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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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## **Planning Commission Staff Report**

**Project Type:** 2<sup>nd</sup> Amended Site Development Concept Plan

**Meeting Date:** March 26, 2012

**From:** Mara Perry, AICP  
Senior Planner

**Location:** North side of Olive Street Road, west of its intersection with Chesterfield Airport Road

**Applicant:** Stock and Associates on behalf of Chesterfield Blue Valley LLC.

**Description:** **Chesterfield Blue Valley:** A Second Amended Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for a 137.6 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

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### **PROPOSAL SUMMARY**

Stock and Associates, on behalf of Chesterfield Blue Valley LLC., has submitted a 2<sup>nd</sup> Amended Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for Planning Commission review. The request is to amend the previously approved Amended Site Development Concept Plan which was approved for roadways only. This plan establishes twenty-two (22) lots and thirty-three (33) conceptual building locations in a "PC" Planned Commercial District for a 137.6 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

### **LAND USE AND ZONING HISTORY OF SUBJECT SITE**

The site was zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The areas located north of the Chesterfield Monarch Levee also included a "FP" Flood Plain Overlay in addition to the "NU" Non-Urban District zoning classification. The 55.8 acre, western portion of the Chesterfield Blue Valley development south of the levee was zoned "PC" Planned Commercial District in February of 2006 by the City of Chesterfield.

In January 2008, the 75.063 acre eastern portion of this development, also south of the levee, was zoned "PC" Planned Commercial District. The City of Chesterfield approved the consolidation of both the "PC" Planned Commercial Districts into one district in February of 2008. At that point, Chesterfield Blue Valley became one (1) "PC" Planned Commercial District, governed by City of Chesterfield Ordinance 2443.

In 2010, an additional six (6) acre piece of land was requested to be added to the current development ordinance for the site. Ordinance 2443 was repealed and replaced with Ordinance 2612 for the entire 137.6 acres.

A Site Development Concept Plan for the roadways only was approved by the City Council in 2008. Additional amendments to that roadway plan were approved administratively in 2010.

This Amended Site Development Concept Plan before you now provides all the details that are required to be shown on a concept plan. This had not been previously required as the developer had only been moving forward on the infrastructure for the development. As one of the lots is proposed to be developed, a conceptual plan is required for the entire development.

**Land Use and Zoning of Surrounding Properties:**

Direction	Land Use	Zoning
North	Missouri River	N/A
South	Spirit of St. Louis Airport	“M3” Planned Industrial
East	Interstate 64-Highway 40	N/A
West	Agriculture	“NU” Non-Urban District



**STAFF ANALYSIS**

**Zoning**

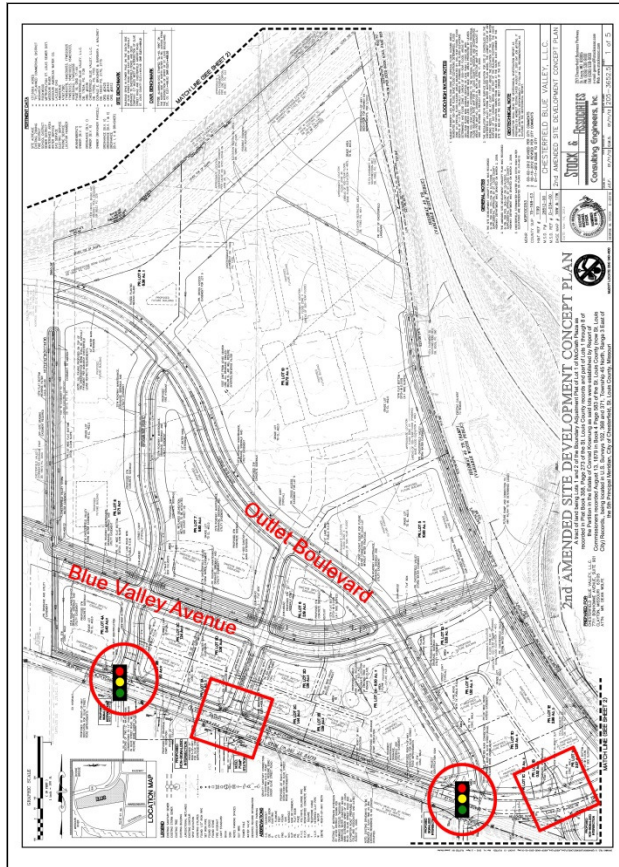
The subject site is zoned “PC” Planned Commercial District. The submittal was reviewed against and adheres to the requirements of City of Chesterfield Ordinance 2612 and all applicable Zoning Ordinance requirements.

## Development Requirements

Ordinance #2612 requires that a ½ acre park be constructed and will include a forty-seven (47) inch Pecan Tree which was identified on the Tree Stand Delineation Plan during rezoning. The location of this proposed park is identified on the concept plan as proposed Lot 2A.

## Traffic/Access

A Traffic Impact Study for the development was provided in 2005 during the first rezoning of the initial 55.8 acres proposed development. In November 2007, an update was prepared for the original traffic study to address the additional land being rezoned and added to the original property.



The site is accessed via four (4) proposed entrances from Olive Street Road. Two of those entrances will be signalized should it be warranted. The main boulevard (labeled Outlet Boulevard) in the development, which is one of the proposed signalized intersections, runs northwest through the development between the lots with a proposed future connection to the land to the west. A second roadway (labeled Blue Valley Avenue) intersects the boulevard and runs east and west through the development. No direct access is to be provided directly to Interstate 64/ Highway 40-61 from the development at this time.

In addition to the City review, St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation have provided comments on this project. The location of the proposed future Right of Way to accommodate the reconstruction of the Boone Bridge is shown on the Conceptual Plan. Due to the future bridge project, MoDOT will be heavily involved in any plans, permits or other reviews for this project. As bridge design gets completed, additional Right of Way may be required by MoDOT from the developer.

## Pedestrian Circulation

As required by Ordinance #2612 as well as the City of Chesterfield Code, sidewalks are being shown on both sides of all streets and will be required to meet ADA standards. On the north side of the proposed Blue Valley Avenue, sidewalks are being shown on the north side of the proposed drainage channel.

## Lighting

A Conceptual Lighting Plan is provided showing the required street light fixtures along the roadways in this development. Street lights will be the standard Ameren UE street fixtures. The lighting has been reviewed against the City of Chesterfield Code and meets all requirements. As individual Site Development Section Plans are submitted, parking lot and other lighting for the site will be submitted for review.

## **Landscaping**

A Conceptual Landscape Plan shows required street trees along Olive Street Boulevard as well as the location of the required thirty (30) foot landscape buffer along Olive Street Boulevard. The development was approved for a Modification to City of Chesterfield Tree Preservation and Landscape Requirements for the required thirty (30) foot landscape buffer along Interstate 64-Highway 40. The modification was approved based upon the Chesterfield Valley Master Stormwater Plan required conveyance ditch locations and the additional requirements to engineer the site to meet City Codes. Detailed landscape plans for each lot will be reviewed as the individual Site Development Section Plans are submitted.

The Conceptual Landscape Plan meets all requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. The City Arborist has reviewed the Conceptual Landscape Plan and had no additional comments.

## **Signage**

The locations of proposed Project Identification signs are being shown on the Site Development Concept Plan. Project Identification signs are allowed per City Code at each main entrance to the development for Commercial developments over twenty (20) acres in size.

During the rezoning of the site, a City of Chesterfield “landmark designating entrance” was required by ordinance as a part of the Chesterfield Blue Valley development. The location of the landmark sign is identified on the concept plan near the City limit adjacent to the exit ramp off Interstate 64-Highway 40. At this time, only the location is being approved and details of the size, color, and design of the sign will be provided at a later date.

## **DEPARTMENTAL INPUT**

Staff has reviewed the 2<sup>nd</sup> Amended Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan and has found the application to be in conformance with City of Chesterfield Ordinance 2612, and all other applicable Zoning Ordinance requirements. Staff recommends approval of the 2<sup>nd</sup> Amended Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for Chesterfield Blue Valley.

