)

PROPERTY DESCRIPTION

A tract of land being part of Lots 1 and 2 of the "Subdivision In Partition of the Schulze Estate" as made by Commissioners in Partition in the St. Louis Land Court Case No. 3, March Team 1860, a certified copy of which is recorded in Book 253 page 48 of the St. Louis City records; Being Adjusted Lot 8 of "St. Mary's/McGee Boundary Adjustment Plat", as recorded in Plat Book 342 page 7 of the St. Louis County records; being part of Lot D of 'McKenna Pacland Lake", a subdivision according to the plat thereof recorded in Plat Book 187 page 70 of the St. Louis County records and shown on "Boundary Adjustment Plat and Easement Plat of Lot D of McKenna Pacland Lake and U.S. Survey 124 and Fractional Section 18, Township 45 North - Range 4 East" as recorded in Plat Book 202 page 4 of the St. Louis County records; lying partly in U.S. Survey 124, Township 45 North- Range 3 East and Township 45 North - Range 4 East, in U. S. Survey 886 and Fractional Section 18, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the Northwest line of U.S. Survey 124 with the Range line between Township 45 North - Range 3 East and Township 45 North - Range 4 East; said point being also the Southwest corner of Lot C of aforesaid "McKenna Pacland Lake"; thence Southeastwardly along the Southwest line of Lots C and D of "McKenna Pacland Lake" South 58 degrees 11 minutes 10 seconds East 579.24 feet to the most Southwestern point on the new parcel line shown on the "Boundary Adjustment Plat and Easement Plat of Lot D of McKenna Pacland Lake and U.S. Survey 124 and Fractional Section 18, Township 45 North - Range 4 East"; thence Northeastwardly along said last mentioned line North 57 degrees 28 minutes 02 seconds East 461.85 feet to the most Western corner of Adjusted Lot 8 of aforesaid "St. Mary's/McGee Boundary Adjustment Plat"; thence Northwardly along the West line of said Adjusted Lot 8 North 24 degrees 29 minutes 17 seconds East 694.09 feet to the most Southern corner of property now or formerly of Robert J. Liebe, Jr., Trustee and Linda C. Liebe, Trustee, as described in deed recorded in Book 10265 Page 921 of the St. Louis County Records; thence Northeastwardly along the Southeast line of said Liebe property North 45 degrees 20 minutes 59 seconds East 970.85 feet to a point in the Southwest line of Kehrs Mill Road, as widened; said point being also the most Western corner of Parcel No. 5 conveyed to St. Louis County by deed recorded in Book 11262 Page 2349 of the St. Louis County Records; thence in a Southeastwardly direction along the right-of-way line of Kehrs Mill Road the following courses and distances: South 45 degrees 53 minutes 28 seconds East 279.30 feet, along a curve to the right whose radius point bears South 44 degrees 06 minutes 32 seconds West 545.00 feet from the last mentioned point, a distance of 245.05 feet and South 20 degrees 07 minutes 44 seconds East 199.08 feet to a point in the North line of a parcel described in deed to St. Louis County by deed recorded in Book 10125 Page 1744 and re-recorded in Book 10337 Page 2047 of the St. Louis County Records; thence continuing along the Kehrs Mill Road right-of-way and said widening parcel South 69 degrees 52 minutes 16 seconds West 5.00 feet and South 20 degrees 07 minutes 44 seconds East 10.67 feet to the Northeast corner of a parcel conveyed to St. Louis County by deed recorded in Book 12356 Page 298 of the St. Louis County Records; thence Westwardly along the North line of said last mentioned parcel South 69 degrees 52 minutes 16 seconds West 6.00 feet to the Northwest corner thereof; thence leaving said right-of-way line South 69 degrees 52 minutes 16 seconds West 281.67 feet to a point; thence South 16 degrees 24 minutes 48 seconds West 82.37 feet to a point; thence South 61 degrees 22 minutes 34 seconds West 346.47 feet to a point; thence South 20 degrees 40 minutes 02 seconds East 371.99 feet to a point; thence South 24 degrees 10 minutes 02 seconds East 40.00 feet to a point; thence South 63 degrees 20 minutes 14 seconds West 127.09 feet to a point in the Northeast line of aforesaid Adjusted Lot 8 of "St. Mary's/McGee Boundary Adjustment Plat"; thence Southeastwardly along said Northeast line South 37 degrees 00 minutes 22 seconds East 219.46 feet to a point in the Northwest line of Strecker Road, varying width; thence Southwestwardly along said Northwest line the following courses and distances: South 63 degrees 20 minutes 17 seconds West 82.74 feet, South 55 degrees 16 minutes 49 seconds West 830.16 feet and South 52 degrees 35 minutes 48 seconds West 958.92 feet to its intersection with the Northeast line of Church Road, varying width; thence Northwestwardly along said Northeast line the following courses and distances: North 37 degrees 05 minutes 15 seconds West 1,256.58 feet, along a curve to the right whose radius point bears North 52 degrees 54 minutes 45 seconds East 75.00 feet from the last mentioned point, a distance of 42.07 feet and North 04 degrees 56 minutes 46 seconds West 2.90 feet to a point in the aforesaid Northwest line of U.S. Survey 124; thence Northeastwardly along said Northwest line of U.S. Survey 124, being also along the Southeast lines of property now or formerly of Robert Thompson and wife as described in deed recorded in Book 4106 page 239 of the St. Louis County records and property now or formerly Clifford Frazier and wife by deed recorded in Book 5933 page 179 of the St. Louis County records, North 52 degrees 55 minutes 10 seconds East 578.94 feet to the point of beginning.

_____, the owner(s) of the property shown on this plan for and in
(Name of Owner(s)
consideration of being granted a permit to develope property under the provisions of Chapter 1003._____. _____ of City of Chesterfield Ordinance #624, do
(applicable subsection) (present zoning)
hereby agree and declare that said property from the date fo 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 ordinance of the City of Chesterfield Council.

(Signature): _____
(Name Typed): _____

State of _____)
) SS.
County of _____)

On this ___ day of _____, A.D., 20___, before me personally appeared

_____, to me known, who, being by me sworn in, did say
(Officer of Corporation)
that he/she is the _____ of the _____
(Title) (Name of Corporation)
a corporation in the State of _____, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said

_____, acknowledged said instrument to be the free act and
(Officer of Corporation)
deed of said corporation.

This Site (Development) Plan was approved by the City of Chesterfield Planning Commission and duly verified on the ___day of _____, 20___, by the Chairperson of said Commission, authorizing the recording of this Site Plan persuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

_____
Director of Planning

_____
City Clerk

- 5 CITY COMMENTS 04/26/07
- 4 CITY COMMENTS 04/10/07
- 3 COUNTY RESUBMITTAL 03/29/07
- 2 AMEREN SUBMITTAL 03/28/07
- 1 LANDSCAPE COORDINATION 03/06/07
- 4 COUNTY COMMENTS 02/26/07
- 3 CITY COMMENTS 02/16/07
- 2 COUNTY COMMENTS 01/03/07
- 1 SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

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

04/26/07
GEORGE M. STOCK E-25116

TUSCANY RESERVE

ORDINANCE

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:
P.R.G.	12/12/06	C.A.M.	12/12/06	206-3933	10 OF 12

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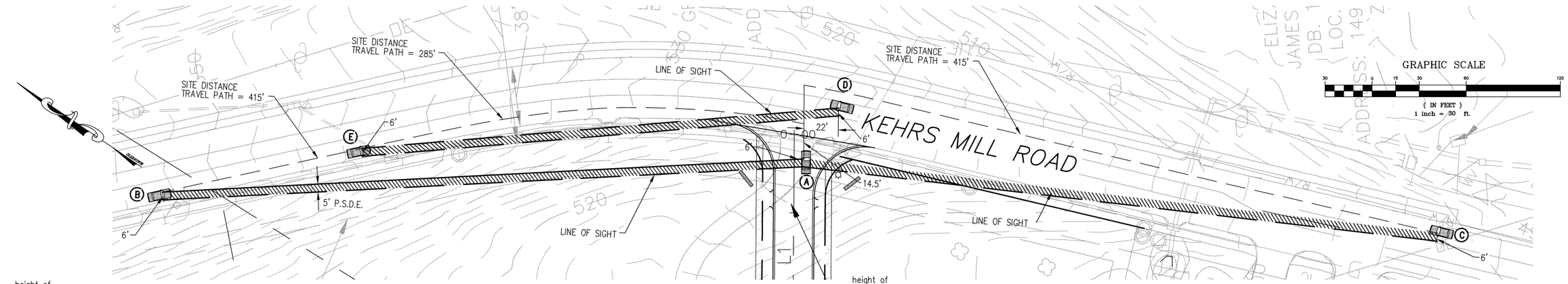
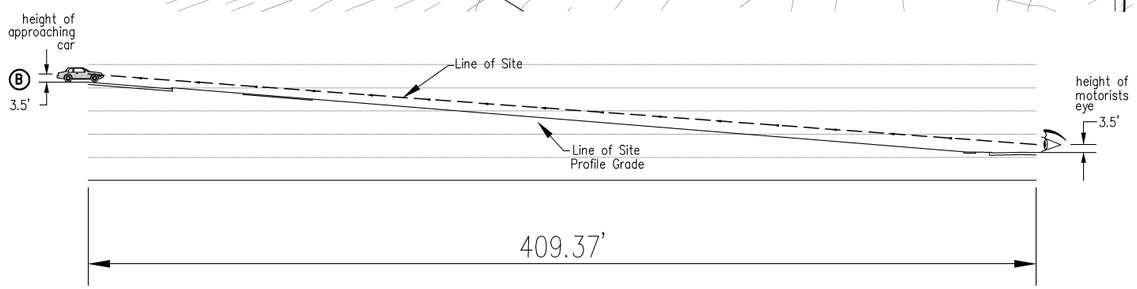
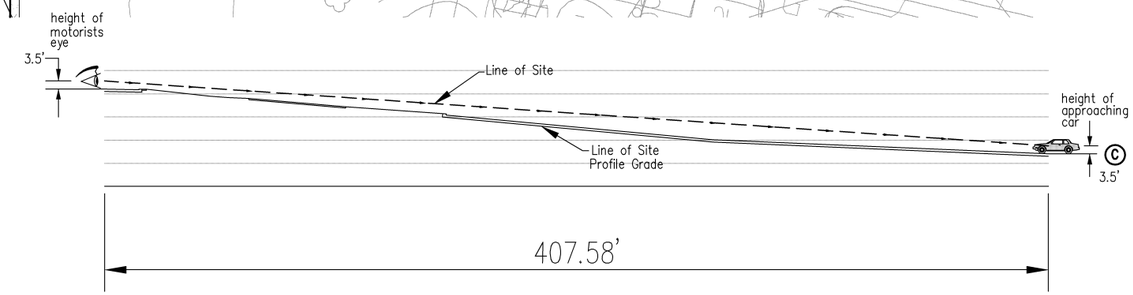
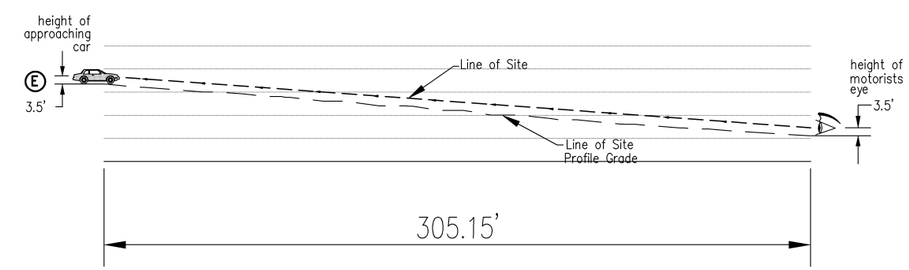




CAR "A" LOOKING LEFT
LINE OF SITE PROFILES



CAR "A" LOOKING RIGHT
LINE OF SITE PROFILES

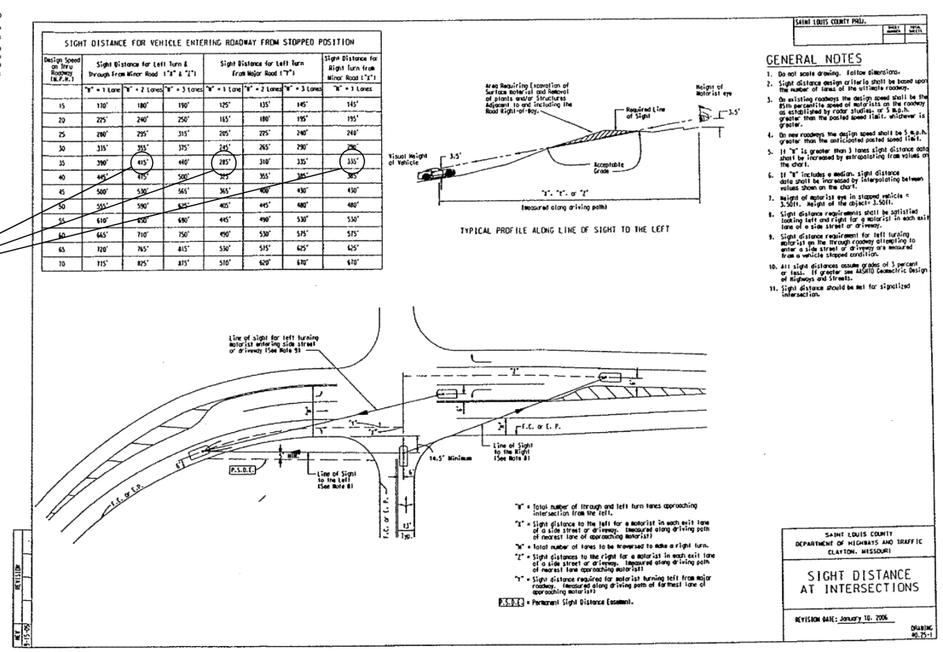


CAR "D" MAKING LEFT HAND TURN
LINE OF SITE PROFILES

SITE DISTANCE USED

9-15-2005

40.25-1



SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION

Design Speed on Thru Roadway (M.P.H.)	Sight Distance for Left Turn & Through From Minor Road ("X" & "Z")			Sight Distance for Left Turn From Major Road ("Y")			Sight Distance for Right Turn from Minor Road ("X")
	"X" = 1 Lane	"X" = 2 Lanes	"X" = 3 Lanes	"X" = 1 Lane	"X" = 2 Lanes	"X" = 3 Lanes	"X" = 1 Lanes
15	110'	180'	190'	125'	135'	145'	145'
20	225'	240'	250'	165'	180'	195'	195'
25	280'	295'	315'	205'	225'	240'	240'
30	335'	355'	375'	245'	265'	290'	290'
35	390'	415'	440'	285'	310'	335'	335'
40	445'	475'	500'	325'	355'	385'	385'
45	500'	530'	565'	365'	400'	430'	430'
50	555'	590'	625'	405'	445'	480'	480'
55	610'	650'	690'	445'	490'	530'	530'
60	665'	710'	750'	490'	530'	575'	575'
65	720'	765'	815'	530'	575'	625'	625'
70	775'	825'	875'	570'	620'	670'	670'

TYPICAL PROFILE ALONG LINE OF SIGHT TO THE LEFT

GENERAL NOTES

1. Do not scale drawing. Follow dimensions.
2. Sight distance design criteria shall be based upon the number of lanes of the ultimate roadway.
3. On existing roadways the design speed shall be the 85th percentile speed of motorists on the roadway as established by radar studies, or 5 m.p.h. greater than the posted speed limit, whichever is greater.
4. On new roadways the design speed shall be 5 m.p.h. greater than the anticipated posted speed limit.
5. If "X" is greater than 3 lanes sight distance data shall be increased by extrapolating from values on the chart.
6. If "X" includes a median, sight distance data shall be increased by interpolating between values shown on the chart.
7. Height of motorist eye in stopped vehicle = 3.50ft. Height of the object= 3.50ft.
8. Sight distance requirements shall be satisfied looking left and right for a motorist in each exit lane of a side street or driveway.
9. Sight distance requirement for left turning motorist on the through roadway attempting to enter a side street or driveway are measured from a vehicle stopped condition.
10. All sight distances assume grades of 3 percent or less. If greater see AASHTO Geometric Design of Highways and Streets.
11. Sight distance should be met for signalized intersection.

POSTED SPEED = 30 MPH
DESIGN SPEED = 35 MPH

7	CITY COMMENTS 04/26/07
6	CITY COMMENTS 04/10/07
5	COUNTY RESUBMITTAL 03/29/07
4	AMEREN SUBMITTAL 03/28/07
3	LANDSCAPE COORDINATION 03/06/07
2	COUNTY COMMENTS 02/26/07
1	CITY COMMENTS 02/16/07
0	COUNTY COMMENTS 01/03/07
1	SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

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

04/26/07
GEORGE M. STOCK E-25116

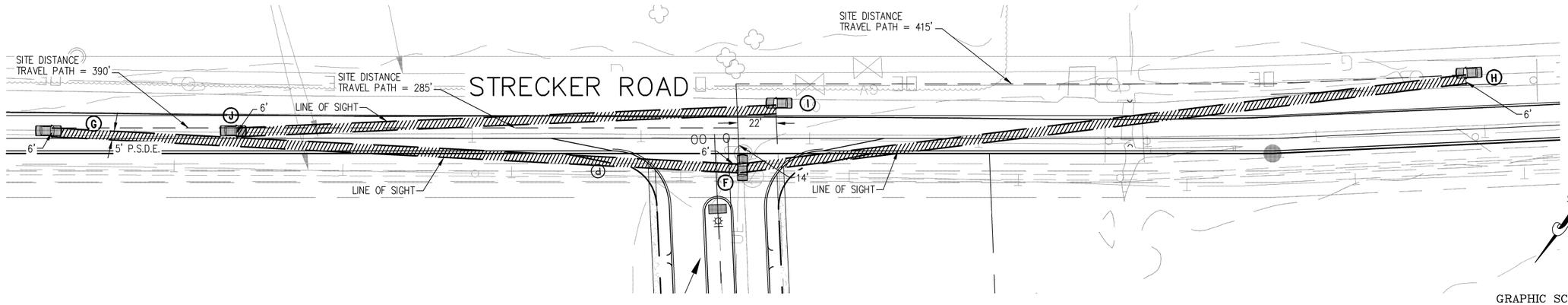
TUSCANY RESERVE

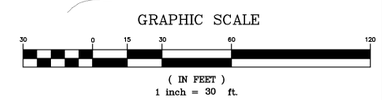
SITE DISTANCE – KEHRS MILL ROAD

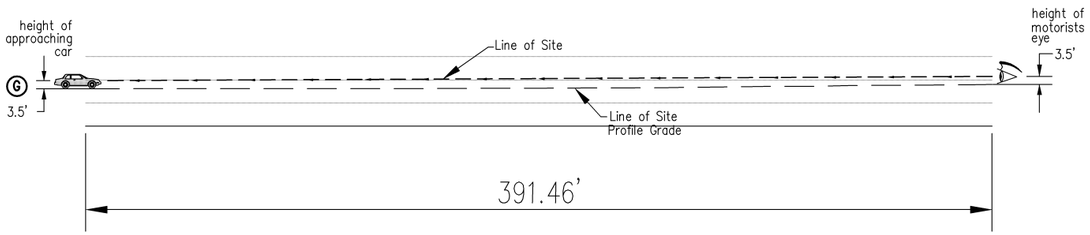
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
P.R.G.	12/12/06	C.A.M.	12/12/06	206-3933	11 OF 12

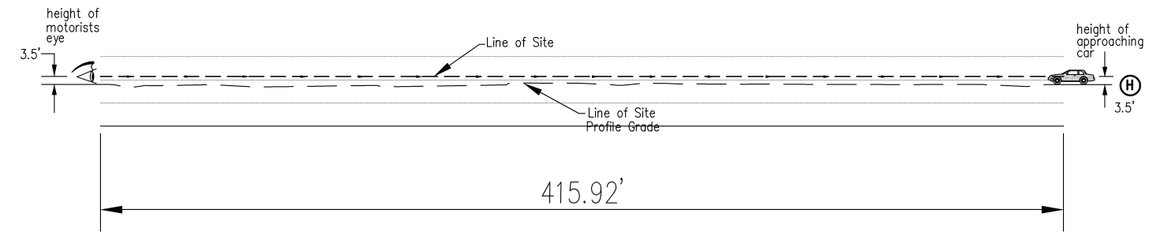
DRAWING FILE: O:\DRAWS900\206\3933\SDP\SiteDevelopmentPlan.dwg LAYOUT: 11 SiteDistance-KehrsMill PLOTTED: Apr 26, 2007 - 12:06pm PLOTTED BY: paul.ganey







CAR "F" LOOKING LEFT
LINE OF SITE PROFILES



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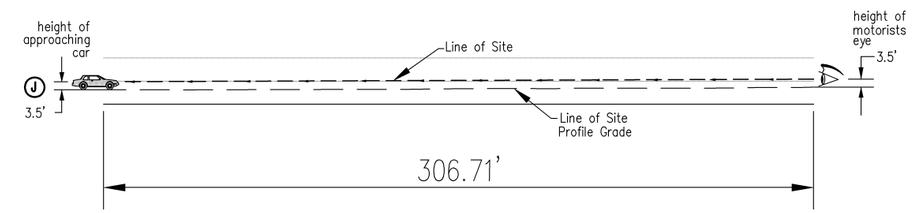
LINE OF SITE PROFILES



CAR "I" MAKING LEFT HAND TURN
LINE OF SITE PROFILES

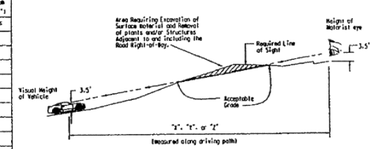
9-15-2005

40.25-1

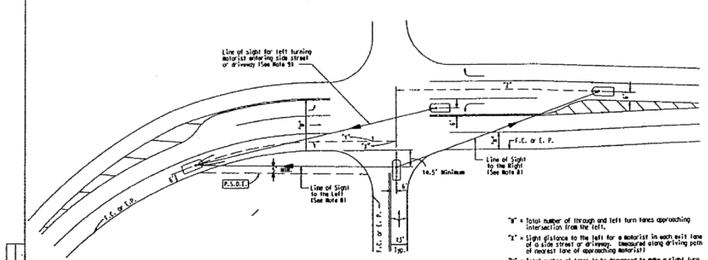
SITE DISTANCE USED

SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION

Design Speed on Thru Roadway (M.P.H.)	Sight Distance for Left turn & Through from Minor Road ("B" & "I")			Sight Distance for Left turn from Major Road ("F")			Sight Distance for Right turn from Minor Road ("G")
	"B" = 1 Lane	"B" = 2 Lanes	"B" = 3 Lanes	"F" = 1 Lane	"F" = 2 Lanes	"F" = 3 Lanes	"G" = 3 Lanes
15	110'	180'	190'	125'	135'	145'	145'
20	225'	240'	250'	165'	180'	195'	195'
25	280'	295'	315'	205'	225'	240'	240'
30	335'	355'	375'	245'	265'	290'	290'
35	390'	415'	440'	285'	310'	335'	335'
40	445'	475'	500'	325'	355'	385'	385'
45	500'	530'	565'	365'	400'	430'	430'
50	555'	590'	625'	405'	445'	480'	480'
55	610'	650'	690'	445'	490'	530'	530'
60	665'	710'	750'	490'	530'	575'	575'
65	720'	765'	815'	530'	575'	625'	625'
70	775'	825'	875'	570'	620'	670'	670'



TYPICAL PROFILE ALONG LINE OF SIGHT TO THE LEFT



"B" = Total number of through and left turn lanes approaching intersection from the left.

"Z" = Sight distance to the left for a motorist in each exit lane of a side street or driveway. (measured along driving path of nearest lane of approaching motorist)

"W" = Total number of lanes to be traversed to make a right turn.

"Z" = Sight distances to the right for a motorist in each exit lane of a side street or driveway. (measured along driving path of nearest lane approaching motorist)

"Y" = Sight distance required for motorist turning left from major roadway. (measured along driving path of furthest lane of approaching motorist)

P.S.D.E. = Permanent Sight Distance Easement.

SAINT LOUIS COUNTY PWD.

BY	DATE

GENERAL NOTES

1. Do not scale drawing. Follow dimensions.
2. Sight distance design criteria shall be based upon the number of lanes of the ultimate roadway.
3. On existing roadways the design speed shall be the 85th percentile speed of motorists on the roadway as established by radar studies, or 5 M.P.H. greater than the posted speed limit, whichever is greater.
4. On new roadways the design speed shall be 5 M.P.H. greater than the anticipated posted speed limit.
5. If "W" is greater than 3 lanes sight distance data shall be increased by extrapolating from values on the chart.
6. If "B" includes a median, sight distance data shall be increased by interpolating between values shown on the chart.
7. Height of motorist eye in stopped vehicle = 3.5ft. Height of the object= 3.5ft.
8. Sight distance requirements shall be satisfied looking left and right for a motorist in each exit lane of a side street or driveway.
9. Sight distance requirement for left turning motorist in the through roadway attempting to enter a side street or driveway are measured from a vehicle stopped condition.
10. All sight distances assume grades of 3 percent or less. If greater see AASHTO Geometric Design of Highways and Streets.
11. Sight distance should be met for signalized intersection.

SAINT LOUIS COUNTY
DEPARTMENT OF HIGHWAYS AND TRAFFIC
CLAYTON, MISSOURI

SIGHT DISTANCE
AT INTERSECTIONS

REVISION DATE: January 10, 2006

DRAWING NO. 25-1

REVISION	BY

POSTED SPEED = 30 MPH
DESIGN SPEED = 35 MPH

CITY COMMENTS 05/26/07
CITY COMMENTS 04/10/07
COUNTY RESUBMITTAL 03/29/07
AMEREN SUBMITTAL 03/28/07
LANDSCAPE COORDINATION 03/06/07
COUNTY COMMENTS 02/26/07
CITY COMMENTS 02/16/07
COUNTY COMMENTS 01/03/07
SWPPP PLAN 12/15/06

M.S.D. P# 27551-00
BASE MAP # 19U

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

04/26/07
GEORGE M. STOCK E-25116

TUSCANY RESERVE

SITE DISTANCE – STRECKER ROAD

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:
P.R.G.	12/12/06	C.A.M.	12/12/06	206-3933	12 OF 12

DRAWING FILE: Q:\206\3900\3933\SDP\SiteDevelopmentPlan.dwg LAYOUT: 12 SiteDistance-Strecker PLOTTED: Apr 26, 2007 - 12:06pm PLOTTED BY: paul.gray

"TUSCANY RESERVE"

A TRACT OF LAND LYING PARTLY IN U.S. SURVEY 124,
TOWNSHIP 45 NORTH – RANGE 3 EAST, AND
TOWNSHIP 45 NORTH – RANGE 4 EAST, IN U.S. SURVEY 886 AND
FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH – RANGE 5 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

"Upland Forest" areas (Sample Points 1 & 2):

1. Acreage: 19.9 ac (+/-) total
2. Forest Type: "Upland Forest" - typical mature woods
3. Species: Oaks, primarily black and white oak plus other oak varieties, are the dominant tree species, with a much smaller number of hickory, sycamore and pignut. Other species include some persimmon, dogwood, and a few redbud, with an occasional sugar maple or black walnut.
4. Density: 110 trees per acre (based upon average of typical sample plots)
5. Average Diameter: 12.2" DBH average (based upon average of 2 – 50' x 50' typical sample areas)
6. Avg. overstory DBH: 16.3" DBH average (based upon 613 total DBH inches divided by 38 trees. Total from 3 sample points)
7. Dominate species: Approx. 40% + of stand is oak
8. Understory: Trees include dogwood, redbud and some pawpaw, with an occasional cherry or sassafras. Shrubs include cornus and Virginia creeper, with occasional areas of raspberry and Hallifax rose. Groundcovers include large areas of ivy, apple and ferns, and scattered areas of poison ivy, lobelia and sedges, with other shade-tolerant herbaceous plants and wildflowers.
9. Valuable stands: None
10. Apparent health: Generally good, except that many of the large older trees along top of ridges have some deadwood and broken crowns.

"Bottomland Forest" area (NE corner of Church & Strecker)

Note: No Sample Point in this area, but see Monarch Tree List and evaluation as follows.

1. Acreage: 1.7 ac (+/-) total
2. Forest Type: "Bottomland Forest" - generally the woods area in front yards and along drainageway.
3. Species: Silver maple appears to be the dominant tree species, followed closely by cottonwood and boxelder. Other common species include sycamore, ash and elm. There is also a group of birch.
4. Density: Estimated at about 50 trees per acre (generally more sparse than normal due to the nature of the area - previous cropland and pasture)
5. Average Diameter: Not calculated - this area is not typical forest area
6. Avg. overstory DBH: Not calculated - this area is not typical forest area
7. Dominate species: Approx. 30% of stand is silver maple, with 20% being cottonwood.
8. Understory: Trees include easy, small carbon boxelder, elm and maple.
9. Valuable stands: None
10. Apparent health: Fair

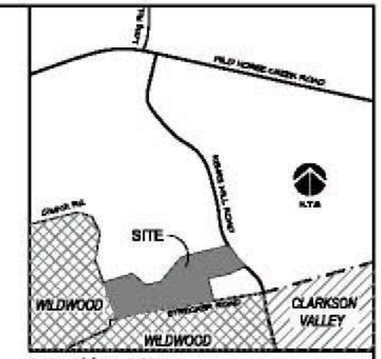
Sample Points:

Sample Point	size-type	distance	size-type	distance	size-type	distance
SP. 1	8" oak	12	30" oak	50	18" oak	10
	10" oak	18	4" dogwood	18	18" oak	50
	18" oak	18	30" oak	50	30" oak	40
	12" oak	40	18" oak	30	14" oak	50
	10" oak	18	10" oak	35		
SP. 2	14" oak	10	18" oak	30	18" oak	10
	12" oak	8	30" oak	30	18" oak	20
	18" oak	18	30" oak	30	30" oak	30

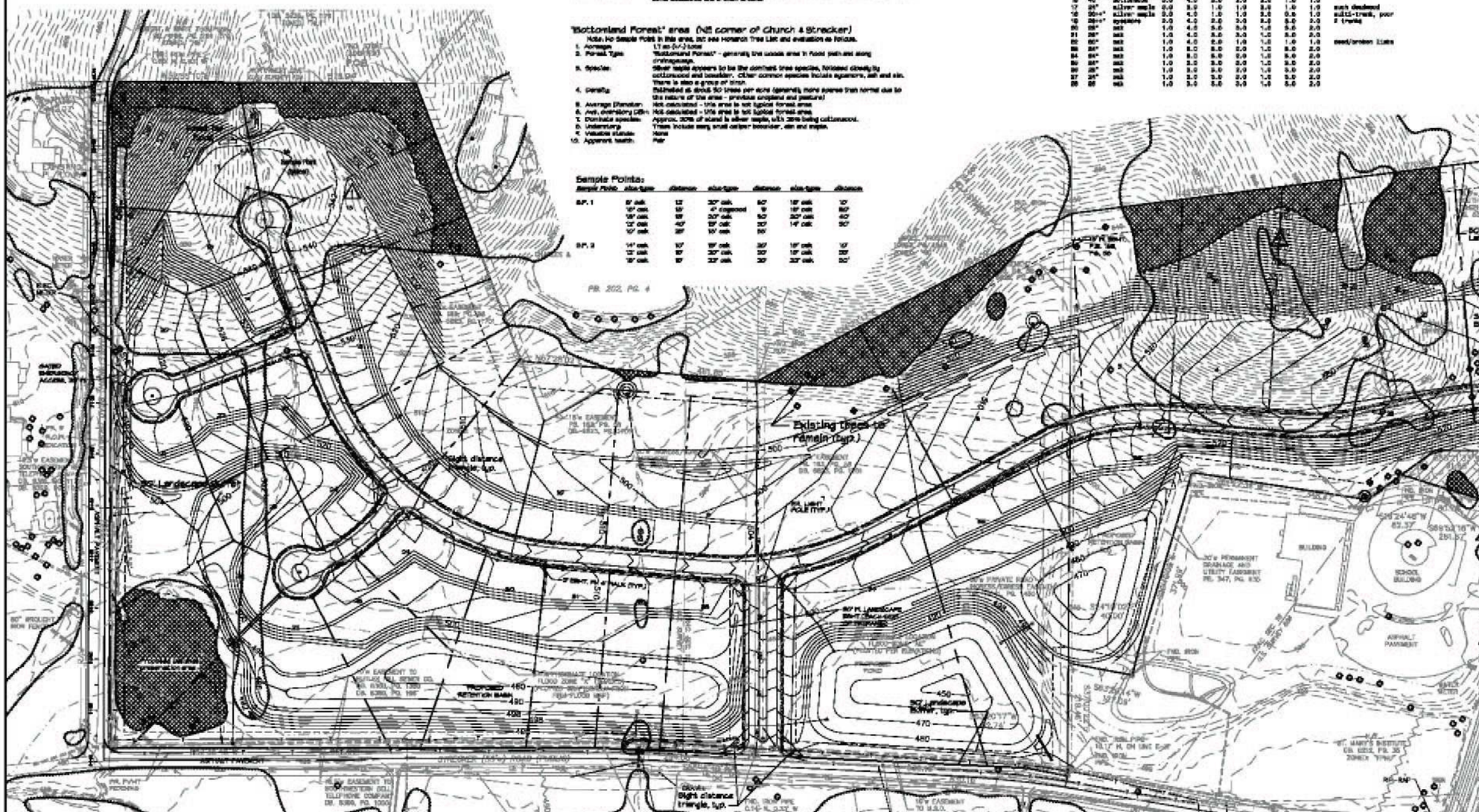
Monarch Trees

1 = Poor, 2 = Fair, 3 = Good, 4 = Excellent

No.	DBH	Type	Adapt.	DBH	Health	Canopy	Roots	Value	Other	Comments
1	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	
2	26"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
3	26"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
4	25"	oak	1.0	3.0	3.0	3.0	1.0	1.0	2.0	½ dead, crown v. poor
5	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	
6	28"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
7	30"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
8	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
9	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
10	26"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
11	30"	sycamore	2.0	4.0	3.0	3.0	3.0	3.0	2.0	
12	30"	sycamore	2.0	4.0	3.0	3.0	3.0	3.0	2.0	
13	24+"	sycamore	2.0	3.0	0.5	3.0	3.0	1.0	2.0	2 trees, v. poor
14	20+"	silver maple	2.0	3.0	3.0	3.0	3.0	1.0	1.0	2 trees
15	20+"	cottonwood	2.0	3.0	3.0	3.0	3.0	1.0	1.0	4 trees
16	40"	cottonwood	2.0	3.0	3.0	3.0	3.0	1.0	1.0	
17	24"	silver maple	2.0	3.0	1.0	1.0	3.0	1.0	1.0	each deadwood
18	20+"	silver maple	2.0	3.0	1.0	1.0	3.0	0.5	1.0	solid-trunk, poor
19	20+"	sycamore	2.0	3.0	3.0	3.0	3.0	3.0	2.0	2 trees
20	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	
21	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	
22	22"	oak	1.0	4.0	2.0	1.0	1.0	1.0	1.0	weak/broken limbs
23	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
24	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
25	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
26	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
27	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
28	28"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	



Location Map:



LEGEND:

- Existing tree or tree mass
- Existing monarch tree
- Sample Point
- Existing tree or tree mass, to be preserved
- Existing monarch tree to be preserved

0' 50' 100' 200' 300'
Scale: 1" = 100'-0"

Tree Stand Delineation Notes:

1. TSD study method: The Aerial Photography SAF to study method of preparing the Tree Stand Delineation was used.
2. Aerial photo: Provided by the Bartlett Map Company, Inc., job no. 06-1-624, exposure no. 606 63-66, March 2006, scale 1" = 200'
3. Flood Plain: Flood plain is present along the Strecker Road frontage of the site, per FEMA Flood Insurance Rate Map, map number 29189C0135 H, with effective date of 8-26-96.
4. Vegetation types:
   19.9 ac. (+/-) Upland Forest area
   1.7 ac. (+/-) Bottomland Forest area
   21.6 ac. (+/-) total tree canopy area
5. Monarch trees (bottomland trees 24" DBH+) have been approximately located.
6. There were 2 Sample Points recorded, as shown on Plan and as described elsewhere.
7. Two distinct vegetation types were found, as follows:
   a. "Upland Forest" (Sample Points 1 & 2)
   b. "Bottomland Forest" (NE corner of Church & Strecker)
8. Other observations:
   a. Most of site is open and has been used as farmland (pasture and/or crops)
   b. As site has been cleared for farming, trees are generally at the perimeter of fill, open areas in floodplains areas, and on slope areas (areas not suitable to farm).

Tree Preservation:

1. Size of Tract: 56.13 acres (+/-)
2. Development Proposal: 84 single family detached lots
3. Existing tree canopy: 19.9 acres (+/-)
4. Trees required to be retained: 4.8 acres (50% of existing tree canopy)
5. Trees proposed to be retained: 5.3 acres (About 24% of existing tree canopy**)

   ** Note that calculations are based upon available information and preliminary engineering. All calculations are subject to obtaining an accurate boundary and topographic survey, and final engineering design being performed. Final plans may show more or less trees being saved. As a minimum, there shall be at least 50% of the existing trees retained.
6. Base Information: Outboundary, topographic and floodplain information is from available records, as provided by the Bartlett Company and Stock & Associates. All base information is subject to actual survey.

Open Space Calculation:

Open Area: 56.13 ac. site
- 3.00 ac. streets
- 0.40 ac. lgr. house & drive in 56 lots

49.73 ac. open space

49.73 ac. open space / 56.13 ac. site = 0.88 or 88% Open Space

Note that some lots could have larger houses and/or more driveway than typical. A minimum of 84% open space shall be provided.

PRELIMINARY PLAN DISCLAIMER

This drawing/plan has been developed using recent or available survey, topographic, drainage and utility information. The design of the site improvements, including final grades, sewers, drainage, ditches and paving is strictly preliminary, having been based upon such available information. The proposed improvements are subject to revision during final engineering design, agency approval and review by utility companies. This drawing is not for construction.

HALL & HALSEY ASSOCIATES, INC.

Prepared For:

SIMON DEVELOPMENT, INC.
632 Trade Center Blvd.
Suite A
Chesterfield, MO 63005
636/591-6100
636/591-6105 Fax

"Tuscany Reserve"

Tree Stand Delineation with Overlay

HALL & HALSEY ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5677

Drawn by	Checked by	Project Number	Sheet Number
	RAH	05038	1 of 1
Date: 01-31-06			

Revisions: 02-21-06, 12-31-07, 1-10-07, 5-3-07

"TUSCANY RESERVE"

A TRACT OF LAND LYING PARTLY IN U.S. SURVEY 124,
TOWNSHIP 45 NORTH - RANGE 3 EAST, AND
TOWNSHIP 45 NORTH - RANGE 4 EAST,
IN U.S. SURVEY 886 AND FRACTIONAL SECTION 16,
TOWNSHIP 45 NORTH - RANGE 5 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LEGEND:

- Existing tree or tree canopy
- Existing monarch tree
- Sample Point for TSD
- Existing tree or tree canopy, to be preserved
- Existing monarch tree to be preserved
- Tree Preservation Fence line and Root Pruning line (tree canopy symbol)
- Siltation Control line

General Notes:

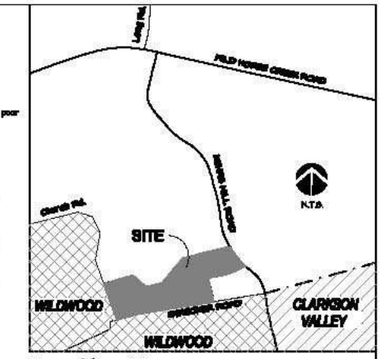
1. Subject Tract & zoning: 58.15 acres (+/-), zoned "E-1" & "E-2" Estate District, per Ordinance 2622
2. Proposed Development: 56 single family homes on individual lots
3. Base information: Electronic files for "Site Development Plan" dated 9-14-01, by Stock & Associates (636/530-4100).
4. Wooded Area Locations: Canopy was established based upon field inspection, and using aerial photographs. See Tree Stand Delineation Plan, prepared by Hall & Halsey Associates, Inc.,originally dated 1-31-06 (plus revs.).
5. Tree Specialist: A Tree Specialist was utilized in the preparation of the Tree Preservation Plan and will be used during the site construction, all as required by city ordinances. The Tree Specialist is as follows:
   Forestry Consultant Services , 9521 Manoroak Drive, St. Louis, MO 63126, 314/544-2755
6. Utility Corridors: Unless specifically noted, all sanitary and storm sewers are to be approximately centered within a 10' wide easement. All other utilities shall be located within the road ROW in front of the proposed homes. No special utility installation procedures are necessary or required.
7. Critical Root Zones: For planning purposes, CRZ's shall be considered to be the drip line and/or edge of vegetation unless otherwise noted. Forester/Arborist shall evaluate each area in the field before construction and location of tree protection line, and shall increase protection area if deemed necessary.
8. Root Pruning: Root pruning shall be utilized for any encroachment into critical root zones. Root pruning shall be performed along the entire Limit of Disturbance Line/Tree Canopy Line (as shown on Plan) before any clearing or grading is permitted. Also, all Tree Protection Fence and Siltation Fence shall be installed along the entire Tree Canopy Line before any clearing or grading is permitted. Forester/Arborist must approve root pruning and fence installation prior to any clearing or grading.
9. Early Maintenance: Forester/Arborist shall make a case-by-case determination for any required maintenance. Some pruning may be necessary. Fertilizing, etc. shall be performs as directed.
10. Tree Protection Notes:
    a. A pre-construction meeting shall be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspectors.
    b. Clearing limits shall be roughly staked or marked by the Tree Specialist in order to facilitate location for trenching and fencing installation.
    c. No clearing or grading shall begin in areas where tree treatment and preservation measures have not bee completed.
    d. The sequence of the treatment and preservation measures shall be:
       1) Root pruning trenching
       2) Tree protection fencing
       3) Tree pruning and chemical treatment
       4) Aeration systems installed
       5) Sign installation
    e. A tree protection action key listing each tree to be preserved and the protective measures it will receive shall be provided.

