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Planning and Development Services Division Public Hearing Report

Meeting Date: January 11, 2016

From: Jonathan Raiche, AICP - Senior Planner

Location: South side of Chesterfield Airport Road west of Public Works Drive.

Petition: **P.Z. 13-2015 Chesterfield Valley Square (Burgundy Arrow LLC)**: A request for a zoning map amendment from a “PI” Planned Industrial District to a “PC” Planned Commercial District for a 6.07 acre tract of land located on the south side of Chesterfield Airport Road west of Public Works Drive (17U230320).

Summary

Burgundy Arrow LLC has submitted a request for a zoning map amendment for the purpose of adding additional commercial uses beyond those currently permitted in this development. The site is currently fully developed; however, the applicant is requesting the amendment in order to obtain more consistent permitted uses to the adjacent commercial developments and to provide greater leasing possibilities. A total of sixty-three (63) uses are requested from the larger list of potential uses made available to properties under the “PC” Planned Commercial zoning designation.

Site History

The subject site was first rezoned by the City of Chesterfield in 2001 from an “M-3” Planned Industrial District to a “PI” Planned Industrial District via Ordinance 1745. This ordinance was subsequently repealed and replaced by Ordinance 2059 to reduce the required setbacks and decrease the maximum permitted overall square footage. A Site Development Plan was approved by the Planning Commission in May of 2004 with the current development subsequently being built in 2006. The development is also currently regulated by a Sign Package approved in 2005 which is not being proposed to change at this time.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel shown in the aerial image in Figure 1 on the next page is as follows:

North: The properties to the north across Chesterfield Airport Road are located in the Chesterfield Commons Seven and River Crossing developments and contain various retail, office, and restaurant uses. These properties are currently zoned “PC” Planned Commercial.

- South:** The property to the south is the City of Chesterfield Maintenance Facility which is currently zoned “PI” Planned Industrial.
- East:** The properties to the east across Public Works Drive are located in the Chesterfield Commons Four development and contain various retail, office, and restaurant uses as well as a movie theater. These properties are currently zoned “PI” Planned Industrial.
- West:** The property to the west is in the Valley Center development and contains office uses. This property is currently zoned “C-8” Planned Commercial.



Figure 1: Aerial and Zoning Map

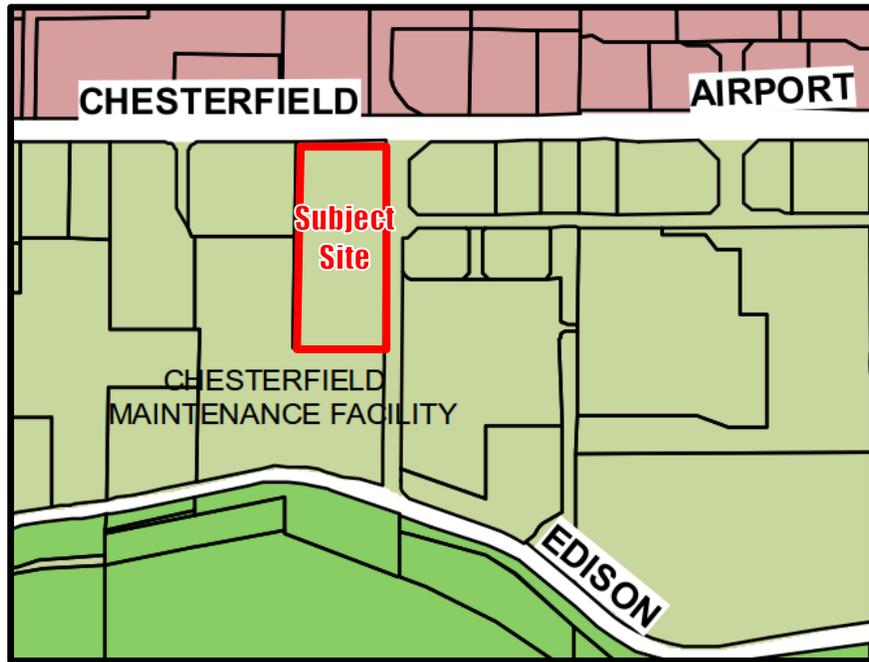
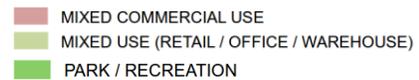


Figure 2: Land Use Map



Comprehensive Plan Analysis

The subject site is located within the Mixed Use (Retail/Office/Warehouse) land use designation which is described in the Comprehensive Plan as containing retail, low density office and limited office/warehouse facilities. The proposed “PC” Planned Commercial designation as well as the uses submitted by the applicant are consistent with the Mixed Use (Retail/Office/Warehouse) land use designation. Due to the fact that the site is fully developed with no physical changes being proposed at this time, the various development related policies found in the Comprehensive Plan do not apply to this request.

Staff Considerations

Proposed Uses

The subject site is located in an area where there is a mixture of commercial and light industrial uses; however, the subject site itself has developed as a commercial center. Through this petition, the applicant will no longer have limited light industrial uses such as warehousing and manufacturing available to them. Although there is some overlap in permitted uses between the “PI” and “PC” districts in the UDC, the developer is requesting the change to more accurately reflect the operations of the property as well as providing the opportunity for more commercial uses.

As previously mentioned, the applicant has requested sixty-three (63) uses which were chosen from the master list of over one hundred (100) potentially permitted uses in the “PC” District. At the time the current list of permitted uses was drafted, the use terms were significantly different

that those currently found in the UDC. Due to the change in use terms over time, a side-by-side comparison of current permitted uses with the requested uses will not be helpful for this petition.