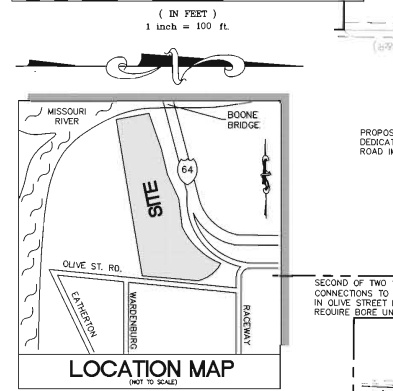
## **MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

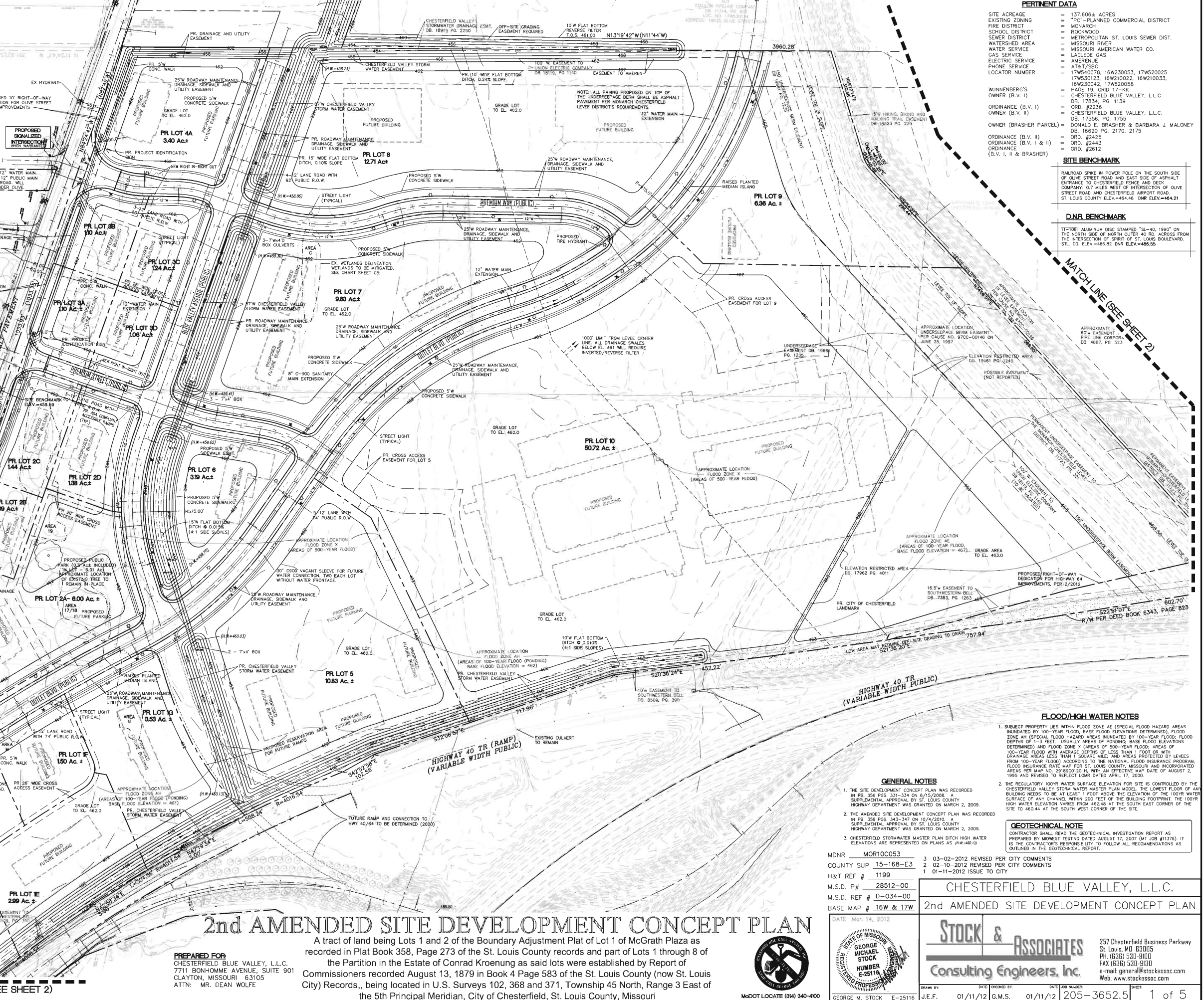
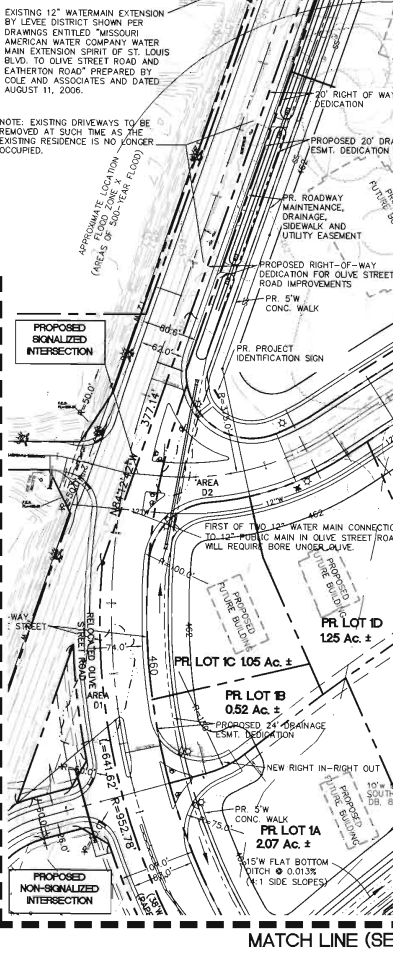
- 1) “I move to approve (or deny) the 2<sup>nd</sup> Amended Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for Chesterfield Blue Valley.”
- 2) “I move to approve the 2<sup>nd</sup> Amended Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for Chesterfield Blue Valley, with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator  
City Attorney  
Department of Planning, Public Works, and Parks

Attachments: Site Development Concept Plan  
Conceptual Landscape Plan  
Conceptual Lighting Plan



- LEGEND**
- EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING TREE
  - EXISTING BUILDING
  - AIRCIDENTAL METLANDS
  - EXISTING CONTOUR
  - SPOT ELEVATION
  - EXISTING UTILITIES
  - FOUND 1/2" IRON PIPE
  - SET IRON PIPE
  - FOUND CROSS
  - FOUND STONE
  - FIRE HYDRANT
  - LIGHT STANDARD
  - BUSH
  - SION
  - NOTES PARKING SPACES
  - QUI WIRE
  - POWER POLE
  - WATER VALVE
  - DENOTES RECORD INFORMATION
  - HANDICAPPED PARKING
- ABBREVIATIONS**
- C.O. - CLEANOUT
  - DB. - DEED BOOK
  - E. - ELECTRIC
  - FL. - FLOWLINE
  - F. - FEET
  - FND. - FOUND
  - G. - GAS
  - M.H. - MANHOLE
  - N/O. - NOW OR FORMERLY
  - P.B. - PLAT BOOK
  - P.C. - PAVE
  - P.V.C. - POLYVINYL CHLORIDE PIPE
  - R.C.P. - REINFORCED CONCRETE PIPE
  - S.D. - SQUARE
  - T. - TELEPHONE CABLE
  - V.C.P. - VETRIFIED CLAY PIPE
  - W. - WATER
  - (66' W) - RIGHT-OF-WAY WIDTH



**PERTINENT DATA**

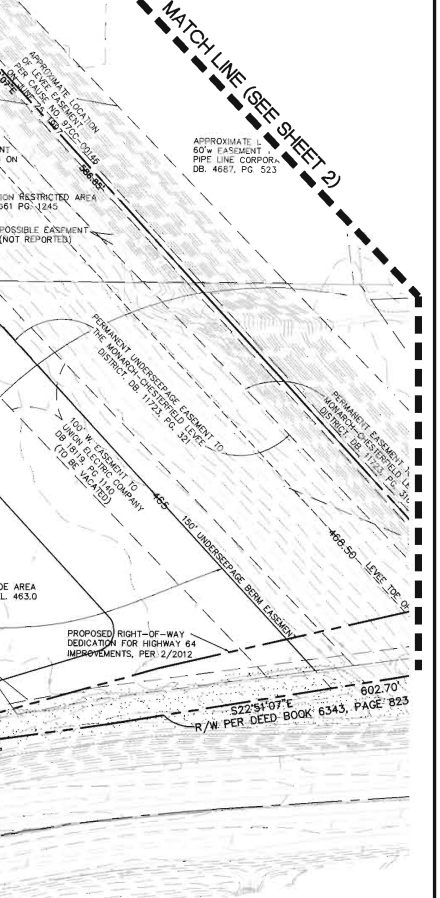
SITE ACREAGE	= 137.606± ACRES
EXISTING ZONING	= "FC"-PLANNED COMMERCIAL DISTRICT
FIRE DISTRICT	= MONARCH
SCHOOL DISTRICT	= ROCKWOOD
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
WATERSHED AREA	= MISSOURI RIVER
WATER SERVICE	= MISSOURI AMERICAN WATER CO.
GAS SERVICE	= LAQLEDE GAS
ELECTRIC SERVICE	= AMERENUE
A/T&T SERVICE	= AT&T
LOCATOR NUMBER	= 17W540078, 16W230053, 17W520025, 17W530123, 16W210022, 16W210033, 16W230042, 17W520058
WUNNEBERG'S OWNER (B.V. I)	= PAGE 19, GRID 17-KV, CHESTERFIELD BLUE VALLEY, L.L.C. DB. 17834, PG. 1139
ORDINANCE (B.V. I)	= ORD. #2236
OWNER (BRASHER PARCEL)	= CHESTERFIELD BLUE VALLEY, L.L.C. DB. 17556, PG. 1755
ORDINANCE (B.V. II)	= DONALD E. BRASHER & BARBARA J. MALONEY DB. 16620 PG. 2170, 2175
ORDINANCE (B.V. I & II)	= ORD. #2425
ORDINANCE (B.V. I & II)	= ORD. #2443
ORDINANCE (B.V. I & II & BRASHER)	= ORD. #2612