Monarch Trees

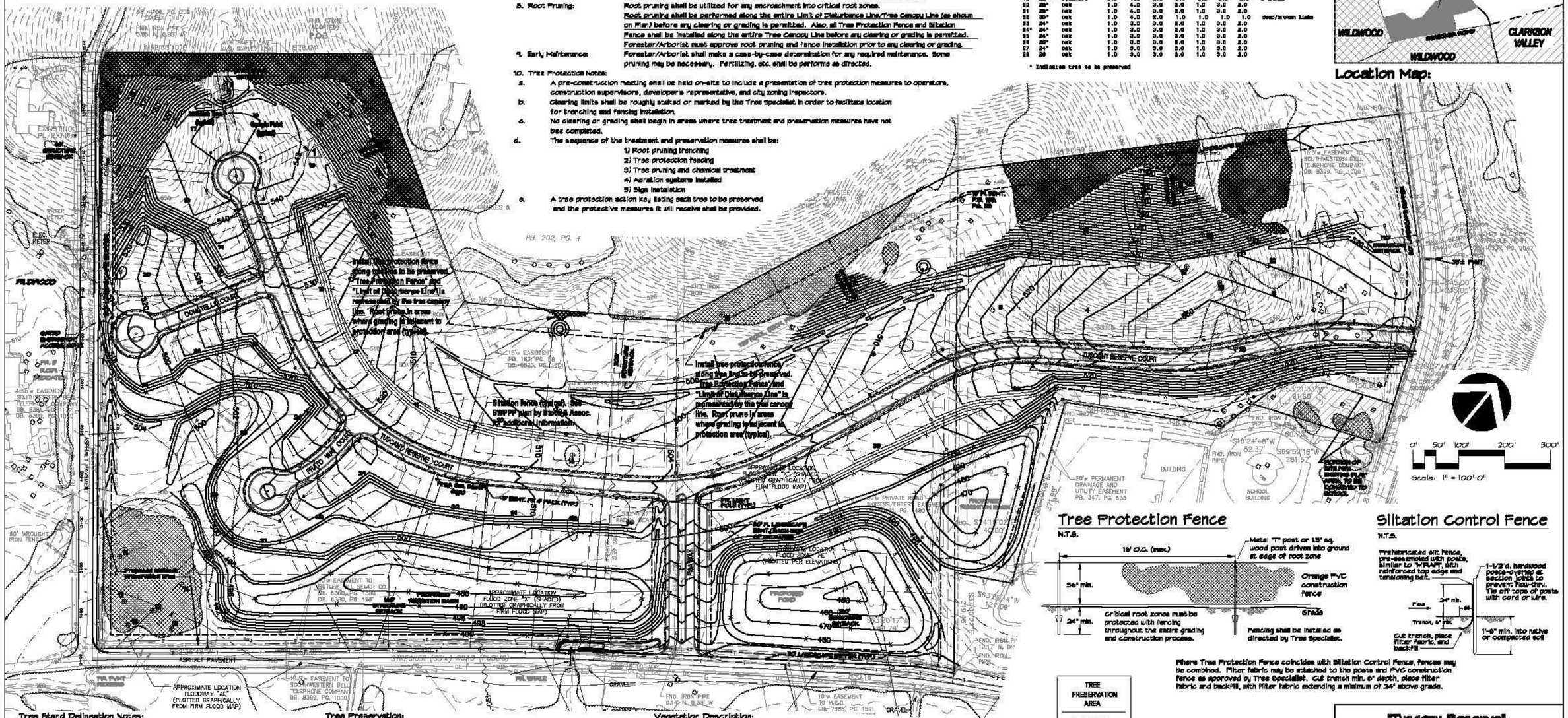
1 = Poor, 2 = Fair, 3 = Good, 4 = Excellent

No.	DBH	Type	Adapt.	DBH	Health	Canopy	Roots	Value	Other	Comments
1	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	
2	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
3*	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
4*	26"	oak	1.0	3.0	2.5	2.5	1.0	1.0	1.0	½ dead, crown v. poor
5*	28"	oak	1.0	4.0	3.0	3.0	1.0	2.0	2.0	
6	24"	oak	1.0	3.0	3.0	2.5	1.0	3.0	2.0	
7*	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	
8	24"	oak	1.0	3.0	3.0	3.0	1.0	2.0	2.0	
9*	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
10*	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
11*	30"	sycamore	2.0	4.0	3.0	3.0	2.0	3.0	2.0	
12*	32"	sycamore	2.0	4.0	3.0	3.0	2.0	3.0	2.0	
13*	24++*	sycamore	2.0	3.0	0.5	3.0	2.0	1.0	2.0	3 trunks, v. poor
14*	24++*	silver maple	3.0	3.0	3.0	3.0	3.0	1.0	1.0	3 trunks
15*	24++*	cottonwood	3.0	3.0	3.0	3.0	3.0	1.0	1.0	4 trunks
16*	40"	cottonwood	3.0	4.0	3.0	3.0	3.0	1.0	1.0	
17	24"	silver maple	3.0	3.0	1.0	1.0	3.0	1.0	1.0	such deadwood
18	20++*	silver maple	3.0	4.0	1.0	1.0	3.0	0.5	1.0	multi-trunk, poor
19*	28++*	sycamore	2.0	4.0	2.0	3.0	2.0	3.0	2.0	2 trunks
20	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	
21	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	
22	30"	oak	1.0	4.0	2.0	1.0	1.0	1.0	1.0	dead/broken limbs
23	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
24*	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
25	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
26	22"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
27	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
28	20	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	

* Indicates tree to be preserved



Location Map:



Tree Stand Delineation Notes:

1. TSD study methods: The Aerial Photography BA* 10 study method of preparing the Tree Stand Delineation was used.
2. Aerial photos: Provided by the Sanborn Map Company, Inc., job no. 04-1-824, exposure no. 025 83-86, March 2004, scale 1" = 200'
3. Flood Plain: Flood plain is present along the Streicher Road frontage of the site, per FEMA Flood Insurance Rate Map, map number 2915620156 H, with effective date of 8-25-89.
4. Vegetation types:
   18.9 ac. (+/-) Upland Forest area
   1.1 ac. (+/-) Bottomland Forest area
   19.2 ac. (+/-) total tree canopy area
5. Monarch trees (measured trees 24" DBH+) have been approximately located.
6. There were 2 Sample Points recorded, as shown on Plan and as described elsewhere.
7. Two distinct vegetation types were found, as follows:
   a. "Upland Forest" (Sample Points 1 & 2)
   b. "Bottomland Forest" (NE corner of Church & Streicher)
8. Other observations:
   a. Most of site is open and has been used as farmland (pasture and/or crops).
   b. As site has been cleared for farming, trees are generally at the perimeter of the open areas,in ravines/drainage areas, and on slope areas areas not suitable to farmd.

Tree Preservation:

1. Size of Tract: 58.15 acres (+/-)
2. Development Proposed: 56 single family detached lots
3. Existing tree canopy: 19.2 acres (+/-)
4. Trees required to be retained: 4.8 acres (20% of net existing tree canopy)
5. Trees proposed to be retained: 9.2 acres (about 38% of existing tree canopy*)
6. Trees proposed to be removed: 10.0 acres

** Note that calculations are based upon available information and preliminary engineering. All calculations are subject to obtaining an accurate boundary and topographic survey, and final engineering design being performed. Final plans may show more or less trees being saved. As a minimum, there shall be at least 20% of the existing trees retained. Outboundary, topographic and floodplain information is from available records, provided by the Owering Company and Stock & Assoc. Base information subject to actual survey.

Open Space Calculation:

Open Area: 58.15 ac. site
- 2.53 ac. streets
- 6.41 ac. ave. house & drive & 25 lots (0.19 ac/lot)

46.69 ac. open space / 58.15 ac. X 100 = 64% Open Space

Vegetation Description:

A. "Upland Forest" areas (northern portion of site):
1. Acreage: 18.9 ac (+/-) total
2. Forest Type: "Upland Forest" - typical mature woods
3. Species: Oaks, primarily black and white oak plus other oak varieties, are the dominate tree species, with a much smaller number of hickory (shagbark and pignut). Other species include some persimmon, dogwood, and a few redbud, with an occasional sugar maple or black walnut.
4. Understory: Trees include dogwood, redbud and some paupaw, with an occasional cherry or sassafras. Shrubs include carrow and Virginia creeper, with occasional areas of raspberry and multiflora rose. Groundcovers include large areas of May apple and ferns, and scattered areas of poison ivy, tickers and mosses, with other shade-tolerant herbaceous plants and wildflowers.
5. Apparent health: Generally good, except that many of the large older trees along top of ridges have some deadwood and broken crowns.

B. "Bottomland Forest" area (NE corner of Church & Streicher):
1. Acreage: 1.1 ac (+/-) total
2. Forest Type: "Bottomland Forest" - generally the woods area in flood plain and along drainageways.
3. Species: Silver maple appears to be the dominant tree species, followed closely by cottonwood and boxelder. Other common species include sycamore, ash and elm. There is also a group of birch.
4. Understory: Trees include many small caliper boxelder, elm and maple.
5. Apparent health: Fair

Tree Protection Fence

N.T.S.

Siltation Control Fence

N.T.S.

Where Tree Protection Fence coincides with Siltation Control Fence, fences may be combined. Filter fabric may be attached to the posts and PVC construction fence as approved by Tree Specialist. Cut trench min. 6" depth, place filter fabric and backfill, with filter fabric extending a minimum of 24" above grade.

TREE PRESERVATION AREA

MACHINERY ACCESS, DUMPING OR STORAGE OF MATERIALS IS PROHIBITED

Attach to top of tree protection fence post

Tree Protection Sign

N.T.S.

Tree Specialist:

FORESTRY CONSULTANT SERVICES
9521 Manoroak Drive
St. Louis, MO 63126
314/544-2755

Prepared For:

SIMON DEVELOPMENT, INC.
552 Trade Center Blvd.
Chesterfield, MO 63005
636/537-6700
636/537-6705 fax

"Tuscany Reserve"

Tree Preservation Plan

HALL & HALSEY ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
434 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

Drawn by:	Checked by:	Project Number:	Sheet Number:
	RAH	05038	1 of 1
Date: 12-01-06			

Revisions: 1-10-07, 3-9-07, 3-20-07

"TUSCANY RESERVE"

A TRACT OF LAND LYING PARTLY IN U.S. SURVEY 124,
TOWNSHIP 45 NORTH - RANGE 3 EAST, AND
TOWNSHIP 45 NORTH - RANGE 4 EAST,
IN U.S. SURVEY 886 AND FRACTIONAL SECTION 18,
TOWNSHIP 45 NORTH - RANGE 5 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Greenspace Calculation:

Gross Area: 58.19 ac. site
- 3.66 ac. streets
- .79 ac. sidewalks
- 9.40 ac. bgl. house, drive & patio x 48 lots

44.16 ac. green area and all non-paved surfaces

44.16 ac. green area and all non-paved surfaces / 58.19 ac. site - 0.19 ac. sidewalks = 0.76 or 76% Greenspace

General Notes:

1. Subject Tract & Zoning: 58.19 acres (+/-), zoned "E-1" & "E-2" Estate District, per Ordinance 2520
2. Proposed Development: 58 single family homes on individual lots
3. Base information, engineering design, boundary, topography, and other site information is from electronic files for the "Site Development Plan" dated 3-14-07, by Stock & Associates (636/530-1100).
4. Various utilities have been installed around the project site that may not be shown on the drawings. Any utilities shown have been plotted from available records and must be considered approximate. The Contractors have the responsibility to notify all utility companies a minimum 48 hours prior to construction to have existing utilities field located. Call 1-800-DIG-RITE.
5. The plantings shown shall in no way affect or alter intended surface runoff or drainage. Plants and other materials shall be installed in a manner consistent with positive surface drainage.
6. No landscaping shall be installed within 5' of curbs of public streets, 25' of street lights, within sight distance triangle at intersections, or within 10' of street inlets or manholes, unless otherwise directed or approved by City.
7. A 50' wide landscape buffer strip is required around the perimeter of the development, excepting along the northern side where a 30' buffer planting is proposed. As much of the north perimeter of the site is generally existing wooded area, only planting shown in these areas are where existing trees are being removed and/or if development is in close proximity to an existing home.
8. Street trees shall be installed along all subdivisions streets, at the ratio of not less than one tree for each 40 lineal feet of street frontage. Actual spacing of street trees may be adjusted due to driveway locations, street lights, inlets, etc., but the required planting ratio must be achieved.

   Street Tree requirements are as follows:

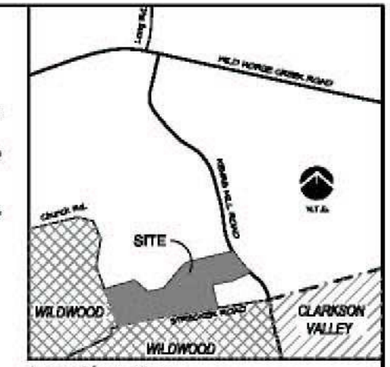
   a. There are about 1881 lineal feet of street frontage, not including sight triangle frontage at intersections. At the requirement of 1 tree per 40 L.F. of street frontage, 143 street trees are required.
   b. Planting requirements:
      - Trees should be no closer than 25' to a street light.
      - Trees should be a minimum of 10 feet from street inlets or manholes.
      - At street intersections, trees should not be within the sight triangle (area formed by a line connecting two points 34' from the intersection of the projection of the pavement lines)
      - Tree locations should be adjusted to avoid other physical features, such as driveways, etc.
   c. Trees shall be installed in the street ROW. In areas with sidewalks, trees shall be installed about midway between the back of curb and sidewalk. Where there are no sidewalks, trees shall be located with a similar relationship to the back of curb (5'-4' from back of curb).
   d. A maximum of 40 percent of total of street trees in plat may be of one species. Trees shall be minimum of 2.5" caliper.
9. Plant selections shall be as follows:
   a. All trees shall be selected from the "Recommended Tree List" in the Tree Manual.
   b. All trees within 5' of existing or proposed ROW shall be taken from the "Recommended Street Tree List" in the Tree Manual.
   c. A variety of trees must be utilized so that there is a mix of tree species, growth rate, and tree size.
   d. A minimum of 30% of the trees must be of a species with a slow or medium growth rate.
   e. Where more than 50 trees are installed, a variety of tree species within each category of "Deciduous", "Evergreen" and "Ornamental" must be utilized. Each category must provide a minimum of 20% of the total trees being planted (see Planting Schedule).

Planting Schedule:

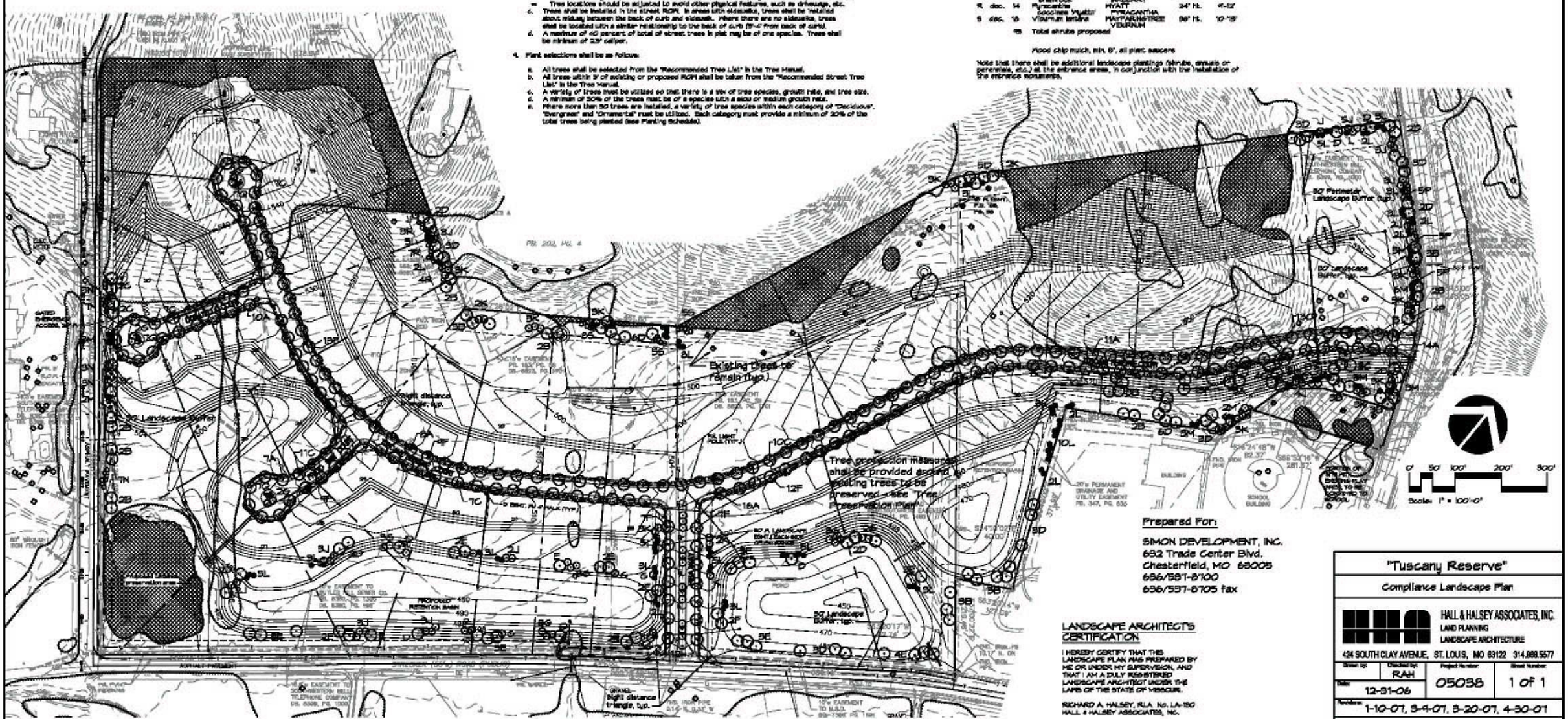
Key	Type	Quan.	Botanical Name	Common Name	Size	Mature Ht.	Growth Rate	
Deciduous (canopy) Trees - 69# total (58% of trees)								
A	dec.	66	Acer rubrum 'Franksred'	FRANKS RED MAPLE	2.5" cal.	45'+	F	(66 are street trees)
B	dec.	41	Acer saccharum	SUGAR MAPLE	2.5" cal.	45'+	S/M	
C	dec.	77	Fraxinus americana	WHITE ASH	2.5" cal.	45'+	M/F	(62 are street trees)
D	dec.	58	Quercus rubra	RED OAK	2.5" cal.	45'+	M/F	
E	dec.	24	Taxodium distichum	BALDCYPRESS	2.5" cal.	45'+	M	
F	dec.	74	Zelcova serrata 'Green Vase'	GREEN VASE ZELCOVA	2.5" cal.	45'+	M/F	(67 are street trees)
Ornamental (flowering) Trees - 118 total (20% of trees)								
G	dec.	26	Betula nigra	RIVER BIRCH	2.5" cal./ 6' ht. if multi-stem	50'-60'	M/F	
H	dec.	12	Carpinus betulus 'Fastigiata'	EUROPEAN UPRIGHT HORNBEAM	2.5" cal.	50'-60'	S	
J	dec.	56	Cercis canadensis	EASTERN REDBUD	2.5" cal./ 6' ht. if multi-stem	25'-50'	F	
K	dec.	24	Cornus florida	FL. DOGWOOD	2.5" cal.	15'-25'	S/M	
Evergreen Trees - 124 total (22% of trees)								
L	evg.	71	Pinus resinosa	RED PINE	6' ht.	45'+	M	
M	evg.	53	Picea glauca	WHITE SPRUCE	6' ht.	50'-60'	M	
566 Total trees proposed								
Shrubs								
N	dec.	23	Aronia arbutifolia 'Brilliantissima'	RED CHOKEBERRY	30" ht.	6'-10'		
P	dec.	14	Cornus mas	CORNELIANCHERRY DOGWOOD	36" ht.	20'-25'		
Q	dec.	21	Ilex glabra 'Shamrock'	SHAMROCK INKBERRY	36" ht.	4'-6'		
R	dec.	14	Pyracantha koidzumii 'Mutabilis'	HYATT PYRACANTHA	24" ht.	4'-12'		
S	dec.	18	Viburnum lentago	NANNYBERRY VIBURNUM	36" ht.	10'-15'		
90 Total shrubs proposed								

Wood chip mulch, min. 3", all plant saucers

Note that there shall be additional landscape plantings (shrubs, annuals or perennials, etc.) at the entrance areas, in conjunction with the installation of the entrance monuments.



Location Map:



Prepared For:

SIMON DEVELOPMENT, INC.
632 Trade Center Blvd.
Chesterfield, MO 63005
636/537-8100
636/537-8705 fax

LANDSCAPE ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THIS LANDSCAPE PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MISSOURI.

RICHARD A. HALSEY, RLA No. LA-150
HALL & HALSEY ASSOCIATES, INC.

"Tuscany Reserve"

Compliance Landscape Plan

HALL & HALSEY ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.968.5577

Drawn by:	Checked by:	Project Number:	Sheet Number:
	RAH	05038	1 of 1
Date: 12-31-06			

Revisions: 1-10-07, 3-9-07, 3-20-07, 4-30-07

Belle Meade - Elevation B

Bridal Spur - Elevation B

Mooreland - Elevation C

III.C.

City of Chesterfield

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

May 18, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

P.Z. 9-2006 St. Luke's Episcopal Presbyterian Hospitals (Parcel D): a request for a change of zoning from "NU" Non-Urban District, "FPNU" Flood-Plain Non-Urban District and "R1" Residence District/FPR1" Flood-Plain Residence District to "MU" Medical Use District for four (4) parcels of land located ¼ mile north of the Woods Mill and Conway Roads intersection. The total area to be rezoned is 14.0 acres. (Locator Numbers: 18Q420023,18Q510014,18Q510025, 18Q510036)

Dear Planning and Zoning Committee:

On May 14, 2007, the City of Chesterfield Planning Commission, by a vote of 8-0, recommended approval of the above-referenced project with the following change to the Attachment A:

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

3. BUILDING REQUIREMENTS

a. A minimum of ~~70.3% greenspace~~ **69% openspace** is required for this development.

A copy of staff's report and the amended Attachment A are attached for your review.

Respectfully Submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

CC: Michael G. Herring, City Administrator
Robert Heggie, City Attorney
Michael O. Geisel, Acting Director of Planning

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. DEFINITIONS

1. The Permitted and Ancillary Uses for this development are as defined below:

   a. Permitted Land Uses:

      i. Educational Services to the Public related to Health Care—Services provided to the Public which provide education regarding health matters, with the objective of improving physical and emotional health status.

      ii. Health Services; including clinics of doctors and dentists—Health care services offered by appointment on an ambulatory basis. Services may include, but is not limited to, outpatient surgery, examination, diagnosis, and treatment of a variety of medical conditions on a non-emergency basis, and laboratory and other diagnostic testing as ordered by staff or outside physician referral.

      iii. Laboratories—Specialized facilities capable of providing a variety of procedures specific to clinical laboratory services to health provider organizations, which are available on a regular and convenient basis.

      iv. Medical Care Facilities—Facilities providing health care services, including, but not limited to, hospitals, medical centers, ambulatory clinics, physicians' offices, surgical centers, skilled nursing centers, long-term car centers, assisted living, residential care and treatment facilities, diagnostic centers, psychiatric care, medical imaging centers, reproductive health and fertility centers, physical rehabilitation, respiratory therapy, dentistry, hospice and home health services.

v. Research Facilities—Facilities where research is conducted in support of clinical care and the collection of research data for clinical research programs.

vi. Residential Care and Treatment Facilities—Facilities that provide custodial care and/or treatment services to persons who are not able to live independently. Residential facilities may include, but are not limited to, nursing homes, assisted living facilities, group homes or supported living arrangements.

vii. Schools for the Handicapped—Centers equipped and staffed to provide education, support and encouragement to handicapped individuals and their families.

a. Ancillary Uses:

i. Assisted Living—A senior residence assisted by congregate meals, housekeeping, and personal services for persons who have difficulties with one or more essentials of daily living, but for whom full-time professional medical care is unnecessary.

ii. Cafeterias for use by employees and guests of primary users—A restaurant in which employees and guests of primary users are served at a counter and carry their meals on trays to tables after paying.

iii. Day Care, including Adult Day Care—A facility providing care for five (5) or more children under the age of thirteen (13), for less than twenty-four (24) hours per day. Adult day care facilities are those that receive payment for the care of persons over eighteen (18) years of age for less than twenty-four (24) hours per day. The adult day care center shall provide a structured program of personalized care for adults who are not capable of full independent living as a result of physical disability, developmental disabilities, emotional impairment, or frailty resulting from advanced age.

iv. Duplicating, Mailing, Stenographic and Office Services—Services which provide reproduction of text, drawings, plans, maps, or other copy, by blueprinting, photocopying, mimeographing, reproducing shorthand or other methods of

duplication, and providing clerical or professional services.

v. Hospitality Houses—Facilities that provide lodging and other supportive services to patients and their families.

vi. Orthopedic Stores—A store where orthopedic support devices for physical impaired individuals are sold and additional services, such as proper measurement and fitting of devices, and education on the proper use/maintenance of said devices is provided.

vii. Parking Structures, Public or Private—

Parking area-An area of land used or intended for off-street parking facilities for motor vehicles (City of Chesterfield Zoning Ordinance)

Parking Space—A durably dust-proofed, properly graded for drainage, usable space, enclosed in a main building or in an accessory building, or unenclosed, reserved for the temporary storage of one vehicle, and connected to a street, alley, or other designated roadway by a surfaced aisle or driveway. Each such designated space shall comply with the dimensional requirements set forth in Section 1003.165, "Off-Street Parking and Loading Requirements." (City of Chesterfield Zoning Ordinance)

viii. Pharmacies—A facility where prescription drugs are dispensed or compounded under the supervision of a registered pharmacist.

ix. Schools and training facilities related to the Medical Professions, including but not limited to schools for nursing—Facilities which provide education and training, including but not limited to licensing and/or certifications, of individuals working in various areas of health care.

x. Social Services—Services or activities undertaken to advance the welfare of citizens in need. Such services or activities may include, but are not limited to:

a. Assistance and counseling to patients and their families dealing with social, emotional and environmental problems associated with illness or disability.

b. Outpatient social work services—the above provided in ambulatory settings.

c. Emergency department social work services the above provided in emergency department settings within a hospital/medical center facility.

xi. Substance Abuse Treatment Facility, Outpatient—Organized hospital/medical services that provide medical care and/or rehabilitative treatment services to outpatients for whom the primary diagnosis is alcoholism or other chemical dependency on an out-patient basis.

xii. Terminals for buses and other Public Mass Transit vehicles—A depot building or area specifically designated for the storage of transfer of persons or material, or temporary storage and service of operable vehicles used in the transport of persons, goods or materials.

B. PERMITTED USES

1. The uses allowed in this "MU" Medical Use District shall be:

a. Educational services to the public related to health care;

b. Health services; including clinics of doctors and dentists;

c. Laboratories;

d. Medical Care Facilities, Excluding Hospitals;

e. Research Facilities;

f. Residential care and treatment facilities;

g. Schools for the handicapped;

2. The following ancillary uses shall be permitted:

a. Assisted Living;

b. Cafeterias for use by employees and guests of primary users;

c. Day Care, including adult day care;

d. Duplicating, mailing, stenographic and office services;

e. Hospitality houses;

f. Orthopedic stores;

g. Parking structures, public or private;

h. Pharmacies;

i. Restaurants, under 2,000 square feet in gross floor area without drive-thrus or drive-ins;

j. Schools and training facilities related to the Medical Professions, including but not limited to schools for nursing;

k. Social services;

l. Substance Abuse Treatment Facility, Outpatient;

m. Terminals for buses and other Public Mass Transit vehicles.

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

1. FLOOR AREA

Total building floor area shall not exceed 385,000 square feet.

2. HEIGHT

a. The maximum height of the building, exclusive of roof screening, shall not exceed five stories.

b. The maximum height for the parking structure shall not exceed six levels.

3. BUILDING REQUIREMENTS

   a. A minimum of ~~70.3% greenspace~~ 69% openspace is required for this development.

   b. This development shall have a maximum F.A.R. of (.63).

C. SETBACKS

1. STRUCTURE SETBACKS

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

   a. No development shall be permitted west of the creek as shown on the preliminary plan.

   b. Fifty (50) feet from the right of way of Old Woods Mill Road on the eastern boundary of this "MU" District.

   c. Twenty-five (25) feet from the northern or southern boundaries of the "MU" District.

   d. One hundred fifty-five (155) feet from the western boundary of the "MU" District.

2. PARKING SETBACKS

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

   a. No surface parking will be permitted.

   b. Fifty (50) feet from the right of way of Old Woods Mill Road on the eastern boundary of this "MU" District.

   c. Twenty-five (25) feet from the northern or southern boundaries of the "MU" District.

   d. One hundred fifty-five (155) feet from the western boundary of the "MU" District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

   a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

   b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

   c. No construction related parking shall be permitted within the South Woods Mill Road or Highway 141 rights of way

3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

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

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to South Woods Mill Road shall be limited to one main approach and one secondary approach that may only be utilized by emergency vehicles. The location of the drives shall be as directed by the Department of Public Works and the Missouri Department of Transportation.

2. No direct access to State Route 141 will be allowed from this parcel.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide any additional right of way and improve South Woods Mill Road along the entire frontage of the site to a 60 foot right of way and a 39 foot wide pavement including curb, and storm drainage facilities or equivalent section, as directed by the Department of Public Works. A 10 foot wide Roadway Maintenance and Utility Easements on the west side of South Woods Mill Road will also be required as directed by the Department of Public Works.

2. The improvements to South Woods Mill Road shall be constructed within one year of issuance of any building permit for Parcel D as directed by the Department of Public Works. If, near the end of the improvement completion period, the South Woods Mill Road improvements have not been completed in accordance with the approved plans, the developer may request an extension to the improvement completion period. If, after review by the Department of Public Works, such longer period is deemed necessary to facilitate adequate and coordinated provisions for transportation, utility facilities, or other required improvements, the Director of Public Works may grant an extension so long as all guarantees are extended. The Director may require as a condition of the extension, completion of certain items, recalculation of deposit amounts or other reasonable conditions as he may deem necessary.

3. Should improvements to South Woods Mill Road be required prior to the connection of South Woods Mill Road to Ladue Road, as shown on the MoDOT master plan for improvements to the State Route 141 corridor, a temporary turn around at the terminus of South Woods Mill Road will need to be constructed as directed by the Department of Public Works.

4. Provide any additional right-of-way and construct any improvements to State Route 141 as required by the Missouri Department of Transportation.

5. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the west side of South Woods Mill Road along the entire length of the site as directed by the Department of Public Works

K. TRAFFIC STUDY (if applicable)

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. In general, the study will update the existing traffic study for the overall St. Luke's Hospital development (Parcels A, B, C and D).The scope of the study shall include internal and external circulation and shall include site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield. The study shall also identify the thresholds of development at which intersection and roadway improvement will be

required to be constructed. Said thresholds are to be reviewed and approved by the Department of Public Works.

2. The traffic study shall be submitted with the Site Development Concept Plan/Site Development Section Plan (whichever is the first to occur) and shall be updated as deemed necessary by the Department of Planning.

M. POWER OF REVIEW

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

N. STORMWATER AND SANITARY SEWER

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

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

3. The lowest opening of all structures shall be set at least 2 feet higher than the 100-year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the 100-year high water.

O. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic

fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

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

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

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

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

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

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, and the Missouri Department of Transportation.

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

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

1. Outboundary plat and legal description of the property.

2. Location of all roadways adjacent to the property and general location, size, and pavement widths of all interior roadways.

3. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

4. Location and size of any commercial uses, types of uses proposed and general parking layout.

5. Zoning district lines and floodplain boundaries.

6. Density calculations.

7. Provide a conceptual landscape plan in accordance with the City of Chesterfield Code.

8. Provide a lighting plan in accordance with the City of Chesterfield Code.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide open space percentage for overall development including separate percentage for each lot on the plan.

4. Provide Floor Area Ratio (F.A.R.).

5. A note indicating all utilities will be installed underground.

6. A note indicating signage approval is separate process.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

8. Specific structure and parking setbacks along all roadways and property lines.

9. Indicate location of all existing and proposed freestanding monument signs

10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

11. Floodplain boundaries.

12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

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

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

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

16. Address trees and landscaping in accordance with the City of Chesterfield Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

18. 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.

19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, and the Missouri Department of Transportation.

20. Compliance with Sky Exposure Plane.

VII. RECORDING

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

X. ENFORCEMENT

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

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

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

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

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

VIII. A.

City of Chesterfield

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

Planning Commission Staff Report

Meeting Date: May 14, 2007

From: Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Subject: Rezoning Vote Report

Location: 163 S. Woods Mill Rd., 155 S. Woods Mill Rd., 133 S. Woods Mill Rd., 111 S. Woods Mill Rd. (18Q420023, 18Q510014, 18Q510025, 18Q510036)

Petition: P.Z. 9-2006 St. Luke's Episcopal Presbyterian Hospitals (Parcel D))

Proposal Summary

Michael J. Doster, on behalf of St. Luke's Episcopal Presbyterian Hospitals has submitted an application for a change of zoning from NU" Non-Urban District, "FPNU" Flood-Plain Non-Urban District and "R1" Residence District/FPR1" Flood-Plain Residence District to "MU" Medical Use District per the regulations of Section 1003.127 of the City of Chesterfield Zoning Ordinance. The subject site is four (4) parcels of land located ¼ mile north of intersection of Woods Mill and Conway Roads.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the change of zoning for to "MU" Medical Use District.

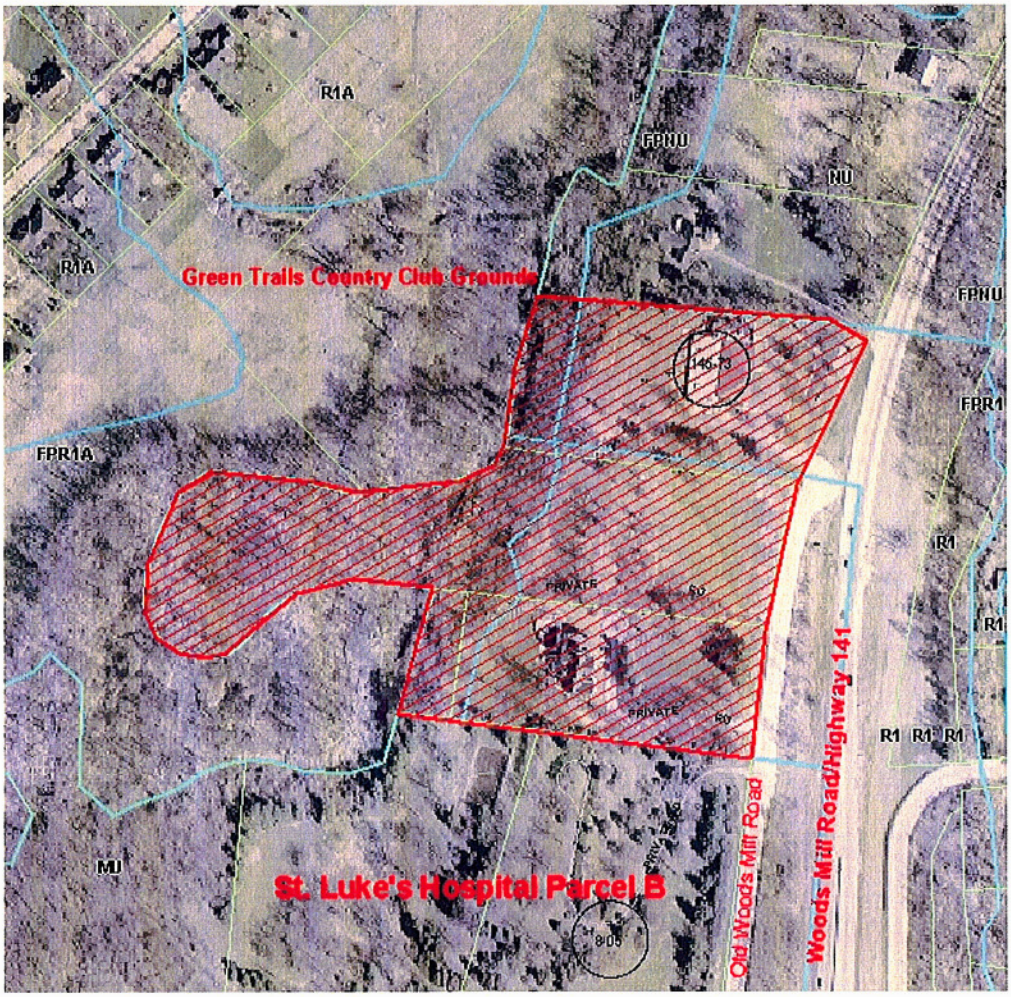
Zoning Analysis

A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is to approve the

change of zoning with an Attachment A written by Staff. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:



North: The property to the north is a single-family residence on a "NU" Non-Urban District-zoned parcel.

South: The property to the south is St. Luke's Hospital Parcel B, which is zoned "MU" Medical Use District.

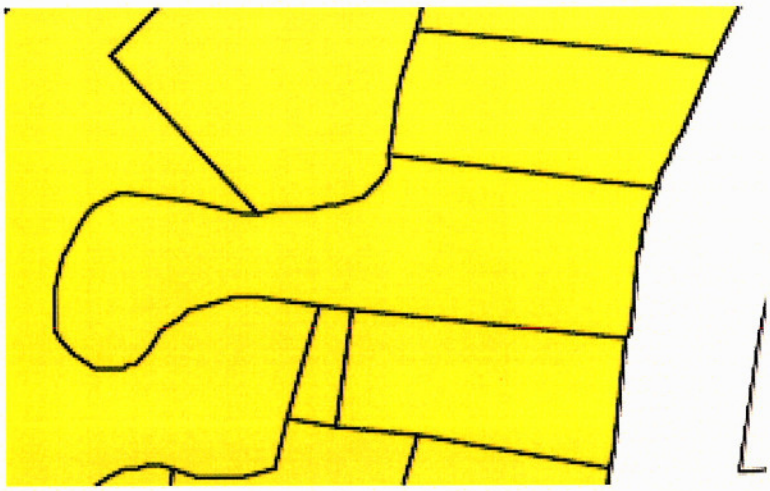
East: Immediately to the east is Old Woods Mill Road and Woods Mill Road/Highway 141. Beyond that is Ladue Farms Subdivision, which is zoned "R1" Residence District.

West: To the west of the subject site is Green Trails Subdivision, which is zoned "R1A" Residence District.

The following pictures are from the subject site:

Comprehensive Plan Analysis

The subject site is located within Ward 1 of the City of Chesterfield. The Comprehensive Plan designates this as **single-family residential**. The subject parcels are not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.



Site Area History

The subject parcels were zoned by St. Louis County prior to incorporation of the City of Chesterfield.

Issues

A public hearing was held on this request on April 24, 2006. At the hearing, several issues were identified. Staff's issues report, which includes those issues with the Petitioner's responses, are attached.

Please note that open issues from this meeting have been addressed to Staff's satisfaction to move forward with the zoning request.

Request

Staff recommends approval of the change of zoning to "MU" Medical Use District with the Attachment A as written.

Respectfully submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Attachments

1. Attachment A
2. Preliminary Plan

VIII. B.

City of Chesterfield

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

December 28, 2006

Planning Commission
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 630170-0760

The agenda for the Planning Commission meeting on **January 8, 2007** will include the below referenced matter for your review.

P.Z. 9-2006 St. Luke's Episcopal Presbyterian Hospitals (Parcel D): a request for a change of zoning from "NU" Non-Urban District, "FPNU" Flood-Plain Non-Urban District and "R1" Residence District/FPR1" Flood-Plain Residence District to "MU" Medical Use District for four (4) parcels of land located ¼ mile north of the Woods Mill and Conway Roads intersection.

A public hearing was held on April 14, 2006. For the purpose of this report staff responses will include:

Issue has been addressed- The Department of Planning has reviewed the material submitted and found the information complete and therefore the issue has been addressed. Unless directed by Planning Commission, this issue will be considered resolved and will be removed from future reports.

Petitioner has addressed the issue- The Department of Planning has reviewed the material submitted and request direction from the Planning Commission whether the issue has been resolved.

Issue remains open- The Department of Planning has reviewed the petitioner's response to this issue and finds it incomplete. The Planning Commission has an opportunity to clarify the issue with Staff and request additional information.

ISSUES IDENTIFIED AT PUBLIC HEARING AND BY CITY OF CHESTERFIELD STAFF FOR PETITIONER TO ADDRESS:

1. Comprehensive Plan compliance – the Comp Plan designates the site as "residential".

Petitioner's Response: A few years ago, the City requested St. Luke's Hospital to persent (sic) its long range plan. Subsequently, St. Luke's applied for rezoning of Parcels "A" and "B" to "MU" Medical Use District. When that application was presented, St. Luke's presented a conceptual long range plan that included the Cowee and Church properties collectively now known as Parcel "D" and subject to the current rezoning request. While St. Luke's owned the Church property at the time of the application for rezoning of Parcels "A" and "B", it did not own the Cowee property and therefore could not present Parcel "D" at the same time. St. Luke's now owns the Cowee property.

Parcels "A" and "B" were rezoned to "MU" Medical Use District. St. Luke's is seeking the same zoning for Parcel "D" which abuts Parcel "B". The Comprehensive Plan also shows Parcel "B" as "residential". Rezoning Parcel "B" effectively updates the Comprehensive Plan (which by its terms is a statement of "policies and recommendations" that are "adaptable to changing needs"). We believe it has been generally recognized for some time that the properties abutting Highway 141(as it is planned to be improved) in this area are more suitable for the Medical Use District uses than residential uses.

This issue was also raised during the rezoning of Parcels "A" and "B". Our response to this issue in that rezoning is still appropriate. Our response, in pertinent part, was as follows:

> *"Given the existing Hospital facilities and the need to redevelop and expand if St. Luke's is to continue to provide the best health care services to the community, the public interest would certainly be served by allowing the redevelopment and expansion as proposed so long as it is done pursuant to a reasonable and appropriate plan. We believe the Preliminary Plan is a reasonable and appropriate plan, and we further believe that the properties that are included in the plan are appropriate for a Medical Use District. In summary, we believe the proposal is in harmony with the intent of the Comprehensive Plan and fits with the area."*

Staff response: Petitioner has addressed the issue.

2. Provide cross-sections showing an analysis to the homes in Ladue Farms.

   Petitioner's Response: The attached cross-sections for the site have been extended across Highway 141 to include Ladue Farms.

   Staff response: Issue has been addressed.

3. Development west of the creek.

   Petitioner's Response: As this area is in flood-plain, we have no intention – now or in the future – of developing any portion of the St. Luke's site west of the creek.

Staff response: The Attachment A prohibits development west of the creek shown on the preliminary plan and all setbacks are written in consideration of this prohibition.

Issue has been addressed.

4. Approval by the Fire Protection District and other applicable agencies.

Petitioner's Response: *The revised Preliminary Development Plan has been submitted to the appropriate agencies for comment and approval.*

Staff response: Attached are comments received to date from the Metropolitan Fire Protection District and the Missouri Department of Transportation.

Issue remains open.

5. Does the expansion (the proposed buildings) need to be near the hospital for any particular medical reasons?

Petitioner's Response: *The west Campus expansion of St. Luke's is designed to be patient/ user friendly. All of the diagnostic and medical services required by a patient can be provided in one recognized geographic area of the City of Chesterfield. It is an ideal circumstance, not available to most other medical centers, that St. Luke's can separate the diagnostic services from the major medical services on two complimentary adjacent parcels, thereby making the campus more accessible and user friendly. Each campus provides a unique service to patients and the separation makes each one more efficient and patient oriented. On the rare occasion where emergency treatment is required within the diagnostic campus the emergency treatment is immediately available in the shortest time possible. There are also those circumstances where patients need more extensive testing and that service would be immediately available on the main campus.*

The ideal situation is where diagnostic analysis and treatment can compliment each other while making all the available medical services convenient and readily available to the majority of patients. St. Luke's is committed to maintaining it's top 100 provider position in the nation and this new diagnostic availability is yet another step in that commitment to excellence.

Staff response: Issue has been addressed.

6. Impact of heavy construction equipment on the subject site and residential developments in the area. Can this cause problems with foundations?