Staff has reviewed all of the requested uses and finds that the vast majority of the uses are compatible with the Comprehensive Plan and with the surrounding developments. However, Staff does have concern with two of the proposed uses and will continue to review these uses to determine a recommendation for potential restrictions. These uses include “Kennel, boarding” and “Automobile Dealership”. The “Kennel, boarding” use is currently restricted to indoor uses only in the adjacent Chesterfield Commons Four development and Staff recommends that this restriction be placed on the subject site as well. The current governing ordinance for the subject site restricts the sale of automobiles to indoor sales only and Staff recommends that this restriction remain in place. If necessary, Staff will re-evaluate these recommendations after receiving input from the public and the Planning Commission.

Open Space

The existing governing ordinance, Ordinance 2059, requires that the site provide 29% greenspace, but does not include an Open Space requirement. This greenspace requirement was slightly increased from the 28% required by Ordinance 1745 in 2001. Unlike the Current “PC” and “PI” regulations, there was no automatic minimum greenspace or Open Space requirement at that time. The current “PC” regulations found in the Unified Development Code (UDC) require that a minimum of 35% Open Space be provided. Open Space is defined by the UDC in the following terms:

Open space may include pervious surfaces such as ponds, grass areas, and landscaped areas. Open space also includes water features or drainage ditches, sidewalks, and pedestrian areas such as plaza areas for seating. Open space specifically excludes any portion of a site covered by a building, any paved area for vehicular circulation or parking, and any outdoor storage areas.

Because the definition of Open Space is more inclusive than the definition of Greenspace, the current development may still meet the 35% Open Space requirement. In conjunction with the Issues Letter that is sent after the Public Hearing, Staff will request additional information from the applicant to verify whether the Open Space requirement can be met by the existing development before this item is presented to the Planning Commission for a vote. If the Open Space requirement cannot be met, the applicant will need to request a modification to this standard during the zoning map amendment process. As required by the UDC, any modification to the development standards of a Planned District requires a separate 2/3 vote of the Planning Commission. This vote will be requested of the Planning Commission during the Vote Meeting for this item and will be incorporated into the proposed Attachment A at that time.

Preliminary Plan

Because the subject site is fully developed, the applicant has chosen to provide a more detailed Preliminary Plan with this petition. The plan reflects the current physical characteristics of the site including building form, access, parking, and circulation. Staff has advised the applicant that any

future redevelopment would either need to conform to the Preliminary Plan or the Preliminary Plan would need to be revised through an ordinance amendment. In the case that the center were to be redeveloped, all requirements of the UDC would be reviewed and applied to any redevelopment plans. The Preliminary Plan provided by the applicant has been reviewed by Staff and meets all of the requirements of City Code.

Request

A Public Hearing regarding this request will be held at the January 11, 2016 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, List of Requested Uses, Existing Ordinance 2059, and the proposed Preliminary Plan.

Attachments

1. Public Hearing Notice
2. List of Requested Uses
3. Ordinance 2059
4. Preliminary Plan

cc: Aimee Nassif, Planning and Development Services Director



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on January 11, 2016 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

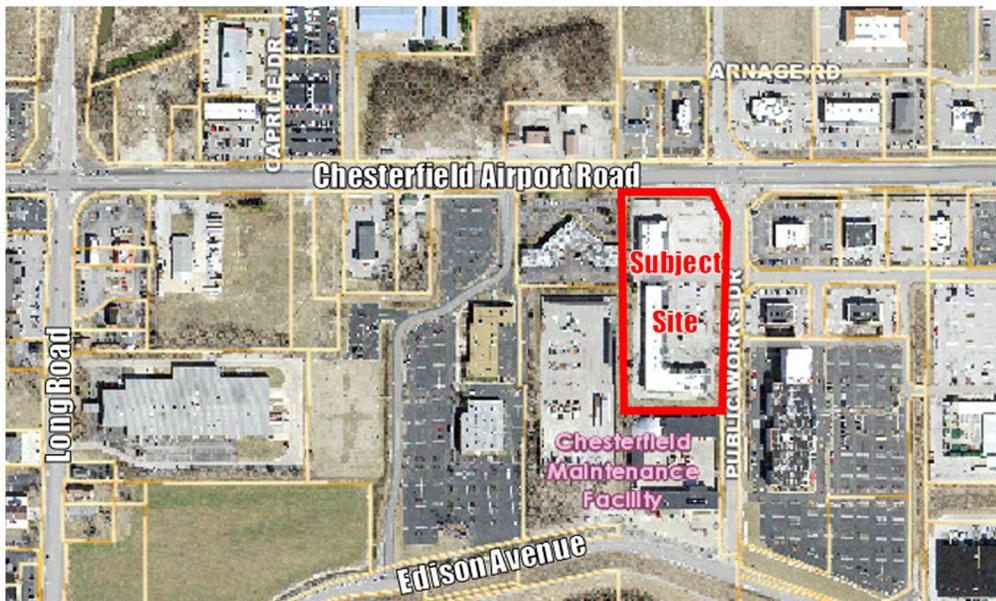
P.Z. 13-2015 Chesterfield Valley Square (Burgundy Arrow LLC): A request for a zoning map amendment from a "PI" Planned Industrial District to a "PC" Planned Commercial District for a 6.07 acre tract of land located on the south side of Chesterfield Airport Road west of Public Works Drive (17U230320).

