


## Planning Commission Staff Report

**Meeting Date:** October 25, 2021

**From:** Chris Dietz, Planner 

**Location:** 18491 Outlet Blvd.

**Description:** **Chesterfield Blue Valley 4th Amended Site Development Concept Plan:** An Amended Site Development Concept Plan for a 137.6-acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

### PROPOSAL SUMMARY

Stock and Associates, on behalf of EP Realty MO, LLC, has submitted an Amended Site Development Concept Plan (ASDCP) for the Chesterfield Blue Valley development. The purpose of this amendment is to depict Lots 1G and 1H as consolidated with outdoor storage areas for a proposed automotive sales tenant at this location. An Amended Site Development Section Plan for Lot 1G has been submitted in conjunction with this request and will be also be reviewed at the October 25, 2021 Planning Commission meeting. The subject site is currently zoned "PC"—Planned Commercial under the provisions of Chesterfield Ordinance 2805.



Figure 1: Subject Site

## **HISTORY OF SUBJECT SITE**

2006—A 55.8-acre tract of land was rezoned from “NU” Non-Urban District to “PC” Planned Commercial District at the west end of Chesterfield Valley.

2008—A neighboring 75.1-acre tract of land was rezoned into a separate PC district. Later that year, both PC districts unified under Ordinance 2443, bringing the total area of the subject site to over 130.9 acres. The initial Site Development Concept Plan was later approved that same year.

2010—Both PC districts and an “NU”—Non-Urban District totaling roughly six (6) acres were rezoned under Ordinance 2612 to create a new PC district, totaling 137.606 acres.

2010—2014, the Site Development Concept Plan was amended three (3) times to update conceptual roadway alignment and lot configurations.

2014—Ordinance 2612 amended to remove parking setbacks from internal lot lines, resulting in Ordinance 2805, which is the governing ordinance today.

2015—Boundary Adjustment Plat expanding the area of Lot 1H was approved in 2015 to accommodate the development of a 60,000 square-foot retail building, with established cross-access easements on both Lots 1G and 1H.

2021—Boundary Adjustment Plat is currently under review to consolidate Lots 1G and 1H to accommodate a proposed automotive sales use onsite.

## **STAFF ANALYSIS**

### **Zoning**

The Amended Site Development Concept Plan substantially conforms to the approved Preliminary Development Plan that was approved in conjunction with Ordinance 2805. Information regarding surrounding land uses, zoning districts, and the City’s Comprehensive Plan Land Use designation and policies for this development are provided in the Staff report for the Amended Site Development Section Plan for Lot 1G (Echo Park) that will also be reviewed at the October 25, 2021 Planning Commission meeting.

### **Lot Configuration**

The applicant is amending the Site Development Concept Plan to reflect the proposed outdoor storage areas on consolidated Lot 1G for the proposed automotive sales use. The existing cross-access easements throughout the lot are shown to remain, unimpeded by the outdoor storage area. Lot 5b has also been updated on the plan to reflect a recent Lot Split that was approved in 2015. Ordinance 2805 requires that outdoor sales be limited to no more than 20% of the whole development. The ASDCP shows 4.18 acres of outdoor sales area on the plan, entirely on Lot 1G, accounting for only 3% of the entire development, well below the 20% threshold. There are no changes to the road layout, Landscape Concept Plan or to the Lighting Concept Plan in conjunction with this request.

**STAFF RECOMMENDATION**

Staff has reviewed this proposed development and found it to be in compliance with the City’s Comprehensive Plan, Unified Development Code and Ordinance 2805. All outstanding comments have been addressed at this time. Staff recommends approval of this Amended Site Development Concept Plan for Chesterfield Blue Valley.

