



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

Planning Commission Staff Report

Project Type: Site Development Concept Plan

Meeting Date: April 13, 2009

From: Kristian Corbin
Project Planner

Location: Southeast corner of the intersection of Long Road and Edison Avenue. (172 Long Road)

Applicant: Holthaus Realty and Development

Description: **Edison Crossing:** A Site Development Concept Plan and Conceptual Landscape Plan for an 11.381 acre tract of land zoned “PC” Planned Commercial District located at 172 Long Road, at the southeast corner of Edison Avenue and Long Road.

PROPOSAL SUMMARY

Holthaus Realty and Development has submitted a Site Development Concept Plan and Conceptual Landscape Plan for your review. The proposal is located at 172 Long Road on an 11.381 acre tract of land that is currently zoned “PC” Planned Commercial District. The proposal includes two lots for retail development.

LAND USE AND ZONING HISTORY OF THE SITE

In March 29, 2008, this parcel was rezoned from “NU” Non-Urban to “PC” Planned Commercial District via City of Chesterfield Ordinance 2448. Two variances were approved by the Department of Planning and Public Works prior to the rezoning. A Drive Throat length variance was approved reducing the required length from 60 feet to 47 feet and, a Landscape Buffer variance was approved reducing the landscape buffer requirement from 30 feet to 15 feet for Long Road and Edison Avenue for the portion located north of the Stormwater and Utility Easement.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning	Subdivision Name
North	Vacant	"PC" Planned Commercial	Monarch Center
South	Vacant	"NU" Non- Urban	NA
East	Vacant	"FPNU" Flood Plain Non-Urban	Railroad Park
West	Retail	"PC" Planned Commercial	Towne Centre



STAFF ANALYSIS

- **Comprehensive Plan**
The site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be mixed use (retail/office/warehouse). Areas designated as mixed use (retail/office/warehouse) are appropriate for office, office/warehouse, and retail development with a maximum height of 3 stories (45 feet above grade including mechanical). The proposed retail use adheres to the Comprehensive Plan.
- **Zoning**
The subject site is currently zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2448. The submittal was reviewed against the requirements of the governing ordinance and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements and the governing ordinance.

- **Open Space**

The proposed Site Development Concept Plan has an open space of 85.3% which exceeds the minimum required open space of 40% per City of Chesterfield Zoning Ordinance. The open space provided on the site includes the stormwater easement at the southern portion of the site, parking islands, and landscape buffers on the roadways.

- **Landscaping and Tree Preservation**

There are currently no trees existing on this site, therefore a tree preservation plan and tree stand delineation were not required. A Landscape Plan has been submitted and meets all the requirements of the City of Chesterfield Landscape and Tree Preservation Requirements. As this development is planting over fifty (50) trees, a mix of tree types and species were utilized along the arterial roads. A 15 foot landscape buffer is required along Edison Avenue and for Long Road 125 feet south of the northern property line. The remaining 485 feet of the site that has frontage along Long Road is required to have a 30 foot landscape buffer. All trees shown on the landscape plan are included on the City's recommended tree list. The City's Arborist reviewed the landscape plan and had no additional comments.

- **Monarch Chesterfield Levee Trail – Phase II**

The site is adjacent to the Monarch Chesterfield Levee Trail-Phase II, a bicycle/pedestrian pathway from 176 Long Road to Chesterfield Commons. The trail is nearing the final stages of construction and is estimated to be completed in next few months weather permitting. The Site Development Section Plan for Lot B proposes a connection point to the trail via the eastern most parking area with a bicycle path sidewalk. The eastern most parking area will serve the Edison Crossing Development and the Monarch Chesterfield Levee Trail-Phase II project.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Concept Plan and Conceptual Landscape Plan and has found the application to be in conformance with the Comprehensive Plan, Zoning, and Site Specific Ordinance.

MOTION:

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

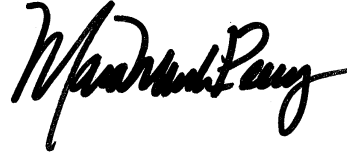
1. "I move to approve the Site Development Concept Plan and Conceptual Landscape Plan for Edison Crossing, with the following condition that the corrected open space number of 85.3% be amended on the plan." (Conditions may be added, eliminated, altered or modified)
2. "I move to deny the Site Development Concept Plan and Conceptual Landscape Plan for Edison Crossing."

Respectfully submitted,



Kristian Corbin
Project Planner

Respectfully submitted,



Mara Perry, AICP
Senior Planner

Cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

Attachments: Site Development Concept Plan
Conceptual Landscape Plan

SITE AREA = 487,189 S.F. (11.18 AC.)
 OWNER: EDISON CROSSING LLC
 PREPARED FOR: EDISON CROSSING LLC, c/o HOLTHAUS REALTY AND DEVELOPMENT
 PREPARED BY: THE CLAYTON ENGINEERING COMPANY

LOTS 1&2 OF "EDISON CROSSING" LOT SPLIT, ACCORDING TO THE PLAT RECORDED IN (NOT RECORDED YET) OF THE ST. LOUIS COUNTY RECORDER OF DEEDS

PROPERTY ZONED: "PC" PLANNED COMMERCIAL
 SITE ADDRESS: 162 LONG ROAD, CHESTERFIELD, MO 63005
 LOCATOR NUMBER: 17U120201
 PROPOSED USE: BANK / COMMERCIAL

FEMA MAP NUMBER = 25189C0140 H
 (REVISED TO REFLECT LOMR DATED APR. 17, 2000)
 SITE LOCATED IN ZONE X

MAX. BUILDING HEIGHT = 40 FEET

MAX. FLOOR AREA RATIO (FAR)= 55%

MIN. OPEN SPACE = 40%

TREE PRESERVATION PLAN: THERE ARE NO EXISTING TREES TO BE REMOVED, SO NO SEPARATE TREE PRESERVATION PLAN WILL BE PROVIDED.

THE LOCATION AND HEIGHT OF ANY LIGHT STANDARDS ON SITE SHALL BE AS APPROVED BY THE PLANNING COMMISSION ON THE SITE DEVELOPMENT PLAN AND SHALL BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD REGULATIONS.

ALL TRASH ENCLOSURES SHALL BE ENCLOSED BY A SIX FOOT HIGH SIGHT PROOF FENCE AND CONSTRUCTED OF A SIMILAR MATERIAL AS THE MAIN BUILDINGS.

THERE WILL BE NO MONUMENT SIGN FOR THIS SITE.

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

THE DEVELOPER SHALL BE REQUIRED TO PROVIDE ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.

THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED PRIOR TO THE END OF EACH WORK DAY.

EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FUTURE EROSION OF THE SOIL.

NOTES:

- ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA AND CITY OF CHESTERFIELD STANDARDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND MSD STANDARDS.
- ALL GRADING & DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND MSD STANDARDS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO STEPS AT HANDICAPPED ACCESSIBLE DOORS.
- NO ON-SITE LIGHT STANDARD SHALL EXCEED SIXTEEN (16) FEET IN HEIGHT AND BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS.
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPT. OF HIGHWAYS & TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPT. OF HIGHWAYS & TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY RIGHT-OF-WAY, EASEMENTS, TEMPORARY SLOPE CONSTRUCTION LICENSE, ETC., AS REQUIRED FOR ST. LOUIS COUNTY PROJECT NUMBER AR-4933B. ALL ON-SITE IMPROVEMENTS SHALL BE COMPATIBLE WITH THIS PROJECT.
- ACCESS TO THIS DEVELOPMENT FROM LONG ROAD SHALL NOT BE PERMITTED.

