



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

August 23, 2010

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

The Planning Commission agenda for **August 23, 2010** will include the following item for your consideration:

Spirit Valley Business Park II SDCP: a Site Development Concept Plan and Conceptual Landscape Plan for a 27.36 acre tract of land zoned "PI" Planned Industrial District located on the south side of Olive Street Road west of Wardenburg.

Dear Planning Commission:

Stock & Associates has submitted, on behalf of Spirit Valley Development, LLC, a Site Development Concept Plan and Conceptual Landscape Plan for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

On December 3, 2007, the City of Chesterfield approved Ordinance 2413 which changed the zoning from "NU" Non Urban District to "PI" Planned Industrial District.

SUBMITTAL INFORMATION

The request is for seven lots that will be individually developed as Site Development Section Plans. The proposed development will include one new access onto Olive Street Road and will also connect to the existing street stub located in the first phase of Spirit Valley Business Park. The proposed lots range in size from 2.7 acres to slightly over 4.7 acres.

As required by the City of Chesterfield Tree Preservation and Landscape Requirements, a Conceptual Landscape Plan has also been submitted to show the proposed landscaping along all collector and arterial roadways. The Conceptual Landscape Plan includes 25 trees (9 deciduous, 9 ornamental, and 7 evergreen), 53 large shrubs, and 18 small shrubs. The landscaping is proposed to be located between the utility easement and the sidewalk along Olive Street Road.

The SDCP includes the location for one permanent, free-standing subdivision monument sign. The sign is proposed on the west side of the internal roadway along Olive Street Road. Proposed landscaping for the sign, as required by the City of Chesterfield Zoning Ordinance, is shown on the Conceptual Landscape Plan.

A Conceptual Lighting Plan depicting lighting along collectors and arterials was not required for this project as St. Louis County is not requiring street lighting along Olive Street Road.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Site Development Concept Plan.

Respectfully submitted,



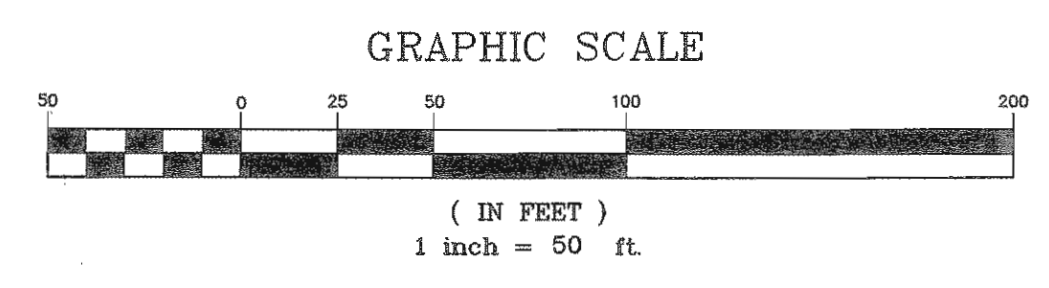
Justin Wyse, AICP
Project Planner

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Development Concept Plan
Conceptual Landscape Plan

NOTE: NO ENTRANCE ONTO OLIVE STREET ROAD SHALL BE CONSTRUCTED UNTIL THE REQUIRED SIGHT DISTANCE EASEMENT IS IN PLACE AND APPROVAL HAS BEEN GRANTED FOR THE ENTRANCE CONSTRUCTION BY ST. LOUIS COUNTY.