**MOTION**

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

- 1) “I move to approve (or deny) the Amended Site Development Concept Plan for Chesterfield Blue Valley, as presented.”
- 2) “I move to approve the Amended Site Development Concept Plan for Chesterfield Blue Valley with the following conditions...” (Conditions may be added, eliminated, altered or modified)

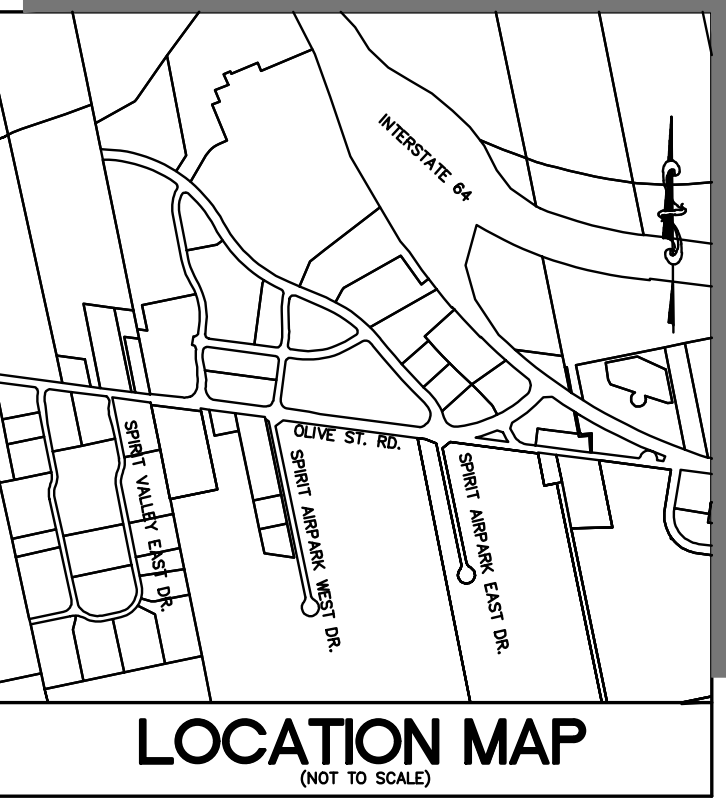
Attachments: Amended Site Development Concept Plan Packet



GRAPHIC SCALE



(IN FEET)  
1 inch = 100 ft.



LOCATION MAP

(NOT TO SCALE)

SITE BENCHMARK

RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF OLIVE STREET ROAD AND EAST SIDE OF ASPHALT ENTRANCE TO CHESTERFIELD FENCE AND DECK COMPANY; 0.7 MILES WEST OF INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD, ST. LOUIS COUNTY ELEV.=464.48 DNR ELEV.=464.21

DNR BENCHMARK

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

ABBREVIATIONS

- C.O. - CLEANOUT
DB. - DEED BOOK
E. - ELECTRIC
FL - FLOWLINE
FT - FEET
FND. - FOUND
G. - GAS
M.H. - MANHOLE
N.F. - NOW OR FORMERLY
P.B. - PLAT BOOK
P.C. - PAGE
P.V.C. - POLYVINYL CHLORIDE PIPE
R.C.P. - REINFORCED CONCRETE PIPE
S. - SQUARE
T. - TELEPHONE CABLE
V.C.P. - VITRIFIED CLAY PIPE
W. - WATER
(8'W) - RIGHT-OF-WAY WIDTH

PERTINENT DATA table with 2 columns: Item and Value. Includes Site Acreage (137,606± ACRES), Existing Zoning (PC-PLANNED COMMERCIAL DISTRICT), Fire District (MONARCH), School District (ROCKWOOD), Sewer District (METROPOLITAN ST. LOUIS SEWER DIST.), Water Service (MISSOURI RIVER), Gas Service (MISSOURI AMERICAN WATER CO.), Electric Service (SPIRE), Phone Service (AMERENUE), and Ordinance (AT&T PAGE 19, GRID 17-KK; ORD. #2805).

FLOOD/HIGH WATER NOTES

- 1. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE SHADDED ZONE X (AREA WITH REDUCED FLOOD RISK DUE TO LEVEL ZONE AN (BASE FLOOD ELEVATION 462) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0145K WITH AN EFFECTIVE MAP DATE OF 02/04/2015.
2. THE REGULATORY 100YR WATER SURFACE ELEVATION FOR SITE IS CONTROLLED BY THE CHESTERFIELD VALLEY STORM WATER MASTER PLAN MODEL. THE LOWEST FLOOR OF ANY BUILDING NEEDS TO BE AT LEAST 1 FOOT ABOVE THE ELEVATION OF THE 100YR WATER SURFACE OF ANY CHANNEL WITHIN 200 FEET OF THE BUILDING FOOTPRINT. THE 100YR HIGH WATER ELEVATION VARIES FROM 462.48 AT THE SOUTH EAST CORNER OF THE SITE TO 460.44 AT THE SOUTH WEST CORNER OF THE SITE.