**SITE BENCHMARK**

RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF OLIVE STREET ROAD AND EAST SIDE OF ASPHALT ENTRANCE TO CHESTERFIELD FENCE AND DECK COMPANY; 0.7 MILES WEST OF INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD, ST. LOUIS COUNTY ELEV.=484.48 DNR ELEV.=484.21

**DNR BENCHMARK**

11-TONE ALUMINUM DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD. ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD, ST. LOUIS COUNTY ELEV.=486.82 DNR ELEV.=486.55



- FLOOD/HIGH WATER NOTES**
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED), FLOOD ZONE AH (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, FLOOD DEPTHS OF 1-3 FEET, USUALLY AREAS OF PONING, BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE A (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. 21180C02D H, WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOWR DATED 11/17/2000.
  - THE REGULATORY 100-YR WATER SURFACE ELEVATION FOR SITE IS CONTROLLED BY THE CHESTERFIELD VALLEY STORM WATER MASTER PLAN MODEL. THE LOWEST FLOOR OF ANY BUILDING NEEDS TO BE AT LEAST 1 FOOT ABOVE THE ELEVATION OF THE 100-YR WATER SURFACE OF ANY CHANNEL WITHIN 200 FEET OF THE BUILDING FOOTPRINT. THE 100-YR HIGH WATER ELEVATION VARIES FROM 452.48 AT THE SOUTH EAST CORNER OF THE SITE TO 460.44 AT THE SOUTH WEST CORNER OF THE SITE.
- GENERAL NOTES**
- THE SITE DEVELOPMENT CONCEPT PLAN WAS RECORDED IN PB. 356 POS. 331-334 ON 6/15/2008. A SUPPLEMENTAL APPROVAL BY ST. LOUIS COUNTY HIGHWAY DEPARTMENT WAS GRANTED ON MARCH 2, 2009.
  - THE AMENDED SITE DEVELOPMENT CONCEPT PLAN WAS RECORDED IN PB. 358 POS. 343-347 ON 10/4/2010. A SUPPLEMENTAL APPROVAL BY ST. LOUIS COUNTY HIGHWAY DEPARTMENT WAS GRANTED ON MARCH 2, 2009.
  - CHESTERFIELD STORMWATER MASTER PLAN DITCH HIGH WATER ELEVATIONS ARE REPRESENTED ON PLANS AS (HW-481.0).
- GEOTECHNICAL NOTE**
- CONTRACTOR SHALL READ THE GEOTECHNICAL INVESTIGATION REPORT AS PREPARED BY MIDWEST TESTING DATED AUGUST 17, 2007 (MT JOB #11376). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT.

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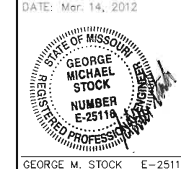
MNR MOR10C053 3 03-02-2012 REVISED PER CITY COMMENTS  
 COUNTY SUP 15-168-E3 2 02-10-2012 REVISED PER CITY COMMENTS  
 H&T REF # 1199 1 01-11-2012 ISSUE TO CITY  
 M.S.D. P# 28512-00  
 M.S.D. REF # D-034-00  
 BASE MAP # 16W & 17W

CHESTERFIELD BLUE VALLEY, L.L.C.  
 2nd AMENDED SITE DEVELOPMENT CONCEPT PLAN

# 2nd AMENDED SITE DEVELOPMENT CONCEPT PLAN

A tract of land being Lots 1 and 2 of the Boundary Adjustment Plat of Lot 1 of McGrath Plaza as recorded in Plat Book 358, Page 273 of the St. Louis County records and part of Lots 1 through 8 of the Partition in the Estate of Conrad Kroenung as said lots were established by Report of Commissioners recorded August 13, 1879 in Book 4 Page 583 of the St. Louis County (now St. Louis City) Records, being located in U.S. Surveys 102, 368 and 371, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri

PREPARED FOR:  
 CHESTERFIELD BLUE VALLEY, L.L.C.  
 7711 BONHOMME AVENUE, SUITE 901  
 CLAYTON, MISSOURI 63105  
 ATTN: MR. DEAN WOLFE

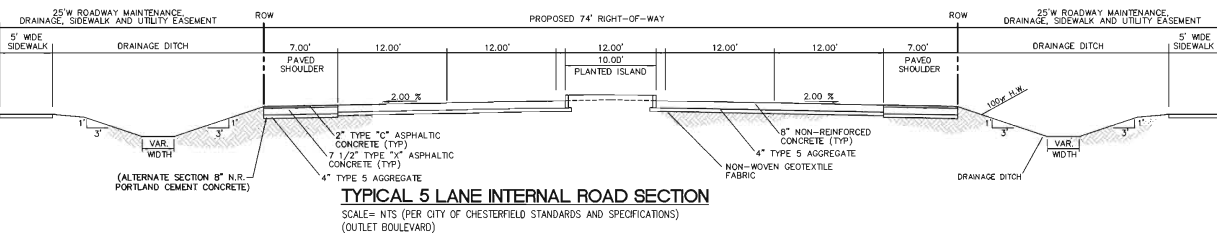
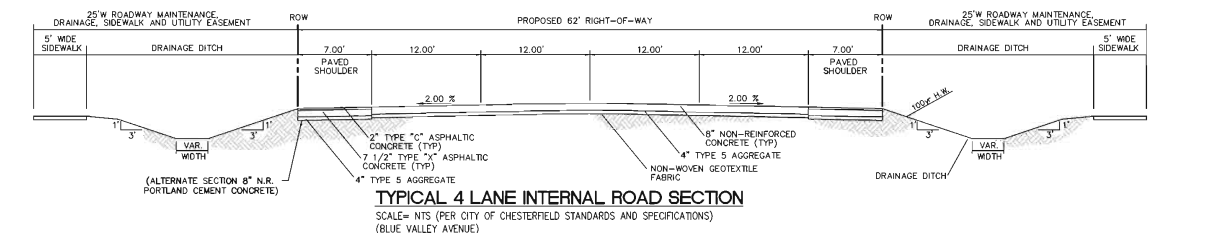
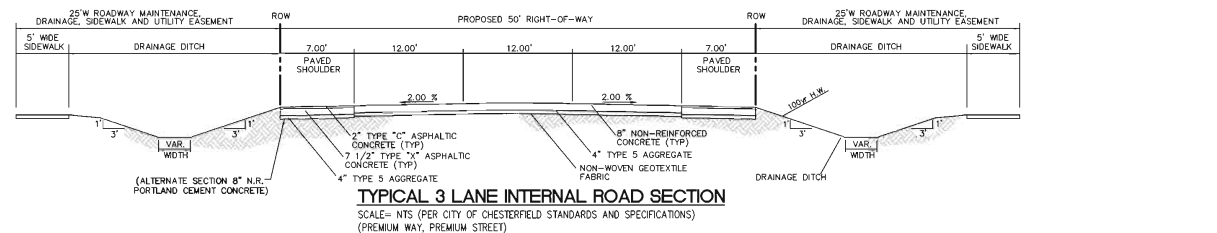


**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.

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

DATE: Mar. 14, 2012  
 DRAWN BY: J.E.F. DATE CHECKED BY: G.M.S. DATE JOB NUMBER: 01/11/12 205-3652.5 SHEET: 1 of 5





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Planning Commission May 24, 2010  
City Council June 21, 2010  
City Council July 19, 2010

- hhhh. Retail sales establishment, community
- lll. Retail sales establishment, neighborhood
- kkkk. Retail sales, outdoor
- llll. Riding stable
- mmmm. Sales yard operated by a church, school, or other not for profit organization
- nnnn. Satellite dish
- oooo. Tackle and bait shop
- pppp. Tattoo parlor / body piercing studio
- qqqq. Telecommunications structure
- rrrr. Telecommunications tower or facility
- ssss. Theater, indoor
- tttt. Theater, outdoor
- uuuu. Transit transfer station
- vvvv. Union halls and hiring halls
- wwww. Vehicle repair and services facility
- xxxx. Veterinary clinic
- yyyy. Zoological garden
- zzzz. Light Industrial Type Uses: Laboratory—Professional, scientific.

2. The above uses in the "PC" Planned Commercial District shall be restricted as follows:
  - a. Outdoor sales shall be limited to an aggregate area not to exceed twenty percent (20%) of the total development and shall be on all site plans and must not be visible from roadways exterior to the development.
  - b. A maximum of seven (7) drive-thru or drive-up facilities shall be permitted for this development with a maximum of two (2) such uses per building.
  - c. Review of the impact on traffic and site circulation by assembly-type uses, i.e. uses d, g, oo, and ssss, will be conducted prior to approval of any Site Development Plan or Site Development Section Plan for the site.
  - d. A maximum of two (2) lots in the development shall be developed with use ss.

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**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 Olive Street Road right-of-way.

**E. LANDSCAPE AND TREE REQUIREMENTS**

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

**F. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are 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 (or MODOT), for sight distance considerations prior to installation or construction.
3. A landmark designating entrance into the City of Chesterfield will be required. If a Sign Package is submitted to the City of Chesterfield, the landmark designating entrance into the City of Chesterfield shall be included in that submittal.