Petitioner's Response: *Construction during this project will not cause structural and foundation problems for the nearby residences.*

Staff Response: Issue has been addressed.

7. Is the hospital complex becoming too big and unmanageable?

Petitioner's Response: *See responses to #1 and #5 above.*

Staff Response: Issue has been addressed.

8. Notification of residents.

Petitioner's Response: *We understand that Staff is responding to this issue.*

Staff Response: The following is the notification process utilized by the City of Chesterfield:

- **The Notice of Public Hearing was published in St. Louis Countian and Suburban Journal 15 days prior to the public hearing**
- **The Notice of Public Hearing is posted at City Hall and on the City of Chesterfield website.**
- **The properties subject to the rezoning request were also posted**

Issue has been addressed.

9. In several locations the plan refers to Old Woods Mill Road. This should be revised to South Woods Mill Road.

Petitioner's Response: *The Preliminary Development Plan has been changed.*

Staff Response: Issue has been addressed.

10. Visibility of the proposed development from the adjacent residential neighborhoods, as well as from Woods Mill Road.

a. *Are the heights of the trees adequate for proper screening?*

Petitioner's Response: *The height of the trees is adequate to screen the buildings. The attached site sections further illustrate the relationship of the building, tree heights and the existing residences.*

Staff Response: Petitioner has addressed the issue.

b. *Can the hospital begin increasing its buffering and density now to insure mature plantings by the time construction begins?*

Petitioner's Response: *We agree to plant trees now to insure a better buffer by the time construction begins in the future.*

Staff Response: Section of the Draft Attachment A contains criteria for additional plantings to be shown on the Site Development Plan and to be planted prior to commencement of construction.

Issue has been addressed.

II. LIGHTING

1. Lighting of the proposed development.

Petitioner's Response: *The development of Parcel D will comply with the City of Chesterfield Lighting Ordinance.*

Staff Response: See Section of the Draft Attachment A. As with Ordinance , which governs Parcels A &B, additional criteria has been added regarding shut off times.

Issue has been addressed.

III. ACCESS

1. Access to the existing subdivision on Parcel A.

Petitioner's Response: *We believe MoDOT may accept a "right-in-only" access in addition to the existing access. No official approval has been received. We are still working on this. In any event, under the current zoning for Parcel A, the obligation to address this access has not been triggered. Nevertheless, St. Luke's wants a reasonable and feasible solution as soon as reasonably practicable.*

Staff Response: Petitioner has addressed the issue.

IV. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improvements to South Woods Mill Road will be required. Currently the preliminary plan indicates that the road will be reconstructed to be 24' wide. South Woods Mill Road will need to be improved to a 39 foot wide pavement section, with curb and gutter and all attendant drainage facilities, along the entire frontage of the proposed development. The right-of-way will need to be a minimum of 60 feet wide with a 10 foot wide Roadway Maintenance and Utility

Easements on the west side. Should the development of the site occur prior to the improvements to the State Route 141 corridor, proposed to be constructed by the Missouri Department of Transportation (MoDOT); a temporary turnaround will need to be constructed at the northern terminus of South Woods Mill Road.

Petitioner's Response: *We acknowledge this requirement.*

Staff Response: Issue has been addressed.

2. A sidewalk, 5 feet wide minimum, will be required to be constructed along the west side of South Woods Mill Road along the entire frontage of the project.

Petitioner's Response: *We acknowledge this requirement.*

Staff Response: Issue has been addressed.

V. TRAFFIC

1. The traffic study for the St. Luke's Campus will need to be updated to address the additional building square footage and the additional access point.

Petitioner's Response: *The Traffic Study is currently being updated to include Parcel D. We will submit the Study when it is complete.*

2. The impact of traffic on the surrounding neighborhoods.

Petitioner's Response: *The Traffic Study is currently being updated to include Parcel D. We will submit the Study when it is complete.*

3. Traffic circulation.

Petitioner's Response: *The Traffic Study is currently being updated to include Parcel D. We will submit the Study when it is complete.*

4. How possible increased traffic from the proposed development may affect the area.

Petitioner's Response: *The Traffic Study is currently being updated to include Parcel D. We will submit the Study when it is complete.*

5. Road improvements in the subject area – particularly the timing of the improvements and cooperation/coordination with MoDOT.

Petitioner's Response: *The Traffic Study is currently being updated to include Parcel D. We will submit the Study when it is complete.*

Staff Response: The City of Chesterfield received the Traffic Study in support of this project on September 5, 2006. The attached issues were forwarded to the Petitioner. To date, staff has not received a response.

Issue remains open.

VI. STORMWATER AND SANITARY SEWER

1. General site drainage.

Petitioner's Response: *As proposed on Parcel B, the site will utilize underground detention basins to collect and disperse storm water.*

Staff Response: Issue has been addressed.

2. The preliminary plan does not indicate storm water detention facilities on the proposed development. The recent changes to the storm water regulations promulgated by the Metropolitan St. Louis Sewer District may have a significant impact on the layout of the site.

Petitioner's Response: *No changes are expected from the new MSD storm water regulations.*

Staff Response: Issue has been addressed.

3. The layout of the site may be impacted by storm sewer and underground detention basins shown on the Site Development Section Plan for the northern portion of Parcel B. These improvements are not shown on this preliminary plan and may impact the connection of parking structure "D" to the parking structure on Parcel B.

Petitioner's Response: *The placement of underground detention basins on Parcel D will not impact the connection of the parking garage on Parcels B and D.*

Staff Response: Issue has been addressed.

Attached are copies of all agency comments received to date, the draft Attachment A and Preliminary Plans.

Respectfully Submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Preliminary Development Plan
Parcel "D"

LEGEND

EXISTING CONTOURS	505
PROPOSED CONTOURS	505
EXISTING SANITARY SEWERS	
EXISTING STORM SEWERS	
PROPOSED SANITARY SEWERS	
PROPOSED STORM SEWERS	
EXISTING RIGHT-OF-WAY	
PROPOSED RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
NON-REINFORCED CONCRETE PAVEMENT	
REINFORCED CONCRETE PAVEMENT	
EXISTING SPOT ELEVATION	+ EL 500.00
PROPOSED SPOT ELEVATION	+ 505.10
SWALE	
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
TRASH ENCLOSURE	
LIGHT STANDARD	CH
GAS MAIN	G
WATER MAIN	W
UNDERGROUND TELEPHONE	T
FIRE HYDRANT	
POWER POLE	
HAY BALE	
SILTATION CONTROL	

ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
LOC. – LOCATOR NUMBER
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.V.C. – POLYVINYL CHLORIDE PIPE
R.O.W. – RIGHT-OF-WAY
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT-OF-WAY WIDTH

ST. LOUIS CO. BENCHMARK

12-141 – "D" IN THE CENTER ISLAND AT CROSS TRIALS DRIVE (EAST ENTRANCE TO LADUE TRIALS); 15' NORTH OF THE CENTERLINE OF LADUE ROAD AND 0.2 MILE WEST OF HIGHWAY 141.

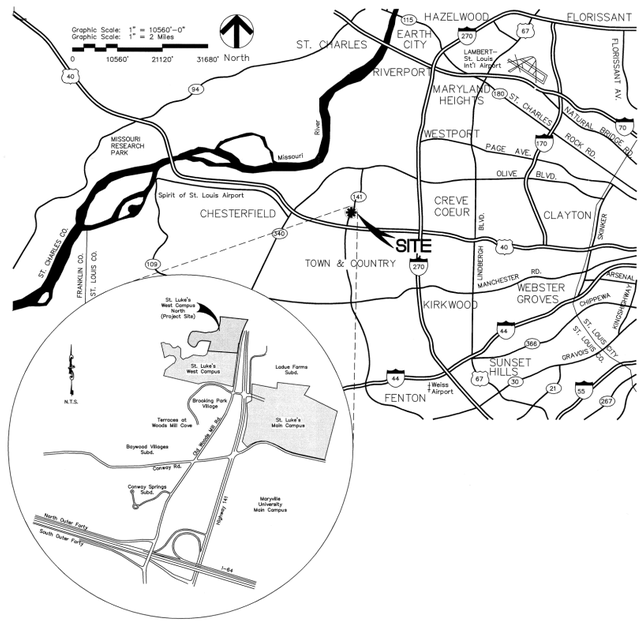
ELEV.=499.48

PREPARED FOR:

St. Lukes Episcopal Presbyterian Hospitals
232 South Woods Mill Road
Chesterfield, MO 63017
Phone: (314) 205-6800
Fax: (314) 205-6824
Contact: Don Miller

UTILITY NOTE:

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



LOCATION MAP

SITE INFORMATION

SITE ACREAGE	=	14.03 Acres ±
OWNER	=	St. Luke's Espiscopal-Presbyterian Hospitals
SITE ADDRESS:	=	232 South Woodsmill Rd.
LOCATOR No.	=	18Q420023, 18Q510014 18Q510025, 18Q510036
PROPOSED ZONING	=	"MU" "MEDICAL USE"
FIRE DISTRICT	=	CHESTERFIELD FIRE PROTECTION
SCHOOL DISTRICT	=	PARKWAY DISTRICT
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	=	LACLEDE GAS
ELECTRIC SERVICE	=	AMEREN U.E.
PHONE SERVICE	=	SBC/AT&T

GEOTECHNICAL ENGINEER'S STATEMENT

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. My signature and seal are intended to confirm only my personal review and professional opinion that these plans, comply with the *Geotechnical Report for* the project, dated October 2004, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

In concept, the shown retaining walls appear feasible; however, verification of their global stability must be completed when the walls are designed.

SCI ENGINEERING, INC.

T. Michael McMillen, P.E.

Date _____

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Development 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

By: _____
DONALD W. TAYLOR, Missouri L.S. No. 2041

2. REVISED 12/21/06
1. REVISED 06/16/06 PER CITY COMMENTS

RECEIVED DEC 21 2006 PLANNING DEPARTMENT

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER PLANS, DESIGNS, SPECIFICATIONS, REPORTS, ETC. AS APPLICABLE. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NOT PERFORMED ANY SITE INVESTIGATION OR ANALYSIS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

Dec. 21, 2006

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

GEORGE M. STOCK E-25116

Sheet 1 of 4
Title Page
204-3314.5 - February 8, 2006

St. Luke's HOSPITAL

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CHESTERFIELD, MISSOURI

OWNER'S REPRESENATIVE:	DOSTER, MICKES, JAMES, & ULLOM, LLC
HOSPITAL PLANNER:	TKH ARCHITECTS
ARCHITECT:	ACI/BOLAND, INC.
CIVIL ENGINEER:	STOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECT:	LOOMIS ASSOCIATES

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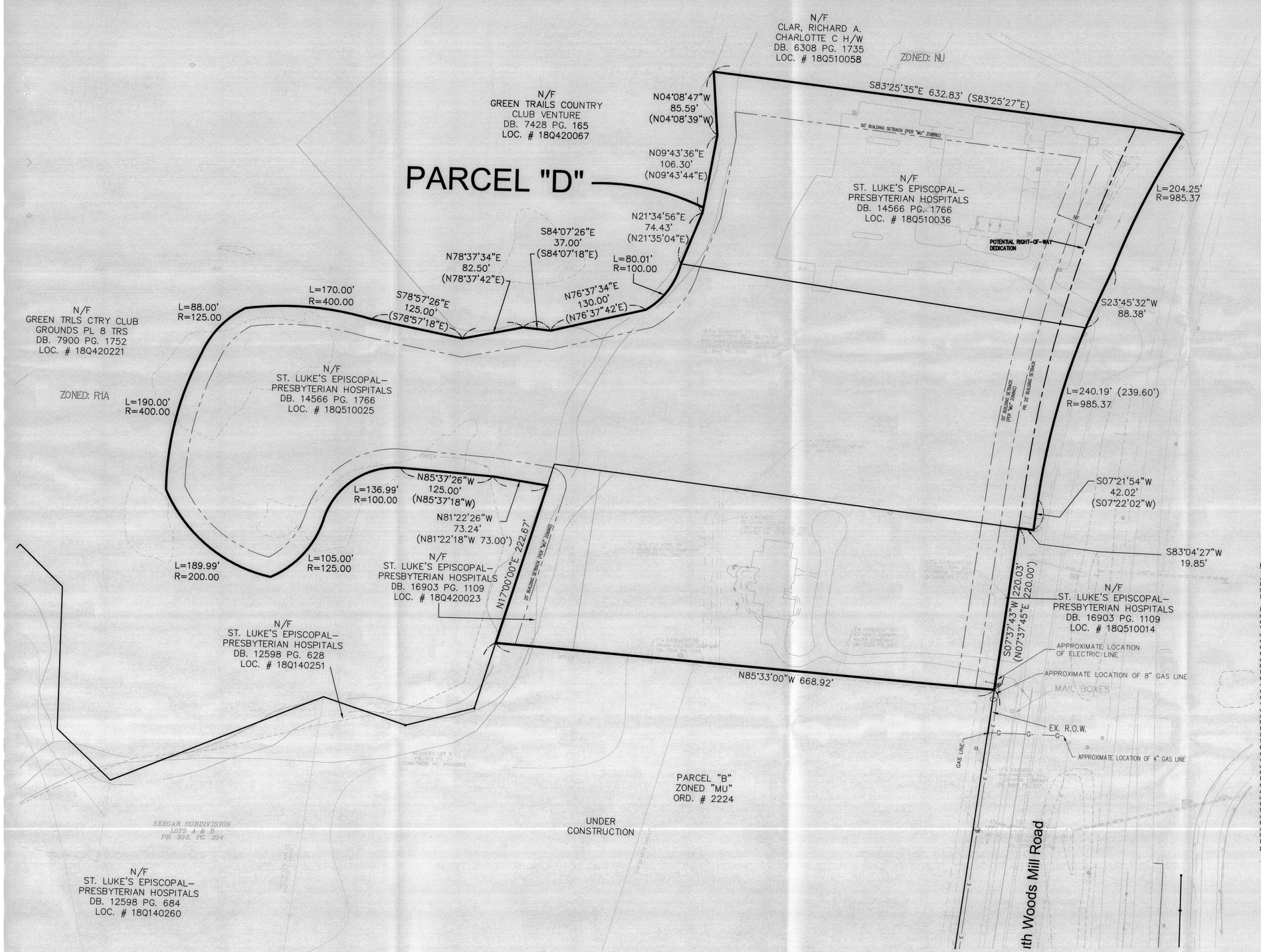
2 EXISTING CONDITIONS PLAN
3 PRELIMINARY DEVELOPMENT PLAN
4 ULTIMATE ROAD IMPROVEMENT PLAN



PROPERTY DESCRIPTION

A tract of land being all of that property as acquired by St. Luke's Episcopal Presbyterian Hospital and recorded in Book 14566 Page 1766 and Book 16903 Page 1109 of the St. Louis County Records, and being located in part of U. S. Survey 109, Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the intersection of the Northern line of Adjusted lot A of Seeger Subdivision Lots "A" & "B" a subdivision according to the plat thereof recorded in Plat Book 302, Page 24 of the St. Louis County, Missouri, records with the Western line of Woods Mill Road (100.00' wide) thence North 85 degrees 33 minutes 00 seconds West along the Northern line of above said Adjusted Lot A and Adjusted Lot B a distance of 668.92 feet to the centerline of Creve Coeur Creek; thence along the centerline of Creve Coeur Creek the following courses and distances: thence North 17 degrees 00 minutes 00 seconds East 222.67 feet; thence North 81 degrees 22 minutes 26 seconds West 73.24 feet; thence North 85 degrees 37 minutes 26 seconds West 125.00 feet to a non tangent curve to the left for which the radius point bears South 03 degrees 22 minutes 41 seconds West 100.00 feet; thence along said curve with a chord which bears South 54 degrees 07 minutes 56 seconds West 126.53 feet, an arc length of 136.99 feet to a point on a curve to the right for which the radius point bears North 72 degrees 04 minutes 19 seconds West 125.00 feet; thence along said curve with a chord which bears South 41 degrees 59 minutes 32 seconds West 101.94 feet, an arc length of 105.00 feet to a point on a curve to the right for which the radius point bears North 11 degrees 47 minutes 31 seconds East 200.00 feet; thence along said curve with a chord which bears North 50 degrees 59 minutes 36 seconds West 182.93 feet, an arc length of 189.99 feet to a point on a curve to the right for which the radius point bears North 89 degrees 47 minutes 03 seconds East 400.00 feet; thence along said curve with a chord which bears North 13 degrees 23 minutes 32 seconds East 188.22 feet, an arc length of 190.00 feet to a point on a curve to the right for which the radius point bears South 67 degrees 20 minutes 34 seconds East 125.00 feet; thence along said curve with a chord which bears North 42 degrees 49 minutes 28 seconds East 86.19 feet, an arc length of 88.00 feet to a point on a curve to the right for which the radius point bears South 08 degrees 06 minutes 39 seconds East 400.00 feet; thence along said curve with a chord which bears South 85 degrees 56 minutes 08 seconds East 168.72 feet, an arc length of 170.00 feet; thence South 78 degrees 57 minutes 26 seconds East 125.00 feet; thence North 78 degrees 37 minutes 34 seconds East 82.50 feet; thence South 84 degrees 07 minutes 26 seconds East 37.00 feet; thence North 76 degrees 37 minutes 34 seconds East 130.00 feet to a non tangent curve to the left for which the radius point bears North 30 degrees 36 minutes 32 seconds West 100.00 feet; thence along said curve with a chord which bears North 36 degrees 28 minutes 15 seconds East 77.89 feet an arc length of 80.01 feet; thence North 21 degrees 34 minutes 56 seconds East 74.43 feet; thence North 09 degrees 43 minutes 36 seconds East 106.30 feet; thence North 04 degrees 08 minutes 47 seconds West 85.59 feet to the Southern line of property conveyed to Richard A. and Charlotte C. Clark by instrument recorded in Deed Book 6308 page 1735 of above said records; thence South 83 degrees 25 minutes 35 seconds East along said southern line 632.83 feet to the Western line of above said Woods Mill Road and being on a non tangent curve to the left for which the radius point bears South 57 degrees 44 minutes 09 seconds East 985.37 feet; thence along said Western line the following courses and distances: thence along said curve with a chord which bears South 26 degrees 19 minutes 34 seconds West 203.88 feet, an arc length of 204.24 feet to a point of non tangency; thence South 23 degrees 45 minutes 32 seconds West 88.38 feet to a non tangent curve to the left for which the radius point bears South 68 degrees 40 minutes 08 seconds East 985.37 feet; thence along said curve with a chord which bears South 14 degrees 20 minutes 53 seconds West 239.60 feet, an arc length of 240.19 feet; thence South 07 degrees 21 minutes 54 seconds West 42.02 feet; thence North 83 degrees 04 minutes 27 seconds West 19.85 feet; thence South 07 degrees 37 minutes 43 seconds West 220.03 feet to the POINT OF BEGINNING, containing 611,232 square feet or 14.032 acres more or less according to the calculations performed by Stock and Associates Consulting Engineers, Inc. on January 16, 2006.

Dec. 21, 2006

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

GEORGE M. STOCK E-25116

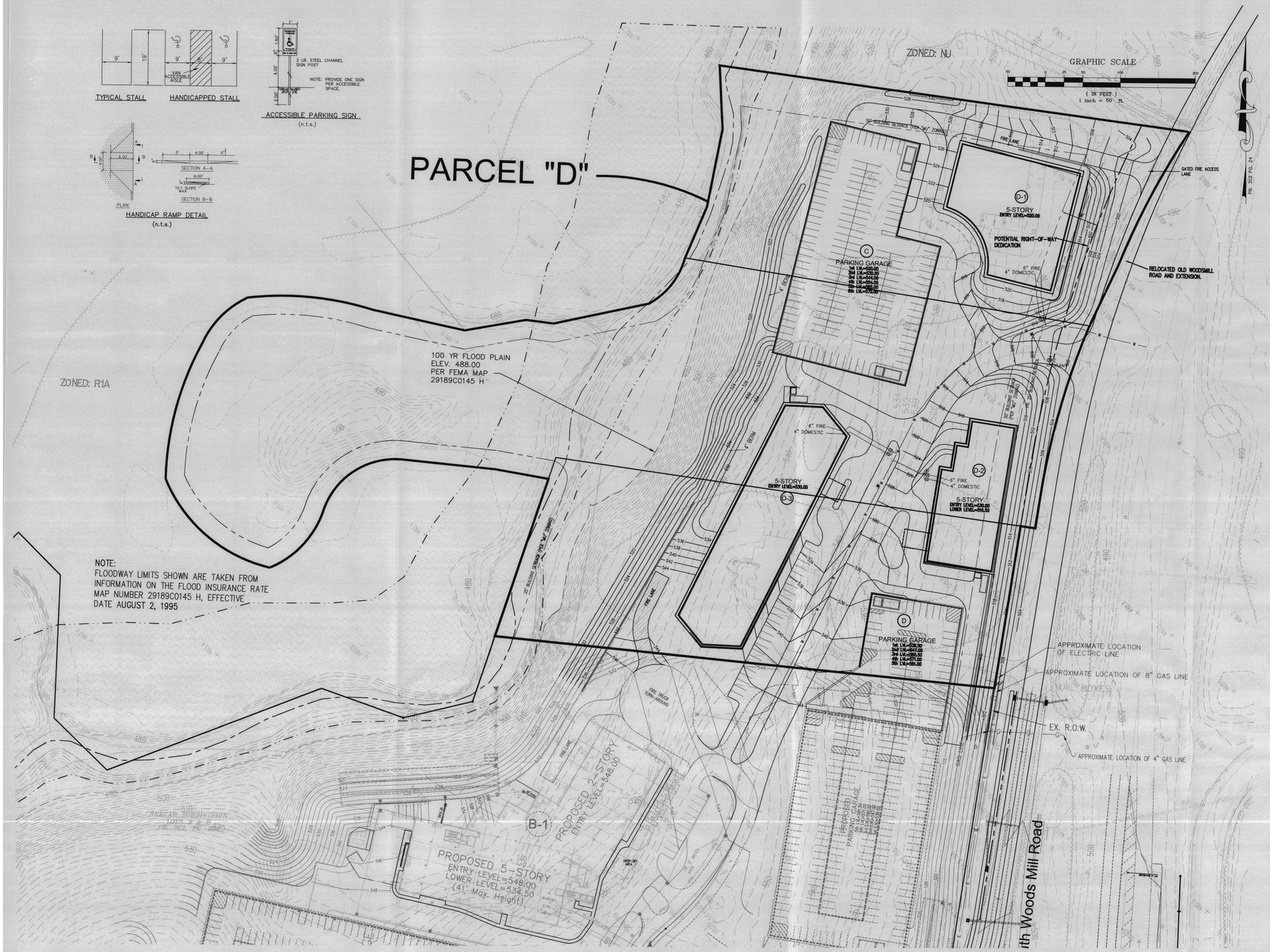
Sheet 2 of 4
Existing Conditions Plan
204-3314.5 - February 8, 2006

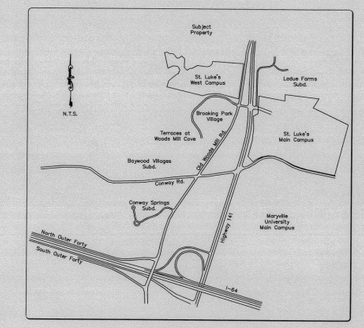
St. Luke's
HOSPITAL

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CHESTERFIELD, MISSOURI

OWNER'S REPRESENATIVE:	DOSTER, MICKES, JAMES, & ULLOM, LLC
HOSPITAL PLANNER:	TKH ARCHITECTS
ARCHITECT:	ACI/BOLAND, INC.
CIVIL ENGINEER:	STOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECT:	LOOMIS ASSOCIATES





PERTINENT DATA

EXISTING ZONING	=	"R1", "FPR1", "NU" NON-URBAN, "FPNU" FLOODPLAIN NON-URBAN
PROPOSED ZONING	=	"MU" MEDICAL USE DISTRICT
LOCATOR No.s	=	180420023, 180510014, 180510025, 180510036
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DISTRICT
FIRE DISTRICT	=	CHESTERFIELD FIRE PROTECTION
WATERSHED	=	MISSOURI RIVER/CREVE COEUR CREEK
SCHOOL DISTRICT	=	PARKWAY DISTRICT
WATER SERVICE	=	ST. LOUIS COUNTY WATER CO.
GAS SERVICE	=	LACLEDE GAS
ELECTRIC SERVICE	=	AmerenUE ELECTRIC
TELEPHONE SERVICE	=	SBC/AT&T

GENERAL NOTES

1. OLD WOODSMILL RD. IMPROVEMENTS PER MO. DEPARTMENT OF TRANSPORTATION.
2. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, MoDOT AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
3. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
4. STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MODOT, & ST. LOUIS CO. HWY. DEPT. STANDARDS.
5. PROJECT I.D. SIGN SHALL HAVE A MAXIMUM AREA OF FIFTY SQ. FT. A MAXIMUM HEIGHT OF SIX FEET.
6. NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
7. PARKING CALCULATIONS:

   PARCEL "D"
   MEDICAL OFFICE: 5 SPACES PER 1,000 SQ. FT. OF OFFICE SPACE
   384,750 SQ. FT. OF OFFICE SPACE (GROSS AREA)
   REQUIRED = 1,924 SPACES (INCLUDES 29 H.C. SPACES)
   PROVIDED = *2,069 SPACES (INCLUDES 30 H.C. SPACES)
   (1,480 SPACES PROVIDED UNDER PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN, PLUS 590 ADDITIONAL SPACES FROM ST. LUKE'S WEST CAMPUS GARAGE "B")
8. BOUNDARY BY STOCK & ASSOCIATES, INC. AND TOPOGRAPHIC INFORMATION PROVIDED BY SANBORN AERIALS.
9. ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM SITE WILL BE SHOWN ON CONSTRUCTION DOCUMENTS.
10. FLOOD INFORMATION:
    SUBJECT PROPERTY LIES IN ZONE "X", AREA DETERMINED OUTSIDE 500-YEAR FLOODPLAIN. FLOOD INSURANCE RATE MAP NUMBER 29189C0145, EFFECTIVE DATE: AUGUST 2, 1995.

WEST CAMPUS NOTES

D-1	PROPOSED 5 STORY MEDICAL OFFICE BUILDING	122,250 S.F.
D-2	PROPOSED 5 STORY MEDICAL OFFICE BUILDING	91,500 S.F.
D-3	PROPOSED 5 STORY MEDICAL OFFICE BUILDING	171,000 S.F.
	TOTAL:	384,750 S.F.
C	PROPOSED 6 STORY 1,008 ± CAR PARKING GARAGE	
D	PROPOSED 5 STORY 445 ± CAR PARKING GARAGE ADDITION	

GREENSPACE AND FLOOR AREA RATIO AS REQUIRED BY THE CITY OF CHESTERFIELD

PARCEL "D"

GREENSPACE REQUIREMENT:

Existing Coverage (Paved + Building Areas)	1.84 Acres
Total Acres on St. Luke's Property	14.03Acres
Existing Site Coverage	1.84 Acres/14.03 Acres = 13.11%
Proposed Coverage (Paved + Building Areas)	4.31 Acres
Total Acres on St. Luke's Property	14.03 Acres
Proposed Site Coverage	4.31 Acres/14.03 Acres = 30.7%

FLOOR AREA RATIO (FAR)

Medical Office Building (D1)	122,250 Square Feet
Medical Office Building (D2)	91,500 Square Feet
Medical Office Building (D3)	171,000 Square Feet
Total	384,750 Square Feet
Medical Office Buildings	384,750 Square Feet (8.83 Acres)
Total Acres on St. Luke's Property	14.03 Acres
Floor Area Ratio (FAR) =	8.83 Acres/14.03 Acres = 0.63

Dec. 21, 2006

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

GEORGE M. STOCK E-25116

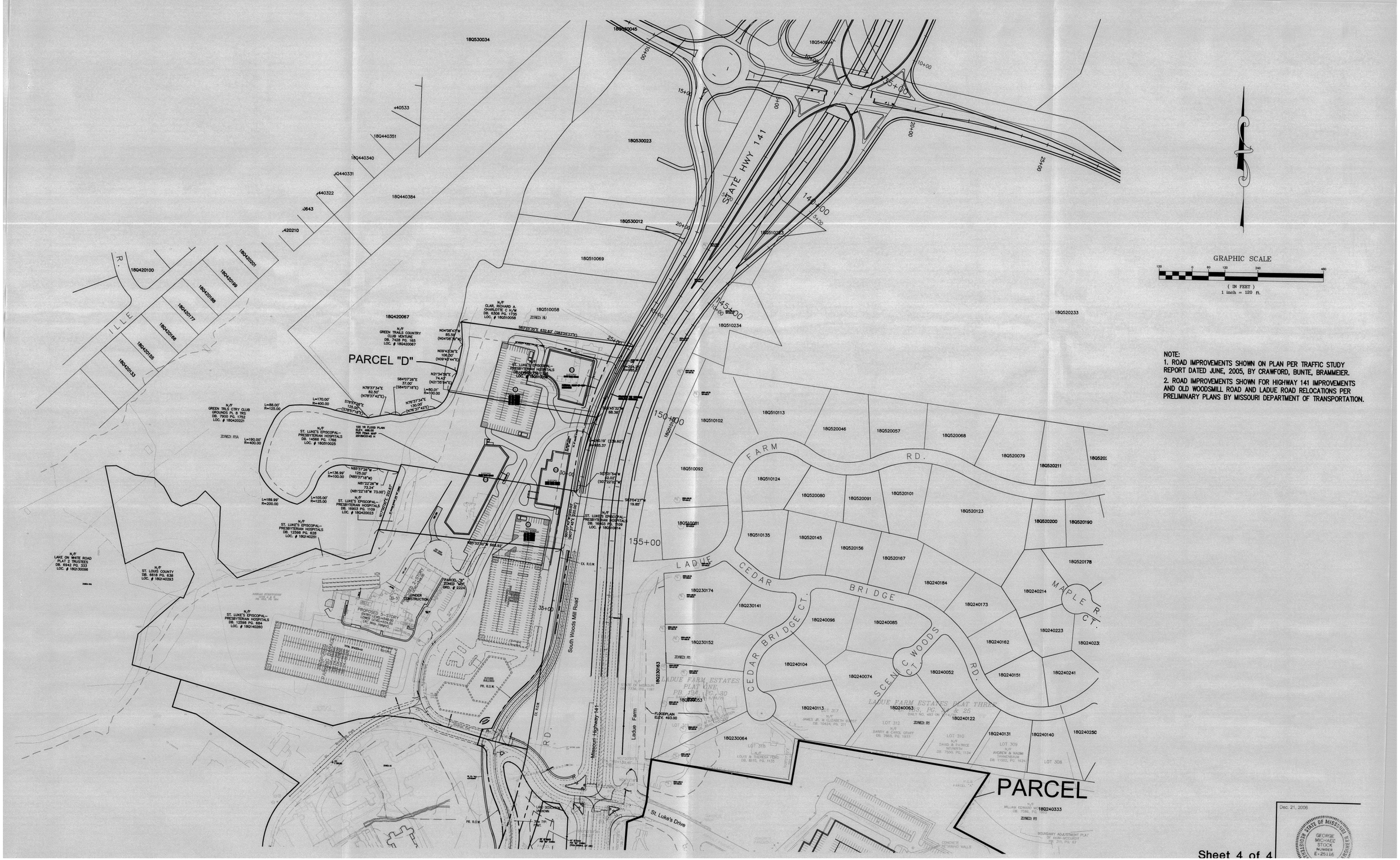
Sheet 3 of 4
Preliminary Development Plan
204-3314.5 - February 8, 2006

St. Luke's HOSPITAL

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CHESTERFIELD, MISSOURI

OWNER'S REPRESENATIVE:	DOSTER, MICKES, JAMES, & ULLOM, LLC
HOSPITAL PLANNER:	TKH ARCHITECTS
ARCHITECT:	ACI/BOLAND, INC.
CIVIL ENGINEER:	STOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECT:	LOOMIS ASSOCIATES



NOTE:
1. ROAD IMPROVEMENTS SHOWN ON PLAN PER TRAFFIC STUDY REPORT DATED JUNE, 2005, BY CRAWFORD, BUNTE, BRAMMEIER.
2. ROAD IMPROVEMENTS SHOWN FOR HIGHWAY 141 IMPROVEMENTS AND OLD WOODSMILL ROAD AND LADUE ROAD RELOCATIONS PER PRELIMINARY PLANS BY MISSOURI DEPARTMENT OF TRANSPORTATION.

Dec. 21, 2006

GEORGE MICHAEL STOCK NUMBER E-25116

Sheet 4 of 4

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City of Chesterfield

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

III.D.

May 18, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: **P.Z. 02- 2007 The Estates at Upper Kehrs Mill (Micelli Construction):** A request for a change of zoning from "NU" Non-Urban to "E" One Acre District for a 10.2 acre tract of land located on the eastern side of Kehrs Mill Road, 4,100 feet south of its intersection with Wild Horse Creek Road. (19U530062, 19U530392)

Dear Planning and Zoning Committee:

On May 14, 2007, the City of Chesterfield Planning Commission, by a vote of 7-1, recommended approval of the above-referenced project with the following addition to the Attachment A:

E. LANDSCAPE AND TREE REQUIREMENTS

3. A twenty five foot undisturbed buffer is to be retained adjacent to the north and east outboundary with the following bearings: S01°05'16"W, S88°50'07"E, S76°29'43"E, S58°08'40"E, N85°17'24"E. One perpendicular penetration will be permitted within said undisturbed buffer, not to exceed 25 feet in width, to allow for utility connections.

Among the issues discussed by the Commission were lot size, erosion, effect on the adjacent Chesterfield Farms Subdivision and its properties, and the setback from Kehrs Mill Road. A copy of staff's report and the amended Attachment A are attached for your review

Respectfully Submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

CC: Michael G. Herring, City Administrator
Robert Heggie, City Attorney
Michael O. Geisel, Acting Director of Planning

ATTACHMENT A

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

Comprehensive Plan Policies

2.1 Quality Residential Development
2.1.1 Conservation of Existing Quality of Life
2.1.4 Compatible In-Fill Residential Construction
2.1.5 Provide Buffer for Existing Residential Development -
2.1.6 Reinforce Existing Residential Development Pattern -
2.1.11 Restrict Access of Individual Homes on Arterial Streets -

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "E-One Acre" District shall be:

   a. Single family detached residences.

2. The above uses in the "E-One Acre District shall be restricted as follows:

   a. Development within this District shall maintain a density of one (1) acre).

   b. The minimum lot size shall be no less than 22,000 square feet.

B. HEIGHT

The maximum height of the detached single family homes shall be fifty (50) feet.

C. SETBACKS

1. STRUCTURE SETBACKS

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

a. Eighty (80) feet from the right of way of Kehrs Mill Road.

b. Twenty-five feet from the all other perimeter boundaries..

2. LOT CRITERIA

In addition to the above-referenced requirements, no building or structures other than boundary and retaining walls, light standards, flag poles or fences, the following lot criteria shall apply:

a. Front yard: Twenty-five (25) feet from the internal road.

b. Side yard: Twenty (20) feet from the side property line.

i. This side yard setback may be reduced up to five feet if the side yard setback on the adjacent property
ii. A minimum of forty (40) feet must be maintained between structures.

c. Rear yard setback: Twenty-five (25) feet from the rear property line. .

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

2. A minimum of 40% of the tree mass shall be maintained.

3. A twenty five foot undisturbed buffer is to be retained adjacent to the north and east outboundary with the following bearings: S01°05'16"W, S88°50'07"E, S76°29'43"E, S58°08'40"E, N85°17'24"E. One perpendicular penetration will be permitted within said undisturbed buffer, not to exceed 25 feet in width, to allow for utility connections

F. SIGN REQUIREMENTS

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

3. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

I. ACCESS/ACCESS MANAGEMENT

1. Access to Kehrs Mill Road shall be limited to one street approach. The street approach shall be as close to the north property line as practical and adequate sight distance shall be provided, as directed by the Department of Public Works and St. Louis County Department of Highways and Traffic.

2. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance

as directed by the Saint Louis County Department of Highways and Traffic

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improve Kehrs Mill to one half of a sixty (60) foot right-of-way and a thirty nine (39) foot pavement including all storm drainage facilities as directed by the Saint Louis County Department of Highways and Traffic.
2. Provide a sidewalk conforming to Saint Louis County ADA standards adjacent to Kehrs Mill Road , as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.
3. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right of way.
4. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
5. All roadway and related improvements in each plat or phase of the development shall be constructed prior to 60% occupancy of that plat or phase.

K. TRAFFIC STUDY (if applicable)

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield and/or St. Louis County Highways and Traffic for the proposed entrance onto Kehrs Mill Road. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the

vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

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

M. STORMWATER

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

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

3. Detention may be required for the entire project such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate discharge point. Wetland mitigation will not be allowable within the detention basin area

4. Lake(s), ponds(s), detention area(s), etc., are located downstream from the proposed development which may, in the opinion of the Chesterfield, be impacted by development of the subject site. A bond, in a form acceptable to the City of Chesterfield, shall be posted to assure compliance with this section. The developer shall perform preconstruction and post-construction surveys of these facilities and determine any changed condition. Preconstruction surveys shall be performed prior to any clearing, grading, demolition or other construction related to the proposed development. Post-construction surveys shall be performed within

twelve (12) months of the completion of the proposed development or two (2) years from the start of the development, whichever is greater. The developer shall return affected facilities to their preconstruction condition within 3 months of the post-construction survey. If the owner/operator of potentially impacted facilities will not grant the developer the necessary easements to complete the surveys and/or restorative work, the requirements in this paragraph are null and void. The required bond and preconstruction survey of downstream facilities shall be submitted prior to approval of a grading permit or improvement plans.

N. SANITARY SEWER

1. Treatment for water quality and channel protection, in accordance with MSD regulations dated February 2006, may be required..

2. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of $2,750 per acre.

O. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans

P. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2 The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

3. Prior to Special Use Permit issuance by the Saint 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 the Saint Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.

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

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

1. The developer shall submit a concept plan within 18 months of City Council approval of the change of zoning.

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

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

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

5. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, and the St. Louis County Department of Highways and Traffic.

V. RECORDING

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

VI. ENFORCEMENT

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

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

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

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

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

VIII.B.

City of Chesterfield

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

Planning Commission Staff Report

Meeting Date: May 14, 2007

From: Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Subject: Rezoning Vote Report

Location: 1576 and 1600 Kehrs Mill Road

Petition: P.Z. 02- 2007 The Estates at Upper Kehrs Mill (Miceli Construction)

Proposal Summary

MIceli Construction has submitted an application for a change of zoning from "NU" Non-Urban to "E" One Acre District, per the regulations of City of Chesterfield Zoning Ordinance Section 1003.107 (Estate Districts). The location of the site is on the eastern side of Kehrs Mill Road, 4100 feet south of its intersection with Wild Horse Creek Road.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the change of zoning from "NU" Non-Urban District to an "E" One Acre District.

Zoning Analysis

A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is to approve the change of zoning with an Attachment A written by Staff. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

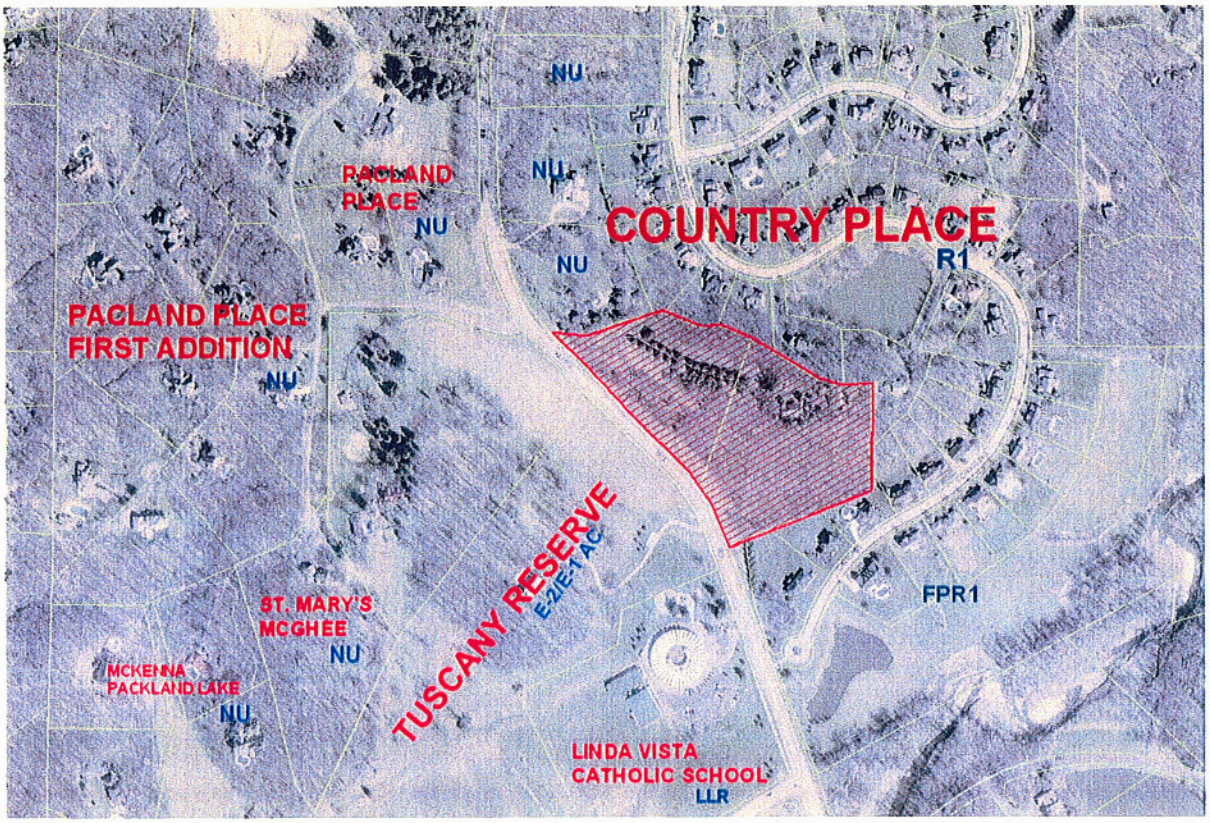
Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The properties to the north are zoned "NU" Non-Urban and "R1"/FPR1" (PEU) the "R1" properties are a part of the Country Place Subdivision

South and East: The property to the south is also the "R1/FPR1" (PEU)-zoned Country Place Subdivision

West: Immediately to the west is Tuscany Reserve, which was recently zoned "E2/E1" Acre District.



Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be single family residential with a one acre density. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

Site Area History

The subject site consists of two parcels under single ownership. They were zoned "NU" Non-Urban prior to incorporation of the City of Chesterfield.

Issues
A public hearing was held on this request on March 12, 2007. At that time, several issues were identified. Those issues along with the Petitioner's responses are attached.

Below are the issues that remain open at this time as well as those that Staff was asked to respond to:

1. Review language in the Westland Acres Ordinance dealing with drainage and siltation control with the possibility of adapting it to the subject petition.

   Staff Response: This language has been added as item M.4., pg. 5 of the Attachment A.

2. What is the setback of the Perry house from Kehrs Mill Road?

   Staff Response: The Perry home, which is zoned "NU" Non Urban, is approximately 261 feet from Kehrs Mill Road.

