



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

September 17, 2008

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

The Planning Commission agenda for **September 22**, **2008** will include the following item for your consideration:

Spirit of St. Louis Corporate Center: A Site Development Concept Plan, Conceptual Landscape Plan and Tree Stand Delineation Plan for 31.24 acre tract of land zoned "PC" Planned Commercial located on the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard.

Dear Planning Commission:

Stock and Associates, on behalf of Duke Realty Corporation, has submitted an Site Development Concept Plan, Conceptual Landscape Plan and Tree Stand Delineation Plan for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

<u>BACKGROUND</u>

- 1. In 1965, prior to the incorporation of the City of Chesterfield the property was zoned "M-3" Planned Industrial.
- 2. On March 19, 2007, the City of Chesterfield approved Ordinance 2342 which rezoned the property to "PC" Planned Commercial District.
- 3. On May 7, 2007, the City of Chesterfield approved a Boundary Adjustment Plat and a Lot Split for this property.

SUBMITTAL INFORMATION

- 1. The request is for nine (9) lots that will be individually developed as Site Development Section Plans.
- 2. The Conceptual Landscape Plan is only for the landscaping along the arterial and collector roadways.

TREE MANUAL

The Department of Planning and Public Works has received and approved a request for Special Conditions and a Mitigation proposal. As Site Development Section Plans for the development are submitted, they will be required to adhere to the requirements of the City of Chesterfield Tree Manual, the approved Special Conditions and Mitigation proposal.

The Department of Planning and Public Works has received and approved a modification to the landscape buffer requirements in the Tree Manual.

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, Conceptual Landscape Plan and Tree Stand Delineation Plan.