PROPOSED 2" FLAT-BOTTOM DITCH WITH 3:1 SIDE SLOPES DITCH SLOPE AT 0.20%



**SPIRIT VALLEY BUSINESS PARK
PHASE II**

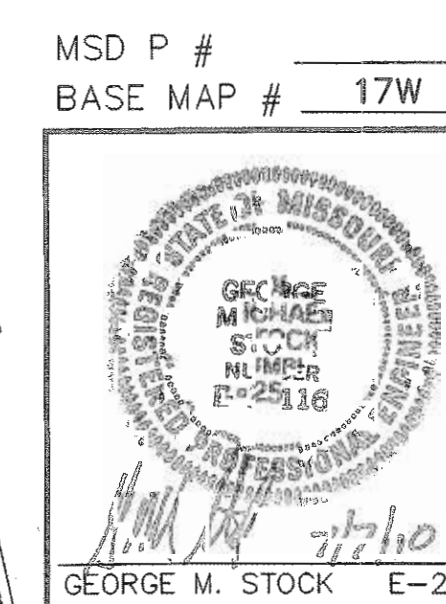
**SPIRIT VALLEY BUSINESS PARK
PHASE I**

ORDINANCE No. 2456
STOCK PROJ.
206-3923
CONCEPT PLAN - PB 355 PG 752
RECORD PLAT - PB 356 PG 177

WEST END BASIN 3
STOCK PROJ.
204-3423.1
(TO BE CONSTRUCTED BY OTHERS)

LOT 15
STOCK PROJ.
207-4062
SECTION PLAN - PB 356 PG 335

- ▲ 7/7/10 - REVISED PER COUNTY HWY COMMENTS
- ▲ 10/29/09 - REVISED PER CITY/COUNTY COMMENTS
- ▲ 7/7/09 - REVISED PER CITY COMMENTS
- ▲ 5/19/09 - REVISED PER CITY/COUNTY COMMENTS



SPIRIT VALLEY BUSINESS PARK II
SITE PLAN

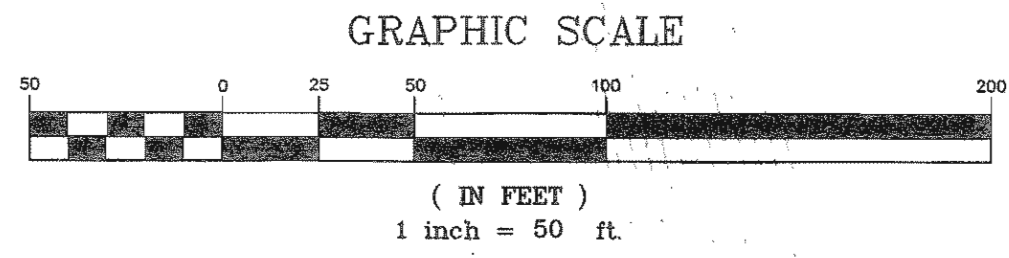
STOCK & ASSOCIATES
Consulting Engineers, Inc.

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

DATE: 10/22/08
DRAWN BY: E.J.B.
CHECKED BY: G.M.S.
JOB NUMBER: 207-4080
SHEET: 2 of 5

DRAWING FILE: C:\pwworkspace\104501000\104501000.dwg User: P. Stock Date: 10/22/08 10:23:00 AM

MATCHLINE



LOT 16

N/F
SPIRIT VALLEY DEVELOPMENT LLC
DB. 17321, PG. 1135
LOC. NO. 17W230010
18650 OLIVE STREET ROAD
1,821,630 SQ. FT.
41.819 ACRES