3. Retain more trees on the north side of the cul-de-sac.

   Staff Response: As noted at the meeting, this will be noted for review/discussion during Site Development Plan review.

Request
Staff recommends approval of the change of zoning from "NU" Non-Urban District to "E" One Acre District with the Attachment A as written.

Respectfully submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Attachments
1. Attachment A
2. Preliminary Plan
3. Issues responses
4. Letter from Mr. William E. Quinn

VOLZ Incorporated
ENGINEERING
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT

April 4, 2007

Mrs. Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017-0760

Re: P.Z. 2-2007 The Estates at Upper Kehrs Mill (Miceli Construction)
Volz Project No. 8628-0

Dear Mrs. McCaskill-Clay:

Below is the response to your "issues" letter dated March 20, 2007, resulting from the Public Hearing held on March 8, 2007. Our responses are in *italic*.

1. Retention of the trees, particularly in the northeastern and northwestern portions of the site, with respect to erosion concerns and how neighboring properties may be affected.

   The original plan was intended to show that the plan met the 30% tree retention requirement of the City. This was done because we do not currently have an accurate topographic survey of the site. In reality many of the trees along the north line will be preserved. The plan has been amended to give a more realistic depiction of the trees that can be saved on the site.

2. Storm water on the site, particularly how it will be handled and the direction in which water will be directed.

   We have enclosed a Drainage Map, which depicts the area and direction of drainage leaving the site. It is important to note that the proposed drainage area to the north is less than exists today. In addition the drainage to the south will be routed through the proposed detention basin near Kehrs Mill Road. In effect, less water will be leaving the site along the entire perimeter of this project. And finally, The Metropolitan St. Louis Sewer District and the city's requirements will be met.

3. The proposed steepness of the grades in the development.

   There are no proposed grades that will exceed 3:1. There are some existing grades that are slightly greater than 3:1, but these are in wooded areas and will not be disturbed.

4. The impact of the proposed development on the existing lakes in the Country Place Subdivision, as well as the maintenance of the site after development with respect to these lakes. Will the proposed development have any portion of responsibility in the event of any damage to the lakes?

Any impact to the adjacent property is a great concern of ours. With the permission of "Country Place", we would like to do a preconstruction survey of the existing lakes. In addition, BMP's and extensive erosion control measures will be implemented to protect these lakes. If damage to these lakes occurs as a result of this site development, Miceli Construction will repair this damage.

5. Consider whether E-Two zoning is appropriate for the site vs. E-One zoning.

   E-One Zoning is appropriate for this site and is consistent with both the City Comprehensive Plan and the surrounding area. Minor adjustments were made to the lots so that six out of eight are now larger than one acre.

6. The appropriateness of the lot sizes proposed for the development.

   As stated above, six out of eight lots exceed one acre in size. The remaining two lots average 0.8 acres and exceeds the adjacent lots in "Country Place" by 20%.

7. Possible erosion of the site due to development.

   The very latest BMP's and the city's SWPPP requirements will be used to prevent erosion from this site that would harm any downstream property owners.

8. Possible Letter of Credit in the amount of $2 million, above and beyond any sureties or bonds currently required by the City to address erosion and tree removal.

   We do not feel a letter of credit is appropriate, but even more, we do not feel a letter of credit is necessary. This site has many existing safe guards in place to insure proper drainage and erosion control including: the requirement of Escrows, the ability of the city to issue Stop Work Orders, the requirement of the City, DNR, and EPA of a Stormwater Pollution Prevention Plan (SWPPP), the need for a NPDES permit from DNR, the need for a 404 permit or waiver from the Corp of Engineers, the developers willingness to As-Built the existing lakes, and bonds to guaranty tree preservation. All of the above agencies have enforcement authority.

9. Should field inlets be placed on the site immediately, or placed at the direction of the City at some future time?

   It is premature in the development process to determine where inlets are needed. Inlets should be placed at the direction of the Civil Engineer, City Engineer and MSD.

10. Should the setback from Kehrs Mill Road reflect/be similar to those created for Tuscany Reserve?

    As we understand it, the goal of this issue is to protect the "Visual Integrity" of Kehrs Mill Road as you travel past our site. We believe our plan accomplishes this. The entrance area of Tuscany Reserve is much lower than Kehrs Mill Road. If fact a driver heading south will likely be looking into the second story windows of any new homes. In contrast, "Upper Kehrs Mill" is significantly higher than Kehrs Mill Road. That same driver will have an existing tree mass to protect his view in addition to the required tree buffer along the road. A driver headed north has even more "Visual Protection". A car at our south property line will be over 50 feet lower that the first floor of our homes. As you reach a point perpendicular to lot 8, our first floor is still 20 feet higher than a car. Anyone traveling along Kehrs Mill Road will see a landscaped hillside as they look towards "Upper Kehrs Mill" thus providing visually protected.

11. Provide the setback requirements for Tuscany Reserve.

    Staff has said they will provide this information.

12. How far are the houses in Pacland Place from Kehrs Mill Road?

    Staff has said they will provide this information.

13. There was discussion regarding run-off from the cul-de-sac and Lot 3. Could the cul-de-sac be brought a little further to the south? It was noted that this would reduce the size of Lot 5 and possibly save more trees beyond the cul-de-sac on the northeast side.

    It is not feasible to push the cul-de-sac to the south without creating significant grading issues. The street is currently on top of the ridge in the same location as the existing drive. As we noted earlier, the drainage area to the north will be less than exists today and additional trees will be preserved along the north property line. What we can do is to direct all the stormwater collected in the street inlets to the detention basin near Kehrs Mill Road. That will minimize the stormwater flowing to the north.

14. Twenty-foot side yard setbacks on the northeast corner where it is contiguous to Country Place.

    We would propose a 25-foot perimeter setback adjacent to the Country Place Subdivision.

As requested, enclosed are three (3) copies of the plan for your review in order to be placed on the Planning Commission agenda. If you need any additional information please do not hesitate to contact me at 314-581-6219 or Mr. Mike Miceli at 636-537-1171.

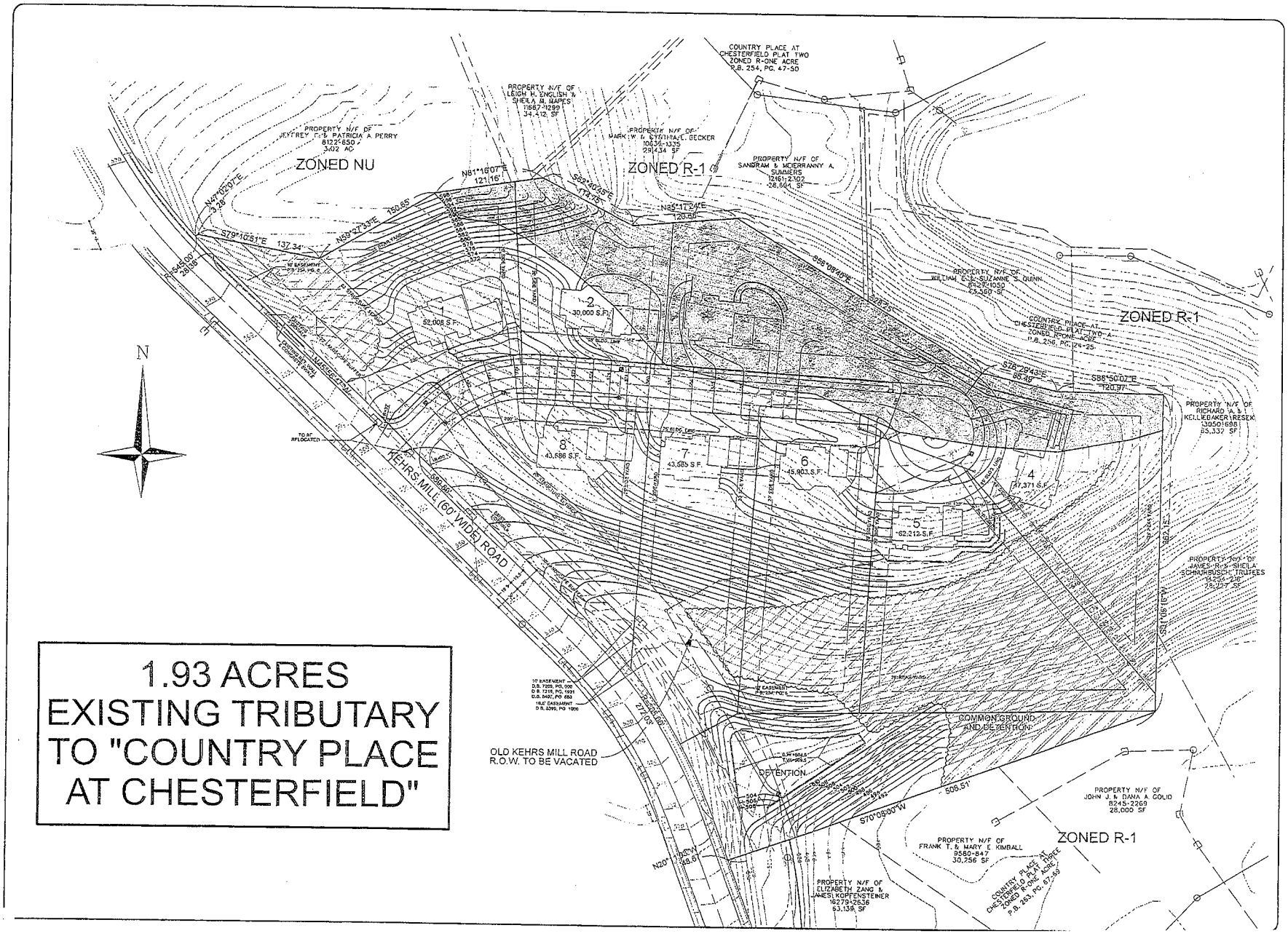
Sincerely,

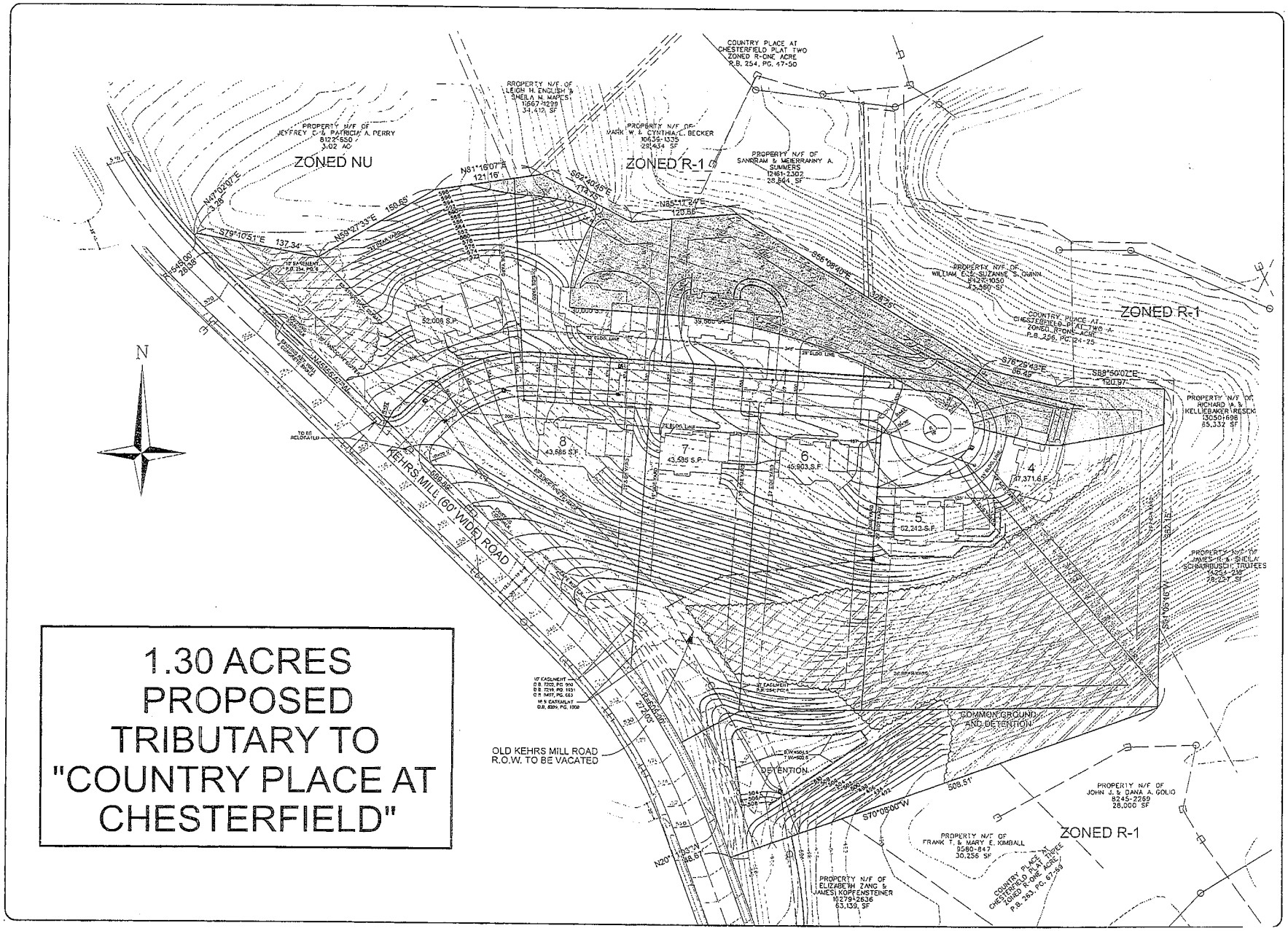
Volz Incorporated
A Professional Services Company

David A. Volz

Enclosure

Cc: Mr. Mike Miceli


1.93 ACRES
EXISTING TRIBUTARY
TO "COUNTRY PLACE
AT CHESTERFIELD"
N
ZONED NU
ZONED R-1
ZONED R-1
ZONED R-1
PROPERTY N/F OF
JEFFREY D. & PATRICIA A. PERRY
8122-650
3.02 AC
PROPERTY N/F OF
LEIGH H. ENGLISH &
SHEILA M. MAPES
13687-1289
34,412 SF
PROPERTY N/F OF
MARK W. & CYNTHIA L. BECKER
10436-1325
29,434 SF
PROPERTY N/F OF
SANDRAM & MOIRRANNY A.
SUMMERS
13161-2302
26,604 SF
COUNTRY PLACE AT
CHESTERFIELD PLAT TWO
ZONED R-ONE ACRE
P.B. 254, PG. 47-50
PROPERTY N/F OF
WILLIAM C. & SUZANNE S. DUNN
8127-1050
43,560 SF
COUNTRY PLACE AT
CHESTERFIELD PLAT TWO A
ZONED R-ONE ACRE
P.B. 256, PG. 24-25
PROPERTY N/F OF
RICHARD A. & I.
KELLIEDAKER\RESEK
13050-1698
85,332 SF
PROPERTY N/F OF
JAMES R. & SHEILA
SCHMURBUSCH, TRUSTEES
14224-246
78,237 SF
PROPERTY N/F OF
JOHN J. & DANA A. COLIO
8245-2269
28,000 SF
PROPERTY N/F OF
FRANK T. & MARY E. KIMBALL
9580-847
30,256 SF
PROPERTY N/F OF
ELIZABETH ZANG &
JAMES KOPTENSTEINER
16279-2536
53,138 SF
COUNTRY PLACE AT
CHESTERFIELD PLAT THREE
ZONED R-ONE ACRE
P.B. 253, PG. 67-68
KEHRS MILL (60' WIDE) ROAD
OLD KEHRS MILL ROAD
R.O.W. TO BE VACATED
COMMON GROUND
AND DETENTION
DETENTION
1
2
4
5
6
7
8
32,008 S.F.
30,000 S.F.
47,371 S.F.
62,212 S.F.
45,903 S.F.
43,585 S.F.
43,686 S.F.
N81°16'07"E
121.16'
S82°40'35"E
172.76'
N85°41'24"E
120.00'
S88°09'40"E
328.55'
S78°29'43"E
95.49'
S88°50'07"E
120.97'
S70°08'00"W
508.51'
N20°19'30"W
48.51'
N47°00'01"E
3.28'
S79°10'51"E
137.34'
N59°27'33"E
150.65'
S45°00'
25.88'
N65°27'00"E
272.05'
S41°06'10"E
382.15'


1.30 ACRES
PROPOSED
TRIBUTARY TO
"COUNTRY PLACE AT
CHESTERFIELD"
ZONED NU
ZONED R-1
ZONED R-1
ZONED R-1
N
KEHRS MILL (60' WIDE) ROAD
OLD KEHRS MILL ROAD
R.O.W. TO BE VACATED
COMMON GROUND
AND DETENTION
DETENTION
COUNTRY PLACE AT
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P.B. 254, PG. 47-50
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JEFFREY C. & PATRICIA A. PERRY
8122-650
3.02 AC
PROPERTY N/F OF
LEIGH H. ENGLISH &
SHEILA M. MARES
10607-1299
34,412 SF
PROPERTY N/F OF
MARK W. & CYNTHIA C. BECKER
10639-1335
28,434 SF
PROPERTY N/F OF
SANJRAM & MEERRANNY A.
SUMMERS
12461-2302
28,864 SF
PROPERTY N/F OF
WILLIAM E. & SUZANNE S. QUINN
8425-1050
23,560 SF
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CHESTERFIELD PLAT TWO A
ZONED R-ONE ACRE
P.B. 256, PG. 124-25
PROPERTY N/F OF
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KELLIEBAKER RESECK
13050-698
65,332 SF
PROPERTY N/F OF
JAMES H. & SHEILA
SCHAARNUSCH, TRUSTEES
14254-218
28,227 SF
PROPERTY N/F OF
JOHN J. & DANA A. GOLIO
8245-2289
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150.65'
S66°09'40"E
328.25'
S78°25'43"E
66.49'
S88°50'02"E
150.97'
S41°09'16"W
N25°54'43"W
N20°10'03"W
46.67'
S70°08'00"W
508.51'
TO BE RELOCATED
10' EASEMENT
D.B. 7202, PG. 940
D.B. 7219, PG. 1931
D.B. 9477, PG. 483
M.S. EASEMENT
D.B. 8289, PG. 1902
10' EASEMENT
P.B. 254, PG. 47-50
30' BUILDING LINE
20' ELEV. LINE
75' ELEV. LINE
1
32,008 S.F.
8
43,585 S.F.
7
43,585 S.F.
6
45,903 S.F.
5
62,242 S.F.
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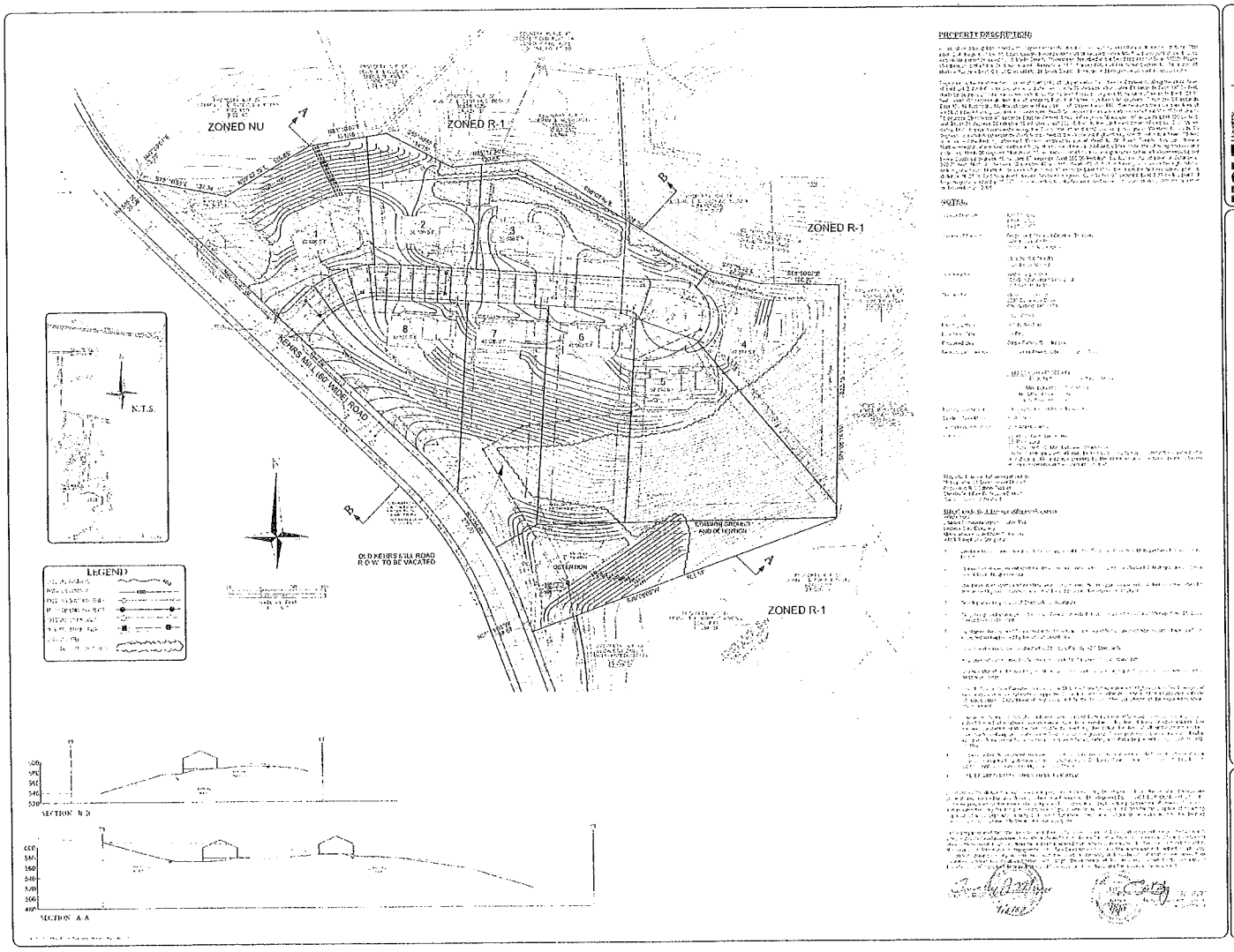
47,371 S.F.



PROPERTY DESCRIPTION

NOTES

VOLZ Incorporated

The Estates at Upper Kehrs Mill

PRELIMINARY DEVELOPMENT PLAN

1 of 1

RECEIVED
APR 29 2007
PLANNING
DEPARTMENT

To The Department of Planning

April 29, 2007

Re: The Upper Kehrs Mill Proposed Development.

During the last Planning and Zoning meeting Mr. Volz made a few comments I considered misleading, capricious and arbitrary.

1.) Mr. Volz talked about his conceived retention pond, but down played the fact that any overflow will end up in a lake within our subdivision. The measurement of silt resulting from that overflow would of course be measured by his company.

2.) Mr. Volz failed to inform the commission he plans to remove 8 feet to 10 feet from the top of the hill which would, of course, remove 1/3 of the entire hillside and the accompanying trees. An ecological disaster!

3.) Mr. Volz alluded to the fact that enough protections for the environment and existing property owners were already in place. A convenient conclusion and a self serving one.

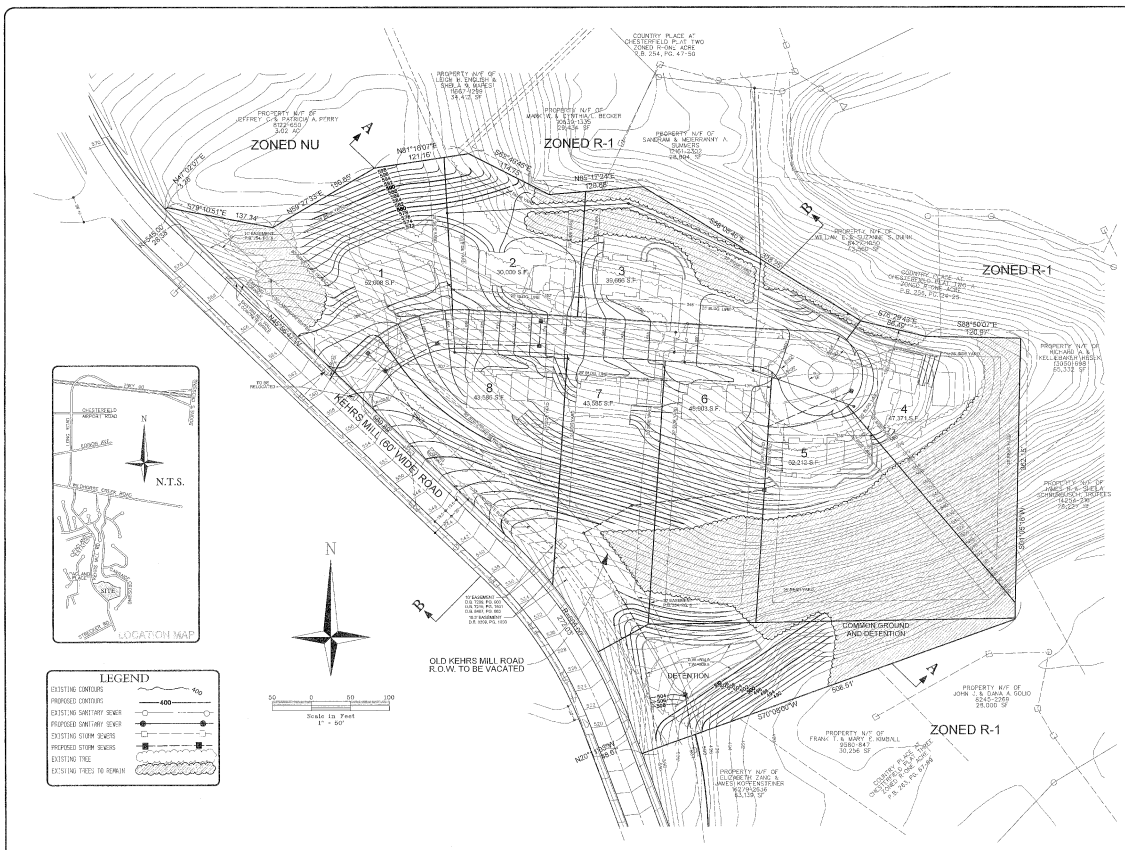
4.) Mr. Volz thought that moving the planned cul de sac more than 10 feet from the Top of the hillside would cause him difficulties, evidently unconcerned with the Tremendous difficulties his current configurations would cause innocent existing Homeowners.

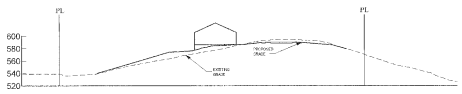
Observations: During my lifetime in the financial sales arena I have seen many techniques. One of the most effective and subsequently most devastating is the machine gun approach. The listener is rapidly fed a bewildering array of information until they are overwhelmed and then the speaker offers to "take care of everything" for them.

P.S. Let's not forget a secure letter of credit and due diligence.

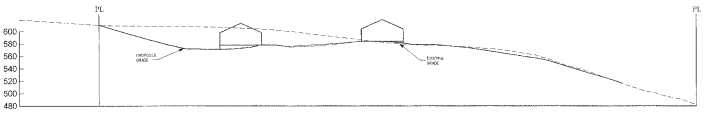
Sincerely, William E. Quinn

William E. Quinn





SECTION B-B



SECTION A-A

PROPERTY DESCRIPTION:

A tract of land being Lots 1 and 2 of "Upper Kehrs Mill", a subdivision according to the plat thereof recorded in Plat Book 264 Page 6 of the St. Louis County Records and part of vacated Kehrs Mill Road and part of the Illinois Acquisition parcel acquired by St. Louis County, Missouri as described in the Deed recorded in Book 11225, Pages 581 through 584 of the St. Louis County Records in U.S. Survey 800 and Fractional Section 16, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the most westerly corner of said Lot 2 of "Upper Kehrs Mill", thence Easterly along the North lines of said Lot 2 the following courses and distances: South 79 degrees 10 minutes 51 seconds East 137.34 feet, North 59 degrees 27 minutes 39 seconds East 156.05 feet, North 41 degrees 16 minutes 07 seconds East 121.16 feet, South 67 degrees 40 minutes 45 seconds East 114.75 feet, North 85 degrees 37 minutes 24 seconds East 120.66 feet to the Northwest corner of said Lot 1 of "Upper Kehrs Mill". thence along the boundary lines of said Lot 1 the following courses and distances: South 79 degrees 05 minutes 00 seconds East 100.00 feet, South 79 degrees 28 minutes 33 seconds East 49.40 feet, South 88 degrees 00 minutes 00 seconds East 120.00 feet, and South 79 degrees 05 minutes 00 seconds East 100.00 feet to the Southeast corner of said Lot 1 of "Upper Kehrs Mill". Thence Northwesterly along the South line of said Lot 1 and its prolongation Westerly South 79 degrees 08 minutes 00 seconds West 504.51 feet to the Northeast Right-of-way line of Kehrs Mill Road. (60 feet wide as established by deed Excess Acquisition parcel deed to St. Louis County, Missouri. thence Northwesterly along said Northeast Right-of-way line of Kehrs Mill Road, 60 feet wide, the following courses and distances: North 38 degrees 13 minutes 33 seconds West 49.61 feet, along a curve to the left whose radius point bears South 68 degrees 46 minutes 57 seconds West 906.00 feet from the last mentioned point, a distance of 273.05 feet, North 40 degrees 08 minutes 47 seconds West 349.60 feet and along a curve to the right whose radius point bears North 44 degrees 03 minutes 13 seconds East 545.00 feet from the last mentioned point, a distance of 28.56 feet to a point, thence North 47 degrees 02 minutes 07 seconds East 3.28 to the point of beginning and containing 10.270 acres according to calculations based on record information by Volz Incorporated on November 28, 2006.

NOTES:

Locator Numbers:	19U 53.0802 19U 53.0802 19U 53.0402
Owners of Record:	Gregoryo & Maria Jo Colonna, Trustees 1800 Kehrs Mill Road Chesterfield, MO 63005 ST. LOUIS COUNTY 1520 Kehrs Mill Rd
Prepared By:	Volz Incorporated 10949 Indian Head Ind'l. Blvd. St. Louis, MO 63132
Prepared For:	Mickel Construction 2307 Sycamore Drive Chesterfield, MO 63017
Area of Site:	10.26 Acres
Existing Zoning:	NU Non-urban
Proposed Zoning:	R - One
Proposed Use:	Single Family Residences
Density Calculations:	Gross Area of Site: 10.26 Acres

$$\frac{(10.26 \text{ Acres})(43{,}560 \text{ s.f.})}{43{,}560 \text{ s.f.}} = 10.26 \text{ Acres}$$

Min. Lot Area: 30,000 s.f.
Max Lots Allowed: 10
Lots Proposed: 8

Parking Calculations:	8 lots (2 space per lot) = 16 spaces
Existing Tree Mass:	6.68 Acres
Tree Mass to Remain:	2.76 Acres – 40%
Setbacks:	25' Front Yard (from streets) 35' Rear Yard 30' Side Yard (40' Min. Between Structures) note: A side yard setback may be reduced by up to five (5) feet if the adjacent lot's neighboring side yard is increased by the same amount so the distance between structures remains at the minimum required.

This site is in the following districts:
Metropolitan St. Louis Sewer District
Rockwood R-6 School District
Chesterfield Fire Protection District
Ballwin Creek Watershed

This site is in the following utility service areas:
Ameren U.E.
Charter Communications (Cable TV)
Laclede Gas Company
Missouri American Water Company
AT&T Telephone Company

1. Sanitary sewer connections shall be as approved by the St. Louis County & Metropolitan St. Louis Sewer District.
2. Stormwater management shall be designed pursuant to the City of Chesterfield & Metropolitan St. Louis Sewer District requirements.
3. The location of storm and sanitary sewer improvements are approximate only. Actual locations shall be determined by field conditions and shall be indicated on the improvement plans.
4. Grading shall be per City of Chesterfield standards.
5. All grading and drainage to be in conformance with the city of Chesterfield and Metropolitan St. Louis Sewer District standards.
6. No slopes shall exceed 3 (horizontal) to 1 (vertical) unless justified by geotechnical report, which has been accepted and approved by the city of Chesterfield.
7. All sidewalks are to be constructed to St. Louis County ADA Standards.
8. All proposed improvements shall be constructed to St. Louis County standards.
9. Storm water shall be discharged at an adequate natural discharge point. Sinkholes are not adequate discharge points.
10. Prior to Special Use Permit issuance by the 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 the St. Louis county Department of Highways and Traffic to guarantee completion of the required roadway improvements.
11. The underground utilities shown hereon were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities. Construction of improvements in the field prior to any grading. These provisions shall in no way absolve any party from complying with the underground facility safety and damage prevention act, Chapter 319, RSMO.
12. Access to this development from Kehrs Mill Road shall be via one entrance located near existing entrance to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic.
13. ALL EXISTING STRUCTURES TO BE REMOVED.

By order of Mickel Construction, we have prepared a Preliminary Development Plan, the results of which are currently represented on this drawing, which is a Preliminary Development Plan – NOT FOR CONSTRUCTION – and was prepared for the sole limited purpose of providing a concept for the proposed development of the tract and is intended only for the preliminary use of governmental reviewing authorities for the purpose of obtaining approval of a concept and is subject to such comments, recommendations or revisions as may be deemed necessary or appropriate in furtherance of such purposes.

In the preparation of this plan, no grading balances have been done and this concept plan is subject to that which a more detailed evaluation may indicate; such and sub-surface information have not been available and hence not taken into account; boundary lines have been prepared from information supplied by the client without benefit of title search or field survey; topographic data has been taken from existing maps and not verified by physical elevations; zoning density is assumed; and the location, capacity and availability of utilities are taken from available information without verification; accordingly, the undersigned disclaims responsibility for the accuracy of the aforesaid matters or otherwise that would be necessary to address all other issues of development.

Timothy J. Meyer — E-24667

Eric J. Kirby, P.L.S. — Professional Land Surveyor MO P.L.S. #2005006074

VOLZ INCORPORATED
CIVIL ENGINEERS · LAND PLANNERS · LAND SURVEYORS · TRANSPORTATION · ENVIRONMENTAL
10949 INDIAN HEAD INDUSTRIAL BLVD.
ST. LOUIS (MARYLAND HEIGHTS), MO. 63132
314-993-0927 · FAX 314-993-1525
WWW.VOLZINC.COM

MICKEL CONSTRUCTION
2307 SYCAMORE DRIVE
CHESTERFIELD, MO 63017
636-530-5607 FAX

The Estates at Upper Kehrs Mill

PRELIMINARY DEVELOPMENT PLAN

8628

1

III.E

May 16, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

RE: **P.Z. 07-2007 Spirit Valley Business Park (18652, 18630, 18650, and 18660 Olive Road):** A request for a change of zoning from "NU" Non-Urban to "PI" Planned Industrial for a 52.89 acres of land located south of Olive Street Road, east of Wardenburg. (17W420057, 17W420035, 17W230010, 17W230021).

Dear Planning and Zoning Committee:

At the May 14, 2007 City of Chesterfield Planning Commission meeting, a recommendation for approval of the above-referenced matter was approved by a vote of 8-0. The motion for approval included an amendment to the parking requirement. The amendment was as follows:

1. Parking and loading spaces for this development shall be ~~four (4) spaces for every 1,000 square feet of development.~~ **as required in the City of Chesterfield Code.**

Attached please find a copy of the Department report and Attachment A as approved by the Planning Commission.

Respectfully submitted,

Aimee E. Nassif
Senior Planner of Zoning Administration

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Public Works / City Engineer/Acting Director of Planning

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PI" District shall be:

   a. Animal hospitals, veterinary clinics.
   b. Meat packing facilities.
   c. Broadcasting studios for radio and television.
   d. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
   e. Business, professional, and technical training schools.
   f. Business service establishments.
   g. Cafeterias for employees and guests only.
   h. Churches shall be allowed on tracts of land of at least one (1) acre in size.
   i. Financial institutions.
   j. Filling stations, including emergency towing and repair services.
   k. Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
   l. Storage and charter of boats on land, repair facilities for boats, and sale of fuel and other supplies for marine use.
   m. Highway department garages.
   n. Hotels and motels.
   o. Laundries and dry cleaning plants, not including personal and individual drop-off and pick-up service.
   p. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
      i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
      ii. Placed underground; or
      iii. Enclosed n a structure in such a manner so as to blend with and complement the character of the surrounding area.

   All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

q. Mail order sale warehouses.
r. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:

    i. Facilities producing or processing explosives or flammable gases or liquids;

    ii. Facilities for animal slaughtering or rendering;

    iii. Sulpher plants, rubber reclamation plants, or cement plants; and

    iv. Steel mills, foundries, or smelters.

s. Medical and dental offices.
t. Office or office buildings.
u. 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.
v. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
w. Police, fire, and postal stations.
x. Printing and duplicating services.
y. Public utility facilities.
z. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
aa. Restaurants, fast food.
bb. Restaurants, sit down.
cc. 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 vehicles.
dd. Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
ee. Service facilities, studios, or work areas, for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
ff. Storage and repair garages for public mass transit vehicles.
gg. Storage yards for lumber, coal, and construction materials.

hh. Stores, shops, markets, service facilities, and automotive vending facilities in which goods or services of any kind, including sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
ii. Union halls and hiring halls.
jj. Vehicle repair facilities.
kk. Vehicle service centers.
ll. Welding, sheet metal, and blacksmith shops.
mm. Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

2. The following Ancillary Uses shall be permitted:

a. Automatic vending facilities for:

i. Ice and solid carbon dioxide (dry ice);
ii. Beverages;
iii. Confections.

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

1. HEIGHT

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

2. BUILDING REQUIREMENTS

a. Until such time as the connection of the site to a permanent sanitary sewer system, a minimum fifty percent (50%) open space is required for this development. Upon connection to a sanitary sewer system, a minimum of thirty percent (30%) openspace will be required for this development.

C. SETBACKS

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

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

b. Fifty (50) feet from 18668 Olive Street Road.

c. Fifty (50) feet from 18626 Olive Street Road.

d. Fifty (50) feet from the eastern and western property lines of this development.

e. Fifty (50) feet from the southern property line of this development.

2. PARKING SETBACKS

No parking stall or loading space will be located within the following setbacks:

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

b. Ten (10) feet from the internal property lines, with the exception of shared driveways.

c. Twenty (20) feet from the principal internal street.

d. Fifteen (15) feet from the eastern and western property lines of this development.

e. The parking setback along the western property line contiguous to 18668 Olive Street Road for the first 175 feet from Olive Street Road shall be thirty (30) feet. The parking setback for the remainder of this property line shall be fifteen (15) feet.

f. Fifteen (15) feet from the northern property line bearing S78°19'49"W.

3. No internal driveway or roadway, except points of ingress and egress, will be located within the following setbacks:

a. Thirty (30) feet from the right-of-way of Olive Street Road.

b. Three hundred fifty (350) feet from the southern property line.

c. Two hundred seventy five (275) feet from the eastern and western property lines of this development.

d. Zero (0) feet from the eastern property line bearing N11°25'51"W.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall be as required in the City of Chesterfield Code.

2. Construction Parking

   a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

   b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

   c. No construction related parking shall be permitted within the Olive Street Road right-of-way.

3. No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and improvement plans. Signage shall be posted within thirty (30) days of the placement of street pavement.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

2. The landscape buffer along the western property line shall be as follows:

   a. A thirty (30) foot landscape buffer measuring no less than 175 feet in length from Olive Street Road will be required along the western property line contiguous to the residential structure at 18668 Olive Street Road.

   b. A fifteen (15) foot landscape buffer shall be required for the remainder of the western property line.

c. If the residential structure at 18668 Olive Street Road is re-developed into a use other than residential, the thirty (30) foot landscape buffer requirement may be reduced to fifteen (15) feet as directed by the City of Chesterfield.

3. There shall be a fifteen (15) foot landscape buffer along the northern property line bearing S78°19'49"W.

F. SIGN REQUIREMENTS

1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed and approved by the City of Chesterfield Planning Commission.

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

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

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to Olive Street Road shall be limited to two (2) street approaches, as directed by the Department of Public Works and St. Louis County Department of Highways and Traffic.

2. Provide for cross access to the properties adjoining this development to the east and west, as directed by the City of Chesterfield, to allow for future connection to the internal roadway system within this development.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a street connection to the property to the west. The connection shall be a minimum of five hundred (500) feet from Olive Street Road, as directed by the City of Chesterfield.

2. All roadway and related improvements shall be constructed prior to 60% occupancy of the development.

3. Provide any additional right of way and construct any improvements to Olive Street Road as required by St. Louis County Department of Highways and Traffic.

4. Provide a 40 foot right of way with a minimum of 10 foot roadway improvement, maintenance, utility and sewer easement son both sides for all interior roadways. Minimum roadway sections shall provide a 26 foot travel way with 7 foot shoulders on both sides and appurtenant storm drainage facilities as required by the Department of Public Works.

5. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Olive Street Road frontage of the site and along one (1) side of all interior roadways, as directed by the City of Chesterfield. The sidewalk shall be privately maintained; therefore, no public easements shall be required.

6. Improve Olive Street Road to one half of a sixty (60) foot right-of-way and a thirty eight (38) foot pavement with seven (7) foot full depth shoulders and additional widening to provide a minimum thirty three (33) foot wide road surface for a two hundred (200) foot left turn lane serving each entrance along with fifty to one (50:1) tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic. Widening may be required on opposite side of street to provide a minimum thirty three (33) foot pavement for three driving lanes in addition to seven (7) foot shoulder.

7. Access to this development from Olive Street Road shall be restricted to two (2) commercial entrances, each having a three (3) lane section of a minimum thirty six (36) foot pavement for a minimum distance of one hundred (100) feet, in order to provide separate left and right turn lanes for outbound traffic along with a single inbound lane. These driveways shall be located to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. The easternmost driveway serving this site should be located opposite an existing commercial entrance on the north side of Olive Street Road in this area.

8. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.

9. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. East entrance location will require relocation of fire hydrant proposed on the MCLD Sewer Improvements.

2. Stormwater ditches shall match the latest provided by the City of Chesterfield.

3. The easement that will be required for the proposed MCLD force main at the southwest corner of the Albrecht tract and the easements for the proposed utilities along Olive Street Road shall be shown on the site development concept and section plans.

M. POWER OF REVIEW

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

N. STORMWATER

1. Due to the inherent nature of development, the specific size, location, and configuration of the storm water infrastructure associated with the Chesterfield Valley Master Storm Water Plan are conceptual in nature. The exact location, size, and type of each segment of storm water infrastructure are to be reviewed and approved in conjunction with the development of specific sites. The developer will be required to construct ditches along the west, north, and east property lines of the property governed by this ordinance.

   The developer may elect to propose alternate geometry, size and/or type of storm sewer improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the City of Chesterfield, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the City determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City. The developer shall be responsible for all costs related to the work performed by the consultant.

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

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

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

5. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

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

O. SANITARY SEWER

1. Private sewer lines and laterals cannot cross property lines. Extension of public sewer lines will be necessary to serve this site and proper easements required.

2. Downstream pump stations and force mains shall be evaluated to ensure adequate capacity.

3. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, as directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

4. This project is in the Caulks Creek Surcharge Area and is subject to a surcharge of $2750.00 per acre.

P. GEOTECHNICAL REPORT.

Prior to Site Development Concept Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

Q. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contribution. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

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

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

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

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

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

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and St. Louis County Department of Highways and Traffic.