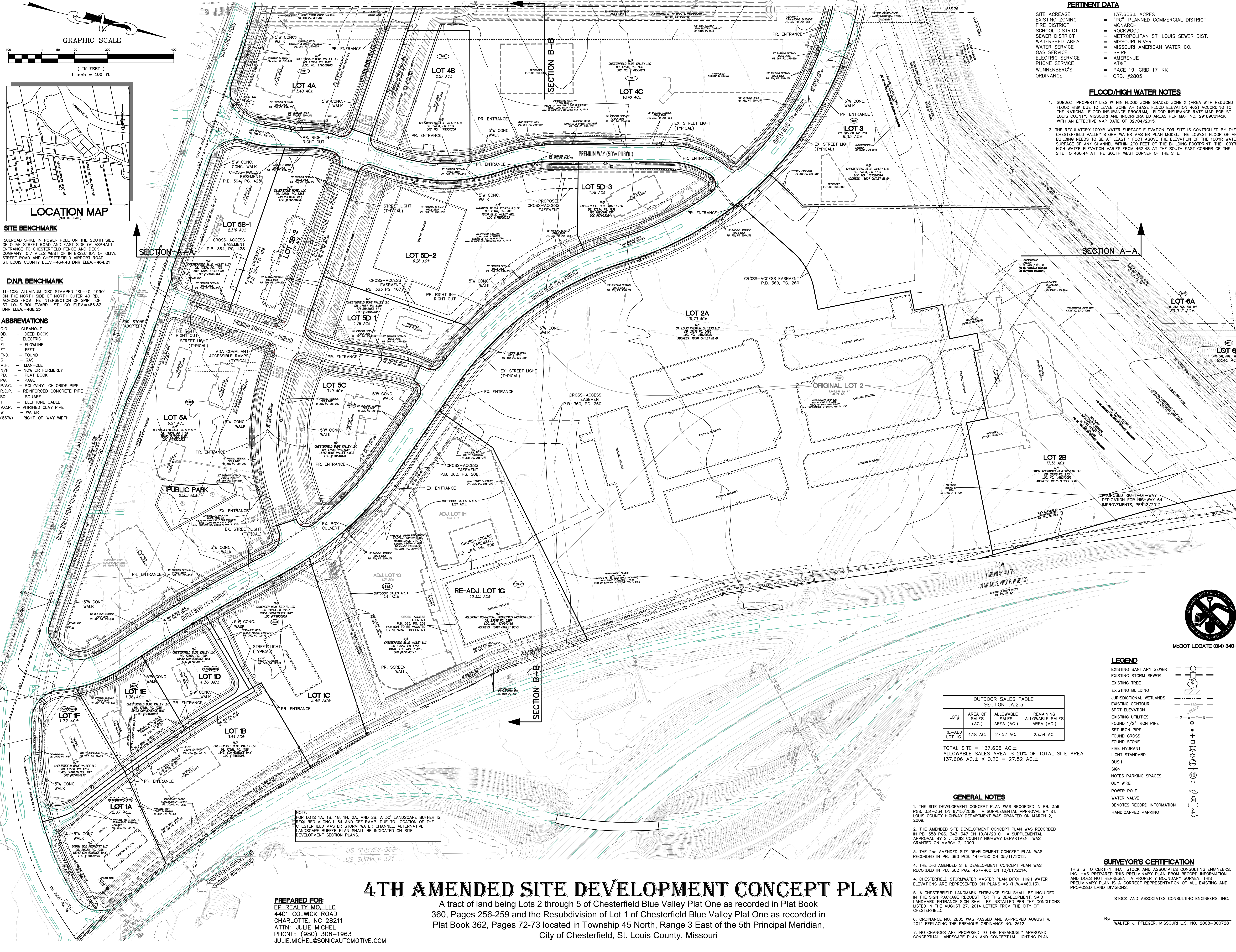


Table with 4 columns: LOT#, AREA OF SALES (AC.), ALLOWABLE SALES AREA (AC.), REMAINING ALLOWABLE SALES AREA (AC.). Row 1: RE-ADJ. LOT 1G, 4.18 AC., 27.52 AC., 23.34 AC.