SITE IS SERVED BY:

MONARCH FIRE PROTECTION DISTRICT
 155 LONG ROAD
 CHESTERFIELD, MO. 63005

ROCKWOOD R-6 SCHOOL DISTRICT
 111 EAST NORTH STREET
 EUREKA, MO. 63025

AMEREN UE
 1901 CHOUTEAU
 P.O. BOX. 66149 MAIL CODE 200
 ST. LOUIS, MO. 63166-6149

AT&T
 14780 MANCHESTER ROAD
 BALLWIN, MO. 63011
 TERRY DONAUBAUER (636) 256-1536

LACLEDE GAS
 720 OLIVE ST., ROOM 1408
 ST. LOUIS, MO. 63101
 KELI KRAMER (314) 342-0678

AMERICAN WATER CO.
 727 CRAIG ROAD
 ST. LOUIS, MO. 63141
 SUE MOYNIHAN (314) 991-3404, x2306

METROPOLITAN ST. LOUIS SEWER DISTRICT
 2350 MARKET ST.
 ST. LOUIS, MO. 63103

CHARTER COMMUNICATIONS
 2275 CASSENS DR. SUITE 138
 FENTON, MO. 63026
 (800) 314-7195

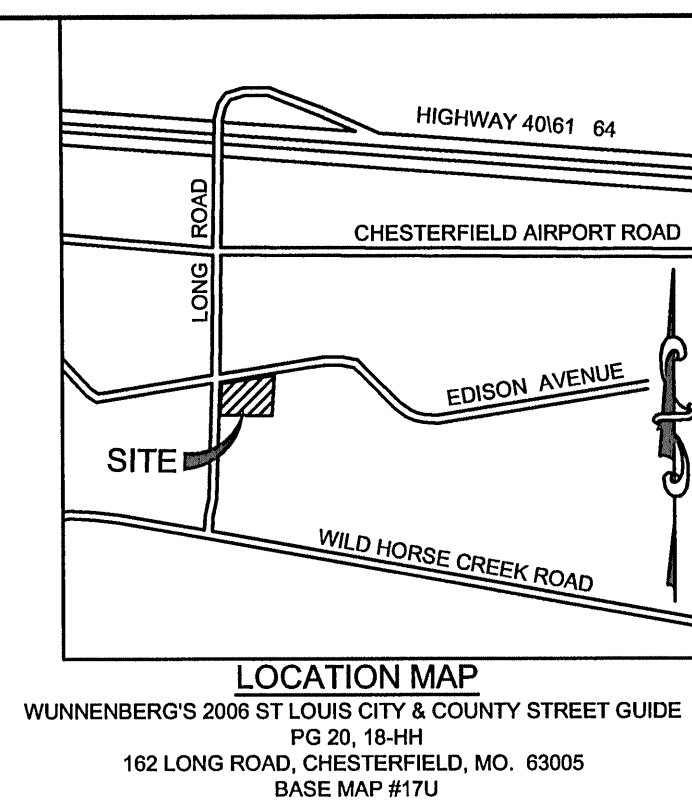
CHESTERFIELD MONARCH LEVEE DISTRICT
 C/O STANTEC CONSULTING SERVICES, INC.
 1859 BOWLES AVENUE, SUITE 250
 ST. LOUIS, MO. 63026-1944
 (636) 343-3880 X 7008

EDISON CROSSING

A TRACT OF LAND BEING PART OF LOT 1 OF THE SUBDIVISION IN PARTITION OF THE DAMIAN KROENUNGS ESTATE AND PART OF SHARE 7 OF THE SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT CONCEPT PLAN

PROPERTY IS ZONED "PC" PLANNED COMMERCIAL ORDINANCE #2448



WUNNENBERG'S 2009 ST. LOUIS CITY & COUNTY STREET GUIDE
 PG 20, 18-HH
 162 LONG ROAD, CHESTERFIELD, MO. 63005
 BASE MAP #17U

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the clayton engineering company, inc.
 ENGINEERS • SURVEYORS • PLANNERS
 11920 WESTLINE INDUSTRIAL DRIVE
 ST. LOUIS, MISSOURI 63048
 (314) 962-8888 FAX: (314) 962-8888
 cec@claytoneng.com

NO.	DATE	DESCRIPTION
1	10/03/08	EAS City Comments
2	11/18/08	EAS Plan Revisions
3	12/24/08	EAS City Comments
4	02/26/09	EAS City Comments / Plan Revision
5	03/20/09	EAS St. Louis County Comment
6	03/25/09	EAS St. Louis County / Fire District comments

FILE: G:\07\00007014\FP\000001\EDISON-CROSSING-CONCEPT-PLAN.rvt
 SUR: 1288, 1833
 PLOTTED: 4/10/09 02:15 BY: EAS

SOILS ENGINEER NOTES

SCI Engineering, Inc. and the undersigned engineer have not prepared any part of these plans. The seal of the undersigned professional engineer is a professional opinion to indicate that the undersigned has reviewed this plan, relative to geotechnical considerations only, through the data given below and that improvements as shown on these sheets are compatible with the soil and geologic conditions at the site as described in the geotechnical report for the project dated July 7, 2007. Conditions may vary from those encountered in the explorations or can change due to construction activities or weather conditions. Therefore, SCI Engineering, Inc., must be involved during the construction phase of this project to observe that subsurface conditions are as anticipated from the exploration data and that recommendations relative to construction are implemented. Construction means and methods shall be left to the contractor.

SCI ENGINEERING, INC.

ENGINEER, P.E. _____ DATE _____

Benchmark Information

St. Louis County Benchmark: 12-171: "Standard aluminum disk" stamped SL-38 1990. Disk is set at the northwest corner of Chesterfield Airport Road and Caprice Drive. Elevation = 460.06' (ngvd 1929).

Temporary Site Benchmark

Top of sanitary sewer force main structure; located approximately 24.5 feet north of the centerline of Edison Avenue and 123 feet east of the centerline of Long Road. Elevation = 459.63' (ngvd 1929).

Bob Holthaus
 Edison Crossing, LLC, c/o Holthaus Realty & Development

In connection with a change of zoning for the following described property from

NU (prior zoning) to PC (present zoning)

Edison Crossing, LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003, 140 _____ PC _____ of City of _____ (applicable subsection) (present zoning) Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown therein, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____

(Name Typed): **Bob Holthaus**
 President of Holthaus Realty & Development

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

On this _____ day of _____, 20____, before me appeared _____, to me personally known, who being by me duly sworn, did say that he is the President of Holthaus Realty & Development, a Missouri Corporation duly organized and existing under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation, by authority of its Board of Directors and he further acknowledges said instrument to be the free act and deed of said Corporation.