V. TRUST FUND CONTRIBUTION

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

<u>Roads</u>

The amount of the developer's contribution to this fund shall be computed based on the following:

Type of Development	Required Contribution
Commercial	$2.07/sq.ft.of building space
Office	$1.44/ sq.ft.of building space
Industrial	$4,986.59/acre

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

If types of development differ from those listed, the Department of Highways and Traffic will provide rates.

Credits for roadway improvements will be awarded by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements as required by the development shall be retained in the appropriate Trust Fund.

The roadway improvement contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by the Saint Louis County Highways and Traffic. Funds shall be payable to the "Treasurer, Saint Louis County."

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

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $654.66 per acre for that total area as approved on the Site Development Plan to be used solely to help defray the cost of construction 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 before approval of the Site Development Plan by St. Louis County Highways and Traffic. Funds shall be payable to the "Treasurer, Saint Louis County".

Stormwater

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and MSD. The amount of storm water contribution will be computed based on $2,077.15 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of

Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by Saint Louis County Department of Highways and Traffic. Funds shall be payable to the "Treasure, Saint Louis County."

Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek Impact Fee. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with MSD as required by the District.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2008 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

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

VI. RECORDING

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

VII. VERIFICATION PRIOR TO RECORD PLAT APPROVAL

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

VIII. FINAL RELEASE OF SUBDIVISION DEPOSITS

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

IX. ENFORCEMENT

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

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

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

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

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

City of Chesterfield

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

VIII.C

Planning Commission Staff Report

Subject: **Rezoning Vote Report**

Meeting Date: May 14, 2007

From: Aimee Nassif, Senior Planner of Zoning Administration

Location: 18652, 18630, 18650, 18660 Olive Street Road

Petition: P.Z. 07-2007 Spirit Valley Business Park

Proposal Summary

Michael Doster, on behalf of Spirit Valley Business Park, has submitted an application for a change of zoning from "NU" Non Urban District to "PI" Planned Industrial District per the regulations of City of Chesterfield Zoning Ordinance Section 1003.150. The location of the site is north of Olive Street Road and east of Eatherton.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the change of zoning from "NU" Non Urban District to "PI" Planned Industrial District.

Zoning Analysis

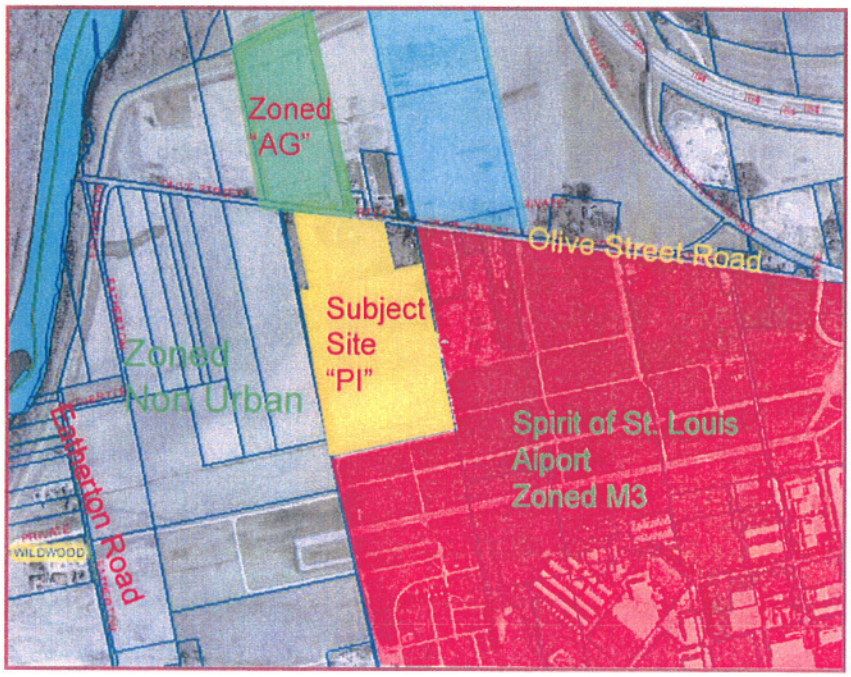
A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is to approve the change of zoning with an Attachment A written by Staff. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

While preparing the Attachment A for this development, Staff reviewed the conditions established in the Comprehensive Plan and Zoning Ordinance. The Attachment A requires that this development will adhere to the requirements of both.

The rezoning request along with the uses requested is compatible with this area and the surrounding developments.

Surrounding Land Use and Zoning
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is zoned "AG" Agricultural District.
South/East: The property to the south and east of the site is Spirit of St. Louis Airport which is zoned "M3" Planned Industrial District.
West: The property to the west is zoned "NU" Non Urban District.



View looking south across subject site. Residential structure is currently on site.

View looking south across subject site. Barn structure is currently on site.

Comprehensive Plan Analysis
The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be Low-Intensity Industrial. This subject site is located in Sub Area 1 of the Comprehensive Plan which identifies additional development criteria which have been incorporated into the Attachment A.

The parking requirement for this Sub Area is 4 parking spaces per every 1,000 square feet of development. The Petitioner is requesting instead that the parking regulations of the City of Chesterfield Zoning Ordinance Section 1003.165 be applied which establishes parking requirements on the use for each building.

Site Area History
The subject site was zoned "NU" Non Urban District by St. Louis County in 1965 prior to the incorporation of the City of Chesterfield. The site currently has one (1) barn which was built in 1950 and one (1) residential structure which was built in 1957.

Issues
A public hearing was held on this request on February 26, 2007. At that time there were no speakers on this matter other than the Petitioner. At the hearing, several issues were identified. Those issues along with the Petitioner's responses are attached. Currently, all issues have been addressed. The Petitioner is requesting that parking for this development adhere to the requirements in Section 1003.165 of the Zoning Ordinance in lieu of the Comprehensive Plan requirement of 4 spaces for every 1,000 square feet of development.

Request
Staff recommends approval of the change of zoning from "NU" Non Urban District to a "PI" Planned Industrial District with the Attachment A as written. Staff is also requesting action on Petitioner's request regarding the parking requirement.

Respectfully submitted,

Aimee Nassif
Senior Planner of Zoning Administration

Attachments
1. Attachment A
2. Preliminary Plan
3. Response Letter from Petitioner

St. Louis
17107 Chesterfield Airport Rd.
Suite 300
Chesterfield, Missouri 63005
(636) 532-0042
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Michael J. Doster
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DOSTER MICKES
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Kansas City
4600 Madison
Suite 711
Kansas City, Missouri 64112
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(816) 531-7020 (fax)

Reply to St. Louis Office

May 3, 2007

HAND DELIVERED

RECEIVED
MAY 3 2007
PLANNING
DEPARTMENT

Ms. Aimee E. Nassif, Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Re: P.Z. 7-2007 ---- Spirit Valley Business Park

Dear Aimee:

In response to your letter dated April 27, 2007, we offer the following responses:

1. Provide comments from the St. Louis County Department of Highways and Traffic and the Monarch Fire Protection District.

   Response: Comments from these agencies are forthcoming.

2. The Comprehensive Land Use Plan designates this area as low intensity industrial. The primary uses in this area according to the Comprehensive Plan, includes manufacturing, fabrication, assembly, processing, warehousing and storage.

   Response: We believe the uses proposed for this development, as amended, are compatible with the Comprehensive Land Use Plan for this area of Chesterfield Valley

3. This development is located in Sub-Area 1 of the Chesterfield Valley.

   Response: Spirit Valley Business Park, located in Sub-Area 1 of Chesterfield Valley, proposes "Low-Intensity Industrial" uses, consistent with the Comprehensive Plan. The development guidelines of Sub-Area 1 include:

   1. Retention of 50% Open Space;
   2. Maximum building height of forty (40) feet, exclusive of mechanical equipment;
   3. Parking ratio of 4.0 spaces/1,000 square-feet of development; and
   4. Requirement that all new development be reviewed by the Architectural Review Board for design considerations.

Items 1, 2 and 3 are addressed later in this letter. We acknowledge the fourth guideline regarding the Architectural Review Board.

4. The current preliminary plan does not provide the adjoining properties, to the east and west, access to the proposed internal roadway system for this development. In order for the roadway system to be accepted as public, a stub must be constructed to the Rombach property to the west and cross access provided such that the Horobec property to the west and the Hornet Properties Inc. property to the east may connect to the internal roadway at a future date.

   Response: Cross-access is provided as shown on the revised Preliminary Development Plan. We will provide future cross-access to the Horobec and Hornet Properties, Inc. sites as directed by the City of Chesterfield.

The following conditions related to site specific issues shall be applied to the petition:

Openspace

1. A minimum of 50% openspace will be required for this development until such time that permanent connection to sanitary sewer is provided. Upon connection, a minimum of 30% openspace will be required.

   Response: We acknowledge the 30% Open Space requirement upon connection to sanitary sewer.

Landscaping

1. A thirty (30) foot landscape buffer is required along arterial streets.

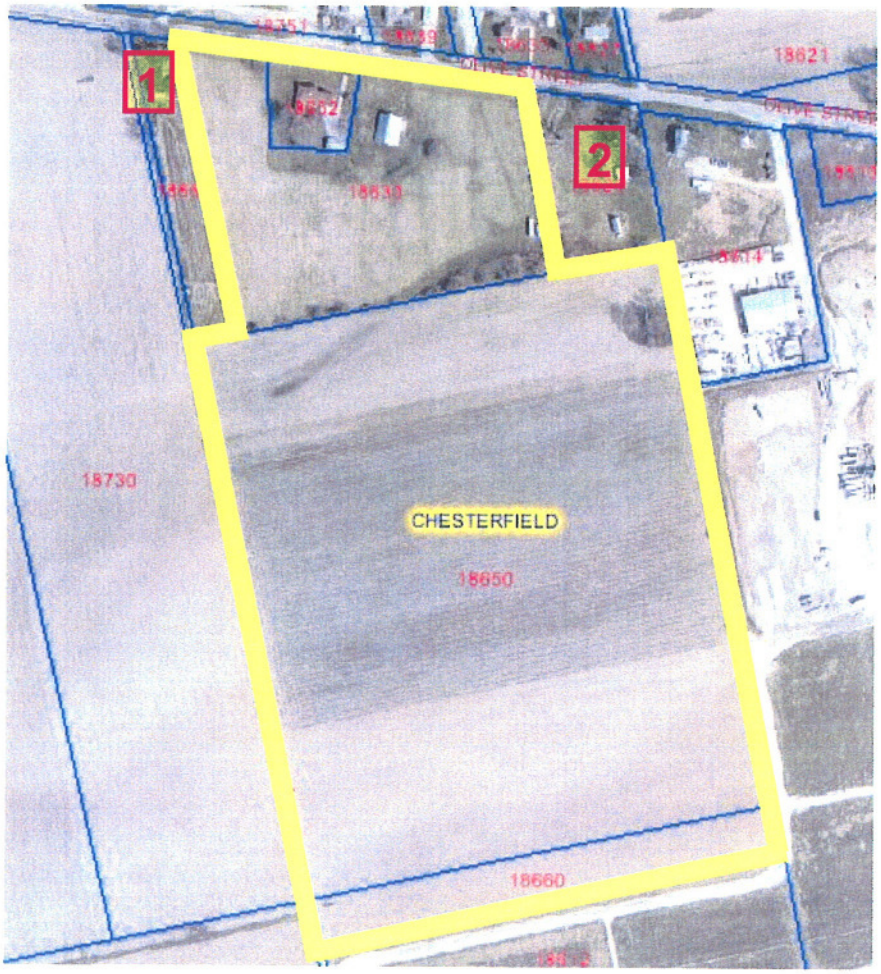
   Response: There are no arterial streets in this development. We acknowledge this requirement along Olive Street Road and note that the stormwater drainage ditch is shown within this buffer on the revised Preliminary Development Plan.

2. A thirty (30) foot landscape buffer is required when the development abuts a residential subdivision.

Response: The proposed Spirit Valley Business Park is outlined in yellow in the figure below. The only two residences in the area are labeled "1" (the Horobec property) and "2" (the Hornet Properties, Inc. site). We do not believe either of these constitutes a subdivision. However, we propose a thirty (30) foot landscape buffer for the first 175 feet South from Olive Street Road. We propose a fifteen (15) foot landscape buffer for the remainder of the site abutting the Horobec property. We also propose that the thirty (30) foot landscape buffer revert to a fifteen (15) foot requirement at such time that the Horobec property is developed.

Regarding the Hornet Properties, Inc. site, we propose a fifteen (15) foot landscape buffer between the site and the southern end of the Hornet Properties, Inc. site. The eastern access road for Spirit Valley Business Park has been moved immediately adjacent to the Hornet Properties. A landscape buffer along this property line is not necessary or feasible. It is our

understanding that this site will be redeveloped in the near future under zoning consistent with Spirit Valley's "PI" designation.



Building Height

1. Maximum building height shall be forty (40) feet exclusive of mechanical equipment.

   Response: We acknowledge the forty (40) foot building height limitation, exclusive of mechanical equipment.

Setbacks

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

   a. Fifty (50) feet from the right-of-way of Olive Street Road.
   b. Fifty (50) feet from 18668 Olive Street Road.
   c. Fifty (50) feet from 18626 Olive Street Road.
   d. Fifty (50) feet from the eastern and western property lines of this development.
   e. Fifty (50) feet from the southern property line of this development.

Response: We acknowledge these setback requirements.

2. No parking stall or loading space will be located within the following setbacks:

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

   Response: We acknowledge this setback requirement.

   b. Ten (10) feet from the internal property lines, with the exception of shared driveways.

   Response: We acknowledge this setback requirement.

   c. Twenty (20) feet from the principal internal street.

   Response: We acknowledge this setback requirement.

   d. Fifteen (15) feet from the eastern and western property lines of this development.

   Response: We acknowledge this setback requirement.

   e. Fifteen (15) feet from the southern property line of this development.

   Response: We acknowledge this setback requirement.

   f. Thirty (30) feet from the western property line abutting 18668 Olive Street Road for approximately 175 feet. The setback 175 feet back from the 18668 Olive Street Road shall be fifteen (15) feet.

   Response: We acknowledge these setback requirements.

   g. Fifteen (15) feet from the northern property line bearing S°78'49"W.

   Response: We acknowledge this setback requirement.

3. No internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

   a. Thirty (30) feet from the right-of-way of Olive Street Road.
   b. Three hundred fifty (350) feet from the southern property line.
   c. Two hundred seventy five (275) feet from the eastern and western property lines of this development.

   Response: We acknowledge these setback requirements.

The following conditions related to site specific issues shall be applied to the rezoning petition:

Access

1. Access to Olive Street Road shall be limited to two street approaches, as directed by the Department of Public Works and St. Louis County Department of Highways and Traffic. The eastern most street approach shall align with the commercial entrance on the north side of Olive Street Road.

   Response: We acknowledge the restriction of two curb cuts on Olive Street Road. As we discussed at our meeting on April 27th, it is our understanding that we do not need to align either of these with the commercial entrance on the north side of Olive Street Road.

2. Provide for cross access to the properties adjoining this development to the east and west, as directed by the City of Chesterfield, to allow for future connection to the internal roadway system within this development.

   Response: We acknowledge this requirement. Cross-access is shown on the revised Preliminary Development Plan.

Road Improvements

3. Provide a street connection to the property to the west. The connection shall be a minimum of 500 feet from Olive Street Road, as directed by the City of Chesterfield.

   Response: We acknowledge this requirement.

4. All roadway and related improvements shall be constructed prior to 60% occupancy of the development.

   Response: We acknowledge this requirement.

5. Provide any additional right of way and construct any improvements to Olive Street Road as required by St. Louis County Department of Highways and Traffic.

   Response: We acknowledge this requirement.

6. Provide a 40 foot right of way with a minimum of 10 foot roadway improvement, maintenance, utility and sewer easements on both sides for all interior roadways. Minimum roadway sections shall provide a 26 foot travel way with 7 foot shoulders on both sides and appurtenant storm drainage facilities as required by the Department of Public Works.

   Response: We acknowledge this requirement.

Pedestrian Circulation

7. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Olive Street Road frontage of the site and along both sides of all interior roadways, as directed by the City of Chesterfield. The sidewalk shall be privately maintained; therefore, no public easements shall be required.

   Response: We acknowledge the requirement of sidewalks along Olive Street Road, but we do not believe sidewalks should be required along both sides of the interior street. We propose sidewalks along the outside of the interior "U" shaped road. Sidewalks along the interior of this road would severely impact the design of the inner lots and would seldom be used by these tenants.

Parking

8. No construction related parking shall be permitted within the Olive Street Road right of way.

   Response: We acknowledge this requirement.

9. No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and improvement plans. Signage shall be posted within 30 days of the placement of street pavement.

   Response: We acknowledge this requirement.

10. Parking for this development shall be 4 spaces for every 1,000 square feet of development.

    Response: We believe 4 spaces/1,000 square-feet of development is excessive parking for the proposed development. We would rather apply the Zoning Ordinance standards to each section plan as it is submitted to the City for review. Many of the uses would need much less parking than this standard.

Traffic Studies

11. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

    Response: We acknowledge this requirement. Traffic issues can be addressed during site plan review.

Storm Water

12. Due to the inherent nature of development, the specific size, location, and configuration of the storm water infrastructure associated with the Chesterfield Valley Master Storm Water Plan are conceptual in nature. The exact location, size, and type of each segment of storm water infrastructure are to be reviewed and approved in conjunction with the development of specific sites. The developer will be required to construct ditches along the west, north, and east property lines of the property governed by this ordinance.

    The developer may elect to propose alternate geometry, size and/or type of storm sewer improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the City of Chesterfield, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will

consider, but is not obligated to accept, the developer's alternate plans. If the City determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City. The developer shall be responsible for all costs related to the work performed by the consultant.

Response: We acknowledge this requirement.

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

    Response: We acknowledge this requirement.

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

    Response: We acknowledge this requirement.

Sanitary Sewers

15. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, as directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

    Response: We acknowledge this requirement.

The following standard general conditions shall be applied to the petition.

Geotechnical Report

G-4. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

Response: We acknowledge this requirement.

Verification Prior to Record Plat Approval

G-10. The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners.

Response: We acknowledge this requirement.

Final Release of Subdivision Deposits

G-11. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

Response: We acknowledge this requirement.

Finally, the petitioner should be advised of the following items which may impact the project during the later stages of the development process.

- It appears the site may contain a US Survey corner which may be disturbed by construction activities. U.S. Survey corners must be protected or restored. The corner in question is located between U.S. Surveys 153 and 133 along the west property line of the site.

  Response: Acknowledged.

- Access management principals to be applied to this development can be found in Chapter 26 of the City code.

  Response: Acknowledged.

- Access/utility easements will be required throughout the development.

  Response: Acknowledged.

- Any structure built within 200 feet of the master plan drainage channels must be elevated to 1 foot above the 100 year water surface calculated by the model. Please reference Chapter 14 of the City code for flood damage prevention requirements.

  Response: Acknowledged.

- The typical section provided for the internal roadway system omitted sidewalks from both sides of the roadway and contained some unidentified dimensions. The sidewalks should be located outside the roadway improvement, maintenance, utility, and sewer easement adjacent to the right of way.

  Response: Acknowledged.

- The current preliminary site plan depicts the roadway improvement, maintenance, utility, and sewer easement extending onto the Hornet Properties Inc. property. This would imply that the required sidewalk would be located on the adjoining property for which easements would need to be obtained.

  Response: Acknowledged.

Please call if you have any questions. Thank you.

Respectfully submitted,
Doster Mickes James Ullom, Benson & Guest L.L.C.

By _____
Michael J. Doster

cc: Dan Hayes, NAI Desco
George Stock, Stock & Associates Consulting Engineers, Inc.

Spirit Valley Business Park – Revised Proposed "PI" Uses

PERMITTED USES:

(b) Animal hospitals, veterinary clinics, ~~and kennels~~.

(c) ~~Animal slaughtering~~, meat packing ~~or rendering~~ facilities.

(e) ~~Arenas and stadiums.~~

(f) ~~Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.~~

(h) Broadcasting studios for radio and television.

(i) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.

(j) Business, professional, and technical training schools.

(k) Business service establishments.

(l) Cafeterias for employees and guests only.

(n) Churches shall be allowed on tracts of land of at least one acre in area.

(q) Financial institutions.

(u) Filling stations, including emergency towing and repair services.

(v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).

(w) ~~Harbors, marinas, and docks for water-borne vehicles, including~~ storage and charter of boats, on land ~~or in the water~~, repair facilities for boats, and sale of fuel and other supplies for marine use.

(x) Highway Department garages.

(y) Hotels and motels.

(bb) Laundries and dry cleaning plants, not including personal and individual drop-off and pick-up service.

(cc) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

(i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or

(ii) Placed underground; or

(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

(dd) Mail order sale warehouses.

(ee) ~~Manufacturing, fabrication and processing of flammable gases, liquids, and explosives~~.

(ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:

(i) Facilities producing or processing explosives or flammable gases or liquids;

(ii) Facilities for animal slaughtering, ~~meat packing~~, or rendering;

(iii) Sulphur plants, rubber reclamation plants, or cement plants; and

(iv) Steel mills, foundries, or smelters.

(gg) Medical and dental offices.

(ii) Office or Office Buildings.

(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.

(mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.

(nn) Police, fire, and postal stations.

(oo) Printing and duplicating services.

(pp) Public utility facilities.

(tt) ~~Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters~~.

(uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

(vv) Restaurants, fast food.

(ww) Restaurants, sit down.

(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 vehicles.

(yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.

(zz) ~~Sales yards operated for a charitable purpose by a church, school, or other not-for-profit organization~~.

(ccc) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, ~~fishing tackle and bait shops, and souvenir sales~~. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

(eee) ~~Permitted signs (See Section 1003.168 'Sign Regulations').~~

(ggg) Storage and repair garages for public mass transit vehicles.

(hhh) Storage yards for lumber, coal, and construction materials.

(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.

(nnn) Union halls and hiring halls.

(ooo) Vehicle repair facilities.

(ppp) Vehicle service centers.

(qqq) Vehicle washing facilities.

(sss) Welding, sheet metal, and blacksmith shops.

(ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

ANCILLARY USES:

(g) Automatic vending facilities for:

(i) Ice and solid carbon dioxide (dry ice);

(ii) Beverages;

(iii) Confections.

SPIRIT VALLEY BUSINESS PARK

A TRACT OF LAND BEING PART OF LOT 5 OF THE AMELIA BOISSELIER ESTATE AS RECORDED IN PLAT BOOK 16 PAGE 27 AND PART OF COSMOS TAMIAN KROENUNG AND HERMAN SCHAEPER AND AGNES SCHAEPER PARCELS OF THE PARTITION IN ESTATE OF VALENTINE KROENUNG LOCATED IN U.S. SURVEYS 133 AND 153, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

EXISTING ZONING: NU "NON URBAN"
PROPOSED ZONING: PI "PLANNED INDUSTRIAL"

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)

3. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000. (APPROXIMATE 100 YR. EL. 460)

4. 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.

5. ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.

6. FOR CLARITY, STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED AS REQUIRED PER THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE SECTION 1005.320.

7. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.

8. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.

9. CONTACT GEORGE HUTH @ ENBRIDGE PIPELINE (1-636-584-4582) 48 HOURS PRIOR TO ANY WORK COMMENCING.

10. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.

11. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY AND MSD STANDARDS.

12. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

13. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL)

14. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT 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 THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

15. IMPROVE OLIVE STREET ROAD TO ONE-HALF OF A 60' RIGHT-OF-WAY WITH A 38' PAVEMENT AND A 7' PAVED SHOULDER, OR A MINIMUM 33' PAVEMENT AND A 7' PAVED SHOULDER.

16. ACCESS TO THIS DEVELOPMENT FROM OLIVE STREET ROAD SHALL BE VIA TWO ENTRANCES LOCATED A MINIMUM 400' APART (CENTERLINE TO CENTERLINE) TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO SAINT LOUIS COUNTY STANDARDS AS DIRECTED BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

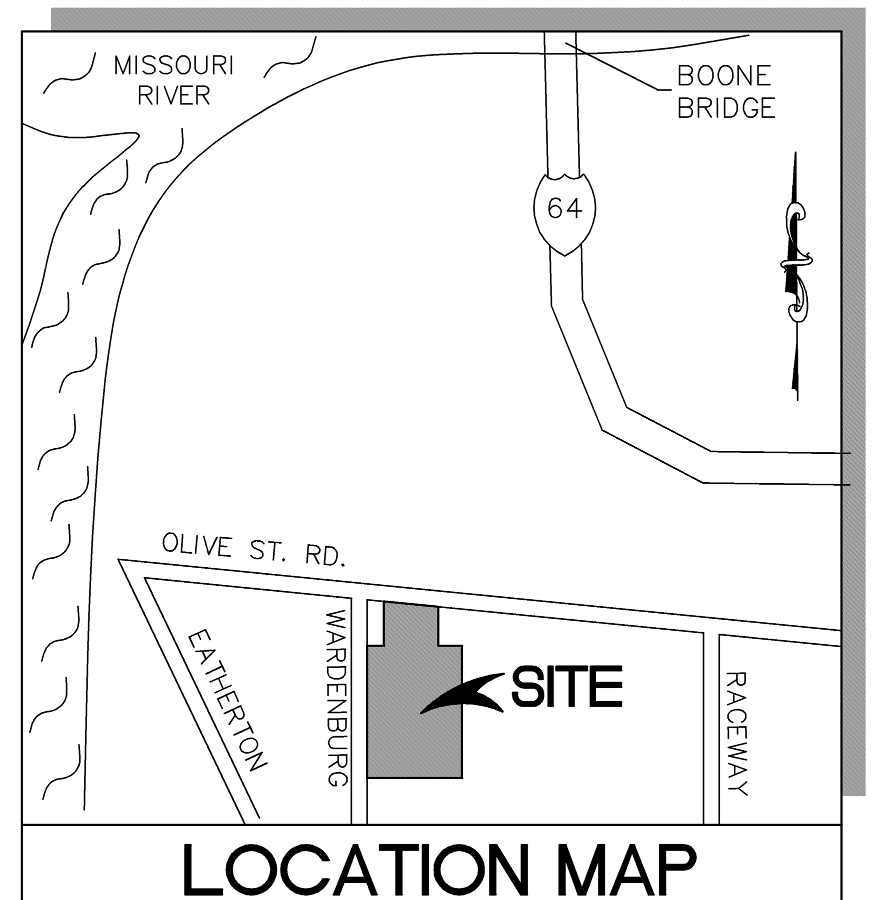
17. ALL EXISTING CURB CUTS ON SOUTH SIDE OF OLIVE STREET ROAD SHALL BE REMOVED AND RIGHT OF WAY RESTORED.

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER (8" SS)
- PROPOSED STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR (650)
- SPOT ELEVATION (+650.00)
- EXISTING UTILITIES (G W T E)
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES (18)
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION ( )
- HANDICAPPED PARKING

ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT-OF-WAY WIDTH



LOCATION MAP
(NOT TO SCALE)

SITE INFORMATION

SITE ADDRESS	=	18630, 18650 & 18660 OLIVE STREET ROAD CHESTERFIELD, MO 63005
SITE AREA	=	52.819
OWNER	=	SPIRIT VALLEY DEVELOPMENT L.L.C.
LOCATOR NO.	=	17W42-0035, 17W23-0010 & 17W23-0021
CITY	=	CITY OF CHESTERFIELD
FLOOD MAP	=	29189C0120H
SEWER DISTRICT	=	MSD
WATERSHED	=	MISSOURI RIVER
FIRE DISTRICT	=	MONARCH CHESTERFIELD
SCHOOL DISTRICT	=	ROCKWOOD R-6
ELECTRIC SERVICE	=	AMEREN U.E.
GAS SERVICE	=	LACLEDE GAS
PHONE SERVICE	=	SWBT
WATER SERVICE	=	MO. AMERICAN WATER CO.
CABLE SERVICE	=	CHARTER COMMUNICATIONS

Property Description for Zoning

A TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF LOT 5 OF THE SUBDIVISION OF AMELIA BOISSELIER ESTATE, IN U.S. SURVEYS 368, 1937 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16 PAGE 27 OF THE ST. LOUIS COUNTY RECORDS, AND A TRACT OF LAND IN U.S. SURVEY 153, TOWNSHIP 45 NORTH, RANGE 3 EAST, BEING COMPOSED OF TWO PARCELS, ONE MARKED "COSMOS TAMIAN KROENUNG" AND THE OTHER MARKED "HERMAN SCHAEPER AND AGNES SCHAEPER" ACCORDING TO THE PLAT ACCOMPANYING COMMISSIONER'S REPORT IN PARTITION IN ESTATE OF VALENTINE KROENUNG, DECEASED, BEING CAUSE NO. 16263 OF THE CIRCUIT COURT OF THE CITY (FORMER COUNTY) OF ST. LOUIS, MISSOURI, IN THE YEAR 1870, A COPY OF WHICH REPORT IS RECORDED IN BOOK 439 PAGE 448 OF THE RECORDS OF SAID CITY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD AT THE POINT OF INTERSECTION WITH THE WESTERN LINE OF LOT 5 OF THE SUBDIVISION OF THE AMELIA BOISSELIER ESTATE AS RECORDED IN PLAT BOOK 16, PAGE 27 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID OLIVE STREET ROAD SOUTH 82 DEGREES 31 MINUTES 57 SECONDS EAST, A DISTANCE OF 863.63 FEET TO THE POINT OF INTERSECTION WITH THE WESTERN LINE OF A TRACT OF LAND DESCRIBED AS PARCEL 1 IN A DEED TO HORNET PROPERTIES INC., AS RECORDED IN DEED BOOK 10602, PAGE 2235 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN LINE SOUTH 11 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 444.89 TO THE SOUTHERN LINE OF THE AFORESAID LOT 5; THENCE ALONG SAID SOUTHERN LINE AND THE PROLONGATION THEREOF NORTH 78 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 268.25 FEET TO NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 2 IN A DEED TO PAUL N. ALBRECHT, TRUSTEE, ETAL. AS RECORDED IN DEED BOOK 10392, PAGE 1830 OF THE AFORESAID ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT SOUTH 11 DEGREES 24 MINUTES 44 SECONDS EAST, A DISTANCE OF 1536.29 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT SOUTH 78 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 1171.65 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE WESTERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT NORTH 12 DEGREES 24 MINUTES 49 SECONDS WEST, A DISTANCE OF 117.14 FEET TO A STONE AT THE SOUTHEAST CORNER OF LOT 3 OF THE AFORESAID SUBDIVISION OF THE AMELIA BOISSELIER ESTATE; THENCE CONTINUING ALONG THE WESTERN LINE OF THE AFORESAID PARCEL 2 OF SAID ALBRECHT TRACT, BEING THE EASTERN LINE OF SAID LOT 3, NORTH 12 DEGREES 22 MINUTES 59 SECONDS WEST, A DISTANCE OF 1421.85 FEET TO A STONE AT THE NORTHWEST CORNER OF THE AFORESAID PARCEL 2 OF SAID ALBRECHT TRACT; THENCE ALONG THE NORTHERN LINE OF SAID TRACT NORTH 78 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 112.42 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LOT 5 OF THE SUBDIVISION OF THE AMELIA BOISSELIER ESTATE; THENCE ALONG THE WESTERN LINE OF SAID LOT 5 NORTH 11 DEGREES 25 MINUTES 51 SECONDS WEST, A DISTANCE OF 728.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,300,839 SQ. FT. 52.819 ACRES.

xxx______________________, 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 __________

______________ (applicable subsection) xxx______________ (present zoning) of the City of Chesterfield

Ordinance No.__xxxx__, 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 Commision, or voided or vacated by order of the City of Chesterfield Council.

(Signature) ______________________
xxx

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

On this______day of__________________, 2007, before me personally appeared______________________, who being by me duly sworn, did say he is the________of ______________________, ______________________________ and that said instrument was signed on behalf of said limited liability company, and that said__________________ 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

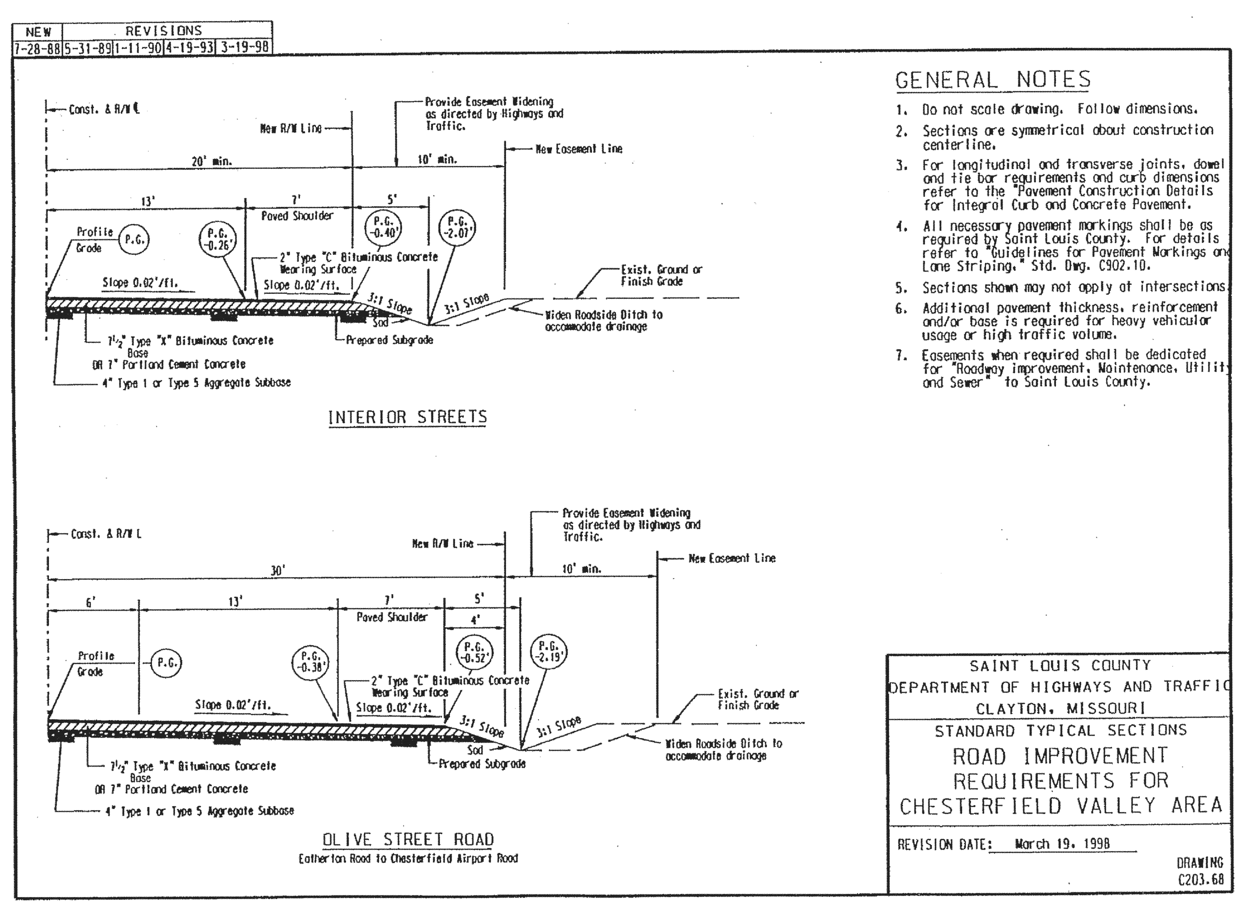
My commission expires: __________

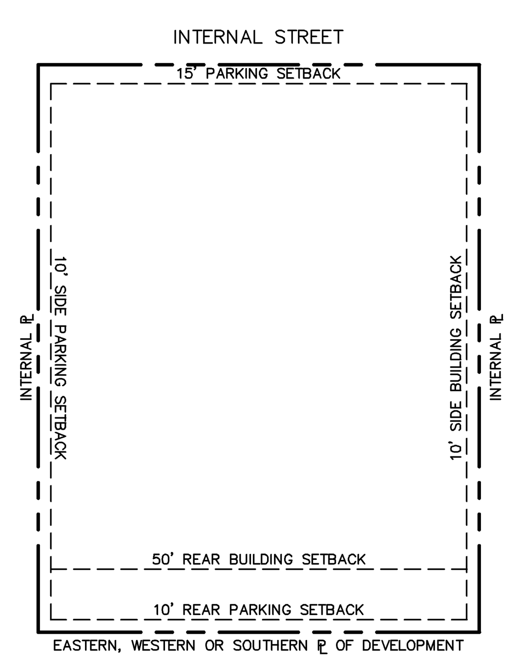
SURVEYOR'S CERTIFICATION

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

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

By: ______________________
DANIEL EHLMANN, MISSOURI L.S. NO. 2215





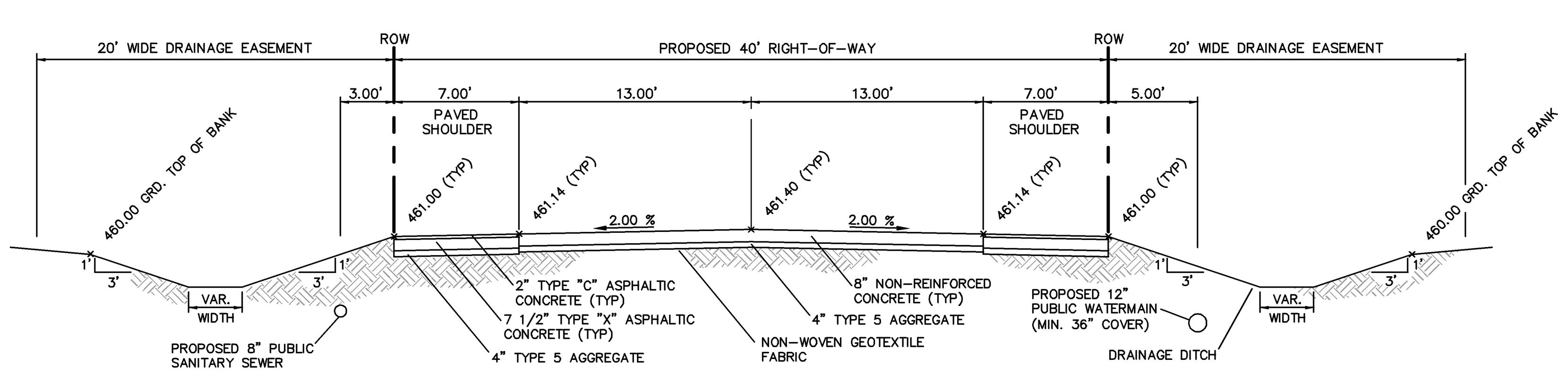
TYPICAL LOT

PROPOSED SETBACKS:

BUILDING SETBACKS:
a.) FIFTY (50) FEET FROM THE RIGHT-OF-WAY OF OLIVE STREET ROAD.
b.) FIFTY (50) FEET FROM 18668 OLIVE STREET ROAD.
c.) FIFTY (50) FEET FROM 18626 OLIVE STREET ROAD.
d.) FIFTY (50) FEET FROM THE EASTERN AND WESTERN PROPERTY LINES OF THIS DEVELOPMENT.
e.) FIFTY (50) FEET FROM THE SOUTHERN PROPERTY LINE OF THIS DEVELOPMENT.

PARKING AND LOADING SETBACKS:
a.) THIRTY (30) FEET FROM THE RIGHT-OF-WAY OF OLIVE STREET ROAD.
b.) TEN (10) FEET FROM THE INTERNAL PROPERTY LINES, WITH THE EXCEPTION OF SHARED DRIVEWAYS.
c.) FIFTEEN (15) FEET FROM THE PRINCIPAL INTERNAL STREET.
d.) TEN (10) FEET FROM THE EASTERN AND WESTERN PROPERTY LINES OF THIS DEVELOPMENT.
e.) TEN (10) FEET FROM THE SOUTHERN PRO[ERTY LINE OF THIS DEVELOPMENT.
f.) TWENTY (20) FEET FROM 18668 OLIVE STREET ROAD.
g.) TEN (10) FEET FROM 18626 OLIVE STREET ROAD.

INTERNAL ROADWAYS AND DRIVES, EXCEPT POINTS OF INGRESS AND EGRESS:
a.) THIRTY (30) FEET FROM THE RIGHT-OF-WAY OF OLIVE STREET ROAD.
b.) THREE HUNDRED NINETY (390) FEET FROM THE SOUTHERN PROPERTY LINE OF THIS DEVELOPMENT.
c.) THREE HUNDRED (300) FEET FROM THE SOUTHERN PROPERTY LINE OF THIS DEVELOPMENT.