TOTAL SITE = 137,606 AC.±
ALLOWABLE SALES AREA IS 20% OF TOTAL SITE AREA
137,606 AC.± X 0.20 = 27,52 AC.±

GENERAL NOTES

- 1. THE SITE DEVELOPMENT CONCEPT PLAN WAS RECORDED IN P.B. 356 PGS. 331-334 ON 6/15/2008. A SUPPLEMENTAL APPROVAL BY ST. LOUIS COUNTY HIGHWAY DEPARTMENT WAS GRANTED ON MARCH 2, 2009.
2. THE AMENDED SITE DEVELOPMENT CONCEPT PLAN WAS RECORDED IN P.B. 358 PGS. 343-347 ON 10/4/2010. A SUPPLEMENTAL APPROVAL BY ST. LOUIS COUNTY HIGHWAY DEPARTMENT WAS GRANTED ON MARCH 2, 2009.
3. THE 2nd AMENDED SITE DEVELOPMENT CONCEPT PLAN WAS RECORDED IN P.B. 360 PGS. 144-150 ON 05/11/2012.
4. THE 3rd AMENDED SITE DEVELOPMENT CONCEPT PLAN WAS RECORDED IN P.B. 362 PGS. 457-460 ON 12/01/2014.
5. CHESTERFIELD STORMWATER MASTER PLAN DITCH HIGH WATER ELEVATIONS ARE REPRESENTED ON PLANS AS (H.W.+460.13).
6. A CHESTERFIELD LANDMARK ENTRANCE SIGN SHALL BE INSTALLED IN THE SIGN PACKAGE REQUEST FOR THIS DEVELOPMENT. SAID LANDMARK ENTRANCE SIGN SHALL BE INSTALLED PER THE CONDITIONS LISTED IN THE AUGUST 27, 2014 LETTER FROM THE CITY OF CHESTERFIELD.
7. NO CHANGES ARE PROPOSED TO THE PREVIOUSLY APPROVED CONCEPTUAL LANDSCAPE PLAN AND CONCEPTUAL LIGHTING PLAN.

LEGEND

- EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
JURISDICTIONAL WETLANDS
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS PRELIMINARY PLAN FROM RECORD INFORMATION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS PRELIMINARY PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

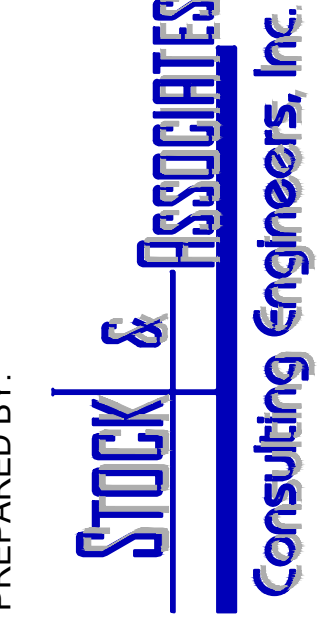
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
By: WALTER J. PFLEGER, MISSOURI L.S. NO. 2008-000728

PREPARED FOR:
EP REALTY MO, LLC
4401 COLWICK ROAD
CHARLOTTE, NC 28211
ATTN: JULIE MICHEL
PHONE: (980) 308-1963
JULIE.MICHEL@SONICAUTOMOTIVE.COM

4TH AMENDED SITE DEVELOPMENT CONCEPT PLAN

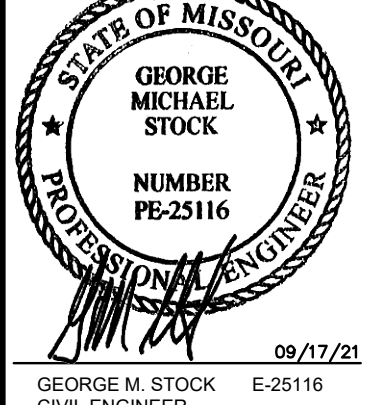
A tract of land being Lots 2 through 5 of Chesterfield Blue Valley Plat One as recorded in Plat Book 362, Pages 256-259 and the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One as recorded in Plat Book 362, Pages 72-73 located in Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri

PREPARED BY:



CHESTERFIELD BLUE VALLEY, LLC

CITY OF CHESTERFIELD, MISSOURI



REVISIONS:
1 City Comments 06/23/2021
2 City Comments 08/25/2021
3 City Comments 09/17/2021

Table with 2 columns: DRAWN BY / CHECKED BY and DATE / JOB NO. Includes names like G.M.S. and dates like 5/19/21.