Description of Property

A tract of land being part of Share 3 and Share 4 of the Subdivision of the Estate of Peter Steffan in U.S. Surveys 125 and 126, Township 45 North, Range 4 East of the 5th Principal Meridian, St. Louis County, Missouri, and being part of Adjusted Parcel "A" of Boundary Adjustment Plat filed in Plat Book 216 Page 75 of the Recorder of Deed's Office in St. Louis County, Missouri.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Jonathan Raiche at 636.537.4736 or via e-mail at jraiche@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

III. ZONING PROPOSED USES



CIVIC

Administrative offices for educational or religious institutions
Community center
Library
Postal stations
Public building facilities owned or leased by the City of Chesterfield
Public safety facility

PUBLIC/RECREATIONAL

Art gallery
Art studio
Auditorium
Banquet facility
Club
Gymnasium
Museum
Reading room
Recreation facility
Union halls and hiring halls

OFFICE

Office-dental
Office-general
Office-medical

COMMERCIAL/SALES

Automobile dealership
Automotive retail supply
Bakery
Bar
Brewpub
Coffee shop
Coffee shop, drive-thru
Grocery-community (5-20k)
Grocery-neighborhood (less than 5000sf)
Grocery – Supercenter (over 25k)
Newspaper stand
Restaurant-sit down
Restaurant-fast food
Restaurant-take out
Retail sales establishment-community
Retail sales establishment-neighborhood
Retail sales establishment-regional
Tackle and bait shop

SERVICE/INDUSTRIAL

Animal grooming service
Barber or beauty shop
Broadcasting studio
Check cashing facility
Commercial service facility
Day care center
Drug store and pharmacy
Dry cleaning establishment
Film drop-off and pick up stations
Film processing plant
Financial Institution, no drive-thru
Kennel, boarding
Laundromat
Oil change facility
Professional and technical service facility
Research laboratory & facility
Tattoo parlor/body piercing studio
Veterinary clinic

EDUCATIONAL

College/university
Kindergarten or nursery school
Specialized private school
Vocational school

UTILITIES

Device for energy generation
Public facilities over 60 ft. in height
Telecommunications structure
Telecommunications tower or facility

BILL NO. 2237

ORDINANCE NO. 2059

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 1745 AND INCORPORATING THE CONDITIONS THEREIN TO THE REVISED ATTACHMENT A AUTHORIZING REVISED SETBACKS AND FLOOR AREA REQUIREMENTS FOR A "PI" PLANNED INDUSTRIAL DISTRICT LOCATED WEST OF PUBLIC WORKS DRIVE AT CHESTERFIELD AIRPORT ROAD. (P.Z. 43-2000 BURGUNDY ARROW LLC)

WHEREAS, the petitioner, Burgundy Arrow LLC has requested an ordinance amendment to allow for revised setbacks and floor area requirements in Burgundy Arrow, a "PI" Planned Industrial district located west of Public Works Drive at Chesterfield Airport Road and,

WHEREAS, the request was considered by the City of Chesterfield Planning Commission and upon review the Commission recommended approval of said amendment by a vote of 9 in favor to 0 opposed, and,

WHEREAS, after consideration of the amendments, the City Council approved the request.

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

Section 1. The City of Chesterfield Ordinance Number 1745 is hereby repealed and those conditions therein are incorporated into the revised Attachment A, which is attached hereto and made a part hereof for Burgundy Arrow.

Legal Description

A tract of land being a part of Share 3 and Share 4 of the Subdivision of the Estate of the Peter Stephen in U.S. Surveys 125 and 126, Township 45 North, Range 4 East, St. Louis County, Missouri, and being the North Part of Adjusted Parcel "A" of Boundary Adjustment Plat found in Plat Book 216 Page 75 of the St. Louis County Records, and being more particularly described as follows:

Beginning at the Northwest corner of aforesaid Adjusted Parcel "A"; thence along the South line of Chesterfield Airport Road 100 feet wide, North 89 degrees 34 minutes 20 seconds East 397.89 feet to the Northeast corner of Adjusted Parcel "A"; thence along the East line of said parcel South 00 degrees 34 minutes West 766.46 feet to the Point of Beginning. Excepting there from: Public Works Drive, 50 feet wide as shown on the Plat of Public Works Drive Road Dedication and Easement Plat as recorded in Plat Book 344 Page 306.

Parcel 2:

Also a private Road Easement for Ingress, Egress and Public Utility purposes over the East 60 feet of the above-described tract.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted subject to all of the ordinances, rules and regulations and the

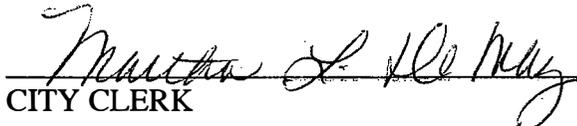
specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment "A," which is attached hereto and made a part of.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 21st day of January, 2004.