TYPICAL INTERNAL ROAD SECTION
SCALE= NTS

MoDOT LOCATE (314) 340-4100

UTILITY NOTE

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

D.N.R. BENCHMARK

SL-40: BRASS DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD, ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. ELEV.=486.55

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

PREPARED FOR:
SPIRIT VALLEY DEVELOPMENT, LLC
8235 FORSYTH BLVD. STE. 210
ST. LOUIS, MO 63106
PHONE: (314) 994-4068

4.) REVISED PER COUNTY COMMENTS 05/01/07
3.) REVISED PER COUNTY AND CLIENT COMMENTS 04/26/07
2.) REVISED PER CITY AND CLIENT COMMENTS 02/05/07
1.) REVISED PER CITY COMMENTS 01/25/07

MSD P # __________
BASE MAP # 17W

05/08/07
GEORGE M. STOCK E-25116

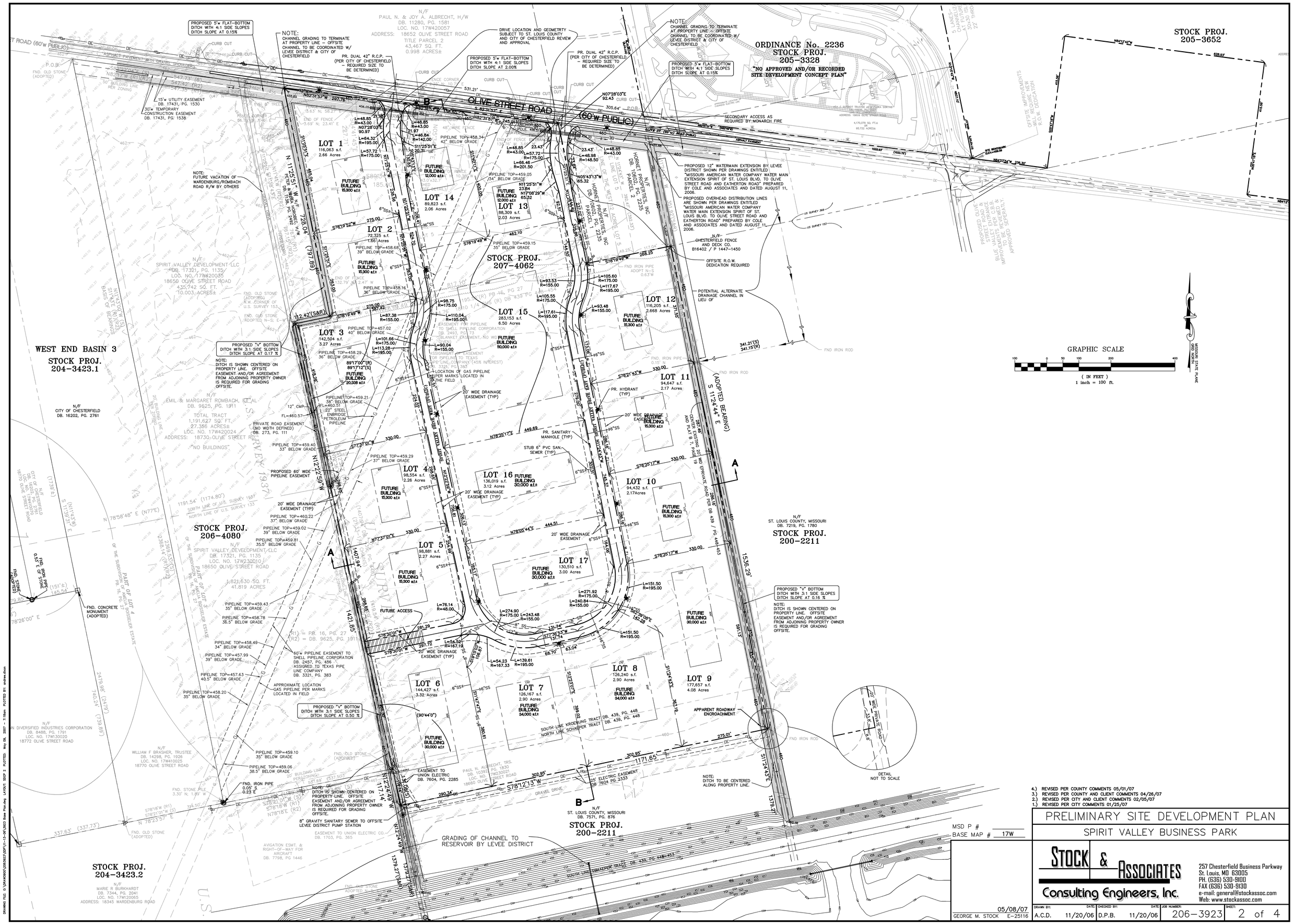
PRELIMINARY SITE DEVELOPMENT PLAN

SPIRIT VALLEY BUSINESS PARK

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:
A.C.D.	11/20/06	D.P.B.	11/20/06	206-3923	1 of 4

DRAWING FILE: O:\DRAW3900\2063923\SDP\11-13-06\3923 Base Plan.dwg LAYOUT: SDCP 1 PLOTTED: May 09, 2007 - 7:18am PLOTTED BY: andrew.dixon



4.) REVISED PER COUNTY COMMENTS 05/01/07
3.) REVISED PER COUNTY AND CLIENT COMMENTS 04/26/07
2.) REVISED PER CITY AND CLIENT COMMENTS 02/05/07
1.) REVISED PER CITY COMMENTS 01/25/07

PRELIMINARY SITE DEVELOPMENT PLAN

SPIRIT VALLEY BUSINESS PARK

MSD P #
BASE MAP # 17W

05/08/07
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:
A.C.D.	11/20/06	D.P.B.	11/20/06	206-3923	2 of 4

SPIRIT VALLEY BUSINESS PARK

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CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

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PROPOSED ZONING: PI "PLANNED INDUSTRIAL"

GENERAL NOTES:

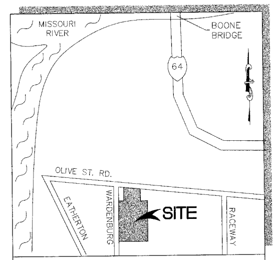
1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
3. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000. (APPROXIMATE 100 YR. EL. 460)
4. 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.
5. ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
6. FOR CLARITY, STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED AS REQUIRED PER THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE SECTION 1005.320.
7. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
8. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
9. CONTACT GEORGE HUTH @ ENBRIDGE PIPELINE (1-636-584-4582) 48 HOURS PRIOR TO ANY WORK COMMENCING.
10. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
11. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY AND MSD STANDARDS.
12. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
13. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL)
14. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT 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 THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
15. IMPROVE OLIVE STREET ROAD TO ONE-HALF OF A 60' RIGHT-OF-WAY WITH A 38' PAVEMENT AND A 7' PAVED SHOULDER, OR A MINIMUM 33' PAVEMENT AND A 7' PAVED SHOULDER.
16. ACCESS TO THIS DEVELOPMENT FROM OLIVE STREET ROAD SHALL BE VIA TWO ENTRANCES LOCATED A MINIMUM 400' APART (CENTERLINE TO CENTERLINE) TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO SAINT LOUIS COUNTY STANDARDS AS DIRECTED BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
PROPOSED SANITARY SEWER — 8" SS
PROPOSED STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING

ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT-OF-WAY WIDTH



LOCATION MAP
(NOT TO SCALE)

SITE INFORMATION

SITE ADDRESS	= 18630, 18650 & 18660 OLIVE STREET ROAD CHESTERFIELD, MO 63005
SITE AREA	= 52.819
OWNER	= SPIRIT VALLEY DEVELOPMENT L.L.C.
LOCATOR NO.	= 17W42-0035, 17W23-0010 & 17W23-0021
CITY	= CITY OF CHESTERFIELD
FLOOD MAP	= 29189C0120H
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH CHESTERFIELD
SCHOOL DISTRICT	= ROCKWOOD R-6
ELECTRIC SERVICE	= AMEREN U.E.
GAS SERVICE	= LACLEDE GAS
PHONE SERVICE	= SWBT
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS

Property Description for Zoning

A TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF LOT 5 OF THE SUBDIVISION OF AMELIA BOISSELIER ESTATE, IN U.S. SURVEYS 368, 1937 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16 PAGE 27 OF THE ST. LOUIS COUNTY RECORDS, AND A TRACT OF LAND IN U.S. SURVEY 153, TOWNSHIP 45 NORTH, RANGE 3 EAST, BEING COMPOSED OF TWO PARCELS, ONE MARKED "COSMOS TAMIAN KROENUNG" AND THE OTHER MARKED "HERMAN SCHAEPER AND AGNES SCHAEPER" ACCORDING TO THE PLAT ACCOMPANYING COMMISSIONER'S REPORT IN PARTITION IN ESTATE OF VALENTINE KROENUNG, DECEASED, BEING CAUSE NO. 16263 OF THE CIRCUIT COURT OF THE CITY (FORMER COUNTY) OF ST. LOUIS, MISSOURI, IN THE YEAR 1870, A COPY OF WHICH REPORT IS RECORDED IN BOOK 439 PAGE 448 OF THE RECORDS OF SAID CITY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD AT THE POINT OF INTERSECTION WITH THE WESTERN LINE OF LOT 5 OF THE SUBDIVISION OF THE AMELIA BOISSELIER ESTATE AS RECORDED IN PLAT BOOK 16, PAGE 27 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID OLIVE STREET ROAD SOUTH 82 DEGREES 31 MINUTES 57 SECONDS EAST, A DISTANCE OF 863.63 FEET TO THE POINT OF INTERSECTION WITH THE WESTERN LINE OF A TRACT OF LAND DESCRIBED AS PARCEL 1 IN A DEED TO HORNET PROPERTIES INC., AS RECORDED IN DEED BOOK 10602, PAGE 2235 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN LINE SOUTH 11 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 444.89 TO THE SOUTHERN LINE OF THE AFORESAID LOT 5; THENCE ALONG SAID SOUTHERN LINE AND THE PROLONGATION THEREOF NORTH 78 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 268.25 FEET TO NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 2 IN A DEED TO PAUL N. ALBRECHT, TRUSTEE, ETAL. AS RECORDED IN DEED BOOK 10392, PAGE 1830 OF THE AFORESAID ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT SOUTH 11 DEGREES 24 MINUTES 44 SECONDS EAST, A DISTANCE OF 1536.29 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT SOUTH 78 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 1171.65 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE WESTERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT NORTH 12 DEGREES 24 MINUTES 49 SECONDS WEST, A DISTANCE OF 117.14 FEET TO A STONE AT THE SOUTHEAST CORNER OF LOT 3 OF THE AFORESAID SUBDIVISION OF THE AMELIA BOISSELIER ESTATE; THENCE CONTINUING ALONG THE WESTERN LINE OF THE AFORESAID PARCEL 2 OF SAID ALBRECHT TRACT, BEING THE EASTERN LINE OF SAID LOT 3, NORTH 12 DEGREES 22 MINUTES 59 SECONDS WEST, A DISTANCE OF 1421.85 FEET TO A STONE AT THE NORTHWEST CORNER OF THE AFORESAID PARCEL 2 OF SAID ALBRECHT TRACT; THENCE ALONG THE NORTHERN LINE OF SAID TRACT NORTH 78 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 112.42 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LOT 5 OF THE SUBDIVISION OF THE AMELIA BOISSELIER ESTATE; THENCE ALONG THE WESTERN LINE OF SAID LOT 5 NORTH 11 DEGREES 25 MINUTES 51 SECONDS WEST, A DISTANCE OF 728.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,300,839 SQ. FT. 52.819 ACRES.

xxx ____________, 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 ________
______ — xxx ______ of the City of Chesterfield
(applicable subsection) (present zoning)
Ordinance No. 2243, 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) ____________
xxx

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

On this ______ day of ____________, 2007, before me personally appeared ____________, who being by me duly sworn, did say he is the ______ of ____________, and that said instrument was signed on behalf of said limited liability company, and that said ____________ 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

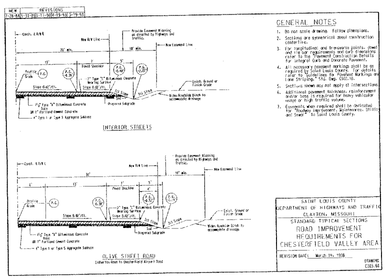
My commission expires: ________

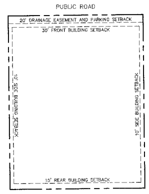
SURVEYOR'S CERTIFICATION

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

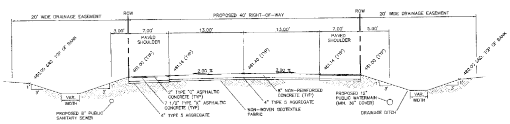
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: ____________
DONALD W. TAYLOR, MISSOURI L.S. NO. 2041





TYPICAL LOT
MIN. 30% OPENSPACE



TYPICAL INTERNAL ROAD SECTION
SCALE= NTS

PREPARED FOR:
SPIRIT VALLEY DEVELOPMENT, LLC
8235 FORSYTH BLVD. STE. 210
ST. LOUIS, MO 63106
PHONE: (314) 994-4068

MoDOT LOCATE (314) 340-4100

UTILITY NOTE

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

D.N.R. BENCHMARK

SL-40: BRASS DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD. ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. ELEV.=486.55

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

RECEIVED
FEB 9 2007
PLANNING DEPARTMENT

MSD P # ______
BASE MAP # 17W

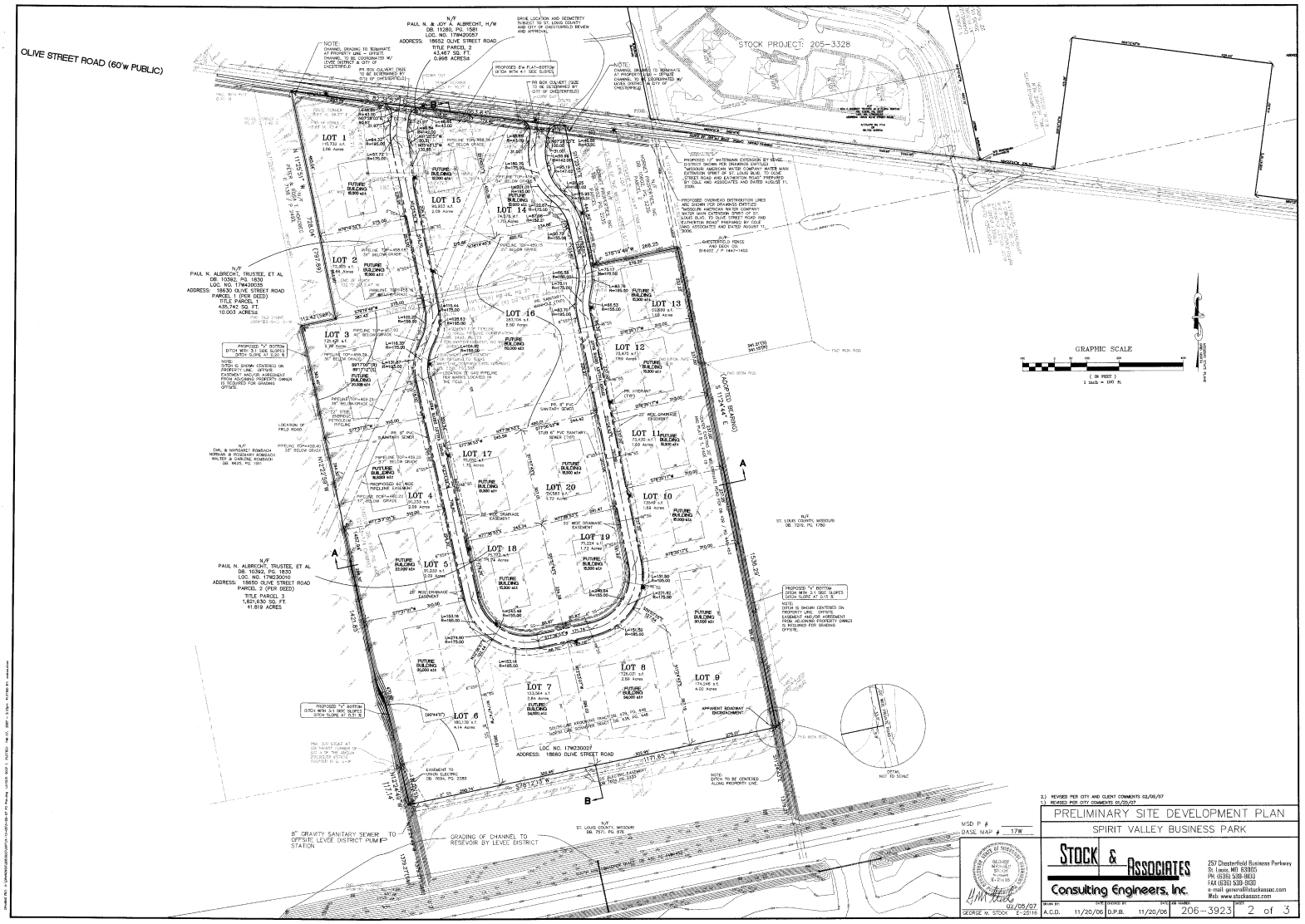
02/05/07
GEORGE M. STOCK E-25116

2.) REVISED PER CITY AND CLIENT COMMENTS 02/05/07
1.) REVISED PER CITY COMMENTS 01/25/07

PRELIMINARY SITE DEVELOPMENT PLAN
SPIRIT VALLEY BUSINESS PARK

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:
A.C.D.	11/20/06	D.P.B.	11/20/06	206-3923	1 of 3



2.) REVISED PER CITY AND CLIENT COMMENTS 02/05/07
1.) REVISED PER CITY COMMENTS 01/25/07

PRELIMINARY SITE DEVELOPMENT PLAN

SPIRIT VALLEY BUSINESS PARK

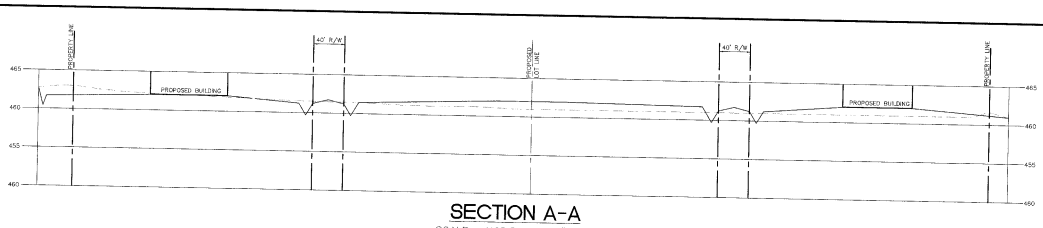
MSD P #
BASE MAP # 17W

STOCK & ASSOCIATES Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9600
FAX: (636) 530-9030
e-mail: general@stockassoc.com
Web: www.stockassoc.com

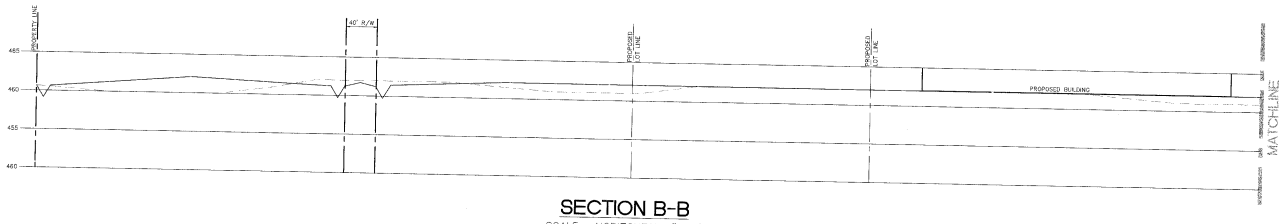
GEORGE W. STOCK E-26116 02/05/07

DRAWN BY:	DATE:	DESIGNED BY:	DATE:	JOB NUMBER:	SHEET
A.C.D.	11/20/06	D.P.B.	11/20/06	206-3923	2 of 3



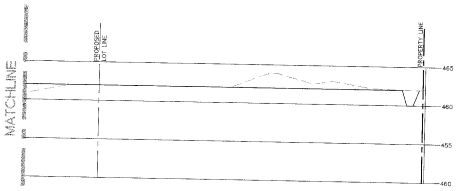
SECTION A-A

SCALE: HORIZONTAL 1"=50'
VERTICAL 1"=5'



SECTION B-B

SCALE: HORIZONTAL 1"=50'
VERTICAL 1"=5'



2.) REVISED PER CITY AND CLIENT COMMENTS 02/05/07
1.) REVISED PER CITY COMMENTS 01/25/07

MSD P #
BASE MAP # 17W

PRELIMINARY SITE DEVELOPMENT PLAN

SPIRIT VALLEY BUSINESS PARK

STOCK & ASSOCIATES
Consulting Engineers, Inc.

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

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
02/05/07
GEORGE M. STOCK E-25116

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
A.C.D.	11/20/06	D.P.B.	11/20/06	206-3923	3 of 3

City of Chesterfield

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

III. F.

May 18, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

RE: **P.Z. 11-2007 J&T Holdings (612 & 614 Cepi):** A request for a change of zoning from an "M3" Planned Industrial District to a "PC" Planned Commercial District for an approximately 0.75 acre tract of land located at 612 and 614 Cepi Drive south of the intersection of Chesterfield Airport Road and Cepi Drive.

Dear Planning and Zoning Committee:

At the May 14, 2007 City of Chesterfield Planning Commission meeting, a recommendation for approval of the above-referenced matter with one modification was approved by a vote of 7-1. The petitioner requested a parking reduction from 28 spaces to 26 spaces which is a seven (7%) percent reduction. The Attachment A was modified as follows:

1) **Section D. Parking and Loading Requirements** (Page 2) The following language was added:

   Parking and loading spaces for this development will be as required in the City of Chesterfield Code except as modified below:

   a. This development shall be allowed a seven percent (7%) parking reduction from the parking standards set forth in the City of Chesterfield Code.

Attached please find a copy of Staff's report and the Attachment A as modified by the Planning Commission.

Respectfully submitted,

Jennifer L. Yackley
Project Planner

Respectfully submitted,

Aimee E. Nassif
Senior Planner of
Zoning Administration

Cc: Rob Heggie, City Attorney
Michael G. Herring, City Administrator
Michael Geisel, Acting Director of Planning

Attachments

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:

   a. Associate work and storage areas required by a business, firm or service to carry on business operations.

   b. Medical and dental offices.

   c. Offices and office buildings.

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

1. A minimum of thirty percent (30%) open space is required for this development.

C. SETBACKS

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

   a. Eighty (80) feet from the right-of-way of Cepi Drive on the western boundary of the "PC" District.

   b. Ten (10) feet from the southern boundary of the "PC" District.

   c. Thirty-six (36) feet from the eastern boundary of the "PC" District.

   d. Thirty (30) feet from the northern boundary of the "PC" District.

   e. Eight (8) feet from internal lot lines in this development.

2. PARKING SETBACKS

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

a. Twelve (12) feet from the right-of-way of Cepi Drive.

b. Ten (10) feet from the southern boundary of the "PC" District.

c. Thirty-three (33) feet from the eastern boundary of the "PC" District.

d. Five (5) feet from the northern boundary of the "PC" District.

e. Fifteen (15) feet from the internal lot lines.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code Parking and loading spaces for this development will be as required in the City of Chesterfield Code except as modified below:

a. This development shall be allowed a seven percent (7%) parking reduction from the parking standards set forth in the City of Chesterfield Code.

2. Construction Parking

a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

c. No construction related parking shall be permitted within the Cepi Drive right of way.

3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

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

2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

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

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to Cepi Drive shall be limited to one (1) drive approach.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a special cash escrow for a five (5) foot wide sidewalk, conforming to ADA standards, along Cepi Drive. The sidewalk shall be privately maintained; therefore no public easements shall be required.

K. POWER OF REVIEW

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

L. STORMWATER

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

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

P. GEOTECHNICAL REPORT.

1. Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and

geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

Q. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

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

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

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

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

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

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one (1) additional year.

IV. GENERAL CRITERIA

A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

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

V. CHESTERFIELD VALLEY TRUST FUND

Roads

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

Type of Development	Required Contribution
Commercial	$2.07/ sq. ft. of building space
Office	$1.44/sq. ft. of building space
Industrial	$4,986/acre

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

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains following completion of road improvements required by the development shall be retained in the appropriate Trust Fund.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by the St. Louis County Highways

and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County".

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $654.66 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of construction of 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 before approval of the Site Development Plan by the St. Louis Department of Highways and Traffic. Funds shall be payable to "Treasurer, St. Louis County".

Stormwater

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on $2,077.15 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County".

Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek Impact Fee.

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

The amount of these required contributions for the roadways, storm water and primary water line improvements, if not submitted by January 1, 2008 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the 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.

VI. RECORDING

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

VII. ENFORCEMENT

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

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

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

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

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

VIII. E.

City of Chesterfield

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

Planning Commission Staff Report

Meeting Date: May 14, 2007

From: Jennifer Yackley, Project Planner

Subject: Rezoning Vote Report

Location: Lot 5 Chesterfield Executive Park (612 & 614 Cepi)

Petition: P.Z. 11-2007 J&T Holdings, LLC

Proposal Summary

J&T Holdings, L.L.C. has submitted an application for a change of zoning from a "M3" Planned Industrial District to a "PC" Planned Commercial District per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.140. The location of this site is south of the intersection of Chesterfield Airport Road and Cepi Drive.

The petitioner is also requesting consideration of a reduction in the parking requirement for this site. Per City of Chesterfield Zoning Ordinance Section 1003.165 the parking spaces for this site are to be calculated at 3.3 spaces/1,000 square feet for office/office buildings and 4.5 spaces/1,000 square feet for medical offices. The total number of required parking spaces is twenty-eight (28). The development has only twenty-six (26) parking spaces and therefore is seeking a reduction.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the change of zoning from "M3" Planned Industrial District to a "PC" Planned Commercial District.

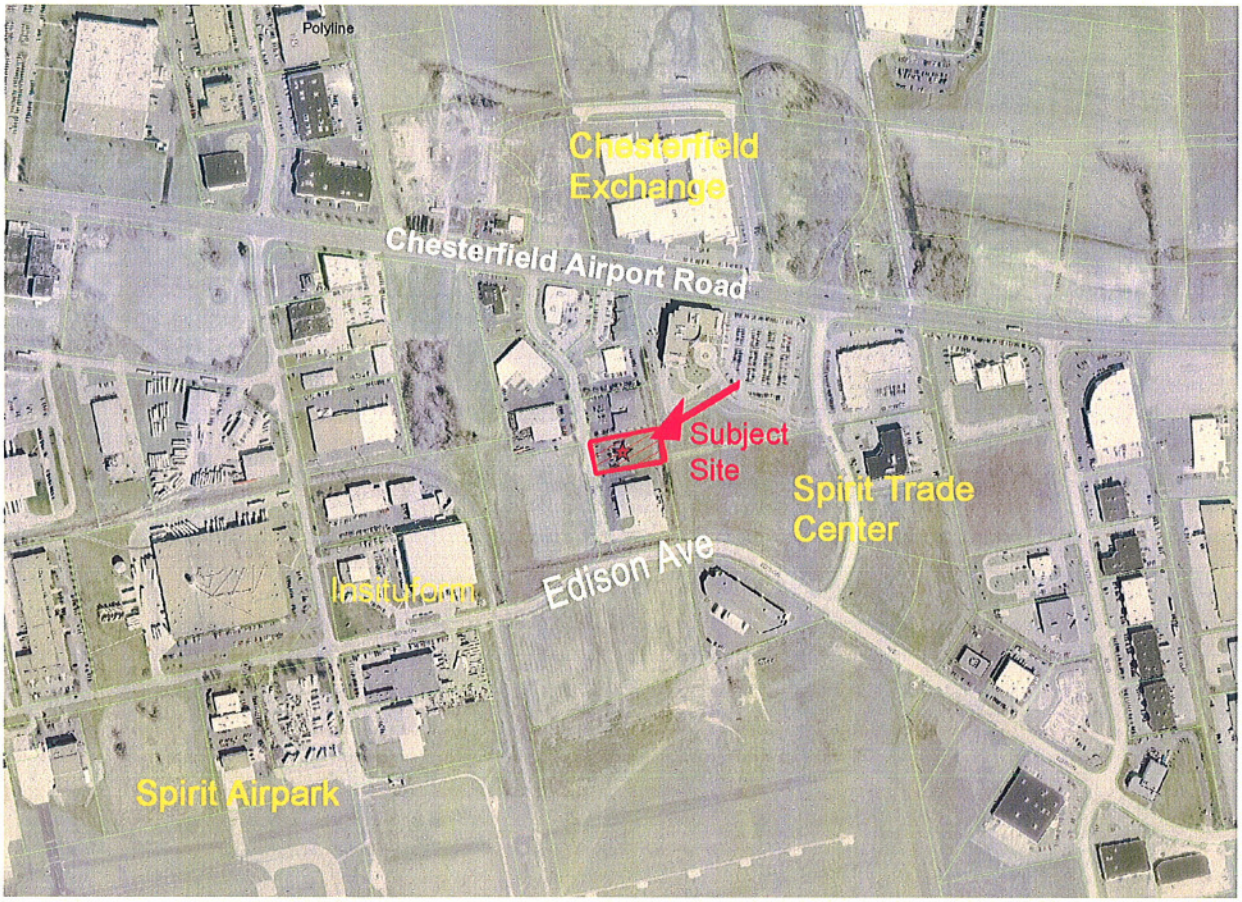
For commercial developments with two (2) or more uses, Section 1003.165 allows a total reduction of not more than twenty (20%) percent of the required parking for the site when it has been demonstrated that adequate parking would be provided. If the parking requirement was reduced by twenty percent (20%) the development would need twenty-two (22) parking spaces. A separate vote of the Planning Commission would be required for consideration of this request.

Zoning Analysis
A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is to approve the change of zoning with an Attachment A written by Staff. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

During site plan review, if a site development plan is submitted which does not meet the City of Chesterfield Code, the site development plan will not be considered for approval before the Planning Commission.

Surrounding Land Use and Zoning
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is zoned "M3" Planned Industrial District.
South: The property to the south is zoned "M3" Planned Industrial District.
East: The property to the east and is zoned "M3" Planned Industrial District.
West: The property to the west is zoned "PI" Planned Industrial District.



Looking south at adjacent property

Looking west across Cepi Drive

Existing building on site

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan designates this area as Service/Business Park. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

Site Area History

The site which is part of the Chesterfield Executive Park was originally zoned "M-3" Planned Industrial District by St. Louis County Ordinance Number 11,403 on February 17, 1984. The original ordinance has been amended five times:

1. In 1992 City of Chesterfield Ordinance Number 674 amended the previous ordinances to allow for unlit volleyball courts.
2. In 1993 City of Chesterfield Ordinance Number 802 amended the previous ordinances to allow for a change in the number of lots requiring brick veneer.
3. In 1994 City of Chesterfield Ordinance Number 882 amended the previous ordinances to allow for an increased maximum building square footage for lot 8, overall square footage for the development and use of the term "gymnasium" to replace "soccer facility".

4. In 1995 City of Chesterfield Ordinance Number 1030 amended the previous ordinances to allow for a commercial bank with automatic banking and drive-through facilities as permitted uses.
5. In 2005 City of Chesterfield Ordinance Number 2264 amended the structure setbacks for the development.

The Amended Site Development Plan was approved on September 11, 2000.

Issues
The first public hearing was held on this request on April 9, 2007. At that time there were no speakers on this matter other than the Petitioners. At the hearing, several issues were identified including a possible discrepancy regarding the published legal description. After further research Staff found that a discrepancy did exist therefore a second public hearing is being held on May 14, 2007. The Petitioner's responses to the issues from the April 9, 2007 public hearing are attached.

Request
Staff recommends approval of the change of zoning from "M3" Planned Industrial District to a "PC" Planned Commercial District with the Attachment A as written.

Staff requests action on the Petitioner's request for a reduction in the parking requirement for the site. A separate vote of the Planning Commission would be required for approval.

Respectfully submitted,

Jennifer L. Yackley

Jennifer Yackley
Project Planner

Respectfully submitted,

Aimee Nassif
Senior Planner of Zoning Administration

Attachments
1. Attachment A
2. Petitioner's Response
3. Preliminary Plan

BOISAUBIN & AGATHEN
ATTORNEYS AT LAW
SUITE C10
130 SOUTH BEMISTON AVENUE
CLAYTON, MISSOURI 63105

ALFRED L. BOISAUBIN (RET.)
ALAN J. AGATHEN

TELEPHONE (314) 862-8621
FACSIMILE (314) 862-8623
E-MAIL agathenlaw@sbcglobal.net

May 7, 2007

Ms. Jennifer Yackley
Project Planner
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017

Re: P.Z. 11-2007
J&T Holdings (612 Cepi)

Dear Ms. Yackley:

This is in response to your issues letter on the above-referenced project dated April 16, 2007. I will respond using the numbering contained in that letter.

Issues

1. Be advised that the parking requirements for this site, per Section 1003.165 of the City of Chesterfield Zoning Ordinance, are as follows:

a. Medical office: 4.5 spaces/1,000 square feet of gross floor area
b. Office buildings: 3.3 spaces/1,000 square feet of gross floor area

Please confirm that the site meets the parking requirements.

Response:

The plat which was submitted to the City in conjunction with our application for rezoning reflects that following square footage: existing building, 612 Cepi Drive: 3,100 s.f.; new building, 614 Cepi Drive: 4,200 s.f. My calculation is therefore as follows:

612 Cepi Drive (rezoned to medical office building):

3.1 x 4.5 = 13.95

614 Cepi (remains office building):

4.2 x 3.3 = 13.86

27.81

The plat reflects that there are 26 parking spaces, although I count 27 from the drawing itself. In either event, we are requesting a reduction of the parking spaces required for this project, i.e., from 27.81 to 27 (or 26 if the written description of the parking available governs over the drawn plat, in the City's view).

C:\Drive\[illegible]\Chest Zoning\Jennifer Yackley LTR 5 7 07 FINAL.doc

2. Provide comments from the Valley Master Plan Committee.

Response:

The comments of Mr. Bill Kirchoff of the Valley Master Plan Committee are enclosed.

The following conditions related to site specific issues will be applied to the rezoning petition:

Open Space

1. The development shall have a minimum open space of thirty percent (30%).

Response:

The plat shows a total lot area of 32,670 s.f. The developed area is 20,531 s.f. The open space is, therefore, 37.16% of the total lot, obviously exceeding the required 30% figure. The project, therefore, currently complies with the condition and will continue to comply with the condition.

Setbacks

2. No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:
   a. Eighty (80) feet from the right of way of Cepi Road.
   b. Ten (10) feet from the southern boundary of this "PC" District.
   c. Forty (40) feet from the eastern boundary of the this "PC" District.
   d. Thirty (30) feet from the western boundary of this "PC" District.

Response:

With regard to the all the setbacks, the project currently complies with the condition and will continue to comply with the condition.

Access

3. Access to Cepi Drive shall be limited to one drive approach.

Response:

The project will continue to have only the one access to Cepi Drive. It therefore currently complies and will continue to comply with the condition.

Pedestrian Circulation

4. Provide a special cash escrow for a five (5) foot wide sidewalk, conforming to ADA standards, along Cepi Drive. The sidewalk shall be privately maintained; therefore, no public easements shall be required.

Response:

The project owners will comply with the cash escrow requirement for the sidewalk.

Parking

5. No construction related parking shall be permitted within the Cepi Drive right of way.

Response:

No construction is contemplated in this project and the condition is therefore moot. The project therefore complies with the condition and will continue to comply with the condition.

6. St. Louis County Department of Highways and Traffic has submitted the following comments:

a. The project is located within the Chesterfield Valley Trust Fund. Current trust fund rates will be included in the Attachment A for this development.
b. The development must contribute monies for storm water, sanitary sewer and primary water line improvements. Contribution amounts will be included in the Attachment A for this development.
c. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.
d. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

Response:

The project will comply with the St. Louis County Department of Highways and Traffic conditions as specified in subparagraphs a, b, c and d.

Please let me know if the City of Chesterfield needs anything additional from this office at this time. Thank you.

Very truly yours,

Allan J. Agathen

AJA/sh

Enclosure

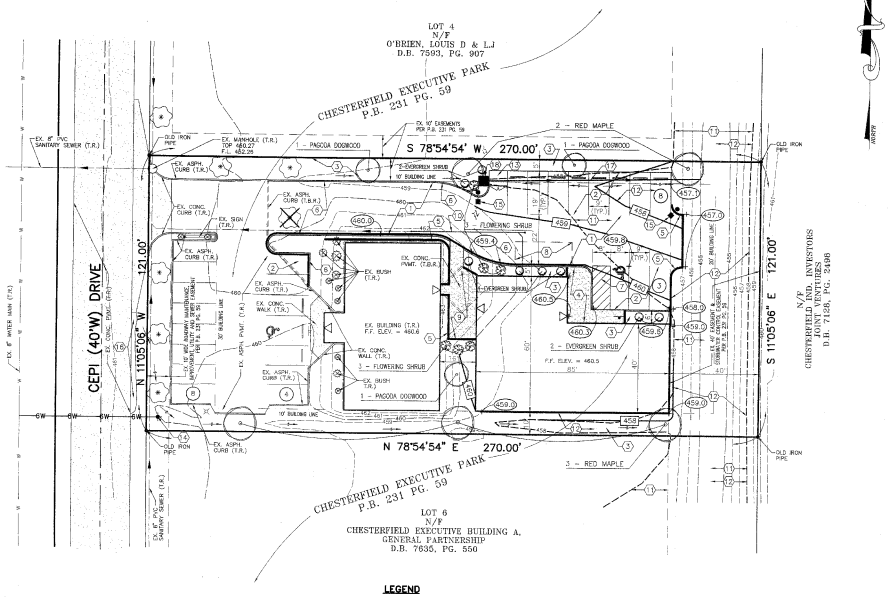
AMENDED SITE DEVELOPMENT PLAN, LOT 5, CHESTERFIELD EXECUTIVE PARK

TREE SCHEDULE

QUANTITY	COMM_NAME	BOT_NAME	SIZE	ROOT_COND	REMARKS
4	Red Maple	Acer rubrum "Red Sunset"	3"-3 1/2" cal.	B&B	Spring Planting
3	Pagoda Dogwood	Cornus alternifolia	2" cal. (min.)	B&B	none
6	Flowering Shrub		2" - 3" spread	pot	none
8	Evergreen Shrub		2" - 3" spread	pot	none

EXISTING TREE (T.B.R.)

EXISTING TREE (T.R.)



LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC.	CONCRETE
PVMT.	PAVEMENT
F.L.	FLOW LINE
F.F.	FINISH FLOOR
(T.R.)	TO REMAIN
(T.B.R.)	TO BE REMOVED
(T.B.R.&R.)	TO BE REMOVED AND REPLACED
(T.B.Rel.)	TO BE RELOCATED
EX.	EXISTING
T.W.	TOP OF WALL
B.W.	BOTTOM OF WALL
▷	BUILDING ENTRY
⊠	EXISTING 30' HIGH SITE LIGHT (T.R.)

(1) KEYED NOTE DESIGNATOR

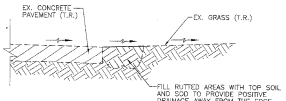
(10) NUMBER OF PARKING STALLS IN A PARKING BANK

+461.0 PROPOSED SPOT ELEVATION

476 EXISTING CONTOUR AT 1' INTERVAL

475 EXISTING CONTOUR AT 5' INTERVAL

459 PROPOSED CONTOUR



RUT DETAIL
NO SCALE

UTILITY COMPANIES

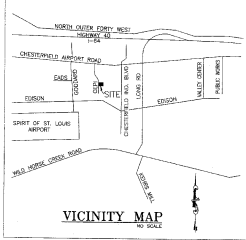
WATER:
ST. LOUIS COUNTY WATER
535 NORTH NEW BALLAS ROAD
ST. LOUIS, MO 63141
(314) 991-3403

TELEPHONE:
SOUTHWESTERN BELL TELEPHONE
14780 MANCHESTER RD.
BALLWIN, MO 63011
(314) 949-1312

STORM & SANITARY SEWERS:
METROPOLITAN ST. LOUIS
SEWER DISTRICT
2100 HAMPTON AVENUE
ST. LOUIS, MO 63139
(314) 768-6200

NATURAL GAS:
LACLEDE GAS COMPANY
720 OLIVE ST., RM. 1408
ST. LOUIS, MO 63101
(314) 342-0685

ELECTRIC:
UNION ELECTRIC
PO BOX 149
ST. LOUIS, MO 63116
(314) 554-4029



VICINITY MAP
NO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

OWNER / DEVELOPER

J.J. & T. ENTERPRISES,
A MISSOURI PARTNERSHIP
612 CEPI DRIVE
CHESTERFIELD, MO 63005

PETITIONER

SCOTT WOLDING
WOLDING ARCHITECTURE
894 WOODS MILL ROAD, SUITE 200
ST. LOUIS, MO 63011
V: (636) 256-3800 F: (636) 256-3811

OUTBOUNDARY SURVEY BY

VOLZ ENGINEERING AND SURVEYING, INC.
10849 INDIAN HEAD INDUSTRIAL BOULEVARD
ST. LOUIS, MISSOURI 63132
DATE OF SURVEY: 7/20/85

TOPOGRAPHIC SURVEY BY

BAX ENGINEERING COMPANY, INC.
530 MADISON STREET
ST. CHARLES, MISSOURI 63301
DATE OF SURVEY: 7/20/85

A TRACT OF LAND BEING

PART OF LOT 5 OF "DAMIAN KNECHUNCS ESTATE PARTITION" IN U.S. SURVEY 150, T. 45 N., R. 3 E., CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOT 5 OF THE AMENDED PLAT OF CHESTERFIELD EXECUTIVE PARK AS RECORDED IN PLAT BOOK 231, PAGE 59 OF THE ST. LOUIS COUNTY RECORDS.

PROJECT BENCHMARK

CROSS IN CENTERLINE OF PAVEMENT OF CEPI DRIVE AT P.T. OF CURVE STATION 5+46.25 AS ESTABLISHED BY VOLZ ENGINEERING AND SURVEYING, INC. FOR CHESTERFIELD EXECUTIVE PARK, MARCH 9, 1984
ELEVATION = 461.57

FIRE DISTRICT

CHESTERFIELD FIRE PROTECTION DISTRICT
13225 OLIVE STREET ROAD
CHESTERFIELD, MO 63017
(314) 532-4571

SCHOOL DISTRICT

ROCKWOOD SCHOOL DISTRICT
111 EAST NORTH STREET
EUREKA, MO 63025
(314) 938-2200

SITE INFORMATION

EXISTING ZONING	"M-3" PLANNED INDUSTRIAL DISTRICT / FLOOD PLAIN DISTRICT
TOTAL AREA OF LOT	32,670 SQ. FT. OR 0.75 ACRES
DEVELOPED AREA	20,331 SQ. FT. OR 0.47 ACRES
BUILDING AREA	3,100 SQ. FT. (EXISTING)
BUILDING AREA	4,200 SQ. FT. (NEW)
	7,300 SQ. FT. (TOTAL)
PROPOSED USE	OFFICE BUILDING

FLOODPLAIN DATA

THE 100 YEAR FLOOD PLAIN ELEVATION IS 458 PER THE FEMA FIRM NUMBER 29189C0120H, DATED 8/2/95 FOR ST. LOUIS COUNTY, MO AND INCORPORATED AREAS AND REVISED TO REFLECT LOMR DATED 4/17/00.

PARKING CALCULATIONS

PARKING REQUIRED
3.33 SPACES / 1000 S.F. OF BUILDING AREA
= (3.33 / 1,000) * (7,300)
= 25 SPACES

PARKING PROVIDED

STANDARD SPACES	= 24 SPACES
VAN ACCESSIBLE SPACES	= 2 SPACE
	= 26 SPACES

GENERAL NOTES

1. GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND M.S.D. STANDARDS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITIES AND MUST BE CONSIDERED AS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATIONS PRIOR TO COMMENCING WORK.
4. ALL HANDICAPPED AND ACCESS REQUIREMENTS SHALL COMPLY WITH SECTION 512.4 OF THE ST. LOUIS COUNTY BUILDING CODE.
5. SILTATION CONTROL TO BE PROVIDED AT PROPERTY LINES AND SHOWN ON FINAL PLANS.
6. STORMWATER SYSTEMS WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD AND M.S.D. STANDARDS.
7. SLOPES SHALL NOT EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
8. FINAL UTILITY CONNECTIONS TO BE DETERMINED DURING FINAL DESIGN.
9. ALL WORK IN CEPI DRIVE SHALL BE IN ACCORDANCE WITH THE CITY OF CHESTERFIELD STANDARDS.
10. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED OR SEEDED.
11. ALL ENTRANCES TO MEET THE CITY OF CHESTERFIELD COMMERCIAL ENTRANCE STANDARDS.
12. SILTATION CONTROL MEASURES ARE REQUIRED AS DIRECTED BY ST. LOUIS COUNTY AND CITY OF CHESTERFIELD.
13. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
14. PROVIDE ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED.
15. GAS, WATER, ELECTRIC, AND TELEPHONE SERVICE CONNECTIONS TO NEW BUILDING SHALL BE THROUGH THE EXISTING BUILDING.
16. THIS PLAN IS FOR PLANNING AND ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR A SITE CONSTRUCTION DRAWING.