Respectfully submitted,

Mara M. Perry, AICP Senior Planner

Cc: City Administrator

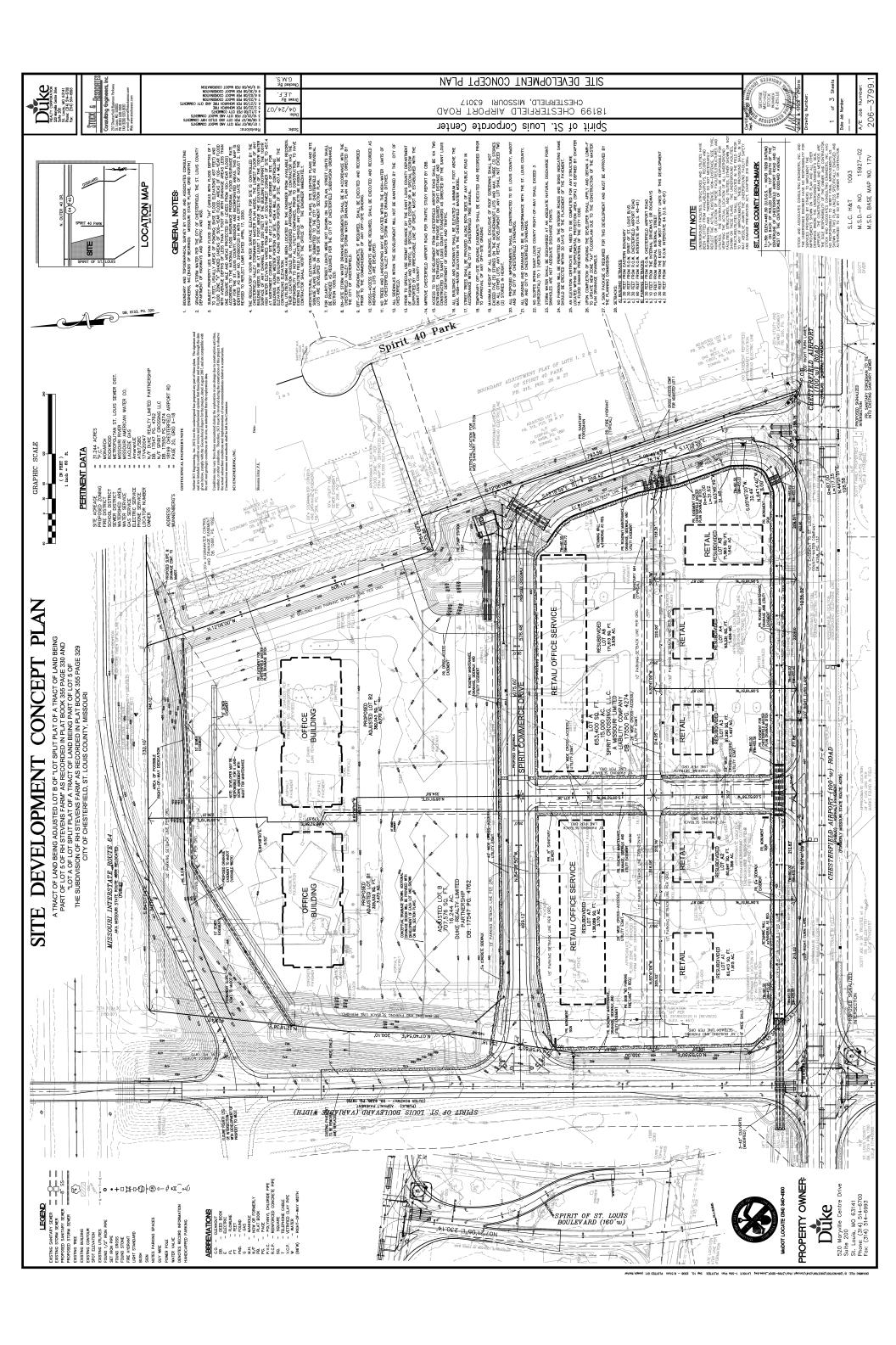
City Attorney

Director of Planning & Public Works

Planning and Development Services Director

Attachments:

Site Development Concept Plan Conceptual Landscape Plan Tree Stand Delineation Plan



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The northernmost lots shall have a maximum belinding height of five (5) stories.

All other lots shall have a maximum building height of three (5) stories and the evelopment on any lot shall not exceed two (2) stories in height. Building Height shall be as follows

Corputing Engineers Inc.

Corputing Grapheers, Inc.

Corputing Strong St

PULIF COPPORATION SAID MAYING CARE DIVE SAID MAYING CARE DIVE SEL LOUIS AND CAST 41 Prome (314) 514-6793

The Chesterfacth Valley, Means Stom Water Plan Includes a 30 feat bottom falls with 31 stoks along shall be constructed about 10 west and north poperty leave of this also for constituted about 10 and diameter inchroded cornerate places. The developer shall be responsible for construction of the required small be responsible for construction of the required stom water improvements on also, conscious places and any grading of the downstream either increases by provide possible draining the developer shall coordinate construction of the required stom water improvements with the moments of the downstream either increases the movement of the required stom water improvements with the improvements.

All Chesterfield Valley Master Storm Water shall be operational prior to the paving of any careas.

Stormwater shall be controlled as required by the Chesterfield Valley Master Facility Plan. Provide public sewer service for the stile, including sanitlary forcmen, gravity lines and/or regional pump stations, in accordanc with the Metropolitan St. Louis Sewer District Conceptual Sewe Master Plan for Chesterfield Valley. Treatment may be required for water quality in accordance MSD regulations dated February 2006. . ø

Defor Echtwical. REPORT.
 Perfor to Sillo Development Section Plan approval, provide a geotechnical report, prepared by a registered professional engineer incensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the autholity of grading and proposed infrovements with oil and geologic conditions and address the existence of any potential sinkhole, provide, dams, a septic helder, etc., and recommendations for teatment. A statement of compliance, algored and sealed by the geotechnical engineer preparity faints and improvement Plans.

Sile Development Plans and improvement Plans.

SITE DEVELOPMENT CONCEPT PLAN

18199 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MISSOURI 63017

Louis Corporate

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. Prior to the issuance of an occupancy permit all storm water dramats loaded on this skall be readed to resolve the claimes to the file or and grade of the original design, and downstream charmes shall be graded as necessary to maintain positive drainage.

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

The developer shall submit a concept plan within 18 months of City Council approval of the change of zoning. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

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In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, se 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. Ö

COMMENCEMENT OF CONSTRUCTION

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Substantial construction shall commence within two (2) years of approva the size development concept plan or size development plan, unless otherwise subsociated by confinance. Substantial construction means final the planting for readoness necessary for first approved plat or phase o construction and commencent of installation of satisfact means.

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

15927-02 S.L.C. H&T 1093 M.S.D.-P NO. 15927-02 M.S.D. BASE MAP NO. 17V

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.

Detention/relention and other storm water quantity and quality management measures are to be provided in each westershed as required by the Oty of Chasserheld. The storm water quantity management facilities, relented to finded and channel protection, shall be operational prior to swing of any divineways or partiting areas in con-residential development or issuance of building permits exceeding skyl (69%) of approved eveling untit in each platt, types of starm water management facilities alreal to lectation and the Sile Development facilities shall be identified on the Sile Development facilities shall be identified on The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.

The developer may elect to propose alternate geometry, size and/or type of stom water improvements that are functionally equivalent to the required improvements. Functional equivalent to the required improvements. Functional equivalent to the required improvements. Functional equivalent of Public works, the alternate proposal provides the same hydraulic function correctivity, and system-whole been first without adversary alterities any of the following: water surface profiles at any location customer obligations; equipment reseals; frequency of maintenance, and obligations; equipment reseals; frequency of maintenance, and obligations; equipment reseals; frequency of maintenance, and probability of information that the developer's proposal, but is not obligated to accopt, the developer's and any considers will be preformed to make a final elementation of the other chains are full experimenten of the following values and the preformed to make a final elementation of any of the other chains are the hydraulic analysis performed in vivo of the other chains are the hydraulic analysis performed the research of the checkport's proposal, but is not be performed by a consultant relatined by the Cityl of Chesterffeld.