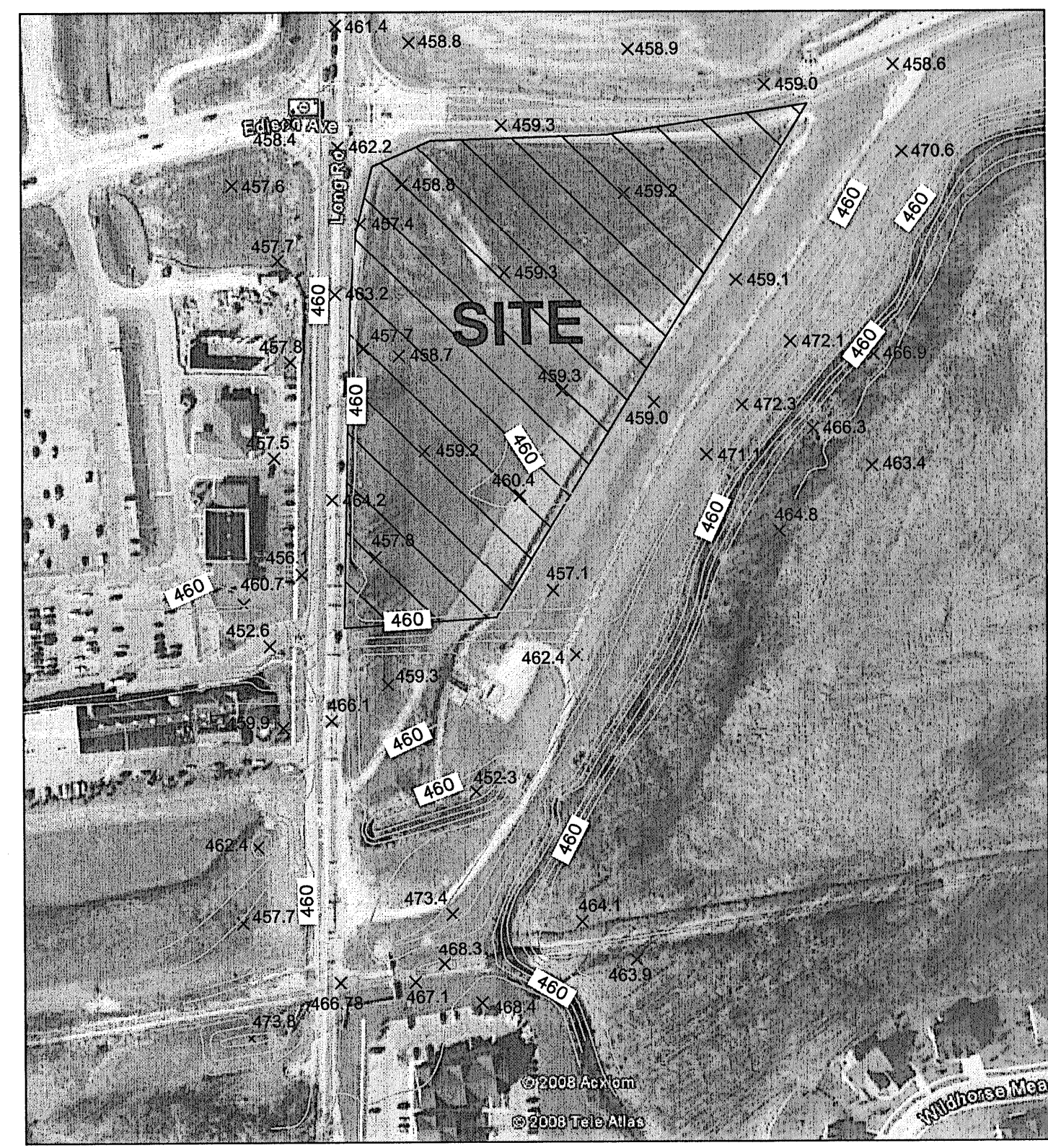
IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written. My Commission expires _____.

(Printed name of Notary Public) _____ (Notary Public)

This Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

 Planning and Development Services Director

 City Clerk



MAP OF EXISTING IMPROVEMENTS
 1"=200'

This is to certify that we have, during the month of November, 2008 at the request of Holthaus Realty performed a Property Boundary Survey and prepared a Resubdivision plat of part of property conveyed to Edison Crossing LLC, a Missouri limited liability company, by deed recorded in Deed Book 17849, Page 967 of the St. Louis County Records, being part of Lot 1 of the Subdivision in Partition of the Damian Kroenungs Estate according to the plat accompanying Commissioner's Report recorded in Plat Book 5, Page 28 of the St. Louis County Records and part of Share 7 of the Subdivision in Partition of the Peter Steffan Estate according to the plat accompanying Commissioner's Report recorded in Deed Book 80, Page 457 of the St. Louis County Records, situated in U.S. Survey 126, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County Missouri, being more particularly described as follows: Beginning at the Southeastern corner of property conveyed to St. Louis County, Missouri, for the widening of Long Road, formerly 60 feet wide, being a point on the Northern line of property conveyed to the Monarch-Chesterfield Levee District by deed recorded in Deed Book 11721, Page 724 of the St. Louis County Records, thence Northeasterly, along the Eastern line of said property conveyed to St. Louis County, North 01 degree 25 minutes 27 seconds East, 608.80 feet to its intersection with a point on the Southern line of property conveyed to the City of Chesterfield for the widening of Long Road per Condemnation Suit Cause No. 00CC003064 of the Circuit Court for St. Louis County according to "Notice of Payment of Condemnation Award" recorded in Deed Book 12841, Page 777 of the St. Louis County Records; thence Northeasterly and Southeasterly, along the Southern line of said property conveyed to the City of Chesterfield for the establishment of Edison Avenue according to the aforementioned Condemnation Suit, North 44 degrees 45 minutes 15 seconds East, 150.63 feet to a point; thence South 69 degrees 35 minutes 03 seconds East, 296.11 feet to a point on curve; thence point, thence Northeasterly, along a curve to the left having a radius of 635.37 feet, an arc distance of 208.20 feet (North 80 degrees 09 minutes 22 seconds East, 205.29 feet on its chord) to a point on curve on the South line of Adjusted Parcel 2 of Boundary Adjustment Plat of Part 4 of The Valley Center and Part of Share 7 of the Estate of Peter Steffan and Part of Lot 1 of Kroenung Estate recorded in Plat Book 347, Page 13 of the St. Louis County Records; thence Southeasterly, along the Southern line of said Adjusted Parcel 2, South 88 degrees 36 minutes 24 seconds East, 277.65 feet to a point; thence North 81 degrees 37 minutes 36 seconds East 67.01 feet to its intersection with a point on the Eastern line of Lot 1 of the Subdivision in Partition of the Damian Kroenungs Estate, as aforementioned; thence Northeasterly, along the Southern line of said Adjusted Parcel 2, North 74 degrees 13 minutes 36 seconds East 77.55 feet to a point; thence North 83 degrees 54 minutes 36 seconds East 243.10 feet to the Southeastern corner of said Adjusted Parcel 2; thence Southwesterly, along the Eastern line of Share 7 of said Subdivision in Partition of the Peter Steffan Estate, South 00 degrees 33 minutes 36 seconds West 39.00 feet to a point; thence Southwesterly, along the approximate centerline of Bonhomme Creek as located by Voltz Engineering and Surveying, Inc., on October 30, 1981 according to Deed Book 7400, Page 312 of the St. Louis County Records, South 86 degrees 14 minutes 47 seconds West 224.88 feet to a point; thence South 80 degrees 58 minutes 28 seconds West 105.00 feet to a point; thence South 62 degrees 32 minutes 26 seconds West 75.00 feet to a point; thence South 27 degrees 52 minutes 42 seconds West 217.00 feet to a point; thence South 39 degrees 43 minutes 19 seconds West 326.00 feet to a point; thence South 32 degrees 55 minutes 15 seconds West 103.00 feet to a point; thence South 15 degrees 11 minutes 37 seconds West 88.00 feet to a point; thence South 27 degrees 52 minutes 25 seconds West 84.12 feet to a point; thence Southwesterly, along the Northern line of property conveyed to the Monarch-Chesterfield Levee District by deed recorded in Deed Book 11721, Page 724 of the St. Louis County Records, South 89 degrees 58 minutes 47 seconds West 456.51 feet to the point of beginning, containing 11.184 acres, more or less (487,189 square feet). This Survey and Resubdivision has been made in accordance with the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Department of Natural Resources, Division of Geology and Land Survey, meets the accuracy requirements of an Urban Class Survey, as defined therein and the results are as shown on this plat. Basis of Bearings: Assumed North 01 degree 25 minutes 42 seconds East along the Eastern right-of-way line of Long Road per Deed Book 12841, Page 777 of the St. Louis County Records.

This Site Development Concept Plan is a correct representation of existing and proposed land divisions. It is a preliminary plan not for construction and represents the proposed site development of this tract.