KEYED NOTES

1. NEW PAVED DRIVE AISLE.
2. NEW PAVED PARKING AREA.
3. NEW LANDSCAPE AREA.
4. NEW CONCRETE WALK.
5. NEW RETAINING WALL.
6. NEW 6" HIGH CURB.
7. NEW STRIPED AISLE.
8. NEW 10' X 25' LOADING AREA.
9. NEW PATIO.
10. NEW SANITARY LATERAL.
11. EXISTING 100 YEAR FLOODPLAIN LIMITS.
12. PROPOSED 100 YEAR FLOODPLAIN LIMITS.
13. NEW 6'-0"x6'-6" TRASH ENCLOSURE WITH 6'-0" HIGH CEDAR "SHADOW BOX" STOCKADE FENCE.
14. NEW FIRE HYDRANT.
15. NEW 30' HIGH SITE LIGHT.
16. FILL RUTS WITH TOP SOIL AND SOD PER THE RUT DETAIL ON THIS SHEET.
17. NEW STORM SEWER PIPE.
18. NEW AREA INLET.

RECEIVED
MAY 1 3 2000
PLANNING DEPARTMENT

RECEIVED
MAY 1 3 2000
GRONER ENGINEERING CO.

FARNSWORTH & POLK
Engineers
Surveyors
144 West Lockwood Ave.
St. Louis, Missouri 63119
314/962-7900, 314/962-1253 fax
www.f-w.com
a member of the Farnsworth Wylie Group

STATE OF MISSOURI
DAVID B. HASTY, JR.
NUMBER E-24303
REGISTERED PROFESSIONAL ENGINEER

AUG 2 9 2000
AUG 2 9 2000

CONSULTANT:

PROJECT:
THE HAWLEY BUILDING
612 CEPI DRIVE
CHESTERFIELD, MISSOURI 63005

REVISION:
6/2/00 CITY COMMENTS
7/5/00 CITY COMMENTS
8/10/00 CITY COMMENTS
8/29/00 CITY COMMENTS

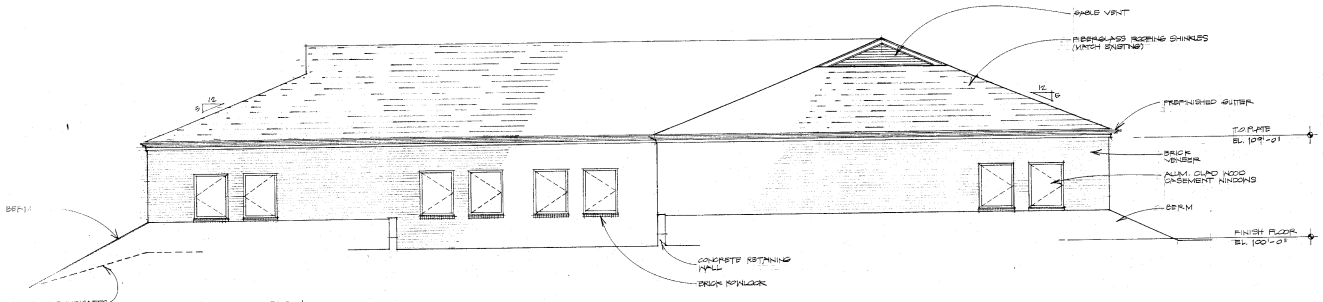
DATE:	2/22/00
DRAWN:	M.J.R.
APPROVED:	D.L.H.
BOOK NO:	0
FILE NO:	200017SDP.DWG

SHEET TITLE:
AMENDED SITE DEVELOPMENT PLAN, LOT 5, CHESTERFIELD EXECUTIVE PARK

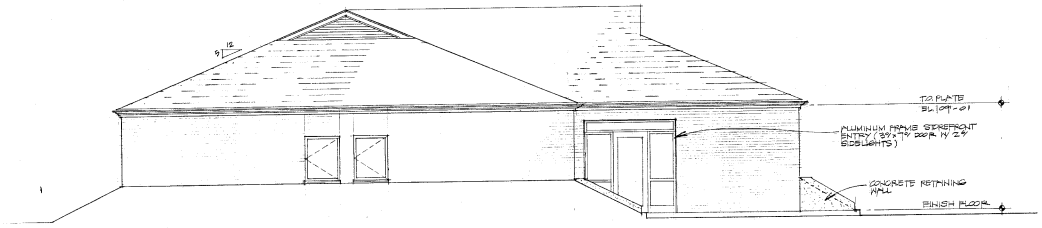
SHEET NUMBER:
SDP-1

PROJECT NO: 200017

BR Mar 1 2000 Tue Aug 29 08:07:02 2000



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

Date:
Revisions:

Project:
NEW OFFICE BUILDING for
HAWLEY BROKERAGE
612 Cepi Road
Chesterfield, Missouri 63005

Sheet:

volding *architecture*
884 Woods Mill Road
Suite 200
St. Louis, MO 63011
636.256.3800

City of Chesterfield

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

III.G.

May 18, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: **P.Z. 14-2007a Wilson Bluffs (SMS Group, L.L.C.):** A request for a change of zoning from "NU" Non-Urban District to "E-One Acre" Estate District for a 3.28 acre tract of land located on the west side of Wilson road, directly north of Wilson Manors II Subdivision

Dear Planning and Zoning Committee:

On May 14, 2007, the City of Chesterfield Planning Commission, by a vote of 8-0, recommended approval of the above-referenced project.

Please note, the Petitioner's request consisted of "E-Half Acre" District zoning and a second, related petition for "LLR" Large Lot Residential. However following the public hearing, the Petitioner amended his request to a "straight" "E-One Acre" District and dropped the request to rezone the back portion of the subject site. Therefore, there is no Attachment A for this proposed rezoning.

A copy of staff's report is attached for your review.

Respectfully Submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

CC: Michael G. Herring, City Administrator
Robert Heggie, City Attorney
Michael O. Geisel, Acting Director of Planning

VIII. F.

City of Chesterfield

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

Planning Commission Staff Report

Meeting Date: May 14, 2007

Subject: **Rezoning Issues Report**

Meeting Date: April 23, 2007

From: Annissa G. McCaskill-Clay, Assistant Director of Planning

Location: 1707 Wilson Road

Petition: P.Z. 14-2007a Wilson Bluffs (SMS Group, L.L.C.):

Proposal Summary

Sean Sortor of SMS Group, LLC., has submitted an application for a change of zoning from "NU" Non-Urban to "E Half Acre" District, per the regulations of City of Chesterfield Zoning Ordinance Section 1003.107 (Estates Districts). The location of the site is on the west side of Wilson road, directly north of Wilson Manors II Subdivision.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the change of zoning from "NU" Non-Urban District to a "E-One Acre" District.

Zoning Analysis

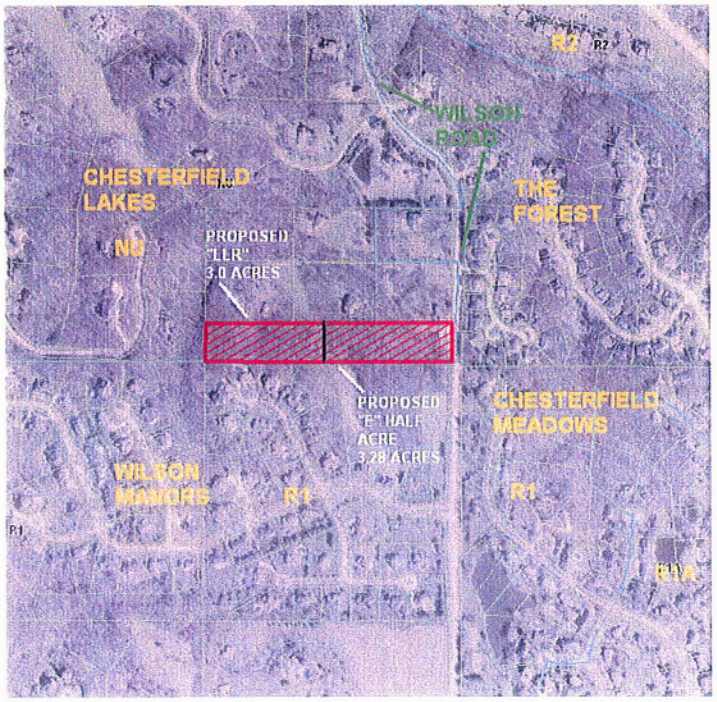
A preliminary plan and Attachment A are not necessary as the Petitioner is attempting a "straight zoning." That is, the subject site will be developed directly from the requirements of the Estate District section of the City of Chesterfield Zoning Ordinance without exemption

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The properties to the north are zoned "NU" Non-Urban.

South
And
West: The properties to the south and to the west are part of the "R1" (PEU)-zoned Wilson Manors subdivision.
East: Directly to the east is Wilson Road; "R1" Residence District-zoned Chesterfield Meadows is located directly across Wilson.



Comprehensive Plan Analysis
The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be single family residential. There is no recommendation for density for this area and it is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

Site Area History
The subject site was zoned "NU" Non-Urban prior to incorporation by the City of Chesterfield.

Issues
A Public Hearing was held March 26, 2007. At that time several issues were identified. Those issues along with the Petitioner's responses are attached. Please note, the Petitioner has agreed to amend his initial request from "E Half Acre" District to an "E

One Acre" District. . There were no additional issues raised at the April 23, 2007 meeting.

Request
Staff recommends approval of the change of zoning from "NU" Non-Urban District to "E One Acre" District.

Respectfully submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

VIII. F.

City of Chesterfield

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

Planning Commission Staff Report

Meeting Date: May 14, 2007

Subject: **Rezoning Issues Report**

Meeting Date: April 23, 2007

From: Annissa G. McCaskill-Clay, Assistant Director of Planning

Location: 1707 Wilson Road

Petition: **P.Z. 14-2007a Wilson Bluffs (SMS Group, L.L.C.):**

Proposal Summary

Sean Sortor of SMS Group, LLC., has submitted an application for a change of zoning from "NU" Non-Urban to "E Half Acre" District, per the regulations of City of Chesterfield Zoning Ordinance Section 1003.107 (Estates Districts). The location of the site is on the west side of Wilson road, directly north of Wilson Manors II Subdivision.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the change of zoning from "NU" Non-Urban District to a "E-One Acre" District.

Zoning Analysis

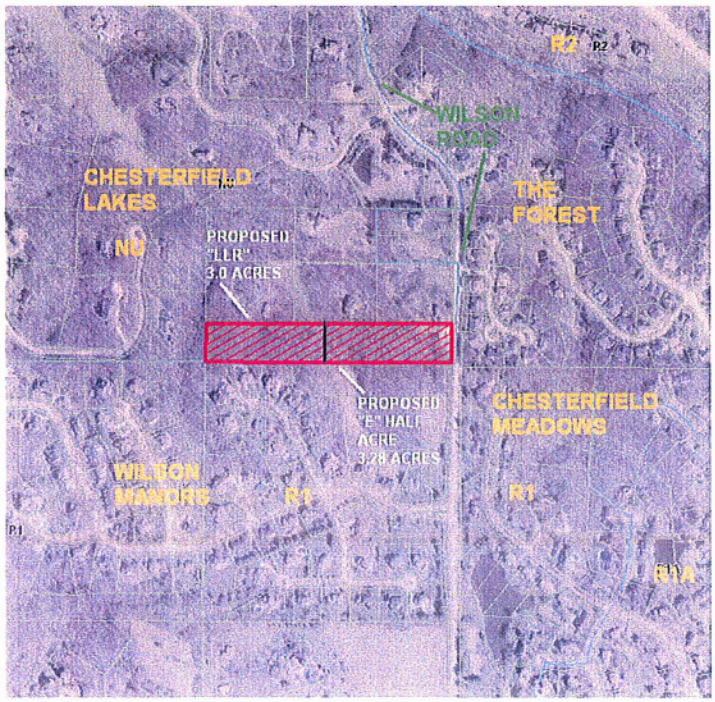
A preliminary plan and Attachment A are not necessary as the Petitioner is attempting a "straight zoning." That is, the subject site will be developed directly from the requirements of the Estate District section of the City of Chesterfield Zoning Ordinance without exemption

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The properties to the north are zoned "NU" Non-Urban.

South
And
West: The properties to the south and to the west are part of the "R1" (PEU)-zoned Wilson Manors subdivision.
East: Directly to the east is Wilson Road; "R1" Residence District-zoned Chesterfield Meadows is located directly across Wilson.



Comprehensive Plan Analysis
The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be single family residential. There is no recommendation for density for this area and it is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

Site Area History
The subject site was zoned "NU" Non-Urban prior to incorporation by the City of Chesterfield.

Issues
A Public Hearing was held March 26, 2007. At that time several issues were identified. Those issues along with the Petitioner's responses are attached. Please note, the Petitioner has agreed to amend his initial request from "E Half Acre" District to an "E

One Acre" District. . There were no additional issues raised at the April 23, 2007 meeting.

Request
Staff recommends approval of the change of zoning from "NU" Non-Urban District to "E One Acre" District.

Respectfully submitted,

Annissa McCaskill-Clay

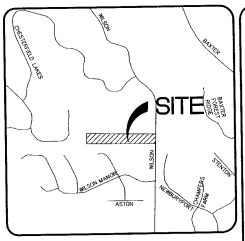
Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

WILSON BLUFFS

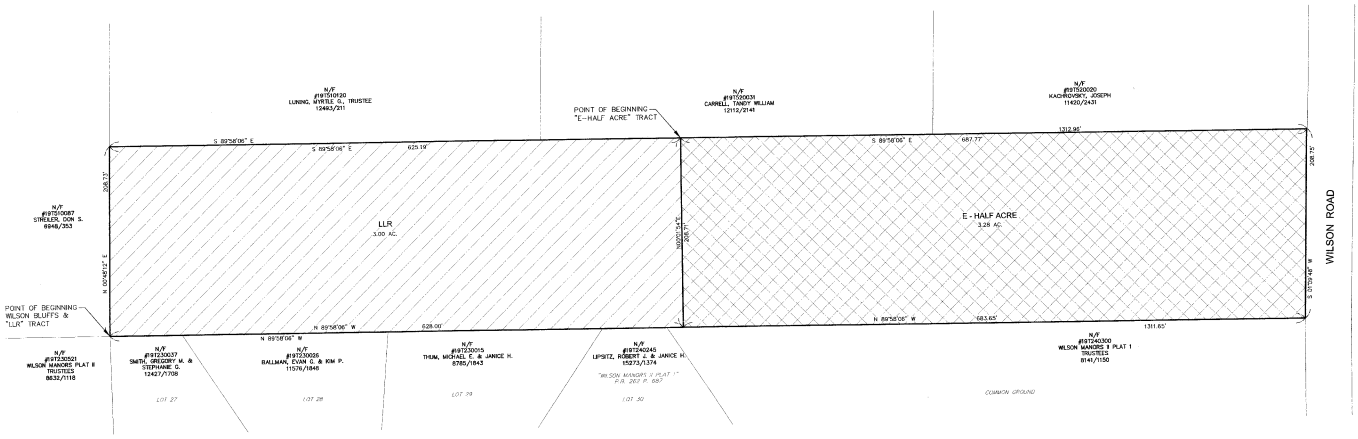
A TRACT OF LAND LOCATED IN THE SOUTH PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST
ST. LOUIS COUNTY, CITY OF CHESTERFIELD, MO

PROJECT DATA

SITE ADDRESS	: 1707 WILSON AVENUE
LOCATOR NUMBER(S)	: 19T120019
OWNER	: SEAN SORTOR (UNDER CONTRACT)
ACREAGE OF TRACT	: 6.28 AC.
EXISTING ZONING	: "LLR" – LARGE LOT RESIDENTIAL
PROPOSED ZONING	: "E" – ESTATE HALF ACRE
PRESENT USAGE	: SINGLE FAMILY RESIDENTIAL
PROPOSED USAGE	: SINGLE FAMILY RESIDENTIAL
SCHOOL DISTRICT	: ROCKWOOD R-6
ZIP CODE	: 63005
UTILITIES	: MISSOURI-AMERICAN WATER COMPANY : METROPOLITAN SEWER DISTRICT : LACLEDE GAS COMPANY : SBC–TELEPHONE SERVICE : AMEREN–UE
FIRE DISTRICT	: MONARCH



LOCATION MAP



LEGAL DESCRIPTION - WILSON BLUFFS

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27 OF "WILSON MANORS II PLAT 1", AS RECORDED IN PLAT BOOK 267 PAGE 68 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO THE SOUTHEAST CORNER OF LOT 20 OF "CHESTERFIELD LAKES", AS RECORDED IN PLAT BOOK 150 PAGE 78 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 00 DEGREES 48 MINUTES 13 SECONDS EAST 208.73 FEET ALONG THE EAST LINE OF SAID LOT 20 OF "CHESTERFIELD LAKES" TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MYRTLE G. LUNING, TRUSTEE, BY DEED RECORDED IN BOOK 12463 PAGE 211 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 1312.96 FEET ALONG THE SOUTH LINE OF SAID LUNING PROPERTY, THE SOUTH OF PROPERTY CONVEYED TO WILLIAM CARRELL TANDY, JR. AND SONYA F. TANDY BY DEED RECORDED IN BOOK 12112 PAGE 2141 OF THE ST. LOUIS COUNTY RECORDS AND THE SOUTH OF PROPERTY CONVEYED TO JOSEPH KACHKOVSKY AND NATASHA KACHKOVSKY BY DEED RECORDED IN BOOK 11420 PAGE 2431 OF THE ST. LOUIS COUNTY RECORDS, BEING 20 FEET WEST OF THE ORIGINAL CENTERLINE; THENCE SOUTH 01 DEGREES 09 MINUTES 48 SECONDS WEST 208.75 FEET ALONG SAID WEST LINE OF WILSON ROAD TO THE EASTWARD PROLONGATION OF THE NORTH LINE OF SAID "WILSON MANORS II PLAT 1"; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST 1311.65 FEET ALONG SAID NORTH LINE OF "WILSON MANORS II PLAT 1" TO THE POINT OF BEGINNING AND CONTAINING 6.28 ACRES MORE OR LESS.

LEGAL DESCRIPTION - "E - HALF ACRE"

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 27 OF "WILSON MANORS II PLAT 1", AS RECORDED IN PLAT BOOK 267 PAGE 68 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO THE SOUTHEAST CORNER OF LOT 20 OF "CHESTERFIELD LAKES" AS RECORDED IN PLAT BOOK 150 PAGE 78 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 00 DEGREES 48 MINUTES 13 SECONDS EAST 208.73 FEET ALONG THE EAST LINE OF SAID LOT 20 OF "CHESTERFIELD LAKES" TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MYRTLE G. LUNING, TRUSTEE, BY DEED RECORDED IN BOOK 12463 PAGE 211 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 625.19 FEET ALONG THE SOUTH LINE OF SAID LUNING PROPERTY AND THE SOUTH LINE OF PROPERTY CONVEYED TO WILLIAM CARRELL TANDY, JR. AND SONYA F. TANDY BY DEED RECORDED IN BOOK 12112 PAGE 2141 OF THE ST. LOUIS COUNTY RECORDS TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 687.77 FEET ALONG THE SOUTH LINE OF SAID LUNING PROPERTY AND THE SOUTH OF PROPERTY CONVEYED TO JOSEPH KACHKOVSKY AND NATASHA KACHKOVSKY BY DEED RECORDED IN BOOK 11420 PAGE 2431 OF THE ST. LOUIS COUNTY RECORDS, TO THE WEST LINE OF WILSON ROAD, BEING 20 WEST OF THE ORIGINAL CENTERLINE; THENCE SOUTH 01 DEGREES 09 MINUTES 48 SECONDS WEST 208.75 FEET ALONG SAID WEST LINE OF WILSON ROAD TO THE EASTWARD PROLONGATION OF THE NORTH LINE OF SAID "WILSON MANORS II PLAT 1"; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST 683.65 FEET ALONG SAID NORTH LINE OF "WILSON MANORS II PLAT 1" TO THE POINT OF BEGINNING AND CONTAINING 3.28 ACRES MORE OR LESS.

LEGAL DESCRIPTION - "LLR"

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27 OF "WILSON MANORS II PLAT 1", AS RECORDED IN PLAT BOOK 267 PAGE 68 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO THE SOUTHEAST CORNER OF LOT 20 OF "CHESTERFIELD LAKES" AS RECORDED IN PLAT BOOK 150 PAGE 78 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 00 DEGREES 48 MINUTES 13 SECONDS EAST 208.73 FEET ALONG THE EAST LINE OF SAID LOT 20 OF "CHESTERFIELD LAKES" TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MYRTLE G. LUNING, TRUSTEE, BY DEED RECORDED IN BOOK 12463 PAGE 211 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 625.19 FEET ALONG THE SOUTH LINE OF SAID LUNING PROPERTY AND THE SOUTH LINE OF PROPERTY CONVEYED TO WILLIAM CARRELL TANDY, JR. AND SONYA F. TANDY BY DEED RECORDED IN BOOK 12112 PAGE 2141 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 00 DEGREES 01 MINUTES 54 SECONDS WEST 208.71 FEET TO A POINT ON THE NORTH LINE OF SAID "WILSON MANORS II PLAT 1"; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST 628.00 FEET ALONG SAID NORTH LINE OF "WILSON MANORS II PLAT 1" TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES MORE OR LESS.

N

0 25 50 100

1 inch = 50 ft.

PRELIMINARY PLAN DISCLAIMER

THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREIN IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THIS INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

M. CLAY VANCE, P.E., E-25616
VANCE ENGINEERING, INC.

RECEIVED
PLANNING DEPARTMENT

SEAN SORTOR
15 N. CLAYTON RD.
ST. LOUIS, MO 63131
P: 314.469.8000
F: 314.469.8004
C: 314.469-8046

Vance Engineering, Inc.
1800 N. Warson Rd.
Suite 202
St. Louis, MO 63132
P: 314.427.1800
F: 314.427.1801

WILSON BLUFFS

PRELIMINARY PLAN

REVISED

06076

BASEMAP NO.

01/31/07

1

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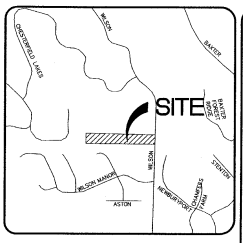
WILSON BLUFFS

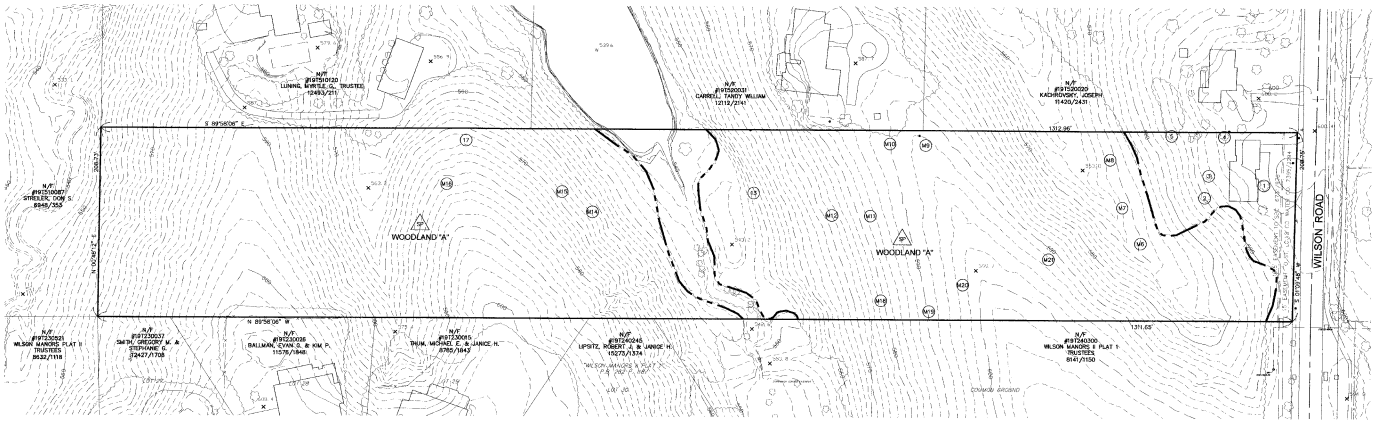
A TRACT OF LAND LOCATED IN THE SOUTH PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST
ST. LOUIS COUNTY, CITY OF CHESTERFIELD, MO

PROJECT DATA

SITE ADDRESS	: 1707 WILSON AVENUE
LOCATOR NUMBER(S)	: 19T520015
OWNER	: SEAN SORTOR (UNDER CONTRACT)
ACREAGE OF TRACT	: 6.28 ACRES
EXISTING ZONING	: "LLR" -- LARGE LOT RESIDENTIAL
PROPOSED ZONING	: "E" -- ESTATE HALF ACRE
PRESENT USAGE	: SINGLE FAMILY RESIDENTIAL
PROPOSED USAGE	: SINGLE FAMILY RESIDENTIAL
SCHOOL DISTRICT	: ROCKWOOD R-6
ZIP CODE	: 63005
UTILITIES	: MISSOURI-AMERICAN WATER COMPANY METROPOLITAN SEWER DISTRICT LACLEDE GAS COMPANY UNITED CABLE TELEVISION SERVICE AMEREN--UE
FIRE DISTRICT	: MONARCH



LOCATION MAP



TREE #	SPECIES	DBH (INCHES)	HEALTH	CANOPY	ROOTS	VALUE TO SITE	COMMENTS
1	MIMOSA	1	POOR	POOR	POOR	FAIR	HAZARD
2	SUGAR MAPLE	23	GOOD	GOOD	GOOD	FAIR	
3	MIMOSA	12	FAIR	FAIR	FAIR	FAIR	
4	SIBERIAN ELM	18	FAIR	FAIR	FAIR	FAIR	
5	PERSIMON	12	FAIR	FAIR	FAIR	FAIR	
6	WHITE OAK	24	GOOD	GOOD	GOOD	FAIR	MONARCH
7	WHITE OAK	25	GOOD	GOOD	GOOD	FAIR	MONARCH
8	WHITE OAK	23	GOOD	GOOD	GOOD	FAIR	MONARCH
9	WHITE OAK	28	FAIR	FAIR	FAIR	FAIR	MONARCH/FORKED
10	WHITE OAK	25	GOOD	GOOD	GOOD	FAIR	MONARCH
11	WHITE OAK	24	FAIR	FAIR	FAIR	FAIR	MONARCH
12	RED OAK	30	FAIR	FAIR	FAIR	FAIR	MONARCH
13	WHITE OAK	26	POOR	POOR	POOR	FAIR	HAZARD
14	WHITE OAK	30	GOOD	GOOD	GOOD	FAIR	MONARCH/HAZARD LIMBS
15	WHITE OAK	24	GOOD	GOOD	GOOD	FAIR	MONARCH
16	RED OAK	34	FAIR	FAIR	FAIR	FAIR	MONARCH
17	WHITE OAK	26	N/A	N/A	N/A	FAIR	
18	WHITE OAK	25	FAIR	FAIR	FAIR	FAIR	MONARCH
19	WHITE OAK	24	GOOD	GOOD	GOOD	FAIR	MONARCH
20	RED OAK	27	FAIR	FAIR	FAIR	FAIR	MONARCH
21	WHITE OAK	24	FAIR	FAIR	FAIR	FAIR	MONARCH

MANY OF THE LARGE TREES ON THIS SITE (>24" DBH) WERE NOT NOTED AS MONARCH TREES DUE TO POOR CONDITION ASSESSMENTS.

WOODLAND	FOREST TYPE	AREA (SQ. FT.)	DOMINANT AND CO-DOMINATE SPECIES	DENSITY (TREES/ACRE)	AVERAGE DIAMETER	AVERAGE OVERSTORY DIAMETER	FREQUENCY OF OCCURRENCE FOR DOMINATE SPECIES	UNDERSTORY SPECIES
A	MATURE WOODLAND	239,227.63	WHITE OAK AND RED OAK	50	4	15	80%	DOGWOOD & HONEYSUCKLE

5 IND. TREES	YARD TREES	2,000.00
TOTAL WOODLAND		241,227.63

TOTAL SITE AREA: 6.28 ACRES
TOTAL WOODLAND AREA: 241,227.63 SQ. FT.

THE WOODLAND ON THE PROPERTY IS MATURE OAK FOREST WITH DOGWOODS AND INVASIVE HONEYSUCKLE IN THE UNDERSTORY. WHITE OAD DOMINATES THE OVERSTORY.

THERE ARE NO STATE CHAMPION OR RARE TREES ON THE SITE. THE LETTER "M" AFTER A TREE NUMBER ON THE MAP INDICATES THAT IT IS CONSIDERED A MONARCH TREE. MONARCH TREES ARE FIELD LOCATED WITHIN THE EXISTING WOODLAND. THEIR LOCATIONS ARE NOT SURVEYED AND DO NOT REPRESENT AN EXACT POSITION.

THE FLOOD MAP PANEL = 29189C0139H

LEGEND

- (13) INDIVIDUAL TREE
- (M13) MONARCH TREE
- (SP) SAMPLE PLOT LOCATION
- WOODLAND DELINEATION

TREE STAND DELINEATION PREPARED BY:
SKIP KINCAID & ASSOCIATES
TREE SPECIALIST: MERRITH McAVOY (CERTIFIED ARBORIST MW-4203)

S K A FORESTRY CONSULTANTS

RECEIVED
NOV 15 2007
PLANNING DEPARTMENT

N

0 25 50 100
1 inch = 50 ft.

SEAN SORTOR
1430 CLAYTON RD.
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Vance Engineering, Inc.
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Suite 202
St. Louis, MO 63132
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F: 314.427.1801

WILSON BLUFFS

TREE STAND DELINEATION

REVISED

06076

BASEMAP NO.

01/31/07

1

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

III. H.

May 21, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

RE: **P.Z. 15-2007 Cambridge Engineering (Kramer Commerce Center):** A request for an amendment to City of Chesterfield Ordinance 1717 to amend the parking setbacks and development requirements for a 19.8 acre tract of land zoned "PI" Planned Industrial District located north of the intersection of Spirit Drive North and Chesterfield Airport Road, south of I-64/ U.S. 40-61, and west of Trade Center Boulevard. (17V610040, 17V620083, 17V620094, and 17V629402)

Dear Planning and Zoning Committee:

At the May 14, 2007 City of Chesterfield Planning Commission meeting, a recommendation for approval of the above-referenced matter with one modification was approved by a vote of 8-0. The Attachment A was modified as follows:

Section B. **FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS (Page 2)** The following language was added to 2. BUILDING REQUIREMENTS:

b. The expansion of Building "A" shall not exceed 60,410 square feet. The total square footage of Building "A", after completion of the expansion, shall not exceed 278,220 square feet.
c. Building "B" shall not exceed 28,800 square feet.
d. Building "C" shall not exceed 67,200 square feet.

Attached please find a copy of the Department report as approved by the Planning Commission.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Attachments

Cc: Rob Heggie, City Attorney
Michael G. Herring, City Administrator
Mike Geisel, Acting Director of Planning

City of Chesterfield

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

VIII. G.

Planning Commission Staff Report

Subject:	**Ordinance Amendment Vote Report**
Meeting Date:	May 14, 2007
From:	Mara M. Perry, AICP, Senior Planner of Site Plan Review
Location:	North of the intersection of Spirit Drive North and Chesterfield Airport Road, South of I-64/ U.S. 40-61, West of Trade Center Boulevard
Petition:	P.Z. 15-2007 Cambridge Engineering (Kramer Commerce Center)

Proposal Summary

Kramer Assets Group has submitted an application for an ordinance amendment to City of Chesterfield Ordinance 1717. The petitioner is requesting an amendment to the parking setbacks to allow for shared driveways within the existing parking setbacks. The petitioner is also requesting a change from "green space" to "open space" and the removal of the reference to "stormwater drainage structures".

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the ordinance amendment request.

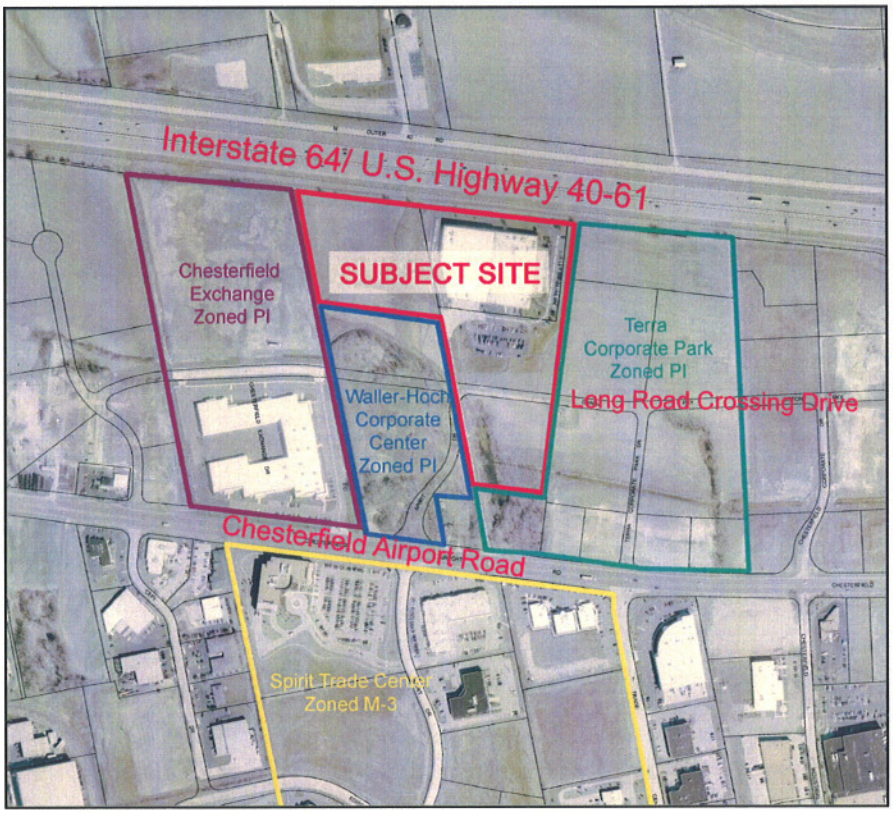
Ordinance Amendment Analysis

The petitioner is requesting an amendment to the parking setbacks to allow for a shared driveway within the existing parking setbacks which will provide access from Long Road Crossing Drive through Lot 2 for Lot 1. There is an existing ingress egress easement in that location.

The petitioner is also requesting a change from "green space" to "open space" and the removal of the reference to "stormwater drainage structures". This will be consistent with the current use of "openspace" in City ordinances.

Surrounding Land Use and Zoning
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is I-64/ U.S 40-61.
South: The property to the south is Spirit Trade Center and is zoned "M-3" Planned Industrial District
East: The property to the east is Terra Corporate Park and is zoned "PI" Planned Industrial District.
West: The property to the west is Waller-Hoch Corporate Park and Chesterfield Exchange and is zoned "PI" Planned Industrial District.



View looking north from Long Rd. Crossing Dr. across Lot 2 towards Lot 1

View Looking north from Lot 3

Comprehensive Plan Analysis
The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for Lot 1 to be Office Park Use and for Lots 2 and 3 to be Mixed Commercial Use. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

Site Area History
On February 21, 2001, the City of Chesterfield approved Ordinance 1717 which changed the zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District.

A public hearing is being held on this request tonight.

Issues
The City of Chesterfield has no outstanding issues.

Request
Staff recommends approval of the ordinance amendment with the Attachment A as written.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Site Plan Review

Attachments
1. Attachment A
2. Preliminary Plan (attached with Public Hearing Notice)

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

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

   a. Business, professional, and technical schools.

   b. Business service establishments.

   c. Cafeterias for employees and guests only.

   d. Child care centers, nursery school, and day nurseries.

   e. Dwelling or lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses.

   f. Financial institutions.

   g. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
      i. Facilities producing or processing explosives or flammable gases or liquids;
      ii. Facilities for animal slaughtering, meat packing or rendering;
      iii. Sulpher plants, rubber reclamation plants, or cement plants; and
      iv. Steel mills, foundries, or smelters.

   h. Medical and dental offices.

   i. Offices or office buildings.

   k. Outpatient substance abuse treatment facilities.

   l. 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.

m. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities (indoor use only).

n. Printing and duplicating services (indoor use only).

o. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

p. Warehousing, storage, or wholesaling of manufactured commodities, excluding live animals, explosives, or flammable gases and liquids.

2. The following Ancillary Uses shall be permitted:

a. Automatic vending facilities for:
   i. Ice and solid carbon dioxide (dry ice);
   ii. Beverages;
   iii. Confections.

b. Cafeterias for employees and guests only.

3. The above uses shall be restricted as follows:

a. Proposed Building "C" shall be primarily office according to the Chesterfield Valley Master Plan.

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

1. HEIGHT

a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty (30) feet or two stories whichever is less measured from final grade. The height of the existing building shall be permitted.

2. BUILDING REQUIREMENTS

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

C. SETBACKS

1. STRUCTURE SETBACKS

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

a. Ninety (90) feet from the right-of-way of I-64/ U.S. 40-61. The existing Cambridge Engineering structure is setback sixty (60) feet from the new right-of-way of I-64/ U.S. 40-61 and shall remain as built. Upon the removal of the aforementioned structure, the ninety (90) foot setback shall be in effect.

b. Fifty-five (55) feet from the southern boundary of this development at Building "B".

c. One hundred sixty-five (165) feet from the southern boundary of this development at Building "C".

d. Thirty (30) feet from the western boundary of this development.

e. Ninety (90) feet from the eastern boundary of this development.

f. Sixty (60) feet from Long Road Crossing Drive.

g. Ten (10) feet from internal property lines.

2. PARKING SETBACKS

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

a. Thirty (30) feet from the right-of-way of I-64/U.S. 40-61. No parking shall be allowed in front of the existing Cambridge Engineering Building. Existing pavement is provided for Fire Protection District only.

b. Thirty (30) feet from the southern boundary of this development.

c. Twenty-five (25) feet from the east and west boundaries of this development with the exception of a shared driveway

along the western property line of Lot 2 bearing N 10° 51' 03" W north of Long Road Crossing Drive.

d. Fifteen (15) feet from Long Road Crossing Drive.

e. Ten (10) feet from internal property lines with the exception of shared driveways.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

   a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

   b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. Parking lots shall not be used as streets.

4. No construction related parking shall be permitted within the Chesterfield Airport Road right of way.

5. No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and improvement plans. Signage shall be posted prior to approval of improvement plans or issuance of building permits for adjacent lots.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

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

2. No advertising signs, temporary signs, portable signs, off site signs, or attention getting devices shall be permitted in this development.

3. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Building “C” shall have the appearance of an office building. All other buildings shall be built of a combination of glass and concrete tilt-up panels and/or brick (or design similar to Spirit Trade Center structures) as approved by the Architectural Review Board.

4. No loading docks shall face north, east or west for a distance of Three hundred (300) feet from the south right-of-way of I-64/ U.S. 40-61.

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

6. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

Access to Long Road Crossing Drive shall be limited to a maximum of two (2) drive entrances on the north side and two (2) drive entrances on the south. All drive entrances shall be a minimum of Fifty (50) feet from the eastern property line of the tract.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right of way.

2. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

3. Provide a forty (40) foot right of way with a minimum of ten (10) foot roadway improvement, maintenance, utility and drainage easements on both sides for Long Road Crossing Drive (f/k/a Chesterfield Business Parkway North) across the tract in accordance with the plans entitled "Chesterfield Business Parkway North Road Improvements" on file in the Department of Public Works. In addition, provide additional right of way and easements for the Spirit Drive North/Long Road Crossing Drive intersection and associated roundings as depicted on said plans.

   The roadways have been constructed to provide a twenty-six (26) foot travelway with seven (7) foot shoulders on both sides. Appurtenant storm drainage facilities shall be provided as directed by the Department of Public Works when adjacent lots develop.

4. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along both sides of Long Road Crossing Drive. The sidewalk shall be privately maintained; therefore, no public easements shall be required.

K. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours

before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

L. STORMWATER

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

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

3. Per the Chesterfield Valley Master Storm Water Plan, ten (10) foot wide flat bottom ditches have been constructed along the north, east and west property lines of this site, with drainage directed to the east to the pump station at Long Road. Provide Chesterfield Valley Storm Water Easements along the north, east and west property lines, as required and directed by the Department of Public Works, to accommodate the Chesterfield Valley Master Storm Water Plan channel in those areas, and depict the channel on all Site Development Plans and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.

M. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

N. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. Prior to the issuance of an occupancy permit, any existing stormwater channel located on this site and between this site and the pump station to which it should drain shall be regraded to restore the channel to the line and grade of the original design.

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

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

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

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

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

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

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

1. Outboundary plat and legal description of the property.

2. Location of all roadways adjacent to the property and general location, size, and pavement widths of all interior roadways.

3. General design of the development including unit types (i.e., single-family detached, single-family attached, garden apartment), number of each unit type proposed, location of units, minimum and maximum size of single-family lots, approximate size of multiple-family structures, and location and size of common areas and recreation facilities.

4. Location and size of any commercial uses, types of uses proposed and general parking layout.

5. Zoning district lines and floodplain boundaries.

6. Density calculations.

7. Provide a conceptual landscape plan in accordance with the City of Chesterfield Code.

8. Provide a lighting plan in accordance with the City of Chesterfield Code.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide open space percentage for overall development including separate percentage for each lot on the plan.

4. Provide Floor Area Ratio (F.A.R.).

5. A note indicating all utilities will be installed underground.

6. A note indicating signage approval is separate process.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

8. Specific structure and parking setbacks along all roadways and property lines.

9. Indicate location of all existing and proposed freestanding monument signs

10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

11. Floodplain boundaries.

12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

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

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

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

16. Address trees and landscaping in accordance with the City of Chesterfield Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

18. 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.

19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

20. Compliance with Sky Exposure Plane.

V. CHESTERFIELD VALLEY TRUST FUND

A. Roads

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

Type of Development	Required Contribution
Industrial	$3,685.05/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.

B. Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $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 Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

C. Stormwater

The stormwater contribution is based on the 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.

D. Sanitary Sewer

The sanitary sewer contribution is colleted 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.