LOT 4
STOCK PROJ.
207-4140

LOT 5
119,300 s.f.
2.74 Acres

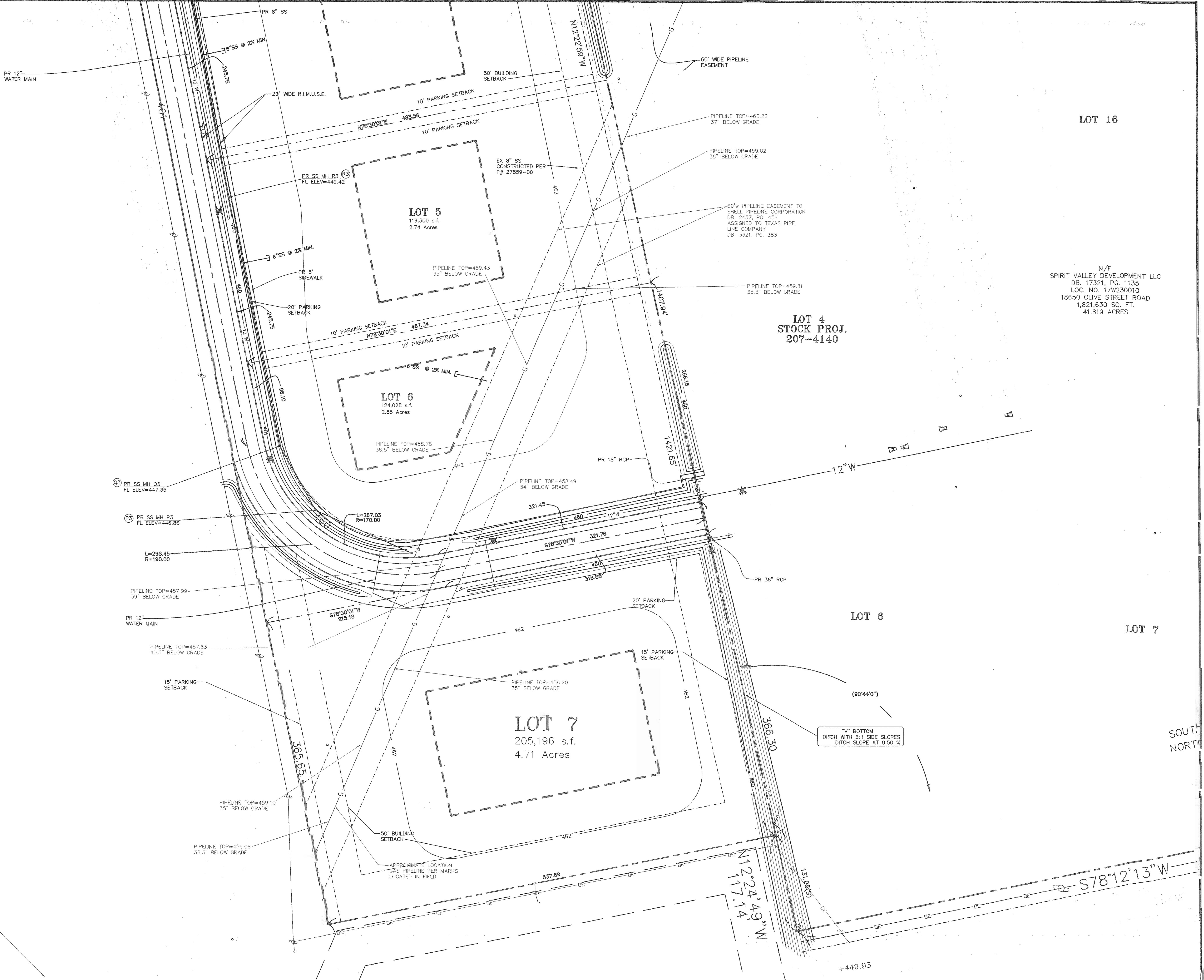
LOT 6
124,028 s.f.
2.85 Acres

LOT 7
205,196 s.f.
4.71 Acres

LOT 7

LOT 6

SOUTH
NORTH



EX 8\"/>

PUMP STATION 3

COMMITMENT NO. 8-08544
N/F
CITY OF CHESTERFIELD
DB. 17645, PG. 4859
LOC. NO. 17W40012
18343 WARDENBURG RD

- ▲ 7/7/10 - REVISED PER COUNTY HWY COMMENTS
- ▲ 10/29/09 - REVISED PER CITY/COUNTY COMMENTS
- ▲ 7/7/09 - REVISED PER CITY COMMENTS
- ▲ 3/19/09 - REVISED PER CITY/COUNTY COMMENTS

STOCK PROJ.
204-3423.2

MSD P #
BASE MAP # 17W



SPIRIT VALLEY BUSINESS PARK II
SITE PLAN

STOCK & ASSOCIATES
Consulting Engineers, Inc.

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

DRAWN BY: E.J.B. DATE CHECKED BY: G.M.S. DATE JOB NUMBER: 207-4080 SHEET: 3 of 5

DRAWING FILE: C:\WORKSPACE\2074140\2074140.dwg PLOT DATE: 10/22/08 2:30pm PLOTTED BY: rrosenthal

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

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

- Stormwater ditches shall match the latest provided by the City of Chesterfield.
- Easements for the proposed utilities along Olive Street Road shall be shown on the site development concept and section plans.