THE CLAYTON ENGINEERING COMPANY

James D. Boles
 Mo. LS 2127

LEGEND

- 500 - Contour
- 500.00 - Elevation
- ASPH - Asphalt
- CONC - Concrete
- DOOR - Doorway Entrance
- DIR - Direction Of Traffic
- OW - Overhead Wires
- UE - Underground Electric Line
- UT - Underground Telephone Line
- FO - Fiber Optic Line
- G - Gas Line
- CS - Combination Sewer
- T - Telephone Line
- W - Water Line
- FL - Fence Line
- CTV - Cable TV Line
- B - Benchmark
- S - Soil Boring
- U - Utility Pole w/ Guy Wires
- EM - Electric Meter
- EP - Edge of Pavement
- FEN - Fence
- FES - Flared End Section
- FD - Flared End Section
- FF - Finished Floor
- FH - Fire Hydrant
- FL - Flowline
- GI - Grate Inlet
- GM - Gas Meter
- GV - Gas Valve
- GR - Grate
- Gr MH - Grate Manhole
- GW - Guy Wire
- WV - Water Valve
- LI - Light
- MH - Manhole

ABBREVIATIONS

- NF - Now or Formerly
- OHE - Overhead Electric
- OIP - Old Iron Pipe
- PB - Page
- PB - Back Book
- PL - Property Line
- PVC - Polyvinyl Chloride Pipe
- Pvm - Pavement
- R - Radius
- RCP - Reinforced Concrete Pipe
- RW - Right-of-Way
- SI - Signal
- TBR - To Be Removed
- TBRAR - To Be Removed and Replaced
- TBRARel - To Be Removed and Reallocated
- TC - Top of Curb
- TJB - Telephone Junction Box
- TMH - Telephone Manhole
- TP - Top of Pavement
- Tras - Transformer
- TS - Toe of Slope
- TW - Top of Wall
- TWK - Top of Walk
- Typ - Typical
- UGEO - Underground Electric
- UGFO - Underground Fiber Optic
- UGT - Underground Telephone
- UIP - Use In Place
- UP - Utility Pole
- VCP - Vitriified Clay Pipe
- WM - Water Meter
- WMH - Water Manhole
- WV - Water Valve
- 32L3017S - MSD Sewer Identification

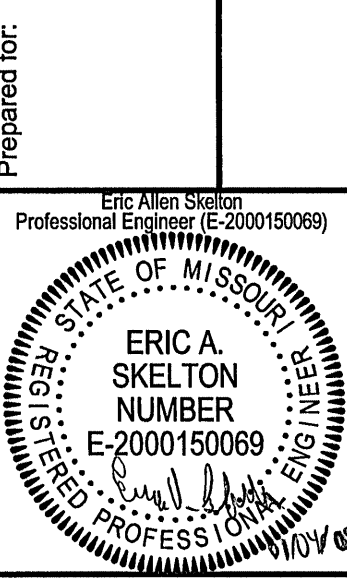


Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grade excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

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

EDISON CROSSING LLC
 c/o Holthaus Realty & Development
 18102-A Chesterfield Airport Road
 Chesterfield, MO 63005-1117



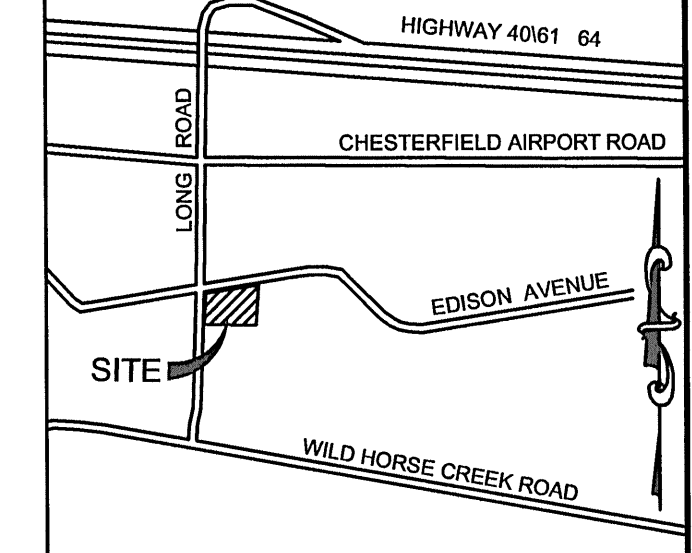
Designed: SWQ
 Drawn: SLH
 Checked: EAS
 Date: 08-11-08

Project Number: 07014
 Sheet Number: _____ of 4

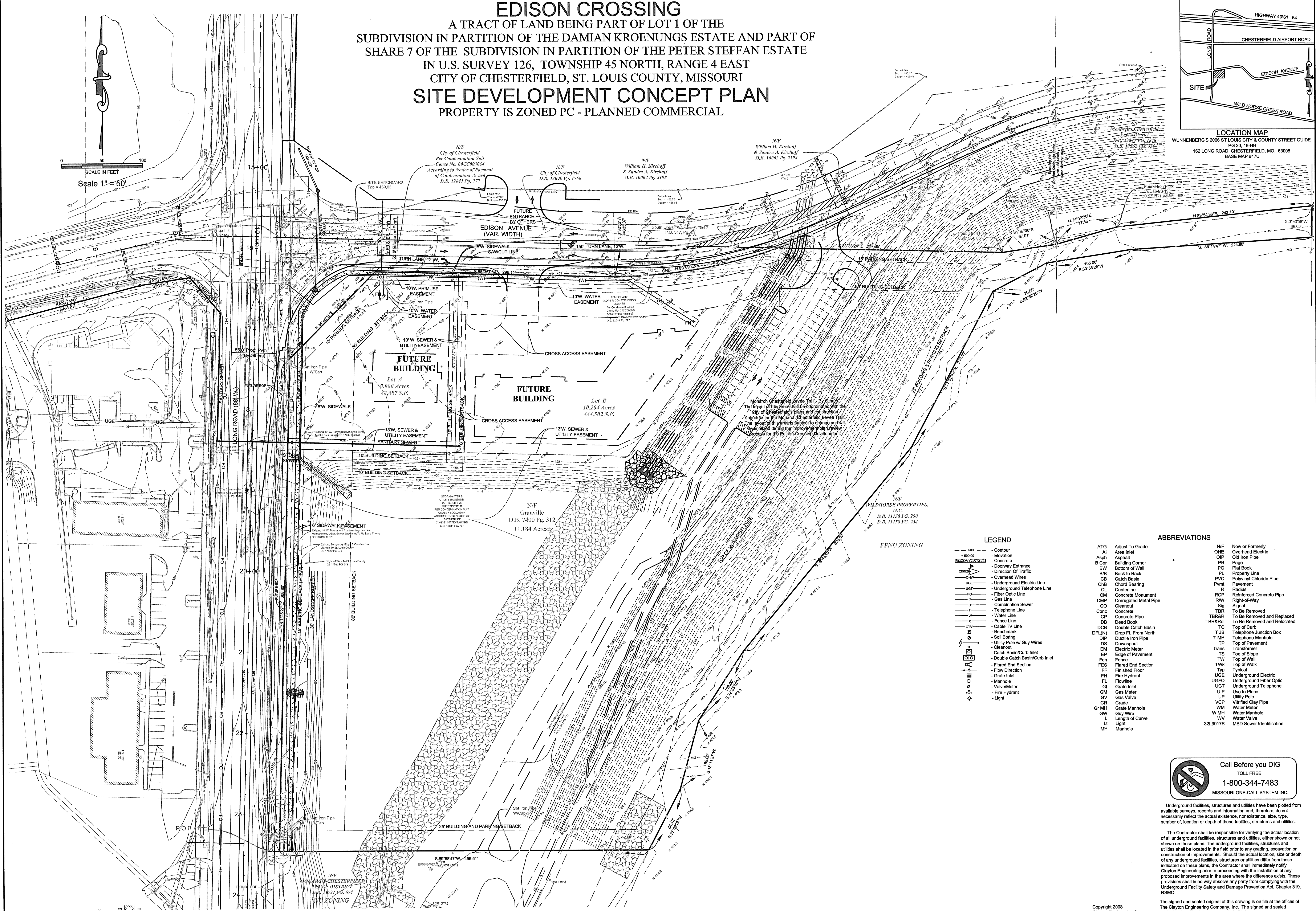
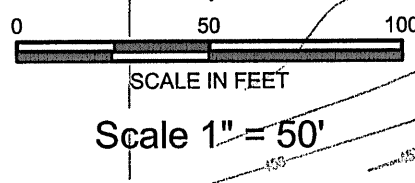
SLC H&T No. 253
 MSD BASE MAP 17U