**G. LIGHT REQUIREMENTS**

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3. Hours of Operation.
  - a. Hours of operation for this "PC" District shall not be restricted.
  - b. Ancillary uses for the above referenced permitted uses shall be as follows:
    - a. Associated work and storage areas required by a business, firm, or service to carry on business operations.
    - b. Automatic vending facilities for:
      - (i) Ice and solid carbon dioxide (dry ice);
      - (ii) Beverages;
      - (iii) Confections.
    - c. Cafeteria for employees and guests only.
    - d. Fishing tackle and bait shops. Open storage and display are prohibited.
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  - d. Fishing tackle and bait shops. Open storage and display are prohibited.
  - e. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Telecommunications Ordinance Number 2391.

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

1. Floor Area
  - a. Total building floor area shall not exceed 1,400,000 square feet.
2. Height
  - a. The maximum height of the buildings in this development shall be four (4) stories or sixty-five (65) feet as measured from existing grade, whichever is less; with the exception that three parcels shall be permitted to maintain a maximum height of six (6) stories or seventy-five (75) feet as measured from existing grade, whichever is less.
3. Building Requirements
  - a. A minimum of thirty percent (30%) open space is required for this development.
    - The developer shall construct a one half acre (1/2) acre park which shall be maintained and operated by the land developer. Said park is to be located in the southern portion of the site along Olive Street Road and shall include the forty seven (47) inch Pecan Tree as shown on the Tree Stand Delineation. Specifics regarding the park design shall be provided during site development plan review.

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City Council July 19, 2010

**H. ARCHITECTURAL**

1. The developer shall submit an overall design package for the development, including, but not limited to architectural elevations, colored renderings and building materials. This package shall be in conformity with the City of Chesterfield Architecture Review Design Standards.
2. The proposed package should give consideration to creating a visually appealing development pattern, particularly from I-64/US-40, achieved by retaining open spaces and creating consistency in the location and massing of structures on the site.
3. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The plans 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.
4. 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 complemented by adequate landscaping approved by the Planning Commission on the Site Development Plan. An opportunity for recycling will be provided.
5. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.
6. Architectural elevations shall adhere to the requirements of the City of Chesterfield Architectural Design Standards.

**I. ACCESS/ACCESS MANAGEMENT**

1. Access to this development from Olive Street Road shall be as determined in the approved Traffic Impact Study. Any entrances approved as part of this proposal 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.
2. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent

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- b. This development shall have a maximum F.A.R. of 0.55.

**C. SETBACKS**

1. Structure Setbacks
  - No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
    - a. Fifty (50) feet from the right-of-way of Olive Street Road on the southern boundary of the "PC" Planned Commercial District.
    - b. Structures which are six-stories in height shall be no closer than 300 feet from the right-of-way of Olive Street Road.
    - c. One hundred (100) feet from the northern boundary of the "PC" District N34°00'30"E.
    - d. Thirty (30) feet from the eastern boundary of the "PC" District.
    - e. Twenty (20) feet from any interior road.
  - f. Structures exceeding thirty (30) feet in height which adjoin "NU" Non-Urban, "PS" Park and Scenic or an "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.
  - g. Structures which are six-stories in height shall be no closer than 150 feet from the paved portion of I-64.
2. Parking Setbacks
  - No parking staff, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:
    - a. Twenty (20) feet from the right-of-way of Olive Street Road on the southern boundary of the "PC" Planned Commercial District.
    - b. Twenty (20) feet from the western boundary of the "PC" District.
    - c. Twenty (20) feet from the eastern boundary of the "PC" District.
    - d. Twenty (20) feet from the northern boundary of the "PC" District N34°00'30"E.
    - e. Ten (10) feet from the internal lot lines with the exception of shared driveways, which shall maintain a zero (0) foot setback.

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**J. PUBLIC/Private ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Ingress and egress within State rights-of-way must conform to the Missouri Department of Transportation's Access Management Guidelines and must be reviewed and approved by MODOT. Any improvements within MODOT's right-of-way will require permits. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation (MODOT) standards.
2. If required sight distance can not be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including connection to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.
3. Access to internal streets shall conform to the City of Chesterfield's Access Management standards, Ordinance #1103.
4. Provide cross-access easements or other appropriate legal instruments or agreements guaranteeing permanent access between proposed adjacent lots and abutting developments as approved by the Department of Planning and Public Works. The City of Chesterfield desires to encourage the smooth flow of vehicular traffic and minimize points of conflict by controlling and minimizing the number and location of direct access onto streets within the development.
5. If any public roads are proposed within this development, they must be built above the 100-year flood elevation with proper freeboard, protected from flood damage by an approved levee. Any roads and/or levees proposed below this elevation, not protected by an approved levee, are to be private and remain private forever.
6. Based on the preliminary plan, improvements to Olive Road must be completed prior to issuance of the building permits in excess of sixty percent (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 road improvements.
7. Dedicate all necessary rights-of-way and construct the Road Improvements as described in the Traffic Study performed by Crawford, Burns, Brannemier dated November 12, 2007.
8. Provide all necessary rights-of-way and easements for the proposed access improvements as described by Exhibits #10 and #11 of the Traffic Study performed by Crawford, Burns, Brannemier dated November 12, 2007.

BILL NO. 2794 ORDINANCE NO. 2612

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE 3443 AND AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "PC" PLANNED COMMERCIAL DISTRICT AND "NU" NON-URBAN DISTRICT FOR A 137.606 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD, WEST OF ITS INTERSECTION WITH CHESTERFIELD AIRPORT ROAD, (P.Z. 04-2010 CHESTERFIELD BLUE VALLEY/CHESTERFIELD BLUE VALLEY, LLC)

WHEREAS, Chesterfield Blue Valley has requested a change of zoning from "PC" Planned Commercial District, and "NU" Non-Urban District to a new "PC" Planned Commercial District for a 137.606 acre tract of land located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road, and,

WHEREAS, a Public Hearing was held before the Planning Commission on May 10, 2010, and,

WHEREAS, the Planning Commission, having considered said request, recommended the change of zoning with a modification to open space requirements, and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

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

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are a part thereof, are hereby amended by establishing a "PC" Planned Commercial District for a 137.606 acre tract of land located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road as described as follows:

A tract of land being part of Lot 1 of McGrath Plaza as recorded in Plat Book 325, Pages 11 and 12 of the St. Louis County records and part of Lots 1 through 8 of the Partition in the Estate of Conrad Kroening as said lots were established by Report of Commission recorded August 13, 1879 in Book 4, Page 583 of the St. Louis County (now St. Louis City) Records, being located in U.S. Surveys 102, 386 and 371, Township 45 North, Range 3 East of the 6th

Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at a stone marking the Southeastly corner of above said Lot 1 of McGrath Plaza, said point being the Southeastly corner of a tract of land as conveyed to James R. Avenet, et al by Deed Book 17113 Page 1385 of the above said Records and being on the Northern line of Olive Street Road, thence North 84 degrees 24 minutes 42 seconds West along said Northern line 1033.93 feet to the intersection of the Western line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 2019.41 feet to the center of the Chesterfield-Monarch Levee; thence departing said Western line along said center of the Chesterfield-Monarch Levee the following courses and distances: thence North 59 degrees 12 minutes 14 seconds East 310.56 feet to a point of curvature to the left, said curve having a radius of 100.00 feet; thence along said curve with a chord which bears North 46 degrees 03 minutes 20 seconds East 45.48 feet; an arc length of 46.69 feet to a point of tangency; thence North 32 degrees 54 minutes 37 seconds East 209.44 feet; thence North 34 degrees 06 minutes 07 seconds East 580.8 feet; thence North 34 degrees 20 minutes 48 seconds East 2.86 feet; North 34 degrees 07 minutes 57 seconds East 111.84 feet; North 33 degrees 47 minutes 33 seconds East 56.93 feet; North 34 degrees 10 minutes 30 seconds East 462.42 feet; and North 35 degrees 05 minutes 58 seconds East 80.82 feet to the Western right-of-way line of Missouri State Highway 40. TR as established by metes and bounds recorded in Book 6343, Page 932; thence along said Western right-of-way line the following courses and distances: South 24 degrees 20 minutes 55 seconds East 10.34 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 30 minutes 24 seconds East 457.22 feet; South 32 degrees 08 minutes 57 seconds East 717.06 feet; South 42 degrees 52 minutes 58 seconds East 102.58 feet to a point; thence North 54 degrees 34 minutes 54 seconds East 4018.54 feet; thence along said curve to the left an arc length of 508.24 feet to a point; thence North 47 degrees 19 minutes 34 seconds East 5.00 feet to a point; thence along a non-tangent curve to the left for which the radius point bears North 47 degrees 19 minutes 34 seconds East 508.24 feet; an arc length of 604.81 feet to the Northwestly line of Redacted Olive Street Road (38 feet wide paper street) as established by above said McGrath Plaza. Thence along the last said Northwestly line of Redacted Olive Street Road the following courses and distances: South 42 degrees 18 minutes 18 seconds West 69.46 feet to a point of curvature; thence along a curve to the right having a radius of 952.78 feet an arc length of 84.62 feet to the Northern line of aforesaid Olive Street Road, thence along said North 47 degrees 19 minutes 34 seconds

degrees 12 minutes 42 seconds West 377.14 feet to an iron pipe at the Southeastly corner of property conveyed to William F. Braher, Trustee by Deed Book 14298, Page 1566 of the above said Records, thence continuing along said north line North 84 degrees 12 minutes 42 seconds West, 628.93 feet and North 84 degrees 23 minutes 54 seconds West, a distance of 538.30 feet to the POINT OF BEGINNING, and containing 5,694,564 square feet or 137,806 acres, more or less, according to calculations by Stock and Associates Consulting Engineers on March 16, 2010.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment "A" and preliminary plan, which are attached hereto and made a part of this Ordinance.