AREA SOUTH OF LEVEE

LEGAL DESCRIPTION

A tract of land being Lots 2 through 5 of "Chesterfield Blue Valley Plat One", a subdivision filed for record in Plat Book 360 Pages 256 through 259 and the "Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One", a subdivision filed for record in Plat Book 362, Page 72 and 73 of the St. Louis County Missouri Records, said subdivisions being the re-subdivision of Lot 1 of McGrath Plaza as recorded in Plat Book 325, Pages 11 and 12 and Parcel 4 of a tract of land as conveyed to William F. Brashear, Trustee by instrument recorded in Book 14298, Page 1926, both of the St. Louis County Records and part of Lots 1 through 8 of the Partition in the Estate of Conrad Kroening as said lots were established by Report of Commissioners recorded August 13, 1879 in Book 4 Page 583 of the St. Louis County (now St. Louis City) Records, being located in U.S. Surveys 102, 368 and 371, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at a stone marking the Southwesterly corner of above said Lot 1 of McGrath Plaza, said point being the Southeasterly corner of a tract of land as conveyed to James R. Arendt, et al by Deed Book 17113 Page 1365 of the above said Records and being on the Northern line of Olive Street Road; thence North 84 degrees 24 minutes 42 seconds West along said Northern line 1033.93 feet to the intersection of the Western line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 2019.43 feet to the center of the Chesterfield-Monarch Levee; thence departing said Western line along said center of the Chesterfield-Monarch Levee the following courses and distances: thence North 59 degrees 12 minutes 14 seconds East 310.56 feet to a point of curvature to the left, said curve having a radius of 100.00 feet; thence along last said curve with a chord which bears North 46 degrees 03 minutes 26 seconds East 45.49 feet, an arc length of 45.89 feet to a point of tangency; thence North 32 degrees 54 minutes 37 seconds East 296.44 feet; thence North 34 degrees 06 minutes 07 seconds East 586.85 feet; thence North 34 degrees 20 minutes 48 seconds East 2.86 feet; North 34 degrees 07 minutes 57 seconds East 111.64 feet; North 33 degrees 47 minutes 33 seconds East 56.93 feet; North 34 degrees 00 minutes 30 seconds East 462.42 feet; and North 35 degrees 05 minutes 58 seconds East 80.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along last said Westerly right-of-way line the following courses and distances: South 24 degrees 20 minutes 55 seconds East 10.34 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 24 seconds East 457.22 feet; South 32 degrees 06 minutes 57 seconds East 717.96 feet; South 42 degrees 52 minutes 58 seconds East 102.58 feet to a point; thence along a non-tangent curve to the left, for which the radius point bears North 54 degrees 34 minutes 34 seconds East 4016.54 feet; thence along last said curve to the left an arc length of 508.24 feet to a point; thence North 47 degrees 19 minutes 34 seconds East 5.00 feet to a point; thence along a non-tangent curve to the left for which the radius point bears North 47 degrees 19 minutes 34 seconds East 4011.54 feet; thence along last said curve to the left an arc length of 504.56 feet to a point; thence North 42 degrees 58 minutes 34 seconds East 5.00 feet to a point; thence along a non-tangent curve to the left, for which the radius point bears North 42 degrees 58 minutes 34 seconds East 4006.54 feet; thence along last said curve an arc length of 604.81 feet to the Northwesterly line of Relocated Olive Street Road (30 feet wide paper street) as established by above said McGrath Plaza; thence along the last said Northwesterly line of Relocated Olive Street Road the following courses and distances: South 42 degrees 47 minutes 18 seconds West 60.46 feet to a point of curvature; thence along a curve to the right having a radius of 952.78 feet an arc length of 641.62 feet, the chord of which bears South 62 degrees 04 minutes 49 seconds West, a chord distance of 629.56 feet to the Northerly line of aforesaid Olive Street Road; thence along last said Northerly line North 84 degrees 12 minutes 42 seconds West 377.14 feet to an iron pipe at the Southeasterly corner of property conveyed to William F. Brashear, Trustee by Deed Book 14298, Page 1926 of the above said Records; thence continuing along said north line North 84 degrees 12 minutes 42 seconds West, 628.93 feet and North 84 degrees 23 minutes 54 seconds West, a distance of 236.30 feet to the POINT OF BEGINNING, and containing 5,994,164 square feet or 137.606 acres, more or less, according to calculations by Stock and Associates Consulting Engineers on March 16, 2010.