The developer shall be respectively for all costs related to consideration of an alternate proposal, which fault include any consideration of an alternate proposal, which fault include any consideration of an alternate proposal, which fault include any

own By: J.E.F.

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Provide additional Chastenfield Valley Storm Water Essement alon the water and and and and an onth properly lines, as returned by the Ostal Manset Storm Works. In accommodate the Chesserfield Valley Manset Storm Week Plan Indian Institute the Chesserfield Valley Manset Storm Week Plan Indian Institute and Institute of the Storm Storm In the Site Development Plans and interpresented plans. Maintenant of the responsibility of the proper owner.

SANITARY SEWER

The Developer shall make all improvements recommended in the Traffic Study submitted by Crawford, Bunte, Brammeler dated February 9, 2007.

TRAFFIC STUDY

If required sight distance cannot be provided at the access locations, acquisition of fight-driven, reconstruction of paverment including correction to the vertical alignment and other of fisher improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traiffic.

Trash enclosures. The location and elevation of any trash enclosures will be a suproved by the Planning Commission on the Site Development Plan. All extentor trash areas will be enclosed with a six (i) for high slight-poof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. The material will be as approved by the Planning Commission to the Planning Commission in conjunction with the Site Development Plan.

Openspace: A minimum of (30%) openspace is required for this development.

FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. BUILDING REQUIREMENTS

The following Ancillary Uses shall be permitted on all lots: Automatic vending facilities for:

I. loes and solid carbon dioxide (dry ice);

II. Beverages;

III. Confections.

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Floor Area Ratio: F.A.R. is the gross floor area of all buildings on a lot divide by the theil bil area. This equare footgap does not include any structured or surface perking. Plenning Commission may request two (2) calculations: one (1) calculation for those areas above grade and another that includes building area belovingared.

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

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Access to Chesterfield Alptort Road shall be limited to a maximum of who (2) street approaches and constructed to St. Louis County who (2) street approaches and City of Chesterfield and St. Louis County. One of the street approaches shall be located as far to the east of the Sire s possible. The second street approach shall be limited to right infight out only.

ACCESS/ACCESS MANAGEMENT

Access to Spirit of St. Louis Boulevard shall be limited to one (1 steed approach and controlled to St. Louis County, affordards as indicated by the Cty of Chesterfield and St. Louis County. The approach shall be located approximately michaey between Chesterfield Airport Road and the proposed intensite 64 access camp from Spirit of St. Louis Boulevard. Provide cross access easements as needed to provide the adjacen subdivision to the east access to the easternmost proposed stree off Chesterfield Airport Road.

IMPROVEMENTS, PUBLIC/PRIVATE ROAD PEDESTRIAN CIRCULATION

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Thirty (30) feet from the eastern property line of this development.
Thirty (30) feet from the right-of-way of Spirit of St. Louis Distriction of the control of the contro

STRUCTURE SETBACKS
No building or structure, other than: a freestanding projet identification sign, boundary and relatining walls, light standard flag poles or fences will be located within the following seabacks:

SETBACKS

information to be shown on the Site Development Concept Plan shall adher to conditions specified under deneral Criteria-Concept Plan. Site Development Plans and Site Development Section Plans and site Development Section Plans shall adher to specific design criteria.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTREIL DY VANANING THE BOUNDARIES OF A "WEY PLANNIN INBUSTRALL DISTRICT TO A "PC" PLANNED COMMERCIAL, DISTRICT FOR 222-ACRE TRACT OF LAND LOCATED NORTH OF CHESTEGREED AIRPORT AGAING SPRINT OF STI. LOUIS BOULLEVARD INC. 262-2007 Spirit of Louis Corporate Carine (18198 and 18299 Chesteriald Airport Read)

WHEREAS, the petitioner, George Stock, has requested a change in zoni from a "Ms" Permed Industrial District to a "PC" Pleaned Commercial District for St. Za areor teat of fand located north of Chesterfield Alport Road and East of Splirt St. Louis Bouleard; and,

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

SPECIFIC CRITERIA

ORDINANCE NO. 2342

ATTACHMENT A

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The following uses shall be allowed in this "PC" Planned Commercial District on only those lots within six hundred (600) feet of Chesterfield Airport Road:

PERMITTED USES

Provide the necessary right-of-way and essements for the construction of the proposes may from Spirit of St. Louis boulfear as required by the Department of Public Works, be St. Louis County Department of Public Works, be St. Louis County Department of Traffic, and of the Missoul Department of Transportation.

All streams within this development shall be private and remain rolls and the control of the con

Provide nequired right of way/agreements and construct traffic, signific and related interaction improvements on Chesterfield Struct Read at the proposed estient priviles street and at Sprint Structural sequence and a Sprint explaint Solverson, and adjacently but and not be proposed estient and a sprint and a sprint

Thirty (30) feet from the east and west property lines of this development. Thirty (30) feet from the right-of-way of I-64/U.S. 40-61.

Fifteen (15) feet from the principal internal street.