EDISON CROSSING

A TRACT OF LAND BEING PART OF LOT 1 OF THE
SUBDIVISION IN PARTITION OF THE DAMIAN KROENUNGS ESTATE AND PART OF
SHARE 7 OF THE SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE
IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
SITE DEVELOPMENT CONCEPT PLAN
PROPERTY IS ZONED PC - PLANNED COMMERCIAL



the clayton engineering company, inc.
 ENGINEERS & SURVEYORS & PLANNERS
 1111 S. MISSOURI
 ST. LOUIS, MISSOURI 63104
 (314) 662-8888 FAX: (314) 662-8888
 claytoneng.com



- LEGEND**
- 500 — Contour
 - 500.00 — Elevation
 - Concrete
 - Doorway Entrance
 - Direction of Traffic
 - Overhead Wires
 - Underground Electric Line
 - Underground Telephone Line
 - Fiber Optic Line
 - Gas Line
 - Combination Sewer
 - Telephone Line
 - Water Line
 - Fence Line
 - Cable TV Line
 - Benchmark
 - Soil Boring
 - Utility Pole w/ Guy Wires
 - Cleanout
 - Catch Basin/Curb Inlet
 - Double Catch Basin/Curb Inlet
 - Flared End Section
 - Flow Direction
 - Grate Inlet
 - Manhole
 - Valve/Meter
 - Fire Hydrant
 - Light

- ABBREVIATIONS**
- | | | | |
|--------|-----------------------|----------|-----------------------------|
| ATG | Adjust To Grade | N/F | Now or Formerly |
| AI | Area Inlet | OHE | Overhead Electric |
| Asph | Asphalt | OIP | Old Iron Pipe |
| B Cor | Building Corner | PB | Pipe |
| BW | Bottom of Wall | PG | Plat Book |
| B/B | Back to Back | PL | Property Line |
| CB | Catch Basin | PVC | Polyvinyl Chloride Pipe |
| CHB | Chord Bearing | Pvmt | Pavement |
| CL | Centerline | R | Radius |
| CM | Concrete Monument | RCP | Reinforced Concrete Pipe |
| CMP | Corrugated Metal Pipe | R/W | Right-of-Way |
| CO | Cleanout | SG | Signal |
| Conc | Concrete | TBR | To Be Removed |
| CP | Concrete Pipe | TBR&R | To Be Removed and Replaced |
| DB | Dead Book | TBR&Rel | To Be Removed and Relocated |
| DCB | Double Catch Basin | TC | Top of Curb |
| DFL(N) | Drop FL From North | T JB | Telephone Junction Box |
| DIP | Ductile Iron Pipe | T MH | Telephone Manhole |
| DS | Downspout | TP | Top of Pavement |
| EM | Electric Meter | Trans | Transformer |
| EP | Edge of Pavement | TS | Toe of Slope |
| Fen | Fence | TW | Top of Walk |
| FES | Flared End Section | TWK | Top of Walk |
| FF | Finished Floor | Typ | Typical |
| FH | Fire Hydrant | UGE | Underground Electric |
| FL | Flowline | UGFO | Underground Fiber Optic |
| GI | Grate Inlet | UGT | Underground Telephone |
| GM | Gas Meter | UIP | Use In Place |
| GV | Gas Valve | UP | Utility Pole |
| GR | Grade | VCP | Vitrified Clay Pipe |
| Gr MH | Grate Manhole | WM | Water Meter |
| GW | Guy Wire | WMH | Water Manhole |
| L | Length of Curve | WV | Water Valve |
| LI | Light | 32L3017S | MSD Sewer Identification |
| MH | Manhole | | |

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

Underground facilities, structures and utilities have been plotted from available surveys, records and information and, therefore, do not necessarily reflect the actual existence, non-existence, size, type, number, location or depth 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. Should the actual location, size or depth of any underground facilities, structures or utilities differ from those indicated on these plans, the Contractor shall immediately notify Clayton Engineering prior to proceeding with the installation of any proposed improvements in the area where the difference exists. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

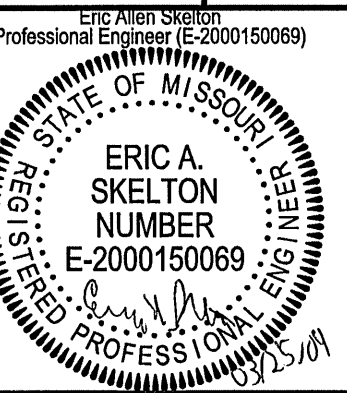
The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

REVISIONS

1	10/03/08	EAS	City Comments
2	11/18/08	EAS	Plan Revisions
3	12/24/08	EAS	City Comments
4	02/27/09	EAS	City Comments / Plan Revision
5	03/17/09	EAS	City Comments
6	03/26/09	EAS	St. Louis County / Fire District Comments

EDISON CROSSING LLC
 c/o Holthaus Realty & Development
 18102-A Chesterfield Airport Road
 Chesterfield, MO 63005-1117
SITE DEVELOPMENT CONCEPT PLAN
EDISON CROSSING

Prepared for:
 Eric A. Skelton
 Professional Engineer (E-2000150069)



Designed: SWQ
 Drawn: SLH
 Checked: EAS
 Date: 08-11-08

Project Number: **07014**
 Sheet Number: **2** of **4**

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "NU" NON-URBAN DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR AN 11.4 ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST CORNER OF LONG ROAD AND EDISON AVENUE (P.Z. 38-2007 Edison Crossing (Ed Holthaus Realty))

WHEREAS, Michael Doster of Doster, Guin, James, Ullom Benson & Mundorf, LLC, on behalf of Edison Crossing, LLC has requested a change in zoning from a "NU" Non-Urban District to an "PC" Planned Commercial for a 11.4 acre tract of land located in the southeast corner of Long Road and Edison Avenue; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 27, 2007; and,

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

WHEREAS, the City Council, having considered said request, voted to approve the rezoning request with two amendments to the permitted uses.

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 part thereof, are hereby amended by establishing a "PC" Planned Commercial District for an 11.4 acre tract of land located in the southeast corner of Long Road and Edison Avenue and described as follows:

A tract of land in U.S. Survey 419 and being part of Lot 20 of the Subdivision of R.H. Stevens' Farm recorded in Plat Book 7 page 37 of the St. Louis County Missouri former City records and being more particularly described as follows:

A tract of land being part of property conveyed to Granville, a limited partnership, by deed recorded in Deed Book 7400, Page 312 of the St. Louis County Records being part of Lot 1 of the Subdivision in Partition of the Damian Kroenungs Estate according to the plat accompanying Commissioner's Report recorded in Plat Book 5, Page 28 of the St. Louis County Records and part of Share 7 of the Subdivision in Partition of the Peter Steffan Estate according to the plat accompanying Commissioners Report recorded in Deed Book 80, Page 457 of the St. Louis County Records, situated in U.S. Survey 126, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County Missouri.

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

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

Section 3. The City Council, pursuant to the petition filed by Edison Crossing, LLC, in P.Z. 38-2007, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 27th day of August 2007, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this 19th day of March, 2008.