MAYOR

ATTEST:


CITY CLERK

ATTACHMENT A

In keeping with the following Chesterfield Valley Master Plan policies, these conditions have been developed:

- 1.1 Purpose of the Plan
- 1.4 Quality New Development
- 1.6 Lighting Plan and Program
- 1.7 Chesterfield Valley
- 3.1 Quality Commercial Development
 - 3.1.1 Quality of Design
 - 3.4.1 Preserve Aesthetics and Public Safety
 - 3.5.1 Chesterfield Valley Retail and Low Intensity Industry
 - 3.5.2 Chesterfield Valley Airport Compatibility
- 7.0 Transportation Policies
 - 7.2.4 Encourage sidewalks
 - 7.2.5 Right of Way Dedication
 - 7.2.6 Cross Access Circulation
 - 7.2.9 Access Management
- 8.2 Public Utilities
 - 8.2.2 Underground Electric Service
- 8.3 Storm water Management

PERMITTED USES

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

- (b) Animal Hospitals, veterinary clinics, and kennels.
- (h) Broadcasting studios for radio and television.
- (i) Broadcasting, transmitting or relay towers, studios, and associated facilities for radio, television and other communications. Such facilities shall be no greater in height than that which would penetrate the Federal Air Regulations Part 77 Surfaces of the Spirit of St. Louis Airport, as directed by the Spirit of St. Louis Airport.
- (j) Business, professional, and technical training schools.
- (k) Business service establishments.
- (q) Financial institutions.
- (u) Filling stations, including emergency towing and repair services (outside storage shall be prohibited for a period of greater than seventy-two (72) hours).
- (y) Hotels and motels.
- (aa) Laundries and dry cleaning plants, which include dry-cleaning drop-off and pick-up stations (excluding dry cleaning plants).

- (bb) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles shall be:
 1. Adequately screened with landscaping, fencing, or walls, or any combination thereof.
 2. Placed underground; or
 3. Enclosed in a structure in such a manner so as to blend with and complement 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.
- (ff) Manufacturing, fabrication, assembly, processing or packaging of any commodity except:
 1. Facilities producing or processing explosives or flammable gases or liquids;
 2. Facilities for animal slaughtering, meat packing or rendering;
 3. Sulfur plants, rubber reclamation plants, or cement plants;
 4. Steel mills, foundries or smelters.
- (gg) Medical and dental offices.
- (ii) Offices or office buildings.
- (kk) Outpatient substance abuse treatment facilities.
- (ll) Parking areas, including garages, for automobiles, but not including any sale 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 (indoor use only).
- (nn) Police, fire and postal stations.
- (oo) Printing and duplicating services (indoor use only).
- (pp) Public utility facilities.
- (uu) research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (ww) Restaurants, sit down.
- (ccc) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftspersons, 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.
- (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.
- (rrr) Warehousing, storage, or wholesaling of manufactured commodities.

Ancillary Uses:

- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- (l) Cafeterias for employees and guests only.
- (m) Child care centers, nursery schools, and day nurseries.
- (vv) Restaurants, fast food (shall not be contained as a single use in a freestanding building).

II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

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

1. Floor Area:

- a. 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.
- b. A maximum of two buildings are permitted on the site and shall not exceed a total of 55,791 square feet.
- c. No building shall exceed a maximum of 40,845 square feet.

2. Height:

- a. Maximum building height shall be two (2) stories or thirty (30) feet exclusive of mechanical equipment).

3. Building Requirements:

- a. The development shall contain a minimum of twenty-nine percent (29%) greenspace, excluding stormwater areas. Greenspace is calculated by combining all green area and non-paved surfaces and dividing by the total area of the site.

III. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

IV. GENERAL CRITERIA - CONCEPT PLAN

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

1. Outboundary plat and legal description of the property.
2. Conceptual location, design (with design statement), materials, and size, including height, of all proposed buildings, parking and loading areas, and lots.
3. Specific structure and parking setbacks along all roadways and property lines.
4. Design (with design statement) and materials of proposed structure.
5. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.
6. Existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
7. Preliminary stormwater and sanitary sewer facilities.

8. Show existing improvements, including roads and driveways on the opposite side of roadways adjacent to the site.
9. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
10. The scale to which the Site Development Concept Plan will be drawn shall be no greater than one (1) inch equals one hundred (100) feet.
11. Show the location of significant natural features, such as wooded areas and rock formations that are to remain or to be removed.
12. 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.
13. Provide the greenspace percentage for each lot on the plan. Greenspace is calculated by dividing the pervious surfaces by the site area (excluding right-of-ways).

V. GENERAL CRITERIA - SECTION PLANS

- A. Site Development Section Plans shall include the following:
 1. Outboundary Plat and legal description of the property.
 2. Location and size, including height, of all uses, buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, other above ground structures and landscaping. Existing and proposed contour intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
 3. Existing and proposed roadway, drives, and walkways on and adjacent to the property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of the existing roads and driveways on the opposite side of the development.
 4. Existing and proposed roadway, drives and walkways on and adjacent to the property in question, including location of curb cuts, necessary right-of-

way dedications and road improvements, and locations of the existing roads and driveways on the opposite side of the development.

5. Easements/rights-of-way on site and all existing or proposed off-site easements required for utilities, storm water drainage, grading or other improvements.
6. Specific structure and parking setbacks along all roadways and property lines.
7. The location of the proposed storm sewers, detention basins, sanitary sewers, and connection(s) to existing systems.
8. Location and size of all parking areas.
9. A landscape plan, including, but not limited to, location, size, and type of all plant and other material to be used.
10. Area of each building phase.
11. The developer shall submit architectural elevations and building materials addressing City of Chesterfield Design Guidelines. Architectural submittals will be reviewed by the Architectural Review Board prior to submission to the Planning Commission.
12. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
13. Provide comments/approvals from the St. Louis County Department of Highways and Traffic, The Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Monarch Chesterfield Valley Levee District and the Monarch Fire District.
14. 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.
15. Provide the greenspace percentage for each lot on the plan. Greenspace is calculated by dividing the pervious surfaces by the site area (excluding right-of-ways).