Ten (10) feet from the internal driv

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

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Not more than two (2) of the following uses shall be permitted within six hundred (800) feet of Chesterfield Airport Road:

Thirty (30) feet from the right-of-way of Chester Airport Road.

Thirty (30) feet from the right-of-way of Chesterfield Airport Road.

No parking stall or loading space will be located within following setbacks:

Animal hospitals, veterinary dirics, and kennelis.

Authoritums, churless, dubs, logises, meeting norms, furnites, redefing rooms, thereise, or any other facility.

Barber bytes and bary pariors.

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File for foot off and pick-up stellors.

Receited the any postal stations.

Receited and proper of the proper of the proper of granusisms, and indoor theaters, including driven-in theaters.

Restructurating fast can'th mitters, carll presons, or stations and propersons, assists, can'th mitters, and standarders, including cahnet missions, infinity backer and other missions, including backer and other missions, including backer and stations associated with processors, fielding backer and that stories associated with processors, fielding backer and the stories of the processor and stations associated with a Somerie about and and stations of displays or permanent open storage and display of menufacturing goods.

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 Mass, without are part tender (as the heby amounted by exalishing up PCP Planned Commercial District for a 322 area triart of land Losseld morth. Chesterfield Arrort Road and East of Goddard Road and described as follows:

A tract of land in U.S. Survey 150 and being part of Lots 1 and 2 of Subcivision Richard I. Suevas Farm Township & North, Ranga 2 East of the Fifth Princip Meridian, City of Chesterfield, St. Louis County, Missouri, Brieging the sine prope described in a deed to Portrigh and Mick Rothstam as recorded in Loted Book VII. Page 170 of the St. Louis County, Missouri, Recorder's Office, and being my particularly described as follows:

A tract of land being a part of Lot 5 of the subdivision of R.H. Stevens is according to the plat femore freadbed in the RBox / 2 rtg-gg 37 of the Cloufly (for othe County) of St. Louis, and partly in U.S. Survay 102, Township 45 kbult. R. 3 East sedescribed in Cased Box 61 St. Bags 320 and beleast to St. Louis, county, as a received in Deed Box 61 Page 320 and beleast 624 belt of St. Bags 320 and belte Box 624 and page 156 and as excepting the reform that conveyed to the State Highway Commission as per a Deed recorded in Deed I Seg3 at Page 1570; being in the City of Chestenfeld, St. Louis County, Missouri being more particularly described as follows:

WHEREAS, the City Council, having considered said request, voted approve the change of zoning with an amendment to the road improvements a permitted uses.

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

PARKING SETBACKS

All road improvements and the Interstate 64 access ramp from forth of St. Louis Boulevard shall be constructed prior to the issuance of 60% of the building permits in the development or as directed by the City of Chestierfield.

Provide a five (5) foot wide sidewalk, conforming to ADA standards along the Createrine Angel (Angel and Stand et Standards). Louis Eculeward finnings of the site and along both sides of all inflortor chandways. The sewantic shall be constructed with the adjacent development most be assist the sideward manufacture of the sidewards with the adjacent development most be assist the profile of the sidewards assist to profile maintained; therefore, no public assistents shall be required.

Thirty (30) feet from the right-of-way of I-64/U.S. 40-61.

Filling stations, including emergency towing and regards are received that are added that no amounted in the common regards revenue, produced that no amounted in the common vibrate may be panked or stored in the copen on the common received that no automorbies, house, or other weighter may be parked or started in the open on the premises for longer than kwenty-four (24) hours.

Verifies service enteries for eutomorbies, provided that no automorbies, tuck, or other vehicle may be parked or started in the open on the premises for longer than kwenty-four (24) hours.

Vehicles service are faillenes for automorbies, provided may be parked or started in the open on the premises for longer than that no automorbies, tuck, or other vehicle may be parked or started in the open on the premises for other vehicle may be parked or started in the open on the premises for independent or stated in the open on the premises for independent or started in the open on the premises for independent or started in the open on the premises for independent or started in the open on the premises for independent or started in the open on the premises for independent or started in the open on the premises for independent or started in the open on the premises for independent or started in the open on the premises for independent or started in the open on the premises for independent or started in the open on the premises for independent or started in the open or on the premises for independent or started in the open or on the premises for independent or independent or started in the open or on the premises for independent or started in the open or other vehicles may be applied to the original train the original trains the original trains

(2) (3.) (4)

Parking and loading spaces for this dever in the City of Chesterfield Code.

Construction Parking

PARKING AND LOADING REQUIREMENTS

Thirty (30) feet from the east and west property of this development.

If, at the time of construction on the adjacent lot, there is not as shownth on the Splirt of Louis Bouleand hinds over these Set, a special cash searow shall be provided in late or construct the sidewalk shapt the Splirt of St. Louis Boulevard frontage, directed by the Department of Tublic Works.

MoDOT will require the developer to provide right-of-way dedicated for the proposed roadway improvements for tuture E/B US40/6.