VI. RECORDING

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

VII. ENFORCEMENT

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

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

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

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

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

IV. B.

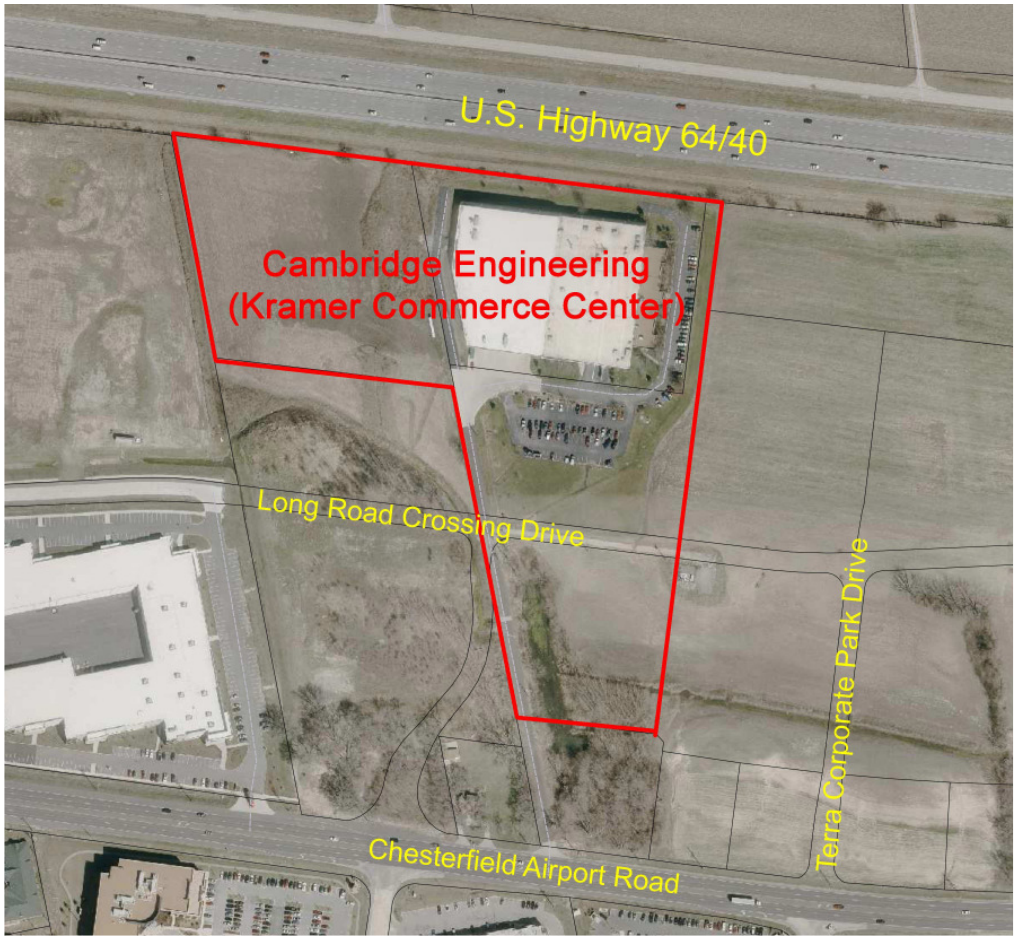
NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, May 14, 2007, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.
Said hearings will be as follows:

P.Z. 15-2007 Cambridge Engineering (Kramer Commerce Center): a request for an amendment to City of Chesterfield Ordinance 1717 to amend the parking setbacks and development requirements.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mrs. Mara Perry, Senior Planner, by telephone at 636-537-4744 or by email at mperry@chesterfield.mo.us

CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission



Description of Property

A tract of land being part of U.S. Survey 1010 and part of Lot 1 of the Subdivision of Lands of Spencer Tyler, according to the plat thereof recorded in Deed Book 7 Page 25 of the St. Louis County Recorder's Office located in U.S. Survey 419, all in Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Southerly line of Missouri Interstate Highway 64 and the Northeasterly line of above said U.S. Survey 419, said point also being the Northwesterly corner of a tract of land as conveyed to Kramer Assets Group, LLC, as recorded in Book 11776 Page 2307 of above said records; thence along the Southerly line of said Interstate 64 and the Northerly line of said Kramer Assets Group, LLC and the Northerly line of a tract of land as conveyed to Kramer Assets Group, LLC, as recorded in Book 12523 Page 1389 of above said records the following courses and distances; thence South 83 degrees 04 minutes 20 seconds East 611.18 feet to a point of curvature to the left for which the radius point bears North 06 degrees 55 minutes 40 seconds East 34517.47; thence along said curve to the left with a chord which bears South 83 degrees 05 minutes 43 seconds East 27.51 feet an arc length of 27.51 feet to the Northwesterly corner of a tract of land as conveyed to Terra Investments, L.L.C. by instrument recorded in Book 11999 Page 1013 of said Recorder's Office; thence along the Westerly and Northerly lines of said Terra Investments, L.L.C. tract the following courses and distances; thence South 06 degrees 55 minutes 24 seconds West 1095.67 feet; thence North 83 degrees 06 minutes 20 seconds West 289.72 feet to the Northeasterly line of above said U.S. Survey 419, said point also being the Southwesterly line of said U.S. Survey 1010; thence along said Northeasterly line of U.S. Survey 419 North 10 degrees 51 minutes 03 seconds West 688.01 feet; thence departing said Northeasterly line North 83 degrees 04 minutes 20 seconds West 494.08 feet to the Southwesterly line of above said Lot 1 of the Subdivision of Lands of Spencer Tyler, said point also being on the Southeasterly line of a tract of land as conveyed to Danna Development, L.L.C. by instrument recorded in Book 12836 Page 324 of above said records; thence along said Southwesterly line of Lot 1 of the Subdivision of the Lands of Spencer Tyler, North 10 degrees 53 minutes 25 seconds West 462.87 feet to the Southerly line of above said Missouri Interstate Highway 64; thence along said Southerly line South 83 degrees 04 minutes 20 seconds East 494.41 feet to the Point of Beginning and containing 727,738 square feet or 16.707 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on June 28, 2006.

KRAMER COMMERCE CENTER
PRELIMINARY PLAN

A TRACT OF LAND BEING PART OF U.S. SURVEY 1010 AND PART OF LOT 1
OF THE SUBDIVISION OF SPENCER TYLER ESTATE IN U.S. SURVEY 419 TOWNSHIP 45
NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI

GENERAL NOTES

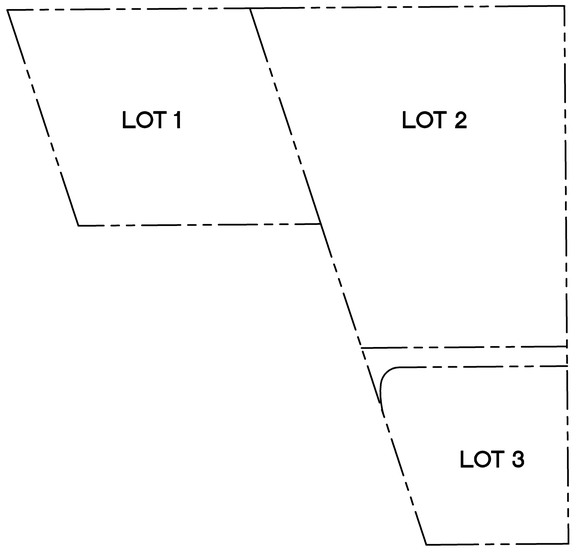
1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. GRADING & STORM WATER PER THE CITY OF CHESTERFIELD AND THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
3. NO SLOPE SHALL EXCEED A 3:1 SLOPE, EXCLUDING LANDSCAPING BERMS.
4. ALL UTILITIES SHOWN HAVE BEEN 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.
5. **ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.**
6. FOR CLARITY, STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED ALONG LONG ROAD CROSSING DRIVE AS REQUIRED PER THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE SECTION 1005.320.
7. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
8. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
9. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
10. ALL BUILDINGS SHALL BE CONSTRUCTED OF DECORATIVE MASONRY, GLASS TILT-UP CONCRETE AND/OR PRE CAST CONCRETE PANELS. DESIGN TO SIMILAR TO BUILDINGS CONSTRUCTED WITHIN THE SPIRIT TRADE CENTER DEVELOPMENT.
11. REQUIRED SITE SETBACKS:
    BUILDING AND STRUCTURE SETBACKS:
    - 90' FROM NEW ROW OF I-64/US 40-61
    - 55' FROM SOUTHERN DISTRICT BOUNDARY AT BUILDING "B"
    - 165' FROM SOUTHERN DISTRICT BOUNDARY AT BUILDING "C"
    - 30' FROM WESTERN DISTRICT BOUNDARY
    - 90' FROM EASTERN DISTRICT BOUNDARY
    - 60' FROM THE PROPOSED LONG ROAD CROSSING DRIVE
    - 10' FROM THE PROPOSED ROW BETWEEN BUILDING "A" AND BUILDING "C"

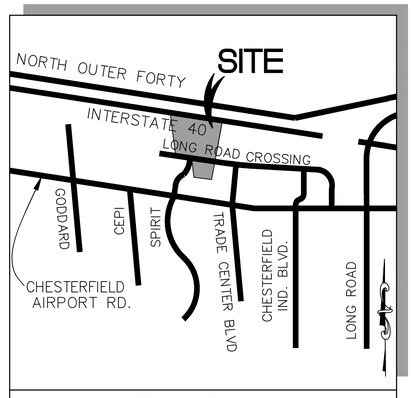
    PARKING AND LOADING SETBACKS
    - 30' FROM NEW ROW OF I-64/US 40-61
    - 30' FROM SOUTHERN DISTRICT BOUNDARIES
    - 25' FROM THE EAST AND WEST DISTRICT BOUNDARIES
    - 15' FROM ROW FROM PRINCIPAL INTERNAL STREETS
    - 10' FROM INTERNAL LOT LINES - WITH THE EXCEPTION OF SHARED DRIVEWAYS
12. NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE DITCHES.
13. ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
14. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY
15. ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
16. STREET TREES SHALL BE PROVIDED ALONG BOTH SIDES OF THE PUBLIC ROAD IN ACCORDANCE WITH SECTION 1005.340 OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
17. STREET LIGHTING ALONG LONG ROAD CROSSING DRIVE TO BE REQUIRED AS PER THE CHESTERFIELD VALLEY MASTER STREET LIGHTING PLAN.
18. 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
19. TEMPORARY OFF-SITE GRADING EASEMENTS SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF ANY OFF-SITE GRADING
20. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
21. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
22. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
23. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

    SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA OF 500-YEAR FLOOD, AREA OF 100-YEAR FLOOD WITH AVERAGE
24. DEPTHS OF LESS ONE (1) FOOT OR WITH DRAINAGE AREA LESS THAN ONE (1) SQUARE MILE, AND AREAS PROTECTED BY LEVEE FROM 100-YEAR FLOOD) AND FLOOD ZONE "AH" (FLOOD DEPTHS OF 1-3 FEET, USUALLY AREAS OF PONDING, BASE FLOOD ELEVATIONS = 454 AND 455) PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
25. A BOUNDARY ADJUSTMENT PLAT WILL BE PREPARED AND SUBMITTED PRIOR TO BUILDING PERMIT APPLICATION.
26. THIS SITE WILL BE REQUIRED TO PARTICIPATE IN THE CITY OF CHESTERFIELD'S VALLEY WIDE MITIGATION BANK. THERE IS 1.36 ACRES OF WETLANDS DEDICATED ON THIS SITE WHICH WILL REQUIRE A TOTAL OF 1.40 ACRES OF MITIGATION CREDIT TOTALING $35,063.00.
27. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

LEGEND

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING





LOCATION MAP
(NOT TO SCALE)

ABBREVIATIONS

C.O.	-	CLEANOUT
DB.	-	DEED BOOK
E	-	ELECTRIC
FL	-	FLOWLINE
FT	-	FEET
FND.	-	FOUND
G	-	GAS
M.H.	-	MANHOLE
N/F	-	NOW OR FORMERLY
PB.	-	PLAT BOOK
PG.	-	PAGE
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
SQ.	-	SQUARE
T	-	TELEPHONE CABLE
TYP.	-	TYPICAL
V.C.P.	-	VETRIFIED CLAY PIPE
W	-	WATER
(86'W)	-	RIGHT-OF-WAY WIDTH

PERTINENT DATA

OWNER	=	KRAMER ASSET GROUP L.L.C.
ZONING	=	M3 & P.C. ORDINANCE No. 129-78
LOCATOR NUMBER	=	17V62-0083, 17V62-0094 & 17V61-0040
SITE ACREAGE	=	16.707 Acres ±
FIRE DISTRICT	=	CHESTERFIELD FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	=	ROCKWOOD R6
SEWER DISTRICT	=	M.S.D.
WATER SHED	=	BONHOMME CREEK
WATER SERVICE	=	ST. LOUIS CO. WATER COMPANY
GAS SERVICE	=	LACLEDE GAS COMPANY
ELECTRIC SERVICE	=	AMERENUE ELECTRIC COMPANY
PHONE SERVICE	=	S.W.B.T.

PROPERTY DESCRIPTION

Total Tract

A tract of land being part of U.S. Survey 1010 and part of Lot 1 of the Subdivision of Lands of Spencer Tyler, according to the plat thereof recorded in Deed Book 7 Page 25 of the St. Louis County Recorder's Office located in U.S. Survey 419, all in Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Southerly line of Missouri Interstate Highway 64 and the Northeasterly line of above said U.S. Survey 419, said point also being the Northwesterly corner of a tract of land as conveyed to Kramer Assets Group, L.L.C, as recorded in Book 11776 Page 2307 of above said records; thence along the Southerly line of said Interstate 64 and the Northerly line of said Kramer Assets Group, L.L.C and the Northerly line of a tract of land as conveyed to Kramer Assets Group, L.L.C, as recorded in Book 12523 Page 1389 of above said records the following courses and distances; thence South 83 degrees 04 minutes 20 seconds East 611.18 feet to a point of curvature to the left for which the radius point bears North 06 degrees 55 minutes 40 seconds East 3451.7.47; thence along said curve to the left with a chord which bears South 83 degrees 05 minutes 43 seconds East 27.51 feet an arc length of 27.51 feet to the Northwesterly corner of a tract of land as conveyed to Terra Investments, L.L.C. by instrument recorded in Book 11999 Page 1013 of said Recorder's Office; thence along the Westerly and Northerly lines of said Terra Investments, L.L.C. tract the following courses and distances; thence South 06 degrees 55 minutes 24 seconds West 1095.67 feet; thence North 83 degrees 06 minutes 20 seconds West 289.72 feet to the Northeasterly line of above said U.S. Survey 419, said point also being the Southwesterly line of said U.S. Survey 1010; thence along said Northeasterly line of U.S. Survey 419 North 10 degrees 51 minutes 03 seconds West 688.01 feet; thence departing said Northeasterly line North 83 degrees 04 minutes 20 seconds West 494.08 feet to the Southwesterly line of above said Lot 1 of the Subdivision of Lands of Spencer Tyler, said point also being on the Southeasterly line of a tract of land as conveyed to Danna Development, L.L.C. by instrument recorded in Book 12836 Page 324 of above said records; thence along said Southwesterly line of Lot 1 of the Subdivision of the Lands of Spencer Tyler, North 10 degrees 53 minutes 25 seconds West 462.87 feet to the Southerly line of above said Missouri Interstate Highway 64; thence along said Southerly line South 83 degrees 04 minutes 20 seconds East 494.41 feet to the Point of Beginning and containing 727,738 square feet or 16.707 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on June 28, 2006.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from record survey information only and does not represent a property boundary survey.

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

Daniel Ehlmann, Missouri L.S. No. 2215

This Preliminary 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 Amended Site Development Concept Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

_____

_____

PREPARED FOR:
KRAMER ASSET GROUP L.L.C.
#17825 CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO 63005
(636)532-2233

SITE BENCHMARK

ELEV.=458.00
RAILROAD SPIKE IN POWER POLE IS APPROXIMATELY 190' SOUTH OF SOUTHWEST CORNER OF CAMBRIDGE ENGINEERING WAREHOUSE BUILDING.

M.S.D. BENCHMARK

M.S.D. BENCHMARK #11-44 ELEV.=461.85
"SQ" ON SOUTHWEST CORNER OF CONCRETE STEP TO HOUSE #17839 CHESTERFIELD AIRPORT ROAD.

M.S.D. P# XXXXX
BASE MAP # 17-V

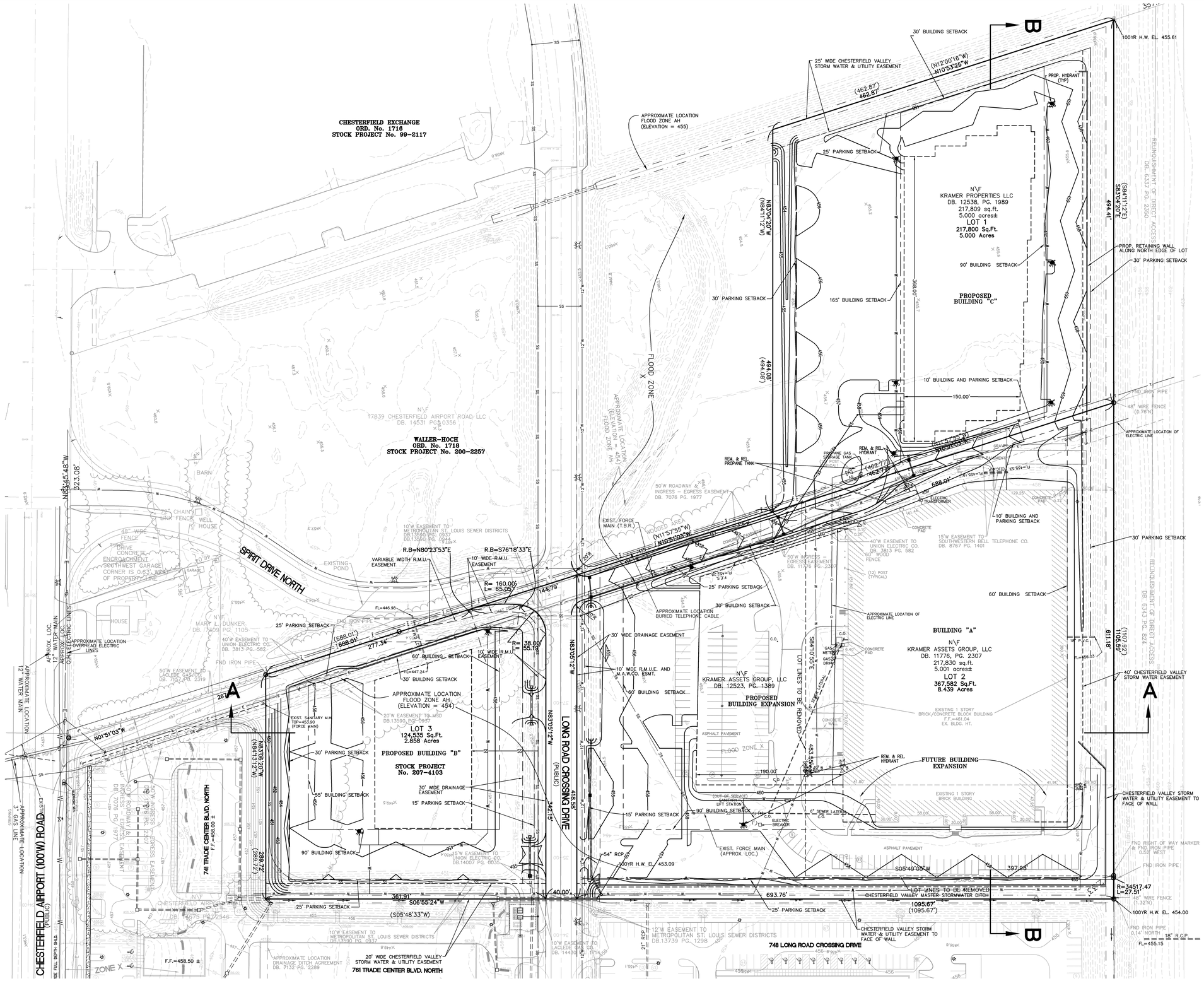
04/27/07
GEORGE M. STOCK E-25116

⚠1 04/27/07 - REVISED PER CITY COMMENTS

KRAMER COMMERCE CENTER
PRELIMINARY 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:
A.C.D.	04/12/07	D.P.B.	04/12/07	99-1990.04	1 of 3



⚠ 04/27/07 – REVISED PER CITY COMMENTS

M.S.D. P# XXXXX

BASE MAP # 17–V

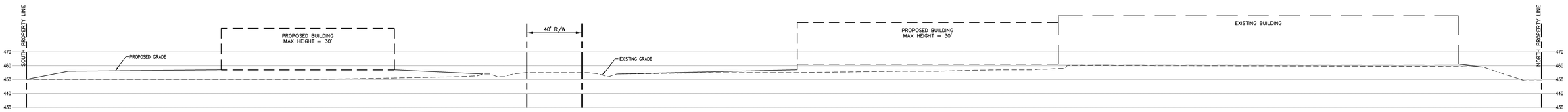
KRAMER COMMERCE CENTER

PRELIMINARY 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

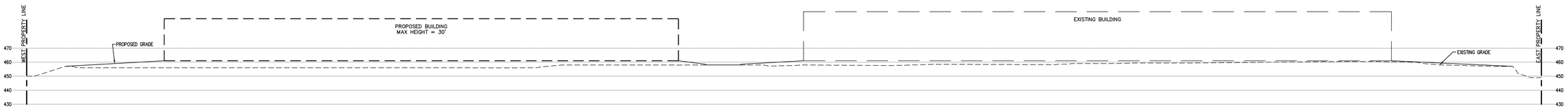
04/27/07
GEORGE M. STOCK E-25116

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
A.C.D.	04/12/07	D.P.B.	04/12/07	99–1990.04	2 of 3



SECTION A-A

SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=30'



SECTION B-B

SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=30'

⚠ 04/27/07 – REVISED PER CITY COMMENTS

M.S.D. P# XXXXX
BASE MAP # 17–V

KRAMER COMMERCE CENTER

PRELIMINARY PLAN

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

04/27/07
GEORGE M. STOCK E–25116

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
A.C.D.	04/12/07	D.P.B.	04/12/07	99–1990.04	3 of 3

May 16, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

RE: **P.Z. 16-2007 Valley Gates Subdivision (16845 N. Outer 40 Road):** a request for an amendment to City of Chesterfield Ordinance 2154 to allow for a change to the parking and building setbacks, building height and number of permitted buildings for a 7.698 acre tract of land zoned "PC" Planned Commercial located north of North Outer Forty and east of Boone's Crossing at 16845 North Outer Forty Road. (17T520073)

Dear Planning and Zoning Committee:

At the May 14, 2007 City of Chesterfield Planning Commission meeting, a recommendation for approval of the above-referenced matter was approved by a vote of 8-0. The motion for approval included an amendment to the building height. The amendment is as follows:

b. The maximum height of all other buildings, exclusive of roof screening, shall not exceed ~~three (3) stories.~~ **forty five (45) feet**.

Attached please find a copy of the Department report and Attachment A as approved by the Planning Commission.

.
Respectfully submitted,

Aimee E. Nassif
Senior Planner of Zoning Administration

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Public Works / City Engineer/Acting Director of Planning

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" District shall be:

   a. Arenas and stadiums.

   b. Associated work and storage areas required by a business, firm, or service to carry on business operations.

   c. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

   d. Child care centers, nursery schools, and day nurseries.

   e. Colleges and universities.

   f. Financial institutions.

   g. Hospitals.

   h. Hotels and motels.

   i. Medical and dental offices.

   j. Offices or office buildings.

   k. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.

   l. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

   m. Restaurants, fast food. (No drive-thru)

   n. Restaurants, sit down.

o. Schools for business, professional or technical training, but not including outdoor areas for driving or heavy equipment training.

p. 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.

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

1. HEIGHT

a. The maximum height of retail buildings, exclusive of roof screening, shall not exceed two (2) stories.

b. The maximum height of all other buildings, exclusive of roof screening, shall not exceed forty five (45) feet.

2. BUILDING REQUIREMENTS

a. A minimum of forty percent (40%) openspace is required for this development.

C. SETBACKS

1. STRUCTURE SETBACKS

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

a. One hundred and twenty feet (120) from the new right-of-way of North Outer Forty.

b. Nineteen (19) feet from the eastern boundary of the “PC” District.

c. Twenty five (25) feet from the western boundary of the “PC” District.

d. Two hundred (200) feet from the northern boundary of the “PC” District.

2. PARKING SETBACKS

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

i. Thirty (30) feet from the right-of-way of North Outer Forty Road.

ii. Nineteen (19) feet from the eastern boundary of this development.

iii. Twenty five (25) feet from the western boundary of the "PC" District.

iv. One hundred seventy (170) feet from the northern boundary of the "PC" District.

v. Ten (10) feet from internal property lines, with the exception of shared driveways.

vi. Fifteen (15) feet from the principal internal street.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

2. 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 Tree Manual. 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 landscape features may include but not be limited to water features, brick planters and outdoor artwork.

F. SIGN REQUIREMENTS

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

2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by

adequate landscaping approved by the Planning Commission on the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Provide cross access easements or other appropriate legal instruments guaranteeing permanent access to adjacent properties as directed by the City of Chesterfield.

2. Direct access to the North Outer Forty Road shall be as approved by MoDOT and the City of Chesterfield.

3. The centerline of the single entrance onto the North Outer Forty Road shall be located no closer than two hundred and twenty (220) feet from the western property line, or as directed by the City of Chesterfield and MoDOT.

4. The entrance must be no less than thirty (30) feet and no more than thirty five (35) feet in width.

5. Ingress and egress must conform to MoDOT's Access Management Guidelines and must be reviewed and approved by MoDOT. Any improvements within MoDOT's right of way will require permit. The entrance geometrics and drainage design shall be in accordance with MoDOT standards.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

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

2. Provide a five (5) foot wide sidewalk, conforming to ADA standards, parallel to North Outer Forty Road per the Valley Guidelines of the Comprehensive Plan and a four (4) foot wide sidewalk conforming to ADA standards along both sides of all interior roadways, as directed by the City of Chesterfield. The sidewalks shall be privately maintained; therefore, no public easements shall be required.

3. Provide a 40 foot right of way with minimum of 10 foot roadway improvement, maintenance, utility and sewer easements on both sides for all interior roadways. Minimum roadway sections shall provide a 26 foot travel way with 7 foot shoulders on both side and

appurtenant storm drainage facilities as directed by the Department of Public Works.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. 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.

2. Prior to approval of any grading permit or improvement plans for development, an underseepage study may be required for review/approval as directed by the Monarch Chesterfield Levee District, the US Army Corps of Engineers and the City of Chesterfield's Department of Public Works.

3. No improvements or use that would alter, diminish, damage or interfere with the performance of the Monarch Chesterfield Levee including seepage berm is permitted.

4. 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.

5. 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 and other structures are also not permitted within this easement.

M. RECREATIONAL EASEMENT

1. An easement, for recreational and trail purposes shall be provided for this site as directed by the Monarch Chesterfield Levee District and the City of Chesterfield's Department of Public Works. The easement is anticipated to be located on the crest of the levee.

N. POWER OF REVIEW

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

O. STORMWATER

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

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

3. 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, propose 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.

4. The Chesterfield Valley Master Storm Water Plan indicates that the drainage shall be directed to the east to a future pump station, via a 30 foot wide flat bottom ditch with 4:1 side slopes, and a double 8' x 4' driveway culvert. Please be advised that the petitioner shall coordinate improvements with the adjacent parcel owners. In addition, in the event that the ultimate permanent improvements cannot be constructed at the time of development, the site shall be designed in such a manner as to allow the ultimate construction of the master plan at a future date, and interim drainage facilities shall be provided. The interim facilities may include a temporary pump station as necessary to provide the required positive drainage. Interim facilities shall be removed promptly at such time as the permanent stormwater improvements can be constructed as required. The petitioner will be required to provide a special cash escrow to the City for the cost of constructing the master plan drainage ditch along their property in the event that the ditch is not constructed at the time of development. No building permits for the development will be issued until the City has received the special cash escrow. The special cash escrow shall include all work associated with constructing the master plan drainage facility, or reconfiguring the interim improvement. This shall include, but is not limited to, grading, siltation control, revegetation, and removal of driveway entrances, removal of driveway culverts, the construction of culverts and the reconstruction of driveway entrances.

5. The maintenance of the required stormwater/ditch system shall be the responsibility of the property owner(s).

6. Drainage storage facilities shall be placed outside of the standards governmental agency setbacks, or fifteen (15) feet from the new or existing right-of-way line, whichever is greater.

7. 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.

8. 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.

9. 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.

P. SANITARY SEWER

1. Hydraulic calculations of downstream sewers will be required by the Metropolitan St. Louis Sewer District and the City of Chesterfield. Downstream sanitary reaches may need to be replaced or upgraded, as directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

2. Hydraulic calculations and/or adequate detention of all storm water that will encroach on MoDOT right of way shall be reviewed and approved by MoDOT.

Q. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. If any work is proposed in, near or above the natural watercourse through this site, a hydrologic/hydraulic study evaluation the impacts of the proposed work shall be provided as directed by the City of Chesterfield's Department of Public Works. Said study shall evaluate impacts on the entire length of stream, and any maintenance requirements. Appropriate permits and approvals from other agencies shall also be provided.

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

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

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

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

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

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

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

V. CHESTERFIELD VALLEY TRUST FUND

The Developer shall contribute to the Chesterfield Valley Trust Fund.

A. Roads

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

Type of Development	Required Contribution
Commercial	$1.80/SF

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.

B. Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $568.82 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.

C. 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 $1,804.75 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.

D. Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek impact fee and is subject to a surcharge of $2,750/acre. 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, 2005 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.

Except as otherwise noted, trust fund contributions shall be deposited with St.

Louis County in the form of a cash escrow prior to the issuance of building permits

VII. RECORDING

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

VIII. ENFORCEMENT

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

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

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

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

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

City of Chesterfield

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

VIII.H

Planning Commission Staff Report

Subject: **Ordinance Amendment Vote Report**

Meeting Date: May 14, 2007

From: Aimee Nassif, Senior Planner of Zoning Administration

Location: 16845 North Outer Forty Road

Petition: P.Z. 16-2007 Valley Gates Subdivision

Proposal Summary

George Stock, on behalf of Summit Outer Forty Investors, has submitted an application for an ordinance amendment to allow for a change to the parking and structure setbacks, a change in the building height requirement and to allow for additional buildings on the site.

The current ordinance, Ordinance Number 2154 requires a maximum height of two (2) stories and permits only two (2) buildings to be developed. The Petitioner is requesting a maximum height for buildings to be three (3) stories and to allow for an increased number of buildings to be built on site.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the ordinance amendment.

Ordinance Amendment Analysis

The Petitioner is requesting an ordinance amendment to allow for a change to the parking and structure setbacks, change in building height, and to allow for additional buildings on the site. The preliminary plan submitted meets all the requirements of the Attachment A as written.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is zoned "FPNU" Flood Plain Non-Urban District.

South: To the south is North Outer Forty Road and beyond that is Chesterfield Commons East which is zoned "PC" Planned Commercial District.

East: The property to the east is the Chesterfield Valley Nursery and is zoned "NU" Non-Urban District.

West: The property to the west is Summit Center and is zoned "PC" Planned Commercial District.

View looking north across the subject site.

Comprehensive Plan Analysis
The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be Mixed Commercial Use. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

Site Area History
The subject site was zoned from "NU" Non-Urban District to "PC" Planned Commercial District in February 2005. At the time of the original rezoning request, the Petitioner had only requested two (2) buildings be developed on this site.

Issues
A public hearing was held on this request on April 23, 2007. There were no speakers regarding this request. At the time of the public hearing, the only outstanding issue was the City of Chesterfield was awaiting agency comments to complete the ordinance request. Those comments have been received and are incorporated into the Attachment A.

Request
Staff recommends approval of the ordinance amendment with the Attachment A as written.

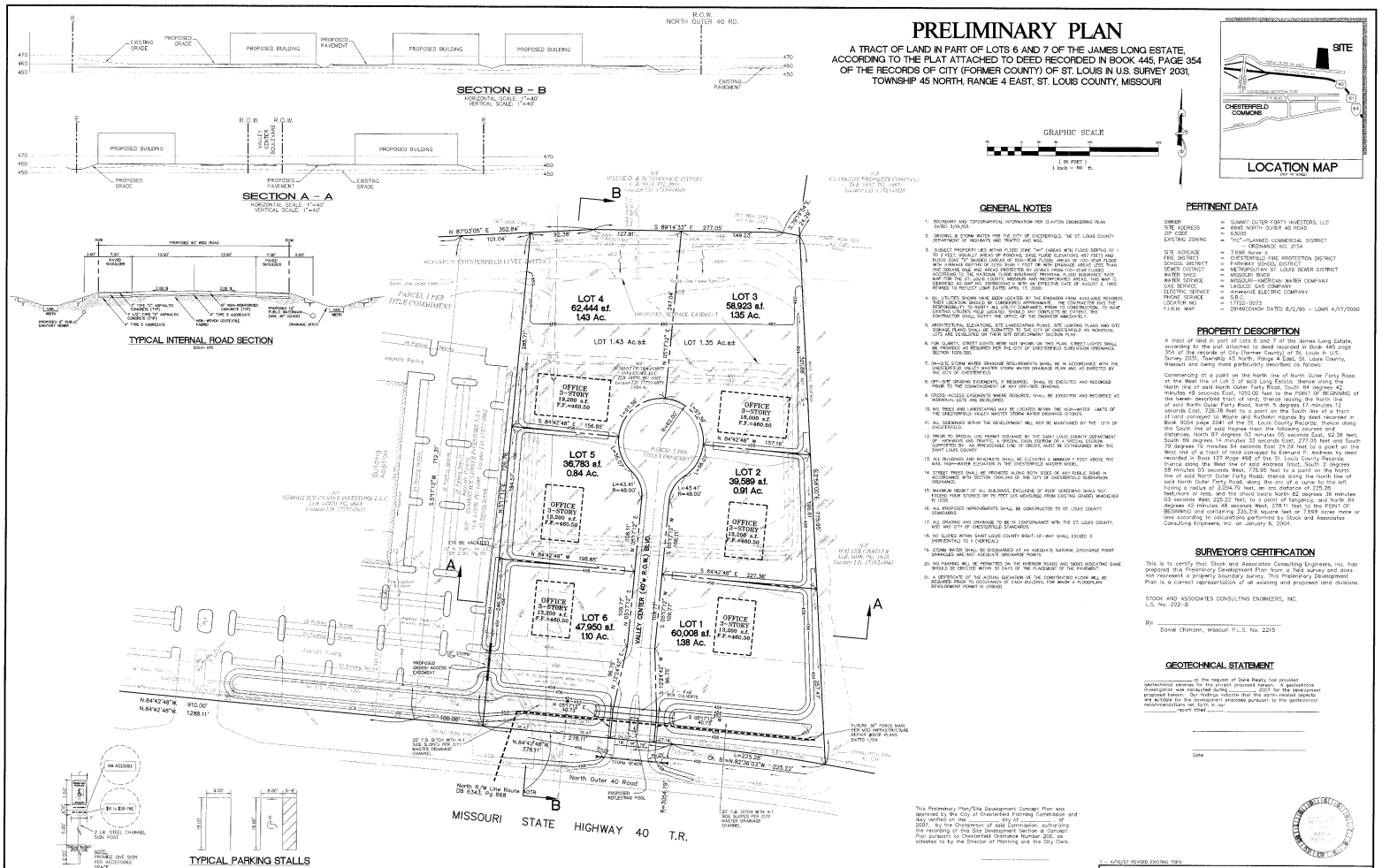
Respectfully submitted,

Aimee Nassif
Senior Planner of Zoning Administration

Attachments
1. Attachment A
2. Preliminary Plan

PRELIMINARY PLAN

A TRACT OF LAND IN PART OF LOTS 6 AND 7 OF THE JAMES LONG ESTATE, ACCORDING TO THE PLAT ATTACHED TO DEED RECORDED IN BOOK 445, PAGE 354 OF THE RECORDS OF CITY (FORMER COUNTY) OF ST. LOUIS IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI



GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL INFORMATION PER CLAYTON ENGINEERING PLAN DATED 3/29/03.
2. GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
3. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET; USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS ARE FEET) AND FLOOD ZONE "X" (SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 708 THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS; THIS MAP IS IDENTIFIED AS MAP NO. 29189C0140 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 REVISED TO REFLECT LOMR DATED APRIL 19, 2000.
4. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS AND FIELD DATA. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR NOT THE RESPONSIBILITY TO VERIFY ALL UTILITIES SHOWN FROM THE CONTRACTOR. TO HAVE EXISTING UTILITIES FIELD LOCATED, SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
5. ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
6. FOR QUALITY STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED AS REQUIRED PER THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE SECTION 1005.080.
7. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
8. OFF-LOT DRAINAGE EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
9. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
10. NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE SYSTEMS.
11. ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
12. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY.
13. ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
14. STREET TREES SHALL BE PROVIDED ALONG BOTH SIDES OF ANY PUBLIC ROAD IN ACCORDANCE WITH SECTION 1005.040 OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
15. MAXIMUM HEIGHT OF ALL BUILDINGS, ENCLOSURE OF ROOF SCREENING SHALL NOT EXCEED FOUR STORIES OR 75 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
16. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
17. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
18. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
19. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. DAMAGES ARE NOT ADEQUATE DISCHARGE POINTS.
20. NO PARKING WILL BE PERMITTED ON THE INTERIOR ROADS AND SIGNS INDICATING SAME SHOULD BE ERECTED WITHIN 30 DAYS OF THE PLACEMENT OF THE PAVEMENT.
21. A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS ISSUED.

PERTINENT DATA

OWNER	=	SUMMIT OUTER FORTY INVESTORS, LLC
SITE ADDRESS	=	6845 NORTH OUTER 40 ROAD
ZIP CODE	=	63005
EXISTING ZONING	=	"NCI"–PLANNED COMMERCIAL DISTRICT ORDINANCE NO. 2154
SITE ACREAGE	=	7.696 Acres
FIRE DISTRICT	=	CHESTERFIELD FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	=	PARKWAY SCHOOL DISTRICT
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED	=	MISSOURI RIVER
WATER SERVICE	=	MISSOURI–AMERICAN WATER COMPANY
GAS SERVICE	=	LACLEDE GAS COMPANY
ELECTRIC SERVICE	=	AmerenUE ELECTRIC COMPANY
PHONE SERVICE	=	S.B.C.
LOCATOR NO.	=	17152–0073
F.I.R.M. MAP	=	29189C0140H DATED 8/2/95 – LOMR 4/17/2000

PROPERTY DESCRIPTION

A tract of land in part of Lots 6 and 7 of the James Long Estate, according to the plat attached to deed recorded in Book 445 page 354 of the records of City (former County) of St. Louis in U.S. Survey 2031, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Commencing at a point on the North line of North Outer Forty Road at the West line of Lot 5 of said Long Estate; thence along the North line of said North Outer Forty Road, South 84 degrees 42 minutes 48 seconds East, 1010.00 feet to the POINT OF BEGINNING of the herein described tract of land; thence leaving the North line of said North Outer Forty Road, North 5 degrees 17 minutes 12 seconds East, 726.78 feet to a point on the South line of a tract of land conveyed to Wayne and Ruthann Haynes by deed recorded in Book 9054 page 2041 of the St. Louis County Records; thence along the South line of said Haynes tract the following courses and distances, North 87 degrees 03 minutes 05 seconds East, 92.38 feet; South 89 degrees 14 minutes 33 seconds East, 277.05 feet and South 79 degrees 19 minutes 54 seconds East 24.29 feet to a point on the West line of a tract of land conveyed to Edmund P. Andreas by deed recorded in Book 127 Page 498 of the St. Louis County Records; thence along the West line of said Andreas Tract, South 2 degrees 58 minutes 03 seconds West, 775.95 feet to a point on the North line of said North Outer Forty Road; thence along the North line of said North Outer Forty Road, along the arc of a curve to the left having a radius of 3,054.79 feet, an arc distance of 225.26 feet,more or less, and the chord bears North 82 degrees 36 minutes 03 seconds West 225.22 feet, to a point of tangency; and North 84 degrees 42 minutes 48 seconds West, 278.11 feet to the POINT OF BEGINNING and containing 335,316 square feet or 7.699 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on January 6, 2004.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Development Plan from a field survey and does not represent a property boundary survey. This Preliminary Development Plan is a correct representation of all existing and proposed land divisions.

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

By: _____
Daniel Ehlmann, Missouri P.L.S. No. 2215

GEOTECHNICAL STATEMENT

At the request of Duke Realty has provided geotechnical services for the proposed development. A geotechnical investigation was conducted during _____ 2007 for the development proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our report 1042 _____

_____
Date

This Preliminary Plan/Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2007, by the Chairperson of said Commission, authorizing the recording of this Site Development Section & Concept Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

_____

M.S.D. P# _____
BASE MAP # 17T

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE SERVICES SHOWN ON THIS PLAN. THE FINAL SITE PLAN DRAWINGS WHICH THE UNDERSIGNED ENGINEER HAS PREPARED, THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

GEORGE M. STOCK E-25116

MSD BENCHMARK

M.S.D. BENCHMARK #11-59 ELEV.=441.50
127.06 BACK OF ROLLED CURB, 10.7' SOUTH OF CL OF CHESTERFIELD-AIRPORT ROAD AND 15' WEST OF CL OF GRAND AVENUE.

SITE BENCHMARK

TBM/DBS POINT #1 ELEV.=441.50
"MAG NAIL" IN ASPHALT SHOULDER OF WEST ROUNDING OF SPIRIT DRIVE & CHESTERFIELD-AIRPORT ROAD. 7.62' + EAST OF A WATER SHUTOFF VALVE.

UTILITY NOTE

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

MoDOT LOCATE (314) 340-4100

PREPARED FOR:
SUMMIT DEVELOPMENT GROUP
10 S. BRENTWOOD BOULEVARD – SUITE 100
CLAYTON, MISSOURI 63105
314.863.0991 FAX 314.863.4407

1 – 4/9/07 REVISED EXISTING TOPO

VALLEY GATES SUBDIVISION
PRELIMINARY 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:	DESIGN BY:	DATE:	PROJECT NUMBER	SHEET
T.P.S.	G.M.S.	3/05/07	203-2992	C1 of 1

IV. A.

G. Elliot Grissom
Biographical Information

Current Personal Information

928 Chesterfield Villas Circle
Chesterfield, MO 63017
Telephone: 636-536-1281
Email Address: gegrissom@hotmail.com

Work Experience

- Monsanto Company -- September 1969 to September 1997
  - Held numerous positions in the accounting, finance, and Information Technology functions.
- Solutia, Inc. (Former chemical business of Monsanto Company) – September 1997 to December 2000
  - Director of Accounts Payable, Travel Administration, and Financial Systems
- Private Consulting – December 2000 to June 2002
  - Provided consulting services in the financial area for the implementation of Enterprise Resource Planning Systems
  - Provided consulting services in the implementation of corporate travel administration and automation
- NFL/St. Louis RAMS – Part time – 2005 to Present
  - Elliot has worked part time for the NFL and St. Louis Rams in the video department for the past 2 years

Summary

Elliot's career spanned 31 years in the finance, accounting, and information technology functions in Monsanto Company and Solutia. He held numerous positions during this timeframe. He was involved in many special assignments related to acquisitions, divestures and mergers in both the United States and International.

G. Elliot Grissom
Biographical Information, cond.

After Elliot's retirement from Solutia in December 2000, he provided consulting services for 1-½ years prior to relocating to the Lake of the Ozarks. After living at the Lake full time for 18 months, he and his wife decided to relocate back to Chesterfield in late 2003.

Education

- Bachelor of Science in Accounting, Tennessee Technology University, Cookeville, Tennessee

Prior Residential History

Elliot moved to the Shenandoah subdivision in Chesterfield in 1973 where he resided for 2 years. After a 3-year transfer to a Monsanto location in Tennessee, he returned to the Chesterfield area for 7 years. For the next 15 years, Elliot and his family were residents of Clarkson Valley. As noted, Elliot returned to Chesterfield in 2004 and resides in his current residence in Chesterfield.

Other Experiences

- Elliot has served as President of the Villas of Chesterfield Pointe Homeowners Association since its turn over in 2005. Prior to the turnover, at the request of the developer, Elliot served as an Advisory Board Director.
- Elliot served as a Board member and Treasurer for 7 years for the Parkside Condominium Association at the Lake of the Ozarks. Elliot was instrumental in the transfer of the Association from the developer to the homeowners.
- Elliot served as President of the Columbia, Tennessee Chapter of the Institute of Management Accountants (formally National Association of Accountants)

Family Status

Elliot is married to Rosemary Grissom. Rosemary is retired from the Parkway School District where she taught elementary school for 25 years. Elliot and Rosemary have one son who resides in the St. Louis area.