VI. SITE DEVELOPMENT PLAN SUBMITTAL OPTION

In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may instead submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the Preliminary Development Plan by the City. Said Plan shall be submitted in accord with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

VII. SPECIFIC CRITERIA

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

1. Structure Setbacks

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

- a. Ninety-five (95) feet from the new proposed right-of-way of Chesterfield Airport Road.
- b. Sixty-five (65) feet from the right-of-way of Public Works Drive.
- c. Thirty-two (32) feet from the western limits of this "PI" district.
- d. Fifty (50) feet from the southern limits of this "PI" district.

2. Parking and Loading Space Setbacks

- a. No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, shall be located within the following setbacks:
 - 1) Thirty-five (35) feet from the new proposed right-of-way of Chesterfield Airport Road.
 - 2) Twenty-five (25) feet from the right-of-way of Public Works Drive.
 - 3) Ten (10) feet from the western limits of this "PI" district.

- 4) Thirty (30) feet from the southern limits of this "PP" district.

3. Parking and Loading Requirements

- a. Parking and loading spaces for this development shall be as required in Section 1003.165 of the City of Chesterfield Zoning Ordinance.
- b. Adequate on-site parking for construction related vehicles and equipment shall be provided. No parking shall be permitted on Chesterfield Airport Road or Public Works Drive right-of-way.

4. Access

- a. No direct access shall be permitted onto Chesterfield Airport Road.
- b. Development entrances intersecting Public Works Drive from Chesterfield Airport Road shall be a minimum of 300 feet and 520 feet from Chesterfield Airport Road, or as directed by the City of Chesterfield and shall align with proposed streets and entrances on the other side of the street. Access to the drive entrances shall be designed to support a Single Unit Truck radius of forty-two (42) feet, at a minimum.
- c. Secondary access to the drive entrances shall be spaced no closer than fifty (50) feet from the Public Works Drive right of way.

5. Public/Private Road Improvements, Including Sidewalks

- a. 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's Department of Public Works.
- b. The Developer shall provide for the installation of traffic signalization at the intersection of Public Works Drive at Chesterfield Airport Road as directed by the St. Louis Department of Highways and Traffic and the City of Chesterfield's Department of Public Works.

- c. Parking shall be prohibited along the Chesterfield Airport Road, Public Works Drive and Edison Avenue rights of way.
- d. Construct a 200-foot right turn lane with a 6-foot wide full depth shoulder as directed by St. Louis County Department of Highways and Traffic.
- e. Reconstruct Public Works Drive intersection with Chesterfield Airport Road for the ultimate configuration of five lanes with channelization to accommodate future signalization. Geometrics shall be as directed and approved by the St. Louis County Department of Highways and Traffic.
- f. A five-foot wide sidewalk shall be provided along Chesterfield Airport Road.

6. Traffic Study

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

7. Landscape Plan

- a. The developer shall submit a landscape plan in accord with the Landscape Guidelines adopted by the Planning Commission, either as part of the appropriate Site Development Concept Plan or on a separate drawing to be reviewed as part of said plan, to comply with the following.
- b. The plant material shall meet the following criteria:
 - Deciduous trees - 2 1/2 inch caliper
 - Evergreen trees - six foot in height
 - Bushes and Shrubs - 18 inches in diameter

Unless the above criteria are less restrictive, the landscape strip shall meet requirements set forth in the Landscape Guidelines and the City of Chesterfield Street Tree List.

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

8. Sign Requirements

- a. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield department of Public Works, and/or the St. Louis County Department of Highways and traffic, for sight distance considerations prior to installation or construction.
- b. No advertising signs, temporary signs, portable signs, off site signs, or attention getting devices shall be permitted in this development.
- c. All permanent freestanding business and identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. This landscaping shall be as approved by the Planning Commission on the Site Development Plan.
- d. A sign package submittal for this development, as directed by the Department of Planning, is required during Site Development Plan review.

9. Lighting Requirements

- a. Provide for the installation, maintenance, operation and all expenses related thereto for the street lighting along all public streets associated with this development, including Chesterfield Airport Road in perpetuity, as directed by the City of Chesterfield's Department of Public Works. The street lighting plan shall comply with the Chesterfield Valley Master Street Lighting Plan.

- b. Light standards: The location of the light standards shall be as approved by the Planning Commission on the Site Development Plan and shall be in conformance with City of Chesterfield regulations. A lighting plan is required to be submitted in conjunction with the Site Development Concept Plan, noting foot-candles and fixture information.
- c. Light standards: The location of the light standards shall be as approved by the Planning Commission on the Site Development Plan and shall be in conformance with City of Chesterfield regulations. A lighting plan is required to be submitted in conjunction with the Site Development Concept Plan, noting foot-candles and fixture information.

Parking lot lighting;

- i. Fully shielded flat-lens enclosed luminaires must be used.
Agree
- ii. Pole heights cannot exceed a maximum of thirty-nine (39) feet. Agree, but must also note this is in addition to the base of the pole (typically 3 feet).
- iii. The source type shall be metal halide.
Horizontal illuminance (measured at 5'-0" above the ground) must conform, within +/- 10%, to the following maintained illuminance values established by the Illuminating Engineering Society of North America (IESNA):
 - Minimum 0.5 foot-candles
 - Average 2.5 foot-candles
 - Maximum 7.5 foot-candlesIESNA 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.
- iv. 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 foot-candles at 5'-0" above grade.
- v. All lighting fixtures shall be controlled through as automated system with timeclock capabilities.
- vi. Within one (1) hour after close of business, illumination shall be reduced to security lighting levels of 25% of normal maintained levels.

- vii. This provision is not necessary with the inclusion of (1)g.
- viii. Searchlights are prohibited.