The streets surrounding this development and any stree uses for construction access thereto shall be cleane throughout the day. The developer shall keep the road clean of mud and debris at all times.

Associated work and storage areas required by a business, firm, or service to carry on business operations.

The following uses shall be allowed in this "PC" Planned Com District:

Beginning at the common Southwest corner of a Boundary Adjustment Plat of Lobs 2.8 of Self-lib Plank as recorded in Plat Book 218 at Player 2 and 27 and said poth telength Plank as recorded in Plate Book 218 at Player 28 and 27 and said poth telength Book South 2 and 20 and said poth telength Book Southers of corner of a tract of land as described in a Dead to St. Louis Routhwesterly adout the Southers Southers 20 and said poth the Southers 20 and said poth the Southers 20 and said poth the Southers 20 and said poth seal of Chesterlind Alport (100 feet wide) Routi, thence North or appears 4 minutes 00 seconds West, 1285.5 then to a found rebar and cond for the Southers 20 and 20 seconds West, 1285.5 then to a found rebar and cond for the Southers 40 and 10 and 20 and 2

Provide adequate off-street stabilized parking area(s) to construction employees and a washickem station to construction vehicles entering and leaving the sile in ord to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the paveme auding hazardous roadway and driving conditions.

No construction related parking shall be permitted within Chesterfield Airport Road or Spirit of St. Louis Bouler rights-of-way.

Parking lots shall not be used as streets.

operations.

Bookslores.
Cafelories for empkyees and guests only.
Called care centrels, nursery achools, and day nurseries.
Called care centrels, nursery achools, and day nurseries.
Colleges and nurvestiles.
Hospitals.
H

Section 2. The preliminary approval, pursuant to the City of Chrosteff Zoning Ordinator is greated; subject to the ordinates, talks and regulate and the specific conditions as recommended by the flammas, Charmission in recommendations to the CVP Council, which are set out in the Attachment 'N', will is allowed hereby and, made a part of.

ramp.
FHWA approval of Variance from approved AJR 1998 will be required prior to MoDOT permitting.

Ingress and egress must conform to MoDOT's access Manager Cubdelines and must be reviewed and approved by MeDOT, improvements within MeDOT's right-ck-wey will require permit, entrance premoters and dientage design shall be in accord

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. All drainage detention storage facilities shall be placed outside the standard governmental agency planning and setbacks, or feet from the new or existing right-of-way line, whichever is great 10.

No parking shall be permitted on any roadway in or adjacent to the development. The parking the servicidum and road-signing shall be indicated on the Development Plan and improvement prints. Significated as the benefit of the posted within 50 days of the placement of steel prement.

The developer shall be responsible for providing all necessary right-forway, asserted for construction Chemical Chemica ŧ.

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

REQUIREMENTS

SIGN

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

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Section 4. This ordinance and the requirements thereof are exampt from the waming and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Christerfield.

Section 3. The City Council, pursuant to the petition fled by George 5 P.2. 05-2007, requesting the amendment elamodial in this ordinance, and to the recommendations of the City of Chestoried Planning Commission in 12²² fiduy of Berbuary, 2007, declared for this chief with ordinance of the City of Chestoried and the purple commission of 20²² fiduy of Berbuary, 2007, declared by adopting this ordinance pursuant in State of Missouri authorizing the City Council to exercise legislative power to planning and zoning.

LANDSCAPE AND TREE REQUIREMENTS

Sign package submittar materials shall be required for this development. All sign packages shall be reviewed and approved by the Clyf of Chesderfield Praining Commission. If proposed, shall be the other formance formatter is proposed, shall be reviewed by the Clyf of Chesderfield, and/or the St. Louis Courty Department of Highwage and Traffor. For sight distance onselerations or construction.

2. Improve Chesterfield Airport Road to one hard of one hundred food (1007) pidhod-leval and as sidy broot (80) present with his food (1017) full deaph shoulders and additional widering to provide weeke food (12) wide by two hundred one (1000) food pidt thum lense at the two access driveways serving this side as well as at the intersection of Splirt of St. Louis Boulevard and including all storm draininge habilities as directed by the St. Louis County Department of Highways and Treffic. 4

The developer shall submit a traffic study, addressing the traffic generated by the proposed development, to the Department of Highways and Traffic for eview and approval. The developer's traffic engineer has been meeting with experimentalities of the department to determine the study scope. The developer's additional most improvement obligation, including those related to Splift of St. Louis Boulevard shall be as determined by the approved study.

13.

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

ARCHITECTURAL

LIGHT REQUIREMENTS

Medical and dental offices.

Offices or office hulling desperator by the Department of Medical and dental offices.

Offices or office hulling geneses for automobiles, but not including any state of automobiles, or the storage of automobiles or the storage of automobiles which are to observe the order of the order of automobiles which will publish the orders of seventy.

Publish utility facilities, professional and sclentific lebrandines, mortaling photopheraphic processing aboratories, meloling photopheraphic processing accordances, and in computed to the order of selection or the order or the order or order or

The developer shall submit anchitectural 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.