ATTEST: Judith A. Kazian, CITY CLERK

MAYOR

FIRST READING HELD: March 3, 2008

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 Planned Commercial "PC" District shall be:
a. Animal hospitals, veterinary clinics.
b. Associated work and storage areas required by a business, firm, or service to carry on business operations.
c. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
d. Barber shops and beauty parlors.
e. Bookstores.
f. Colleges and universities.
g. Dry cleaning drop-off and pick-up stations.
h. Filling stations, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
i. Film drop-off and pick-up stations.
j. Financial institutions.
k. Medical and dental offices.
l. Offices and office buildings.
m. Postal stations.
n. Recreational facilities, indoor facilities, including gymnasiums.
o. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
p. Restaurant, fast food.
q. Restaurant, sit down.
r. Sales, rental, and leasing of new and used vehicles, including automobiles.
s. Schools for business, professional, or technical training, but not including outdoor area for driving or heavy equipment training.
t. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir

- 2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. An opportunity for recycling will be provided.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

- 1. Access to Edison Avenue shall be limited to one drive entrance. The entrance shall be located a minimum of 300 feet from the center line of Long Road, as directed by the Department of Planning and Public Works.
2. No direct access to Long Road will be permitted from any lot located within the boundary of the property governed by this ordinance.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. Construct additional lanes and pavement widening, including all improvements necessary to accommodate the additional lanes and pavement, and provide necessary right of way to provide for a right hand deceleration lane and left turn lane into the site in the vicinity of the permitted drive entrance location, as directed by the Department of Planning and Public Works. These improvements are required in order to ensure the continued free flow of traffic along Edison Avenue.
2. Provide a five (5) foot sidewalk, conforming to ADA standards, along the entire Long Road frontage of the site, as directed by the Department of Planning and Public Works and St. Louis County Department of Highways and Traffic.
3. The developer shall be responsible for providing all necessary right-of-way, easements, Temporary Slope Construction License, etc., as required for Saint Louis County Project Number AR-863A. All on-site improvements shall be compatible with this project.

- u. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
v. Stores, shops, markets, service facilities, in which goods or services of any kind; including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
w. Vehicle service centers for automobiles.

2. The following Ancillary Uses shall be permitted:

- a. Automatic vending facilities for:
i. Ice and solid carbon dioxide (dry ice);
ii. Beverages;
iii. Confections.
b. Cafeterias for employees and guests only.

3. Hours of Operation.

Uses "e", "n", "r", "t", "u" and "v" listed above are considered retail uses and retail sales, with respect to those uses, will be subject to hours of operation from 5:00 AM to 2:00 AM.

B. SETBACKS

1. STRUCTURE SETBACKS

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

- a. Fifty (50) feet from the right-of-way of Edison Avenue.
b. Eighty (80) feet from the right-of-way of Long Road.
c. Fifty (50) feet from the property line bearing N 44°45' 15"E.
d. Twenty-five (25) feet from any property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District. In addition to the minimum twenty-five (25) feet, any structure exceeding thirty (30) feet in height which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.

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

L. 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.

M. POWER OF REVIEW

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

N. STORMWATER

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in

- e. Ten (10) feet from all internal lot lines.

2. PARKING SETBACKS

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

- a. Fifteen (15) feet from the right-of-way of Edison Avenue.
b. Fifteen (15) feet from the right-of-way of Long Road.
c. Fifteen (15) feet from the property line bearing N 44°45' 15"E.
d. Twenty-five (25) feet from any property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District. In addition to the minimum twenty-five (25) feet, any structure exceeding thirty (30) feet in height which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.

C. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Construction Parking
a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
c. No construction related parking shall be permitted within the Edison Avenue or Long Road right of way.
d. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and

employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

- 1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
2. The landscape buffers for the development shall be as follows:
a. A fifteen (15) foot landscape buffer shall be required along Edison Avenue.
b. A fifteen (15) foot landscape buffer shall be required along the property line bearing N 44°45' 15"E.
c. A thirty (30) foot landscape buffer shall be required along Long Road from the southern property line northward a distance of 485 feet; north of this point a distance of one hundred twenty-five (125) feet a fifteen (15) foot landscape buffer shall be required along Long Road.
3. Landscaping shall be provided to screen the southern portion of the development. Any landscaping planted in the Stormwater and Utility Easement area shall be maintained by the developer.

F. SIGN REQUIREMENTS

- 1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

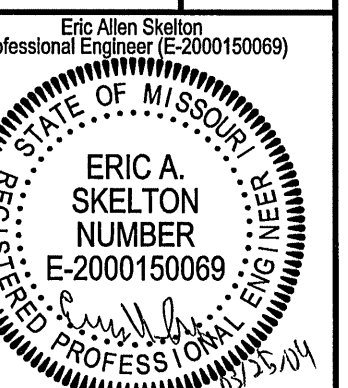
- 1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

the clayton engineering company, inc. ENGINEERS - SURVEYORS - PLANNERS 1180 WESTLINE INDUSTRIAL DRIVE (914) 982-8888 FAX: (914) 862-8888 claytoneng.com

Table with columns: REVISIONS, City Comments, Plan Revisions, City Comments. Includes project details: 102 Long Road Chesterfield, Missouri 63005. F.S. 1284, 1303. PLOTTED: 3/28/08 05:43 BY: EAS. FILE: G:\07\2007\0714\PrinMnSite-Concept-Plan-Ordinance.dwg

EDISON CROSSING LLC c/o Holthaus Realty & Development 18102-A Chesterfield Airport Road Chesterfield, MO 63005-1117 SITE DEVELOPMENT CONCEPT PLAN EDISON CROSSING

Prepared for: Eric Allen Skelton Professional Engineer (E-2000150069)



Designed: SWQ Drawn: SLH Checked: EAS Date: 08-11-08 Project Number: 07014 Sheet Number: 3 of 4

O. SANITARY SEWER

1. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.
2. Treatment for water quality, in accordance with MSD regulations dated February 2006, shall be required.
3. This project is in the Caulks Creek Surchage area and is subject to a surcharge of \$2,750 per acre.
4. Connection to the existing 16" sanitary force main to the north should be avoided. Sanitary service by gravity to the west of the development is available, and sanitary sewers should be routed to this outfall. Extension of offsite sanitary sewers may be required to serve this site.
5. Downstream sanitary sewers and pump stations need to be evaluated to ensure adequate capacity. Downstream sanitary sewers and pump stations may need to be replaced or upgraded. Modifications to the receiving pump station will need to be made by the Developer including, but not limited to, additional 24 hours storage and pump replacement.
6. Formal plan submittal and approval is required by MSD prior to the issuance of permits.

P. 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 sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

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 designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

Q. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. 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 the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

V. TRUST FUND CONTRIBUTION

15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.

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

Roads

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the

Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

Type of Development	Required Contribution
Commercial	\$2.07/sq.ft. of building space
Office	\$1.44/sq.ft. of building space
Industrial	\$4,966.59/acre

(Parking spaces as required by the City of Chesterfield Code.)
 If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

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.

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 designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance any a Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County."

Water Main

The primary water line contribution is based on gross acreage for the development land area. The contribution shall be a sum on \$654.66 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of construction of the primary water line serving the Chesterfield Valley area.

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

The stormwater contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of stormwater from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the stormwater contribution will be computed based on \$2,077.15 per acre for the total area as approved on the Site Development Plan. The stormwater contributions to the Trust Fund shall be deposited with the 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 Highways and Traffic or a Building Permit by Saint Louis County Public Works Department. Funds shall be payable to "Treasurer, Saint Louis County".

Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek Impact Fee.

The sanitary sewer contributions for the roadway, stormwater and primary water line improvements, if not submitted by January 1, 2008, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of 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 Plane.