Section 3. The City Council, pursuant to the petition filed by Chesterfield Blue Valley, LLC, in P.Z. 04-2010, 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 other public hearing, held by the Planning Commission on the 10<sup>th</sup> day of May, 2010, 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 zoning.

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

Passed and approved this 10<sup>th</sup> day of July, 2010.

ATTEST:  
AUSTIN H. HAGGIN  
CITY CLERK

FIRST READING HELD: 6/21/2010

P.Z. 04-2010 Chesterfield Blue Valley (Chesterfield Blue Valley LLC)  
Planning Commission May 24, 2010  
City Council June 21, 2010  
City Council July 19, 2010

- 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. Administrative office for educational or religious facility
    - b. Amusement park
    - c. Animal grooming service
    - d. Arena and stadium
    - e. Art gallery
    - f. Art studio
    - g. Auditorium
    - h. Automatic vending facility
    - i. Automobile sales, new
    - j. Automobile sales, used
    - k. Automotive retail supply
    - l. Bakery
    - m. Bar
    - n. Barber or beauty shop
    - o. Botanical garden
    - p. Bowling center
    - q. Bookstore
    - r. Broadcasting studio
    - s. Cafeteria for employees and guests only
    - t. Car wash
    - u. Car wash, self service
    - v. Cemetery
    - w. Check cashing facility
    - x. Church and other place of worship
    - y. Club
    - z. Coffee shop
    - aa. Coffee shop, drive-thru
    - ab. Commercial service facility
    - ac. Community center
    - ad. Day care center, adult
    - ae. Day care center, child
    - af. Device for energy generation
    - ag. Donation collection bin
    - ah. Drug store and pharmacy
    - ai. Drug store and pharmacy, drive-thru
    - aj. Dry cleaning establishment
    - ak. Dry cleaning establishment, drive-thru
    - al. Dwelling, employee
    - am. Education facility—specialized private schools
    - an. Education facility—vocational school
    - ao. Educational facility—colleges/university
    - ap. Educational facility—kindergarten or nursery school
    - aq. Fairground
    - ar. Farmers market
    - as. Filling station and convenience store with pump stations
    - at. Film drop-off and pick-up station
    - au. Film processing plant
    - av. Financial institution
    - aw. Financial institution, drive-thru
    - ax. Golf course
    - ay. Grocery—community
    - az. Grocery—neighborhood
    - ba. Grocery—supercenter
    - bb. Gymnasium
    - bc. Hospice
    - bd. Hospital
    - be. Hotel and motel
    - bf. Hotel and motel, extended stay
    - bg. Individual sewage treatment facility
    - bh. Kennel, boarding
    - bi. Laundromat
    - bj. Library
    - bk. Local public utility facility—over 60 feet in height
    - bl. Lodge
    - bm. Mortuary
    - bn. Museum
    - bo. Newspaper stand
    - bp. Nursing home
    - bq. Office, general
    - br. Office, general
    - bs. Office, medical
    - bt. Oil change facility
    - bu. Park
    - bv. Parking area, including garages, for automobiles
    - bw. Professional and technical service facility
    - bx. Public safety facility
    - by. Reading room
    - bz. Recreation facility
    - ca. Research facility
    - cb. Restaurant, fast food
    - cc. Restaurant, outdoor customer dining area
    - cd. Restaurant, sit down
    - ce. Restaurant, take out
    - cf. Restaurant, with drive-thru window

MNDR MOR10C053

COUNTY SUP 15-168-E3

H&T REF # 1199

M.S.D. P# 28512-00

M.S.D. REF # D-034-00

BASE MAP # 16W & 17W

3 03-02-2012 REVISED PER CITY COMMENTS  
2 02-10-2012 REVISED PER CITY COMMENTS  
1 01-11-2012 ISSUE TO CITY

CHESTERFIELD BLUE VALLEY, L.L.C.  
2nd AMENDED SITE DEVELOPMENT PLAN

STOCK & ASSOCIATES  
Consulting Engineers, Inc.

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

DATE: Mar. 14, 2012  
DRAWN BY: J.E.F. DATE: 01/11/12 CHECKED BY: G.M.S. DATE: 01/11/12 JOB NUMBER: 205-3652.5 SHEET: 3 of 5

11. Provide all necessary rights-of-way and easements and construct a multi-lane internal boulevard, generally oriented in a north-south direction parallel to Olive Street Road and proceeding northwesterly and curving in a westerly direction as it approaches the Monarch-Chesterfield Levee, and continuing generally parallel to the Levee to the western extent of this district, for a minimum planned width of four lanes and necessary shoulders with additional width for center medians and turn lanes, as directed by the Director of Planning and Public Works.

12. Provide all necessary rights-of-way and easements and construct a multi-lane roadway, generally oriented in an East-West direction beginning at an intersection with the Internal Boulevard as referenced in the preceding paragraph, generally at the location of the Conceptual Improvements as described by Exhibits #10 and #11 of the Traffic Study performed by Crawford, Buntz, Brammer dated November 19, 2007 and proceeding westerly towards an intersection with Olive Street Road for a minimum planned width of four lanes and necessary shoulders with additional width for turn lanes.

13. Conform to the requirements and/or recommendations of the Missouri Department of Transportation regarding Interstate 64 in the area.

14. Road improvements will be determined after review and approval of a traffic study as directed by the St. Louis County Department of Highways and Traffic.

15. The developer shall submit a Traffic Impact Study, addressing the traffic generated by the proposed development, to the Department of Highways and Traffic for review and approval. Prior to preparation of this study, the developer's traffic engineer shall meet with representatives of the department to determine the study scope. The developer's additional road improvement obligations shall be determined by the approved study.

16. Provide a sidewalk conforming to St. Louis County ADA standards adjacent to Olive Road within a sidewalk easement to the City of Chesterfield as directed by the City of Chesterfield.

17. Access to this development from Olive Street Road shall be as determined in the approved Traffic Impact Study. Any entrances approved as part of this proposal 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.

18. Provide cross access easement and temporary site construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the Departments of Planning and Highways and Traffic.

19. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including connection 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.

20. As portions of these roadway improvements may require the acquisition of additional right-of-way and easements from private property, the normal sequence of design, right-of-way acquisition and construction shall commence immediately upon approval of the requested rezoning. If the developer is unable to acquire the necessary right-of-way and easements through negotiation with the particular property owners involved, St. Louis County will acquire it through eminent domain proceedings. The cost of appraisal, negotiations, administrations, court proceedings and all associated costs incurred by County proceedings shall be paid by the developer.

21. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the St. Louis County Department of Highways and Traffic for sight distance consideration and approved prior to installation or construction.

22. The developer is advised that utility companies will require compensation for relocation of their 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 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.

K. TRAFFIC STUDY

Provide a traffic study as directed by the Department of Planning and Public Works and/or the St. Louis County Department of Highways and Traffic. The scope of this study shall include internal and external circulation and may be limited to site specific aspects, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as to be the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other

Prior to the preparation of this study, the developer's traffic engineer shall meet with representatives of the City of Chesterfield and St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. Road improvements additional to those as listed above shall be determined after review and approval of said study as directed by the Department of Planning and Public Works and the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. The developer's additional road improvement obligation shall be determined by the approved study.

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.

L. 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.

2. Prior to approval of any grading permit or improvement plans for the development, an underseepage berm may be required for review/approval as directed by the Monarch Chesterfield Levee District, the U.S. Army Corps of Engineers and the City of Chesterfield.

M. RECREATIONAL EASEMENT

Provide all necessary temporary and permanent easements granting access to and along the crest of the Monarch-Chesterfield Levee on this property for recreational and trail purposes, as directed by the Department of Planning and Public Works.

N. POWER OF REVIEW

The City Council shall review and provide final approval of the Site Development Plan for the proposed development subsequent to Planning Commission review.

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

Road 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 phase, watershed or phase of residential development. The location and types of storm water management facilities shall be identified on the Site Development Plan.