Building facades should be articulated by using color, arrangeme or change in materials or emphase in tenda elements. If please of the action value may be varied in helpit, depth, direction. Extremely long facades shall be despread with sufficie unbuilding articulation and landscaping to avoid a monotonous overpowering appearance.

Provide a traffic study as directed by the City of Chesterfield, St. Louis Depertment of Highways and Traffic, and the Missouri Department of Transportation. The scope of the study stall include integers are confined to the study stall include integers, such as the need for additional issue, surfamos or other improvements required, as long as the density of the proposed devolvements required, as long as the density of the staffic model. Should the density be other than the density additional issues assumed in the model, spould sissues shall be addressed as directed by the City of Chesterfield.

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 jater than 24 hours

| DUKE REALTY COFFORATION SOBLE ADD SLIL LOISE NO 63141 From: (314) 514-6700 | INDERTES neers, Inc. is Pervay | | C.M.S. Checked By: U.E.F. | SITE DEVELOPMENT CONCEPT PLAN | SA RES | 25. | i.e |
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| | COOLDING 1 (2/2)/08 PER MOOII COMMENTS 2 (2/2)/08 PER MOOII COMMENTS 3 (2/2)/08 PER MOOII COMMENTS 4 (2/2)/08 PER MOOII COMMENTS 5 (2/2)/08 PER MOOII COMMENTS 5 (2/2)/08 PER MOOII COMMENTS 6 (2/2)/08 PER MOOII COMMENTS 6 (2/2)/08 PER MOOII COMMENTS 7 (2/2)/08 PER MOOII COMMENTS 8 (2/2)/08 PER MOOII COMMENTS 8 (2/2)/08 PER MOOII COMMENTS 8 (2/2)/08 PER MOOII COMMENTS 9 (2/2)/08 PER MOOIII | Date: 04/24/07 | Spirit of St. Louis Corporate Center ROAD chestereled, Missouri 63017 | Sept. Cortifice Bir Mis. | 0 18 3 | rawing Numb | |
| | PROPERTY DESCRIPTION — ADJUSTED LOT B A tract of land being part of Lot B of "Lot Split Plat of a Tract of Land Being Part of Lot S of RH. Sitewars Farm" as recorded in Plat Book 335 Page 330 in the St. Louis County, Missouri Records and being more particularly described as follows: Beginning at the equivest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lats 1, 2, & 3 of Sprift AD Park" according to the plat Intereof recorded in Plat Book 315, Pages 25 and Z2 in said 41. Louis County Records, said point also being on the north line of | Chesterfield Arport Root (100 test with the seconds being the seconds and Arport Root (100 test with 8.2 degrees 41 minutes 0.0 seconds thesit (162.0 feet there is with bear Root (162.0 feet there is with the degrees 21 minutes 51 seconds Earl, 8.0.0 feet, there is worth 44 degrees 21 minutes 42 seconds Earl, 8.0.0 feet, there is worth 54 degrees 45 minutes 20 seconds Earl, 8.0.0 feet, there worth 54 degrees 45 minutes 20 seconds Earl, 8.0.0 feet, there worth 54 degrees 45 minutes 40 seconds West, 2.0.0 feet, on or distored oil 202.2 feet, the chord of which bears North 34 degrees 14 minutes 40 seconds West, 2.5.0 feet to only 10.0 feet, when we will 20.2 feet, the chord of which bears North 34 degrees 45 minutes 55 seconds West, 2.5.0 feet to the east line the Spirit of \$1. Louis Boulevort; there only soid east line the following courses and distored with 10.3 seconds Seat, 4.0.4 feet there is with 25 seconds Earl, 4.5.50 feet to the east line the Spirit of \$1. Louis Boulevort; there only soid east line the following courses and distored with 20.0 feet (2.0.4 feet seconds Earl, 4.5.50 feet (2.0.4 feet) and the seat line the Spirit of \$1. Louis Boulevort; there worth 2.0.4 feet seconds Earl, 4.0.4 feet them 10.0 seconds Earl, 4.0.4 feet them 10.0 seconds Earl, 4.0.4 feet them 10.0 seconds Earl, 7.20 feet them 20.0 seconds Earl, 7.20 feet them 10.0 seconds Earl, 7.20 feet them 20.0 seconds Earl, 7.20 feet | | Limited Portnership, the owner of the property shown on a road in consideration of being growted or permit to permy from the provision of being growted or permy from the provision of Chapter. The control of the control of the Chapter from the control of the control of the Chapter from the Lange from the Chapter from the Chapt | 0.00 | This Site Development Concept Plan was approved by the City of Chestopher and Concept Plan was approved by the City of Chestopher and Development Cardiac of Concept C | DICTOR OF CHESTERIED, MISSOURI |
| heaterfield Department of | Its all approvals from the Threspotation. S. Louis A tract of land being part of Lot 5 of the subdivision of "R.H. Threspotation," S. Louis A tract of land being part of Lot 5 of the subdivision of "R.H. Shewars form, according to the palt threef recorder in Part Book 7 or the Charles of Charles of the Charles of Charles of the Charles of Charle | Christorida to the best of the continuous will be continuous and post of the continuous | | TOTO SUBMALK SECTIONS BECTIONS A A A A A A A A A A A A A A A A A A A | SURVEYOR CERTIFICATE This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Site Development Concept Plan from an actual survey. The information shown is a correct Development Concept Plan from an actual survey. The information shown is a correct | | By Daniel Pilmann, Missouri P.L.S. No. 2215 By — By — |