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

VII. RECORDING

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

VIII. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

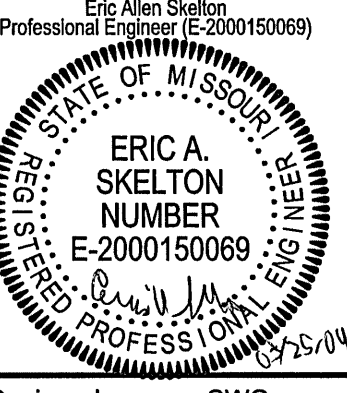
the clayton engineering company, inc.
 ENGINEERS • SURVEYORS • PLANNERS
 1102 WESTLIME INDUSTRIAL DRIVE
 CHESTERFIELD, MISSOURI 63005-1117
 (314) 656-8888 FAX (314) 656-8888
 claytoneng.com

REVISIONS	DATE	DESCRIPTION
1	10/03/08	EAS City Comments
2	11/18/08	EAS Plan Revisions
3	12/24/08	EAS City Comments

182 Long Road
 Chesterfield, Missouri 63005
 PH: 636-892-9171
 FAX: 636-892-9200

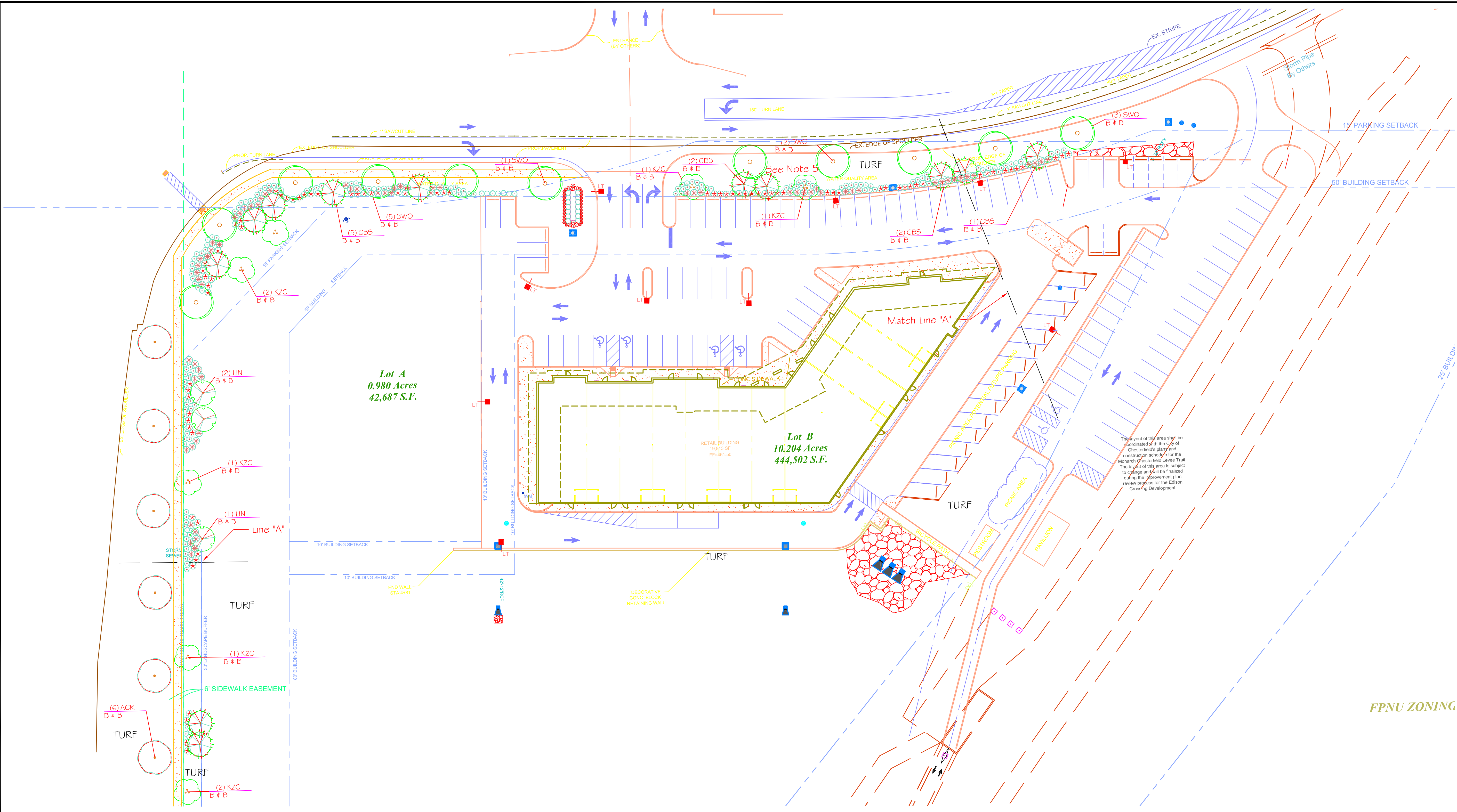
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 SITE DEVELOPMENT CONCEPT PLAN
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Designed SWQ
 Drawn SLH
 Checked EAS
 Date 08-11-08

Project Number
07014
 Sheet Number



Lot A
0.980 Acres
42,687 S.F.

Lot B
10.204 Acres
444,502 S.F.

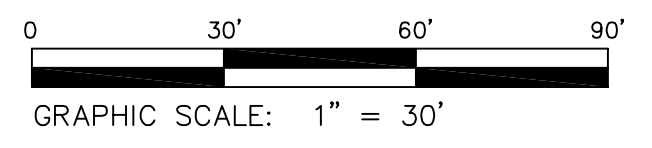
RETAIL BUILDING
19,413 SF
FF=61.50

The layout of this area shall be coordinated with the City of Chesterfield's plan and construction schedule for the Monarch (Westfield) Levee Trail. The layout of this area is subject to change and will be finalized during the improvement plan review process for the Edison Crossing Development.

GREENSPACE TOTAL LOT AREA RATIO - LOT B:
 AREA = 444,502 SF = 10.204 AC
 OPEN SPACE = 372,949 SF = 8.562 AC OR 83.9%
 BUILDING AREA = 19,813 SF = 0.455 AC OR 4.5%
 PAVEMENT AREA = 51,740 SF = 1.188 AC OR 11.6%

- NOTES:
1. Spade edge all landscape beds adjacent to lawn areas as specified.
 2. Fertilize all landscape beds with Bioplex® 4-in-1 Basic or approved equal.
 3. Amend native soil backfill with 3" leaf compost. Incorporate thoroughly into native soil.
 4. All landscaped areas to be irrigated.
 5. Water quality areas to be designed per MSD specifications on building plans.

CONCEPTUAL LANDSCAPE PLAN



ISSUES AND REVISIONS:

Revision (1)	10-6-2008	SLM
Revision (2)	10-6-2008	SLM
Revision (3)	10-17-2008	SLM
Revision (4)	11-14-2008	SLM
Revision (5)	12-29-2008	SLM
Revision (6)	02-24-2009	MLK
Revision (7)	03-13-2009	MLK
Revision (8)	03-26-2009	MLK

SYMMETRY
DESIGN & INSTALLATION
11793 Missouri Bottom Road
St. Louis, MO 63042
P: (314) 731-1112
F: (314) 731-1993

EDISON CROSSING 162 Long Road Chesterfield, MO 63005

DEVELOPER:
 Holthaus Realty and Development
 18102-A Chesterfield Airport Rd.
 Chesterfield, MO 63005-1117
 Office: 636-532-2171

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Scale: 1" = 30'
 Date: 5-15-2008
 Designed by: BRAD FURFARO, RLA
 Sheet: 1 OF 5

ISSUES AND REVISIONS:	
Revision (1)	10-6-2008 SLM
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SYMMETRY
DESIGN &
INSTALLATION