Building lighting;

- i. Building mounted lighting, including both utilitarian and decorative applications, shall be limited to fully shielded, cut-off optics, flat lens luminaires.
- ii. Decorative wall sconces are prohibited on the sides of the building.

Maintenance

- i. All lighting installations shall be relamped or repaired as necessary to maintain prescribed illumination levels and glare control.

10. Architectural elevations

- a. The developer shall submit architectural elevations and building materials. Architectural information is to be reviewed by the Architectural Review Board prior to submission to the Planning Commission.
- b. Buildings shall be constructed of compatible material and design as adjacent commercial developments or as approved by Planning Commission.

11. Power of Review

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

12. Communications Tower

- a. The communications tower use shall be restricted to the southwest corner of the property.
- b. The tower shall be setback from the south and west property lines 20 ft.
- c. Design guidelines shall be as follows (according to City of Chesterfield Ordinance Number 1214):
 1. Any free standing man made structure designed solely for the support of communications antennas, the presence of which is camouflaged or concealed as an architectural or natural feature. Such structures may include, but are not limited to, clock towers, campaniles, flagpoles, and artificial trees.
 2. Equipment shelters or cabinets shall have an exterior finish compatible with the natural or built environment of the site, and may also be brick or other masonry material as required by the Director of Planning.
 3. Antennae attached to a building or antennae support structure shall be painted a color identical to, or compatible with, the surface to which they are mounted.
 4. All towers surrounded by a landscape strip of not less than ten (10) feet in width, and planted with materials that will provide a visual barrier of a minimum height of six (6) feet. Evergreen trees should be at least six (6) feet tall, and deciduous trees at least two and one-half (2 ½) inch caliper, at the time of planting. Said landscape strip shall be exterior to any security fencing.
 5. All antennae support structures shall be separated from any on-site residential structure a distance equal to the height of the antennae support structure. Antennae support structures on parcels adjacent to residentially zoned property shall meet the setbacks of the applicable zoning district as are required for a principal structure along the adjoining property lines. Where adjacent non-residentially zoned property, antennae support structures shall maintain setbacks as are required for structures.

6. Ground anchors of all guyed towers shall be located on the same parcel as the tower and meet the setbacks of the applicable zoning district.
 7. On-site parking for periodic maintenance and service shall be provided at all antennae support structure locations. Access to and parking for antennae or an antennae support structure locations shall be provided on paved or an alternative dust proof surface.
 8. All other guidelines in Ordinance 1214, as they are applicable to this "PI" Planned Industrial District, shall be enforceable as the communications tower is improved to allow for additional antennae.
13. Miscellaneous
- a. All trash enclosures shall be enclosed by a six (6) foot high sight proof fence and constructed of a similar material as the main building.
 - b. All utilities shall be installed underground. The development of this parcel shall 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 Easement shall be subordinate to the Chesterfield Valley Stormwater Easements.
 - c. Sleeves for future telecommunication services shall be installed adjacent and/or parallel to any proposed roadway, or other location as directed by the City of Chesterfield, in order to facilitate the installation of utilities and telecommunication infrastructure for current and future users.
 - d. Roofing or other screening as approved by the Planning Commission shall adequately screen all mechanical equipment.
 - e. Tractor trailer deliveries and trash pick-up shall be prohibited between the hours of 7p.m. and 7a.m.
 - f. No commercial vehicles shall remain on the premises with idling engines between the hours of 7:00 p.m. and 7:00 a.m.

- g. All deliveries and trash pick-up shall occur between the hours of 7:00 a.m. and 7:00 p.m.
- h. All loading docks are to be screened by sound attenuating material.
- i. 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.
- j. 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.

VIII. VERIFICATION PRIOR TO APPROVAL

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

- 1. Roadway Improvements and Curb Cuts
 - a. Obtain approval from the City of Chesterfield Department of Public Works and the St. Louis County Department of Highways and Traffic of the locations of proposed curb cuts, areas of new dedication, and roadway improvements.
- 2. Stormwater and Sanitary Sewer
 - a. The Chesterfield Valley Master Stormwater Plan requires a 10-foot wide flat bottom channel with 3:1 side slopes be constructed along the southern portion of the site. The exact location, size, and type of each segment of stormwater infrastructure are to be reviewed and approved in conjunction with the development of specific sites. It is expected that developers will submit alternate plans, proposed alternative geometry, size, and type for these infrastructure improvements, along with supporting hydraulic computations. The Public Works Department will review said proposals for functional equivalence. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system wide benefits without adversely

affecting water surface profiles at other locations or adjacent properties.

- b. The maintenance of the required stormwater/ditch system shall be the responsibility of the property owner(s).
- c. The development improvements shall provide the sanitary force main, gravity lines and/or regional pump station as depicted on the current MSD Conceptual Valley Master Plan. Alternatively, the Developer's Engineer may submit a functionally equivalent proposal to be reviewed and approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield Department of Public Works.

3. Geotechnical Report

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

4. Grading and Improvement Plans

- a. A clearing/grading permit or improvement plan approval is required prior to any clearing or grading on the site. Be advised, the Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a clearing and grading permit. No change in watersheds will be permitted. Interim storm water drainage control in the form of siltation control and/or siltation basins is required. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to any clearing, grading, and/or improvement plan approval. The SWPPP covers required erosion control practices specific to site conditions and maintenance and implementation, management and maintenance of the Best

Management Practices (BMP's) in order to reduce the amount of sediment and other pollutants in stormwater discharges associated with land disturbance activities. It shall comply with the Missouri Water Quality Standards, and ensure compliance with the terms and conditions of the NPDES.