3. The Chesterfield Valley Master Storm Water Plan indicates a 10 foot wide flat bottom ditch with 4:1 side slopes shall be constructed along the east property line of this site and a 15 foot wide flat bottom ditch with 4:1 side slopes be constructed in such a manner as to bisect the site from east to west. The drainage from this site shall be directed to the west to a future retention/retention station. The developer shall be responsible for construction of the required storm water improvements and coordination with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient reserves as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Planning and Public Works, 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 Director of Public Works 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 of Chesterfield. The developer shall be

responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

4. Provide a Chesterfield Valley Storm Water Estimation covering all master plan drainage improvements to be constructed as part of this project and depict the features on the Site Development Plan and improvement plans. Maintenance of the required improvements shall be the responsibility of the property owner.

5. All Chesterfield Valley Master Storm Water Plan Improvements shall be operational prior to the paving of any driveways or parking areas.

6. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.

7. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MODOT right-of-way.

8. We request that all drainage detention storage facilities be placed outside of the standard governmental agency planning and zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.

9. A portion of this tract is located in Zone "A" of FEMA's Flood Insurance Rate Map. An approved flood plain study will be required prior to approval of the final Development Plan.

P. SANITARY SEWER

1. Treatment for water quality, in accordance with MSD regulations dated February 2006, shall be required.

2. Construction of off-site pumping stations and extension of off-site sanitary sewers will be required to serve this site.

Q. GEOTECHNICAL REPORT

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 Planning and 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 sinkholes, ponds, dams, specific fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on the Site Development Plan and improvement plans.

1. All utilities will be installed underground. The developer is advised that utility companies will require compensation for relocation of their 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 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.

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

3. 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 boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corner.

4. 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.

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

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 a 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 submittal 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

1. Any Site Development Concept Plan shall show all information required on a preliminary plat 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 Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Outboundary plat and legal description of property.

3. Density calculations.

4. Parking calculations, including calculation for all off-street parking spaces, required and proposed, and the number, size and location for handicap design.

5. Provide open space percentage for overall development including separate percentages for each lot on the plan.

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

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

8. A note indicating signage approval is separate process.

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

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

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

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

13. Floodplain boundaries.

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

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

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

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

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

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

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

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

22. Compliance with Sky Exposure Plans.

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

C. 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 design.

3. Provide open space percentage for overall development including separate percentages 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.

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

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, lot dimensions, lot 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, significant natural features, such as wooded areas and rock formations, and other landmark features 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, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation.

20. Compliance with Sky Exposure Plans.

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

V. TRUST FUND CONTRIBUTION

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

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:

Table with 2 columns: Type of Development, Required Contribution. Rows include General Office (\$583.67), General Retail (\$1,757.08), Loading Space (\$2,865.43).

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

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

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

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

2. Traffic generation assessment contributions shall be deposited with Saint 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. Funds shall be payable to Treasurer, Saint 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 \$194.36 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

Storm Water

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,334.49 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Highways and Traffic or before the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, Saint Louis County.

Sanitary Sewer

The sanitary sewer contribution is collected as the Caulis 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 roadway, storm water and primary water line improvements, if not submitted by January 1, 2011, 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.

Additional Conditions

In addition to the conditions listed above, we ask that the following general conditions be met:

1. 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 driver conditions.

2. If any public roads are proposed within this development, they must be built above the 100-year flood elevation with proper freeboard or protection from flood damage by an approved levee. Any roads and/or drives proposed below this elevation, not protected by an approved levee, are to be private and remain private forever.

3. 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.

4. Based on the preliminary plan, improvements to Olive Road must be completed prior to issuance of the building permits in excess of sixty percent (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 road improvements.

5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the St. Louis County Department of Highways and Traffic.

6. 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.

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

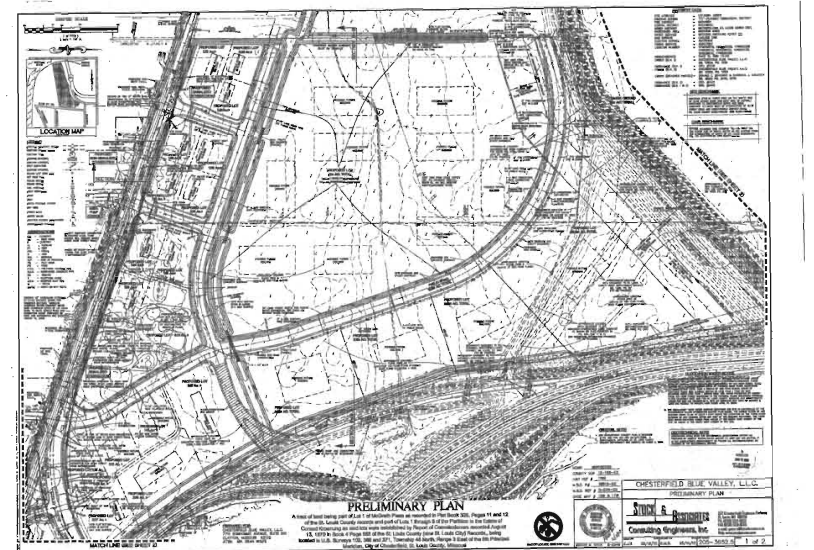
A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

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.

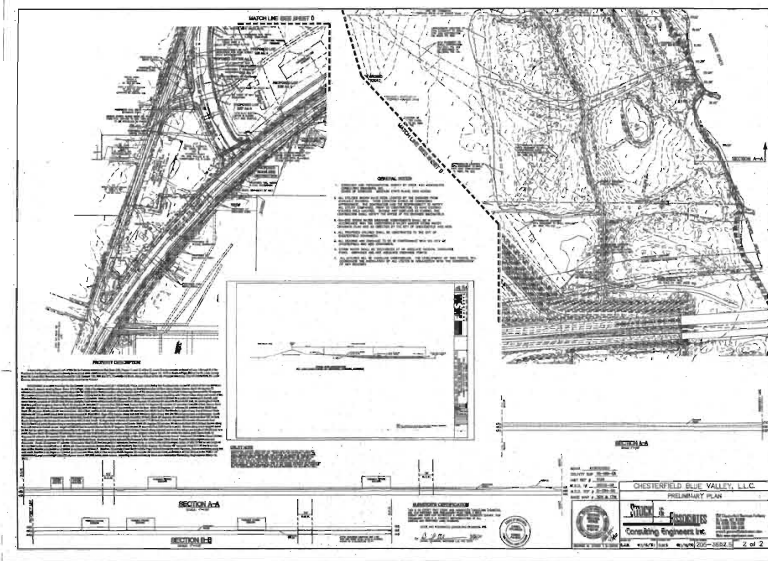
D. Waiver of Notice of Violation per the City of Chesterfield Code.

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.



Project information including MDNR MOR10C053, COUNTY SUP 15-16B-E3, H&T REF # 1199, M.S.D. P# 28512-00, M.S.D. REF # D-034-00, BASE MAP # 16W & 17W, DATE: Mar. 14, 2012, GEORGE M. STOCK E-25116, J.E.F. 01/11/12, G.M.S. 01/11/12, 205-3652.5, SHEET 4 of 5.





Chesterfield Blue Valley  
July 12, 2010

The Caulks Creek Surcharge is collected by the Metropolitan St. Louis Sewer District. It is my understanding that the surcharge is referred to, or alternatively referred as the Caulks Creek Impact Fee.

There is a separate Storm water trust fund.

There are identified jurisdictional wetlands on-site, which have been permitted to be impacted by an Area Wide permit issued to the City of Chesterfield. As such, prior to issuance of any grading permits which would impact said wetlands, the City of Chesterfield is to be reimbursed for providing mitigated wetlands in conjunction with said area wide permit, at the rate of \$25,000 per required acre of mitigation.

I hope the clarifications provided help to alleviate any miscommunication. If you have questions or require additional information, please feel free to contact me at this office.

Sincerely,  
*Mike Oetzel*  
Mike Oetzel, P.E.  
Director of Planning and Public Works

Cc: Michael G. Herring, City Administrator  
Rob Higgins, City Attorney  
Aimee Nasiff, Planning and Development Services Director

*8/2/10*

Chesterfield Blue Valley  
July 12, 2010

identified as required and necessary in conjunction with this development as described in the CBB Study. These improvements occur both on and off site. Finally, Section I.J.10 specifically requires the dedication of rights-of-way without construction of the conceptual improvements identified by Exhibits #10 and #11 of the CBB Study.

I.J.3. This section complements Section I.J.4. and I.J.8. While this section requires the completion of road improvements as soon as reasonably possible, the complementary sections indicate requirements and require completion of the Olive Road improvements prior to issuance of 60% of the total building permits. While the City may require more expeditious completion of the required road improvements, or a different sequence, under no circumstances would building permits be issued in excess of 60% until the Old Olive Street Road Improvements are completed.

I.J.4. The roadway improvements referred to are the same as those contained in the CBB Study at pages 24 to 27 and shown on Exhibit 8 to the CBB Study (except those related to Chesterfield Airport Road and Spine of St. Louis Boulevard). The various generic references to "required road improvements", "roadway improvements" and similar terms through Section I.J. all refer to these same roadway improvements. The actual improvements will be depicted on the improvement plans. By definition, those improvements described in the CBB Study, the development plans and concept plans are not final engineered improvements.