M. POWER OF REVIEW

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

N. STORMWATER

- The property bound by this ordinance shall be required to conform to the Chesterfield Valley Master Storm Water Plan as directed by the City of Chesterfield. Drainage from this property shall be directed to the future reservoir to be located to the west of the property governed by this ordinance. In the event that the required permanent improvements are not constructed prior to or concurrently with this development, interim storm water improvements consisting of a temporary 24-inch pipe, constructed according to current Chesterfield Valley Master Storm Water Plan flow line elevations, shall be required along the Olive Street Road frontage and for an approximate distance of 500 feet along the western property line. The temporary 24-inch culvert shall be terminated in the reservoir.

- Provide a 20 foot wide Chesterfield Valley Storm Water Easement, as directed by the City of Chesterfield, along the west line of the property governed by the ordinance. The easement should begin at the Olive Street Road right of way line and extend south for a distance of 500 feet. The easement shall be dedicated exclusively for the purpose of constructing and maintaining drainage features associated with the Chesterfield Valley Master Storm Water Plan.

- Provide a 50 foot wide Chesterfield Valley Storm Water Easement, as directed by the City of Chesterfield, adjacent to the existing 15 foot wide utility easement along the Olive Street Road frontage. The required easement shall be located immediately south of the existing utility easement and shall be dedicated exclusively for the purpose of constructing and maintaining drainage features associated with the Chesterfield Valley Master Storm Water Plan.

O. SANITARY SEWER

- Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.
- Treatment for water quality, in accordance with MSD regulations dated February 2006, shall be required.
- This project is in the Cauks Creek Surchage area and is subject to a surcharge of \$2,750 per acre.
- Easements may be required. Encroachments will not be allowed.
- Construction of offsite pumping stations and extension of offsite sanitary sewers will be required to serve this site.
- Formal plan submittal and approval will be required by the District prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

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 Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and

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

Q. MISCELLANEOUS

- 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.
- 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.
- 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, with the exception of the land use designation, shall be required where applicable.

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

- The developer shall submit a concept plan within 18 months of City Council approval of the change of zoning.
- In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within 18 months of the date of approval of the change of zoning by the City.
- Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- 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 the

- 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

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

IV. GENERAL CRITERIA

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

- Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.
- Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
- Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
- Provide comments/approvals from the appropriate Fire District, St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and St. Louis County Department of Highways and Traffic.

V. TRUST FUND CONTRIBUTION

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	\$4,986.59/acre

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

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

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

Water Main

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

The primary water line contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by the St. Louis County Department of Highways and Traffic. Funds shall be payable to "Treasurer, St. 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 St. Louis County and the Metropolitan St. 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 St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County".

Sanitary Sewer

The sanitary sewer contribution is collected as the Cauks 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, 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 St. Louis County Department of Highways and Traffic.

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

VI. RECORDING

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

VII. VERIFICATION PRIOR TO RECORD PLAT APPROVAL

The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out 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 Corners.

VIII. FINAL RELEASE OF SUBDIVISION DEPOSITS

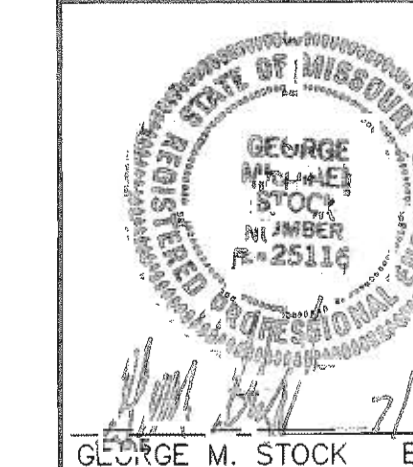
Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities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

IX. ENFORCEMENT

- 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.
- 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.
- 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.
- Waiver of Notice of Violation per the City of Chesterfield Code.
- This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

- ▲ 7/7/10 - REVISED PER COUNTY HWY COMMENTS
- ▲ 10/29/09 - REVISED PER CITY/COUNTY COMMENTS
- ▲ 7/7/09 - REVISED PER CITY COMMENTS
- ▲ 3/19/09 - REVISED PER CITY/COUNTY COMMENTS

MSD P #
BASE MAP # 17W

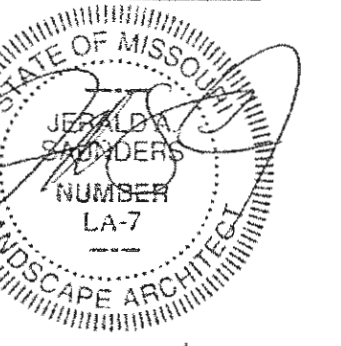


SPIRIT VALLEY BUSINESS PARK II
ORDINANCE

STOCK & ASSOCIATES
Consulting Engineers, Inc.