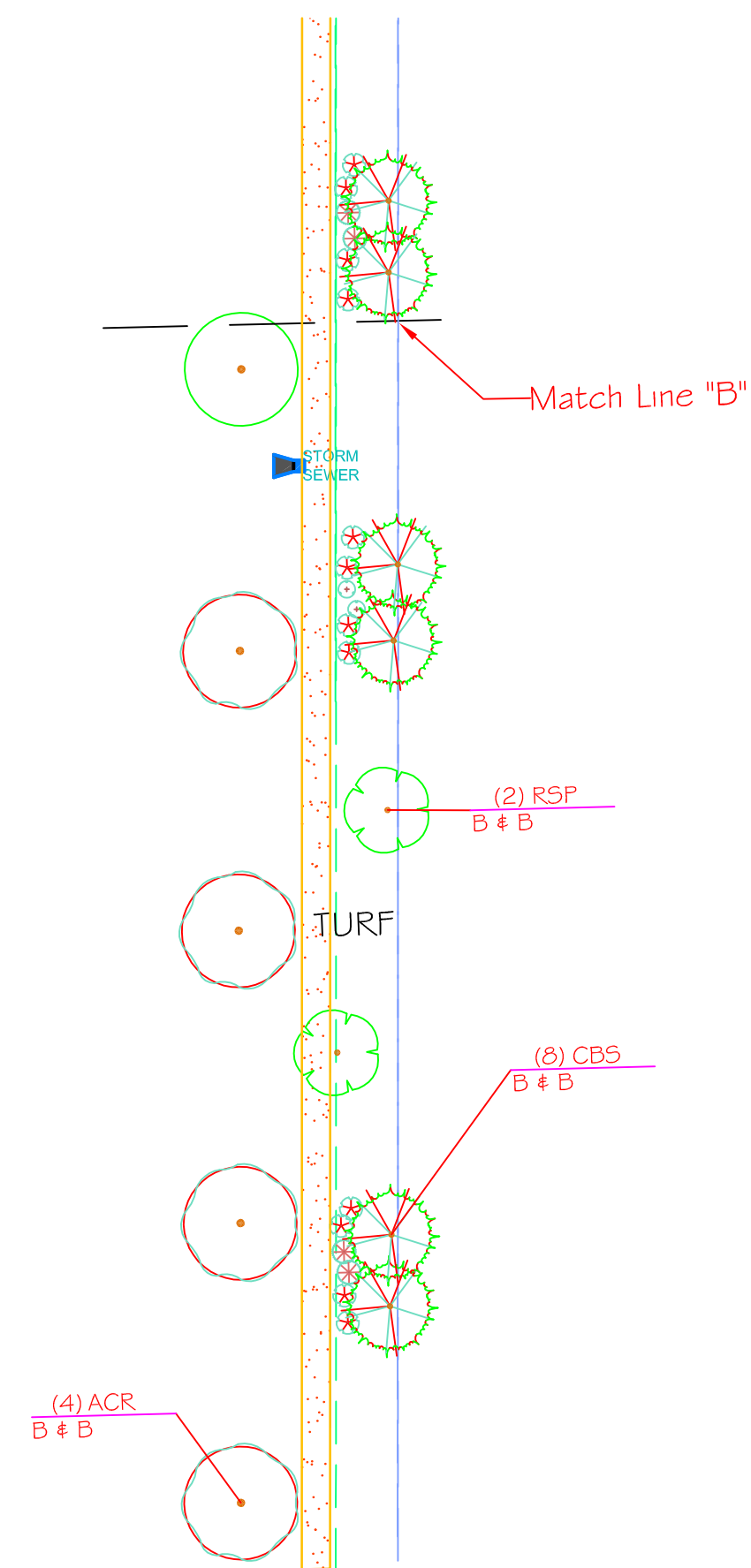
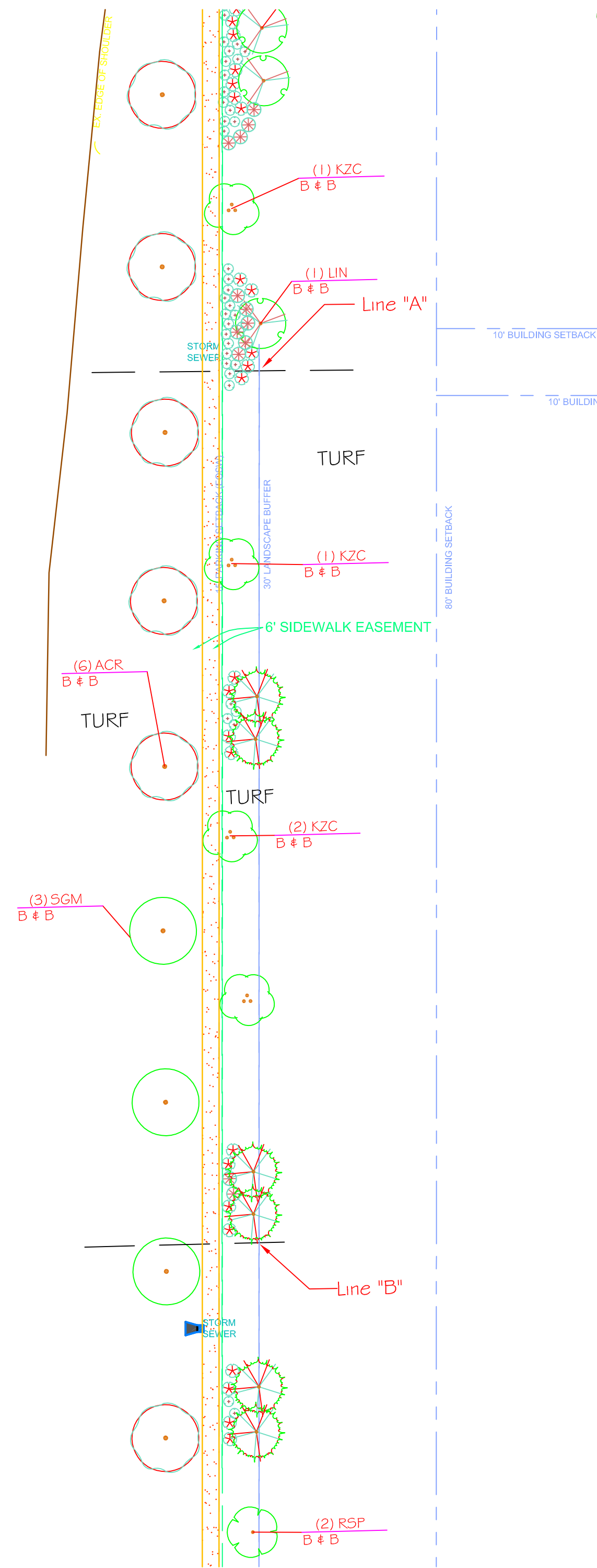
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Sheet: 2 OF 5

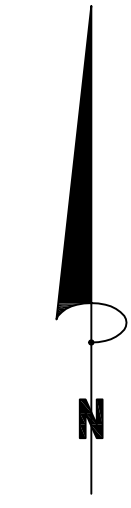
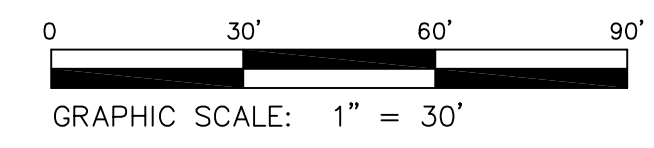


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PLANT SCHEDULE

TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
	14	<i>Acer rubrum</i> Deciduous, Medium/Fast growth, Large size, Mature Height 45'	Red Maple	B # B	2.5"	Cal
	4	<i>Acer saccharum</i> Deciduous, Slow/medium growth, Large size, Mature Height 60'-75'	Sugar Maple	B # B	2.5"	Cal
	11	<i>Quercus bicolor</i> Deciduous, Medium growth/Large size, Mature Height 50'-60'	Swamp White Oak	B # B	2.5"	Cal
	3	<i>Tilia americana</i> "Redmond" Deciduous, Slow to Medium Growth, Mature Height 45'	Redmond American Linden	B # B	2.5"	Cal
EVERGREEN TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
	24	<i>Picea pungens glauca</i> Evergreen, Mature Height 30-40', Medium growth rate	Colorado Blue Spruce	B # B	6"	7'
FLOWERING TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
	8	<i>Prunus serotina</i> "Kwanzan" Ornamental, Medium growth/Medium size, Mature Height 30'-40', pink double flower	Flowering Cherry/Kwanzan Cherry	B # B	2.5"	Cal
	4	<i>Pyrus calleryana</i> "Redspire" Ornamental, Medium growth, Medium size, Mature Height 30'-50', white flower	Redspire Gallery Pear	B # B	2.5"	Cal

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