I.J.9, 10, 11. Chesterfield Blue Valley's obligation to provide rights-of-way and easements refers to those on the Chesterfield Blue Valley property (that portion within the boundaries of the petition). In addition, since St. Louis County has confirmed that it favors the future traffic plan described in Exhibit 10 of the CBB Study, I can confirm that only Exhibit 10 and not Exhibit 11 appears to be relevant. Once again, however, the ultimate rights-of-way required are dependent upon the final engineered and approved plans.

I.K. Much of this work has been provided and resolved. Chesterfield Blue Valley's obligation is to provide supplemental information to the studies already initiated, as requested by the Missouri Department of Transportation and St. Louis County. I.O.B. The references to "standard governmental agency planning and zoning setbacks" means those listed in Section I.C.

V. References to "roadway improvement contribution", "developer's contribution" and similar terms mean the defined TSA. The TSA does not in any way, limit the required improvements to be completed by the Developer, but identifies the minimum value of improvements expected with the development. Any further clarification should be directed to St. Louis County for explanation of County Ordinance #550.



July 12, 2010  
Chesterfield Blue Valley, LLC  
7711 Bonhomme Avenue  
Suite 901  
Clayton, Missouri 63105

RE: Chesterfield Blue Valley  
P.Z. 04-2010

It should be understood that the purpose of petition P.Z. 04-2010 was simply to incorporate the developed six (6) acre Braubert tract into the existing approved ordinance which provides for zoning of the entire development. As opposed to simply rezoning the six (6) acre tract independently, it is preferred that the original acreage covered by Ordinance # 2443 and the additional acreage be covered by one zoning Ordinance. In doing so, the consolidated properties are governed by one Ordinance with homogeneous conditions and approved uses. It should be noted that the City approved a Site Development Concept Plan pursuant to Ordinance #2443, and the Preliminary Development Plan submitted with P.Z. 04-2010 is consistent with that approved Concept Plan.

It should be equally understood, that the traffic studies, required improvements, and dedications requested in the proposed rezoning petition are simply a re-statement of the conditions provided in Ordinance #2443. While the language of the Ordinance speaks for itself, the following clarifications may be useful in develop a uniform understanding.

I.I.1. References here and in other sections of Attachment A to the required traffic study, refer to the November 12, 2007 traffic study completed by Crawford, Bunte, Brummett (the CBB Study), as well as the additional study and supplementary information provided to the various agencies.

I.J.1. References in this attachment A require dedication of rights-of-way specifically planned and conceptual, as referenced in the CBB Study. Section I.J.9 requires the dedication and construction of the road improvements specifically

**M.S.D. NOTES**

- EXISTING ON-SITE SANITARY DISCHARGE/SEPTIC TANK SHALL BE IDENTIFIED ON THE PLANS AND ABANDONED PER MSD STANDARD SPECIFICATIONS.
- PROPERTY LINES SHALL BE SHOWN ON PROJECT PLANS. SEWERS CROSSING LEASE OR PROPERTY LINES WILL BE PUBLIC. PUBLIC STORM SEWERS SHALL BE ABOVE THE NORMAL POOL LEVEL OF WET BASINS.
- THE ZONING SHALL BE CONSISTENT WITH THE REGIONAL SANITARY PUMP STATION DESIGN CAPACITY. THE SANITARY SEWERS SHALL BE DEEP ENOUGH TO SERVE BY GRAVITY THE ENDS OF THE SERVICE AREA AS OUTLINED IN THE MASTER PLAN FOR THE PUMP STATION (MSD P-27389-00).
- CAULKS CREEK SURCHARGE OF \$2,750 PER ACRE WILL APPLY FOR THIS AREA FOR THE TOTAL AREA (131 ACRES) PROVIDED IN THE APPLICATION. THIS COMES TO \$360,250. TOTAL ACREAGE TO BE VERIFIED.
- DISTURBED AREA BEING MORE THAN 1 ACRE, STORM WATER MANAGEMENT PRACTICES OF WATER QUALITY WILL BE REQUIRED. ALL WATER QUALITY BMP'S SHALL BE DESIGNED PER CURRENT MSD RULES AND REGULATIONS AND SHOULD BE LOCATED WITHIN THE PROPERTY BOUNDARIES. WATER QUALITY BMP'S ON EACH LOT ARE CONSISTENT WITH LOW IMPACT PRACTICES. ALSO, THE WATER FEATURE (LAKE) STRADDLING THE BROADER PROPERTY LINE SHOULD NOT BE DEGRADED BY THIS DEVELOPMENT. ADDITIONALLY, A LETTER OF FLOODWATER MANAGEMENT COMPLIANCE FROM THE MONARCH-CHESTERFIELD LEVEE DISTRICT WILL BE REQUIRED.
- PRIVATE WATER QUALITY BMP'S SHALL BE DESIGNED PER CURRENT MSD RULES AND REGULATIONS AND SHALL BE LOCATED WITHIN "RESERVED AREAS" OR EASEMENTS, AS APPROPRIATE.
- THE 100-YEAR PONDING LIMITS SHALL BE LABELED ON ALL STORM WATER STORAGE BASINS.
- EXTERIOR GREASE TRAPS WILL BE REQUIRED FOR ANY RESTAURANTS OR COMMERCIAL KITCHENS.

**GENERAL NOTES**

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.(BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MISSOURI AND CITY OF CHESTERFIELD STANDARDS.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOODS, BUT FLOOD ELEVATIONS DETERMINED), FLOOD ZONE AH (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOODS, FLOOD DEPTHS OF 1-3 FEET, USUALLY AREAS OF PONDING, BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE X (AREAS OF 500-YEAR FLOODS, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH ELEVATIONS ARE LESS THAN 1 FOOT ABOVE THE ELEVATION OF THE 100-YR WATER SURFACE OF ANY CHANNEL WITHIN 200 FEET OF THE BUILDING FOOTPRINT, THE 100YR HIGH WATER ELEVATION VARIES FROM 460.25 AT THE SOUTH EAST CORNER OF THE SITE TO 458.67 AT THE SOUTH WEST CORNER OF THE SITE.
- THE REGULATORY 100YR WATER SURFACE ELEVATION FOR SITE IS CONTROLLED BY THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN MODEL. THE LOWEST FLOOR OF ANY BUILDING NEEDS TO BE AT LEAST 1 FOOT ABOVE THE ELEVATION OF THE 100YR WATER SURFACE OF ANY CHANNEL WITHIN 200 FEET OF THE BUILDING FOOTPRINT. THE 100YR HIGH WATER ELEVATION VARIES FROM 460.25 AT THE SOUTH EAST CORNER OF THE SITE TO 458.67 AT THE SOUTH WEST CORNER OF THE SITE.
- 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.
- 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.
- STREET LIGHTS SHALL BE PROVIDED AS REQUIRED PER THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE SECTION 1005.320.
- 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.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
- ALL SIGNMAKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
- 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.
- ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- ACCESS TO THIS DEVELOPMENT FROM OLIVE STREET ROAD SHALL BE VIA FOUR ENTRANCES. THESE ENTRANCES ARE TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO SAINT LOUIS COUNTY STANDARDS AS DIRECTED BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
- TEMPORARY OFF-SITE GRADING EASEMENTS SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF ANY OFF-SITE GRADING.
- THE DEVELOPER SHALL BE REQUIRED TO CONTRIBUTE TO THE CHESTERFIELD VALLEY TRUST FUND.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- 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.
- UPON COMPLETION OF GRADING THE DEVELOPER SHALL APPLY AND OBTAIN A LOWM-F TO UPDATE NEW ZONE "AH" FLOODPLAIN DUE TO THE CONSTRUCTION OF THE MASTER PLAN DRAINAGE CHANNELS.
- INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE, CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
- THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC 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 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.
- 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.
- ALL ROAD IMPROVEMENTS ALONG OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD SHALL BE PER C.B. REPORT DATED NOVEMBER 12, 2007.
- ALL USES WILL BE AS PERMITTED IN CITY OF CHESTERFIELD ORDINANCE #2612.

**WETLAND MITIGATION CHART**

Blue Valley	Area	Type	Ratio	Mitigation	
				Area	Mitigation Credit
Area C	0.24	FW	1:1	0.24	\$6,000
Area D1	0.26	FW	1:1	0.26	\$6,500
Area D2	0.06	FW	1:1	0.06	\$1,500
Area M	0.07	FW	1:1	0.07	\$1,750
Area N	0.29	FW	1:1	0.29	\$7,250
Area 17/18	0.2	OW	1:1	0.2	\$5,000
Area 17/18	0.2	PFO-HQ	2:1	0.4	\$10,000
Area 19	0.85	PEM	1.5:1	1.27	\$31,750
				<b>TOTAL</b>	<b>\$69,750</b>

**SURVEYOR'S CERTIFICATION**

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

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
LC NO. 222-D

By: *Daniel Ehlmann* 7/14/12  
Daniel Ehlmann, Missouri L.S. No. 2215



**GEOTECHNICAL STATEMENT**

Midwest Testing at the request of Chesterfield Blue Valley, L.L.C. has provided limited geotechnical services for the project proposed hereon. A geotechnical feasibility study was conducted during August 2007 for a portion of the development proposed hereon. Our preliminary findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our August 17, 2007 report titled "Geotechnical Feasibility Study of an 11.376 Blue Valley Development Phase I, Chesterfield, Missouri."