- b. Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil. Construct temporary settlement basins during construction to allow for settling of sediment, prior to the discharge of stormwater from this site.
- c. When clearing and/or grading operations are completed or suspended for more than 30 days, all necessary precautions shall be taken to retain soil materials on site. Protective measures, such as permanent seeding, periodic wetting or other means, may be required by the Director of Public Works/City Engineer.
- d. Provide adequate temporary off-street parking for construction employees and a vehicle washdown/cleaning area. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions. The contractor shall keep the roads in the area clear of mud and debris related to his construction at all times. The streets surrounding this development and any street used for construction access thereto shall be cleaned continuously throughout each day.
- e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control devices have not been established.
- f. Prior to issuance of an occupancy permit, all disturbed areas shall be seeded and mulched at the minimum rates defined in Appendix "A" of the City of Chesterfield's "Model Sediment & Erosion Control Guidelines" or sodded. A temporary occupancy permit may be issued by the Department of Planning in cases of undue hardship because of unfavorable ground conditions.

- g. Prior to improvement plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Missouri Department of Natural Resources, the Monarch Chesterfield Valley Levee District and the Chesterfield Fire District.
- h. Be advised, this development may require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five (5) or more acres.
- i. Prior to improvement plan approval, copies of recorded easements, including book and page information, for off-site work shall be required.

5. Wetlands

- a. There are jurisdictional wetlands identified on this site. This site shall be required to participate in the City of Chesterfield's Valley Wide Mitigation Bank. There is 0.22 acres of wetlands delineated on this site, which will require a total of 0.32 acres of mitigation credit with a mitigation total of \$8,078.00

IX. RECORDING

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

X. 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	\$1.66/sq. ft. of building space
Office	\$1.66/sq. ft. of building space
Industrial	\$4,003.84/acre of gross acreage

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

Credits for roadway improvements required in condition will be awarded as directed by the St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that 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.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$528.50 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.

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 based on \$1,667.77 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.

Sanitary Sewer

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

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

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

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

XII. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

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

XIII. VERIFICATION PRIOR TO IMPROVEMENT PLAN APPROVAL

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

XIV. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

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

Prior to the issuance of foundation or building permits, all approvals from the above mentioned agencies and the City of Chesterfield Department of

Public Works, as applicable, must be received by the City of Chesterfield Department of Planning.

2. Notification of St. Louis County Department of Public Works

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

3. Certification of Plans

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.

XV. OCCUPANCY PERMIT/FINAL OCCUPANCY

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

XVI. FINAL RELEASE OF ESCROW

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

XVII. VERIFICATION PRIOR TO BUILDING PERMITS

- A. Subsequent to approval of the appropriate development plan and prior to issuance of any building permit, the following requirements shall be met:
 - 1. Sanitary Sewers
 - a. Provide verification to the St. Louis County Department of Public Works and the City of Chesterfield of provision of adequate sanitary services.
 - 2. Notification of City of Chesterfield
 - a. Prior to issuance of zoning approvals for foundation or building permits, the City of Chesterfield must receive approvals from the St. Louis County Department of Highways and Traffic and the Metropolitan St. Louis Sewer District.

XVIII. SUPPLEMENTARY DEVELOPMENT CONDITIONS

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

XIX. GENERAL DEVELOPMENT CONDITIONS

- A. General development conditions relating to the operation, construction, improvement and regulatory requirements to be adhered to by the developer are as follows:
 - 1. 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.