NEM ESWL

5'-0" -+ (SIDEWALK)

Credits for roadway improvements required will be avended as directed by St. Louis Courty Department of Highways and Tarfillo. Any professor in miprovement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate TTMS Exact.

If the types of development proposed differ from those listed, rates shall be provided by the 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 of a Special Use Termit (SUP) by St. Louis County Highways and Traffic. Funds shall be payable to the Treasure, Saint Louis County'.

Water Main

The primary water line contribution is based on gross accesso of the development liked acts in the contribution shall be a sum (564.66 bp are one) for that total area as approved on the Sile Development Plan to be used solish? In high distant the contribution of the contribution the primary water line serving the Christoffed Valley area.

Traffic generation assessment contributions shall be deposibed with St. Louis Courty prints. It developers that provide the traffic generation assessment contribution prior to issuence of building permits for each phase of development. The developer shall be required to contribute to the Chasterfield Valley Trust Fin developer shall be required to contribute to the Chasterfield Valley Trust Fin developer shall be required to contribute to the Chasterfield Valley Trust Fin developer shall be required to contribute to the Chasterfield Valley Trust Fin developers shall be required to contribute to the Chasterfield Valley Trust Fin developers shall be required to contribute to the Chasterfield Valley Trust Fin developers and the chasterfield Valley Fin developers and the chasterfield Val

Beags
The modeway improvement condition is based on land and building use. The neadway improvement condition is based on land and building use and representing rightreadway acquisition, and major readway construction in accordance with the Chestricked Valley Rocke improvement far an on file with the St. Louis County
Department of Highways and Treffic. The amount of the developer's contribution to this fund shall be computed based on the following:

FUTURE 4" CONC. SIDEWALK

The primary water line contribution shall be deposited with the St. Louis Country Operament of righways and Traffic. The deposit shall be made before approval of the Site Development of St. Louis Country (Righways and Traffic. Funds shall be papeled to the Treasure, Saint Louis Country, (Righways and Traffic. Funds shall be papeled to the Treasure, Saint Louis Country.

The storm water contribution is based on gross acreage of the development land are. These the same necessary to their determine the deposition of the development of the Chesterfact Valeur of the contention and disposal of storm water from the Chesterfact Valeur of the content of All Louis Country Deposition of the sound and admit and the computed based on \$2,077.15 on some for the total masser contribution will be computed beared on \$2,077.15 on some for the total masser and Traffic. The deposit shall be flowed the St. Development of Plantage Pant (SUP) by St. Louis Country Deposition of Special User Pennts (SUP) by St. Louis Country, Highways and Traffic. Furch shall be papeled to the Treasure, Saint Louis Country.

PULKE REALT COSPONATION Sale 200 legrate Direc Sale 2015, MO 63141 Prene (314) 514-6700 For (314) 514-6803

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

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

The Site Development Concept Pian shall include, but not be limited to, the following: 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 atterial and collector roadways. include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMEN

IV. GENERAL CRITERIA

Prior to issuance of foundation or building permits, all approvals from the Ord Of desetfaction that Missouri the Missouri that the State of State of Courty Department of Highways and Traffic and the Metropolates St. Louis Courty Department of Highways and Traffic and the Metropolates St. Louis Peublic Works.

The City of Chasterfield, 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-compilance with the specific requirements and conditions set forth in ordinances of the City Collisance and a statistical conditions or other collisance where the City Chesdenical shall cosettled an ordinance where the collisance and collisance where the collisance of the City of Chesdenical 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.

Walver of Notice of Violation per the City of Chesterfield Code.

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TE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS es Site Develorment Section Plan shall adhere to the above orderia and the following:
All Information required on a steach plan as required in the City of Chasterfield Code.

SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMEN The Site Development Section Plan shall adhere to the above criteria to the following: Include a landscape plan in accordance with the City of Chester Code.

Include a lighting plan in accordance with the City of Chest Code.

Provide commentatoprovals from the appropriate Fire District, Metropollan St. Louis Sewer District, the St. Louis Co-Department of Highways and Traffic, Monarch Levee District, 26 of St. Louis Ariport and the Missouri Department of Transportation

CHESTERFIELD VALLEY TRUST FUND

z;

Within 60 days of approval of any development plan by the City of Chestlerfi the approved Flam will be recorded with RS IL. Louis County Recorder of Dee Failure to do so will result in the expiration of approval of said plan and req-re-approval of a plan by the Planning Commission.

VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

Prior to the issuance of foundation or building permits, all approvals from all applicable agencies and the Department of Public Works, as

VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

M.

Prior to any Special Use Permit being issued by St. Louis County Departmen Highways and Treffic, special cash accover, or a special east-ow supported an Irrevocable Letter of Credit, must be setablished with this Departmen guarantee completion of the required roadway improvements.

The amount of these required contributions for the readway, storm water is properly water for improvement, for submitted of yamapy 1, 2008 shall adjusted on the date and on the first day of almusy in seah succeeding to seatherster in accordance with the construction cast fines as determined by St. Louis Countly Department of Highways and Traffic.

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

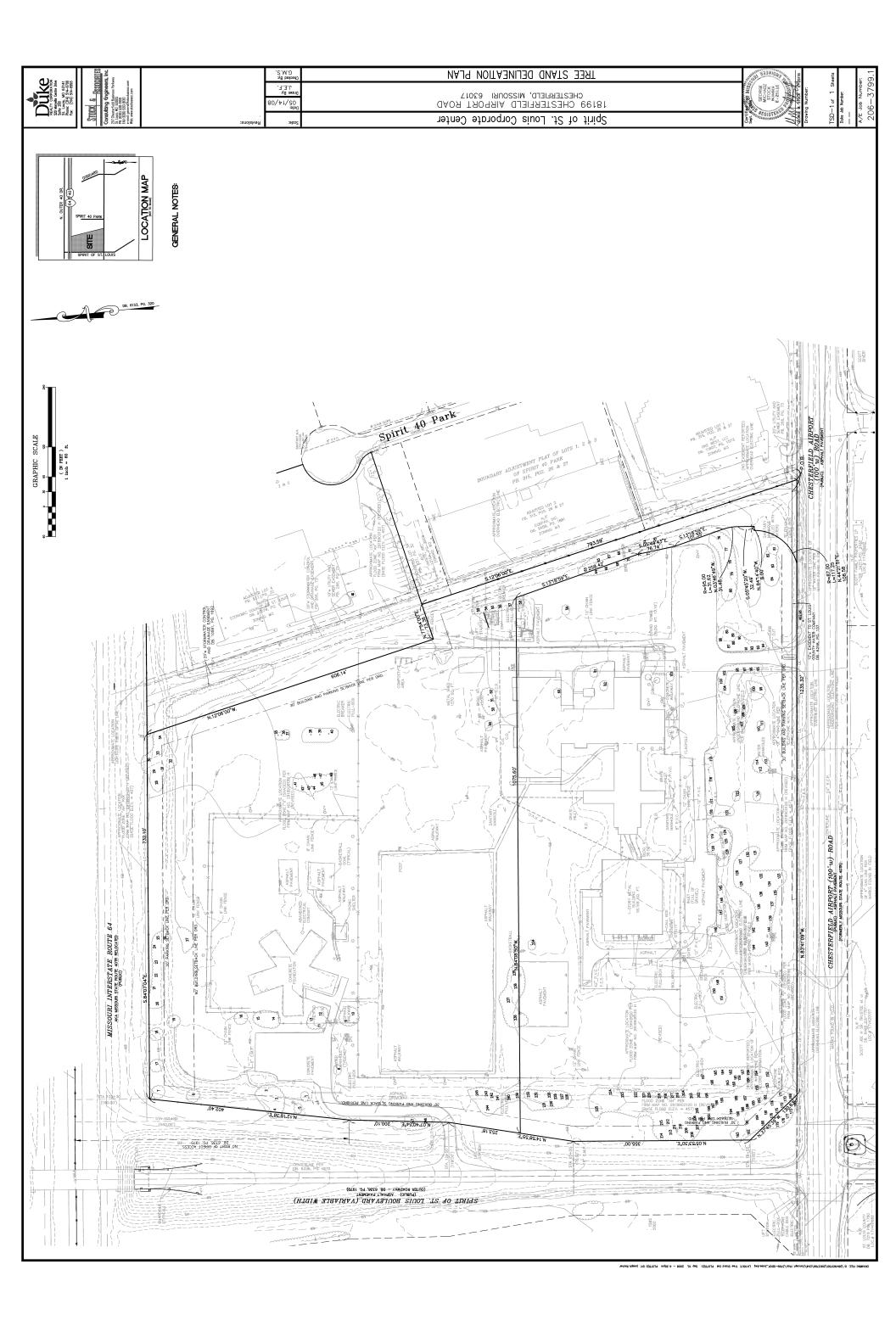
contribution is collected as the Caulks Creek Impact Fee.

Sanitary Sewer

The sanitary sewer contribution with Chesterfield Valley area shall be depowith MSD as required by the District.

S.L.C. H&T 1093 M.S.D.-P NO. 15927-02 M.S.D. BASE MAP NO. 17V

Ordinance No. 2342 dated March 19th, 2007 City Clerk



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DATE
PACE
LOB No.
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OF ONE SHET

Spirit of St. Louis Corporate Ctr. chesterreld, missouri