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

DATE: 10/22/08	CHECKED BY: G.M.S.	DATE: 10/22/08	JOB NUMBER: 207-4080	SHEET: 5 of 5
----------------	--------------------	----------------	----------------------	---------------

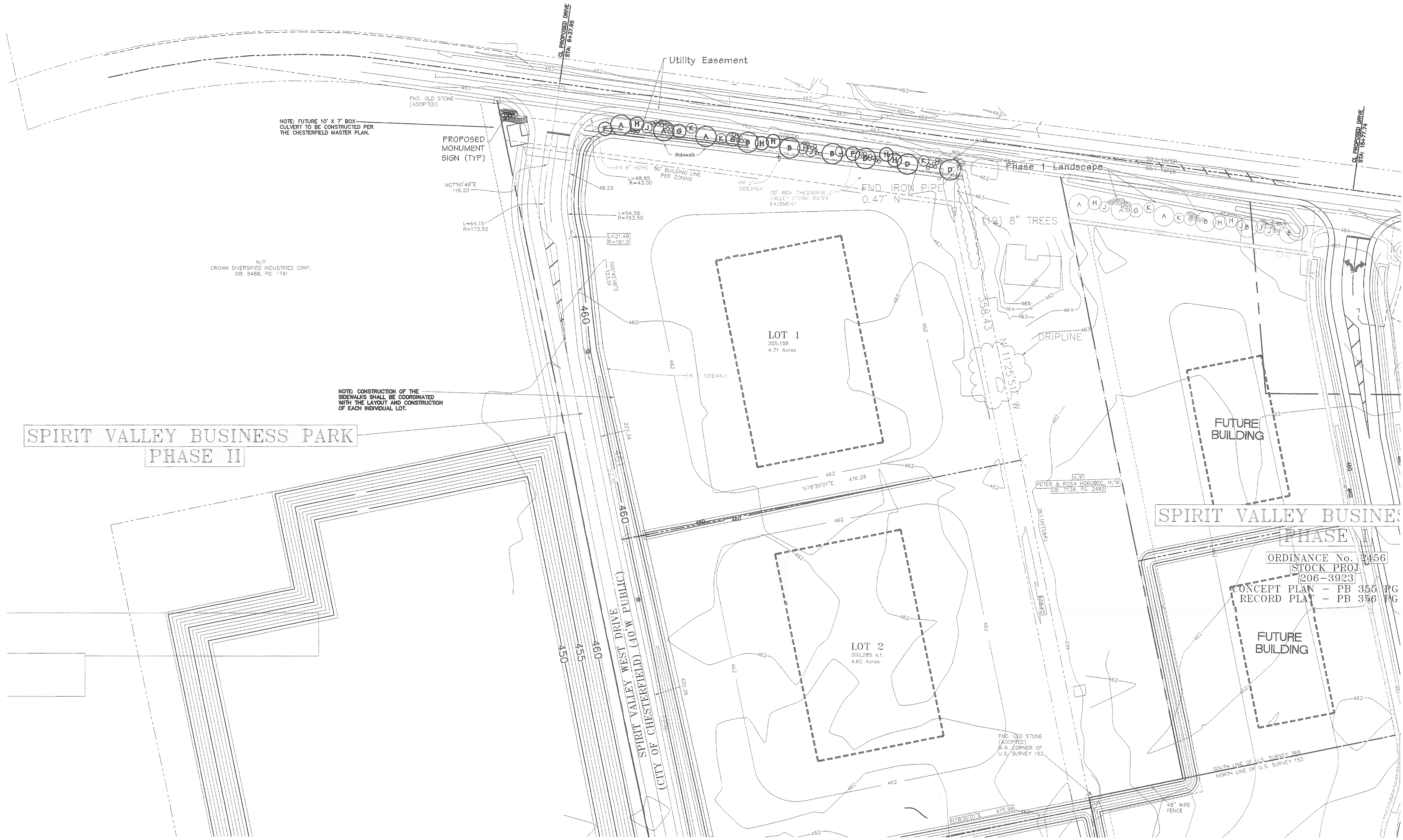


7/5/09

Consultants:

Spirit Valley Business Park II
Chesterfield, MO

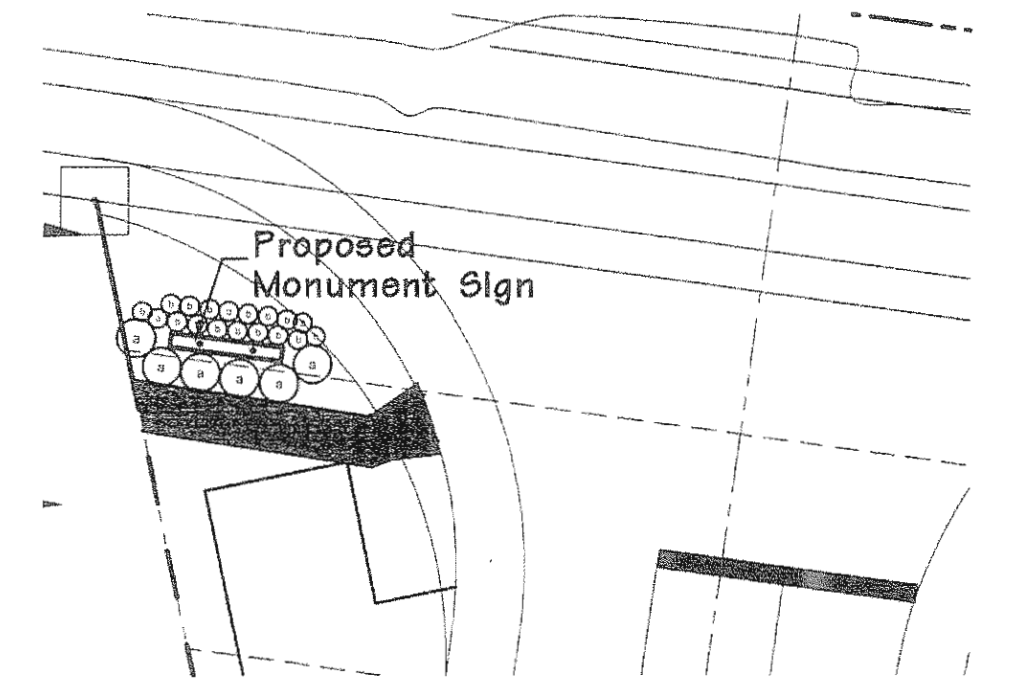
Prepared for: NAV/Desco



CONCEPTUAL LANDSCAPE PLAN
SCALE 1"=50'

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT
A	3	<i>Acer rubrum</i> 'Sunset'	Sunset Red Maple	2 1/2"	45'+
B	3	<i>Gleditsia triacanthos</i> 'Inermis'	Thornless Honeylocust	2 1/2"	45'+
D	3	<i>Quercus bicolor</i>	Swamp White Oak	2 1/2"	45'+
F	2	<i>Crataegus laevigata</i> 'Superba'	Crimson Cloud Hawthorn	2 1/2"	15-25'
G	2	<i>Cercis canadensis</i>	Red Bud	2 1/2"	25-30'
H	5	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	2 1/2"	20-30'
J	4	<i>Pinus strobus</i>	White Pine	6"	45'+
K	3	<i>Picea glauca</i>	White Spruce	6"	30-40'
53	53	Large Shrubs	Viburnum Forsythia Red-Twig Dogwood	18-24"	Deciduous Deciduous Deciduous
18	18	Small Shrubs	Inkberry Blue Chip Juniper	18-24"	Evergreen Evergreen

NOTE: Open space percentage required to be 30%.



ENLARGED LANDSCAPE PLAN - ENTRY SIGN
SCALE 1"=20'

Revisions:

Date	Description	No.

Drawn: JJ
Checked: JAS

loomisAssociates
landscapeArchitects/planners
202 Spirit Valley Drive, Suite 155
Chesterfield, MO 63015-1077
P: 636.514.5000 F: 636.514.5001
E: info@loomisassociates.com

Sheet Title: Conceptual Landscape Plan
Sheet No: CLP-1
Date: 07/06/09
Job #: 813.014