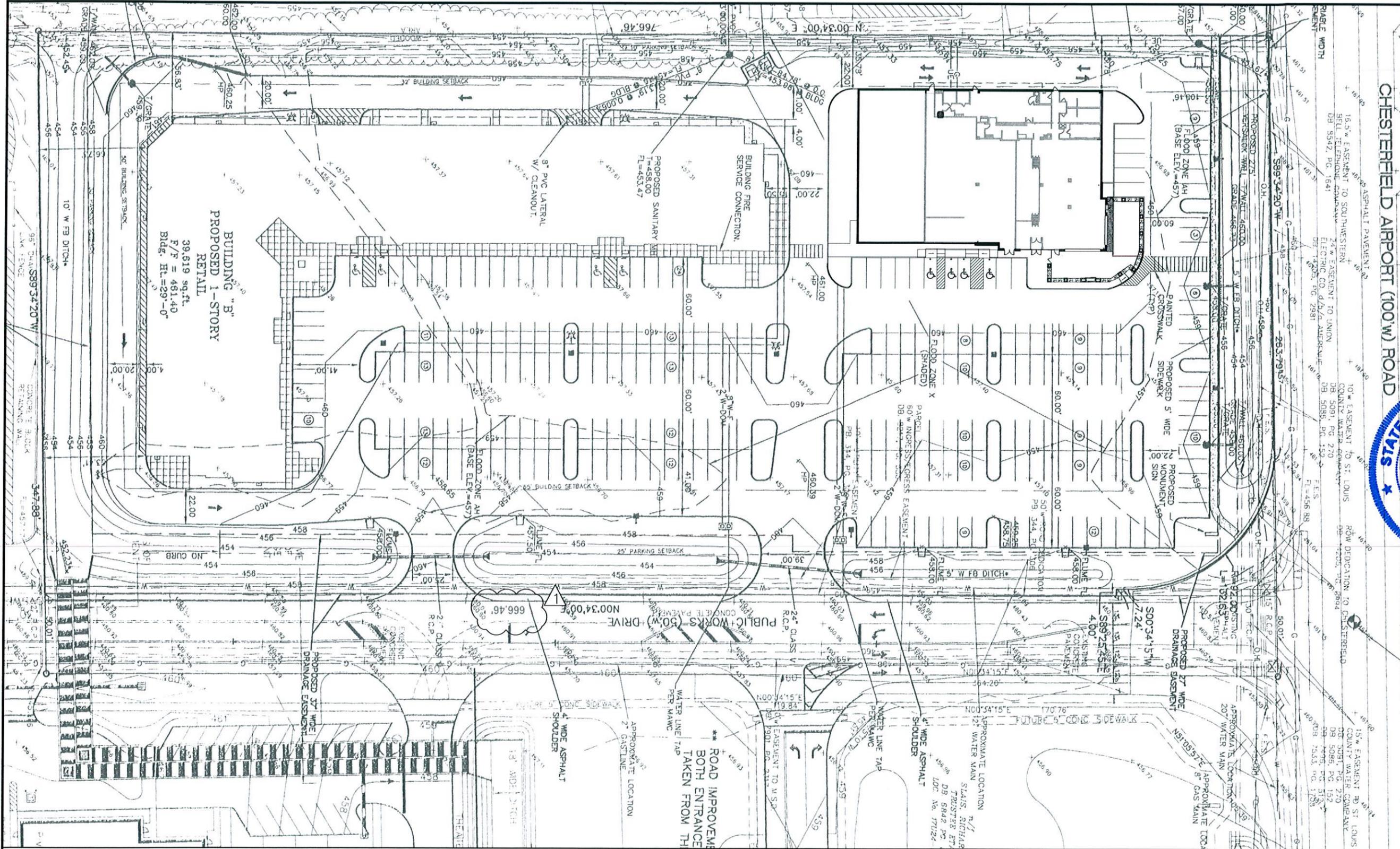
2. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing Departments and Commissions.
3. The City of Chesterfield, Missouri shall enforce the conditions of this ordinance in accord with the Site Development Concept Plan approved by the City of Chesterfield and any Site Development Section Plans approved by the City of Chesterfield.
4. 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.
5. Prior to Site Development Plan approval, indicate the location of the proposed sanitary sewers and connection(s) to the existing system.
6. Prior to Site Development Plan approval, show all off-site easements required for utility, grading and/or stormwater drainage improvements.
7. Prior to Site Development Plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, Monarch Chesterfield Levee District, and the Chesterfield Fire Protection District.
8. Prior to Site Development Plan approval, provide existing and proposed contours at 1-foot intervals extending 150 feet beyond the limits of the site.
9. Prior to Site Development Plan approval, show existing improvements, including roads and driveways on the opposite side of roadways adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
10. Prior to Site Development Plan approval, provide a geotechnical report, as directed by the City of Chesterfield, Department of Public Works, prepared by a Professional Engineer, licensed to practice in the state of Missouri. Said Report shall verify the suitability of grading and proposed

improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendation for treatment.

11. Ornamental Entrance Monument construction shall be reviewed by the City of Chesterfield Department of Public Works, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
12. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point. Emergency overflow drainage ways to accommodate the 100-year storm shall be provided.
13. A clearing/grading permit or improvement plan approval is required prior to any clearing or grading on the site. Be advised, the Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a clearing and grading permit. No change in watersheds will be permitted. Interim storm water drainage control in the form of siltation control and/or siltation basins is required. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to any clearing, grading, and/or improvement plan approval. The SWPPP covers required erosion control practices specific to site conditions and maintenance and implementation, management and maintenance of the Best Management Practices (BMP's) in order to reduce the amount of sediment and other pollutants in stormwater discharges associated with land disturbance activities. It shall comply with the Missouri Water Quality Standards, and ensure compliance with the terms and conditions of the NPDES.
14. Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil. Construct temporary settlement basins during construction to allow for settling of sediment, prior to the discharge of stormwater from this site.
15. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

16. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control devices have not been established.
17. Prior to improvement plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Monarch Chesterfield Levee District, the Missouri Department of Natural Resources and the appropriate Fire District.
18. Be advised this development will require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five (5) or more acres.
19. Prior to improvement plan approval, copies of recorded easements, including book and page information, for off-site work shall be required.
20. 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.
21. 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.

22. 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.
23. The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
24. Prior to final occupancy of any building the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.
25. Prior to the release of final escrow, the developer shall provide certification by a Registered Land surveyor that all monuments depicted on the Record Plat have been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

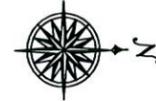
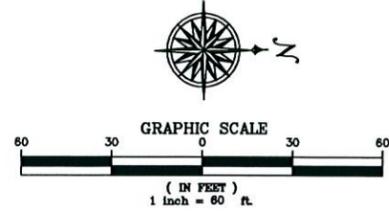


CORE STATES GROUP
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 St. Louis, MO 63126
 Phone (314) 943-3320
 Fax (314) 943-4523

Job#: MOM-17623
 Scale: 1" = 60'
 Date: 11-13-15
 Drawn By: MAB
 Checked By: PTB

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C-1
 2 OF 2



OVERALL SITE PLAN

SCALE: 1" = 60'

CHESTERFIELD AIRPORT (100'W) ROAD

Burgundy Arrow, LLC
 7211 Delmar Blvd. St. Louis, MO 63130
 101 Chesterfield Valley Dr
 Chesterfield, MO 63005

Overall Site Plan

Rev. #	Date	Description
01	12/20/15	PER CITY COMMENTS