By: *Daniel J. Boczkowski*  
Daniel J. Boczkowski, P.E.  
E-25861

Date

This 2nd Amended Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of \_\_\_\_\_, 2012, by the Chairperson of said Commission, authorizing the recording of this 2nd Site Development Concept Plan pursuant to Chesterfield Ordinance No. 200, as attested by the Planning and Development Services Director and the City Clerk.

CITY OF CHESTERFIELD, MISSOURI  
By: \_\_\_\_\_  
Planning and Development Services Director

By: \_\_\_\_\_  
City Clerk

Ordinance No. 2612 dated July 19th, 2010.

Chesterfield Blue Valley, L.L.C., 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 \_\_\_\_\_

"P.C." - Planned Community of the City of Chesterfield (applicable subsection) (present zoning)

Ordinance No. 2612, 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.

Chesterfield Blue Valley, L.L.C.  
By: \_\_\_\_\_  
Dean Wolfe  
President

STATE OF \_\_\_\_\_ ) SS.  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, I, \_\_\_\_\_, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DO SAY THAT HE/SHE IS A \_\_\_\_\_ AND AN AUTHORIZED REPRESENTATIVE FOR \_\_\_\_\_ AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID \_\_\_\_\_ ACKNOWLEDGED THE SIGNING OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

**FLOODPLAIN NOTE**

Subject property lies within Flood Zone "AE" (Special Flood Hazard Areas inundated by 100-year flood), base flood elevation determined (Elevation 467), and Flood Zone "AH" Flood Depths of one (1) or three (3) feet (usually areas of ponding). Base flood elevation determined (Elevation 461 and 462) and Shaded Zone "X" (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 for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 2785C0120 H with an effective date of August 2, 1995, and revised to reflect LOMR dated April 17, 2000.

**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, NONEXISTENCE, 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 COMPLIANCE WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

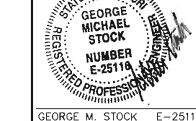
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY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

MDNR MOR10C053 3 03-02-2012 REVISED PER CITY COMMENTS  
COUNTY SUP 15-168-E3 2 02-10-2012 REVISED PER CITY COMMENTS  
H&T REF # 1199 1 01-11-2012 ISSUE TO CITY

M.S.D. P# 28512-00  
M.S.D. REF # D-034-00  
BASE MAP # 16W & 17W

CHESTERFIELD BLUE VALLEY, L.L.C.  
2nd AMENDED SITE DEVELOPMENT CONCEPT PLAN

DATE: Mar. 14, 2012

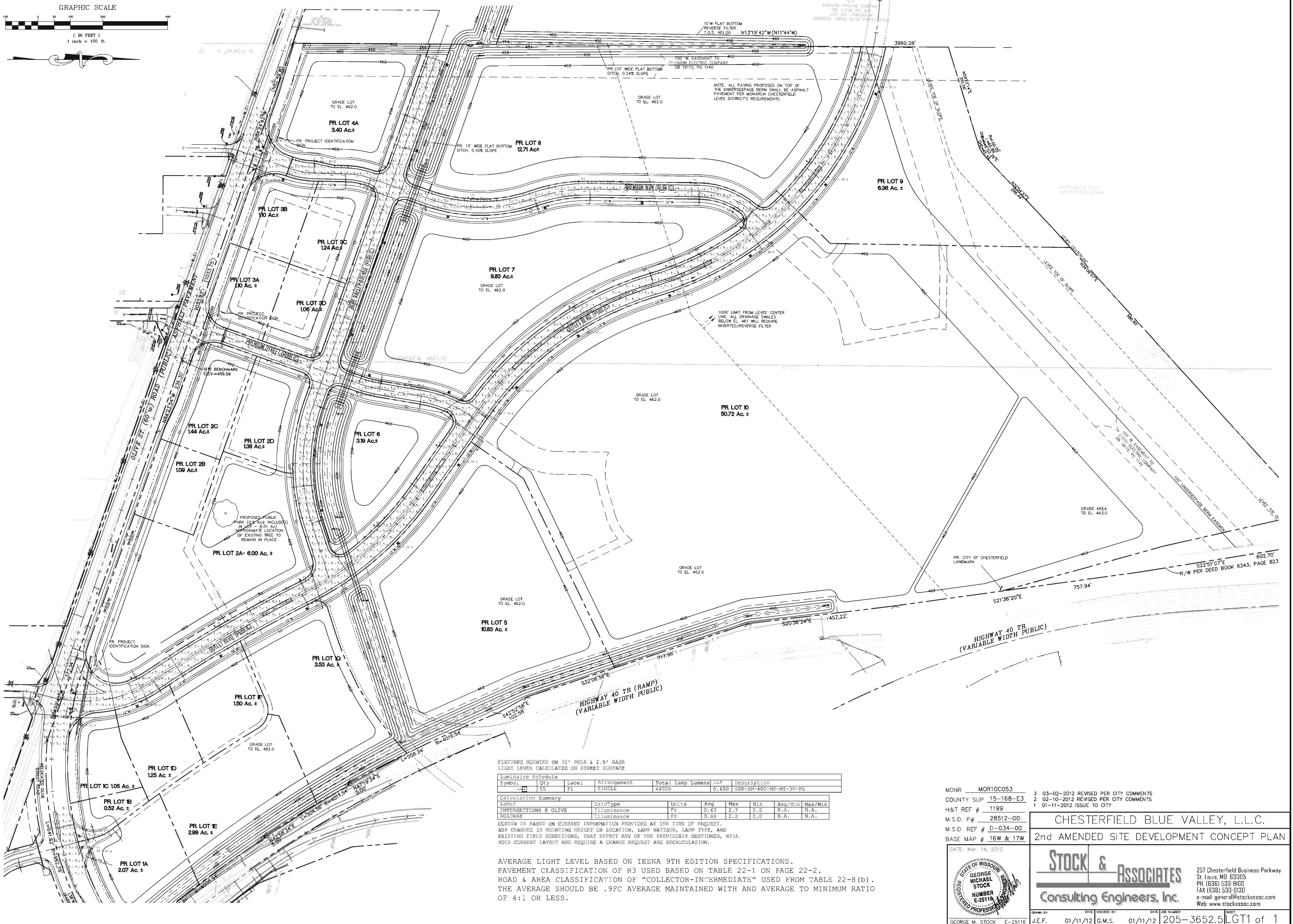
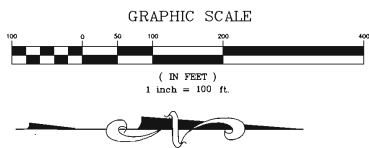


**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

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

DRAWN BY: J.E.F. DATE: 01/11/12 CHECKED BY: G.M.S. DATE: 01/11/12 205-3652.5 SHEET: 5 of 5

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. 257 CHESTERFIELD BUSINESS PARKWAY, ST. LOUIS, MO 63005. TEL: (636) 530-9100. FAX: (636) 530-9100. WWW.STOCKASSOC.COM



FIXTURES MOUNTED ON 30' POLE & 2.5' BASE  
LIGHT LEVEL CALCULATED ON STREET SURFACE

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
☐	55	F1	SINGLE	44000	0.650	SSM-AM-400-MF-MT-3V-PG

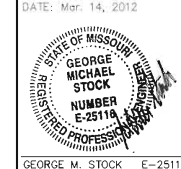
  

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
INTERSECTIONS @ OLIVE	ILLUMINANCE	FC	0.82	2.3	0.0	N.A.	N.A.
DRIVEWAY	ILLUMINANCE	FC	0.88	2.2	0.0	N.A.	N.A.

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

AVERAGE LIGHT LEVEL BASED ON IESNA 9TH EDITION SPECIFICATIONS.  
PAVEMENT CLASSIFICATION OF R3 USED BASED ON TABLE 22-1 ON PAGE 22-2.  
ROAD & AREA CLASSIFICATION OF "COLLECTOR-INTERMEDIATE" USED FROM TABLE 22-8(b).  
THE AVERAGE SHOULD BE .9FC AVERAGE MAINTAINED WITH AN AVERAGE TO MINIMUM RATIO OF 4:1 OR LESS.

MDNR MOR10C053 3 03-02-2012 REVISED PER CITY COMMENTS  
COUNTY SUP 15-168-E3 2 02-10-2012 REVISED PER CITY COMMENTS  
H&T REF # 1199 1 01-11-2012 ISSUE TO CITY  
M.S.D. P# 28512-00  
M.S.D. REF # D-034-00  
BASE MAP # 16W & 17W



CHESTERFIELD BLUE VALLEY, L.L.C.  
2nd AMENDED SITE DEVELOPMENT CONCEPT PLAN

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

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Web: www.stockassoc.com

DATE: Mar 14, 2012  
DRAWN BY: GEORGE M. STOCK E-25116  
DATE CHECKED BY: J.E.F. 01/11/12  
DATE FOR NUMBER: G.M.S. 01/11/12  
SHEET: 205-3652.5 LGT1 of 1