PROPERTY OWNERSHIP

LOT 1A	SOUTH SIDE PROPERTY, LLC	17W610126
LOT 1B	CHESTERFIELD BLUE VALLEY, LLC	17W630081
LOT 1C	CAVENDER REAL ESTATE, LTD	17W630069
LOT 1D	CHESTERFIELD BLUE VALLEY, LLC	17W630070
LOT 1E	CHESTERFIELD BLUE VALLEY, LLC	17W610148
LOT 1F	CHESTERFIELD BLUE VALLEY, LLC	17W610137
ADJ. LOT 1H	ALLEGANT COMMERCIAL PROPERTIES MISSOURI	17W540166
ADJ. LOT 1G	CHESTERFIELD BLUE VALLEY, LLC	17W540177
LOT 2A	ST. LOUIS PREMIUM OUTLETS, LLC	16W220021
LOT 2B	SIMON WOODMONT DEVELOPMENT, LLC	16W210055
LOT 4A	CHESTERFIELD BLUE VALLEY, LLC	17W530200
LOT 4B	CHESTERFIELD BLUE VALLEY, LLC	17W530200
LOT 4C	CHESTERFIELD BLUE VALLEY, LLC	17W530211
LOT 5B-1	CHESTERFIELD BLUE VALLEY, LLC	17W520344
LOT 5B-2	SILVERSTONE HOTEL	17W530255
LOT 5A	CHESTERFIELD BLUE VALLEY, LLC	17W520333
LOT 5C	CHESTERFIELD BLUE VALLEY, LLC	17W540144
LOT 5D-1	CHESTERFIELD BLUE VALLEY, LLC	17W540155
LOT 5D-2	NATIONAL RETAIL PROPERTIES, LP	17W530233
LOT 5D-3	CHESTERFIELD BLUE VALLEY, LLC	17W530244

EP REALTY MO, LLC, THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 03.

D.A.C. "DC" - PLANNED COMMERCIAL DISTRICT OF CITY OF CHESTERFIELD (APPLICABLE SUBSECTION (PRESENT ZONING))

UNIFIED DEVELOPMENT CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN HEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

EP REALTY MO, LLC

(SIGNATURE): \_\_\_\_\_  
(NAME TYPED): \_\_\_\_\_  
(TITLE): \_\_\_\_\_

STATE OF \_\_\_\_\_ } SS.  
COUNTY OF \_\_\_\_\_ }

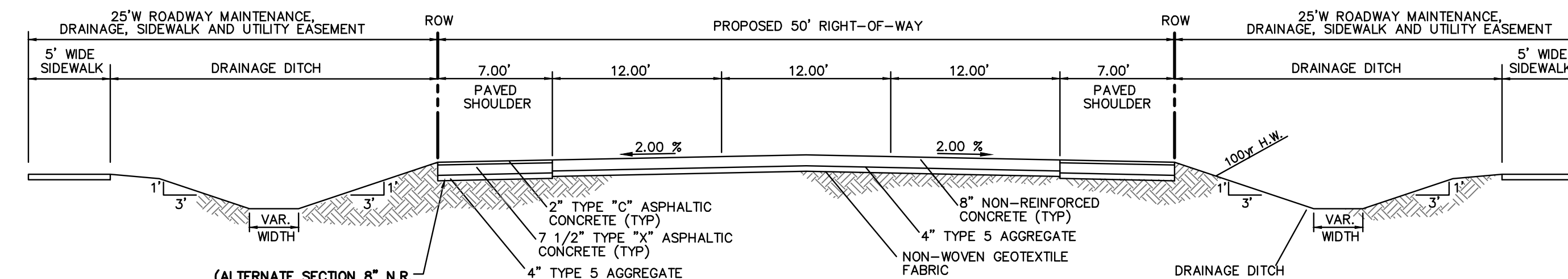
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_, TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT \_\_\_\_\_ IS THE OF EP REALTY MO, LLC AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN ST. LOUIS COUNTY, MISSOURI THE DAY AND YEAR LAST ABOVE WRITTEN.

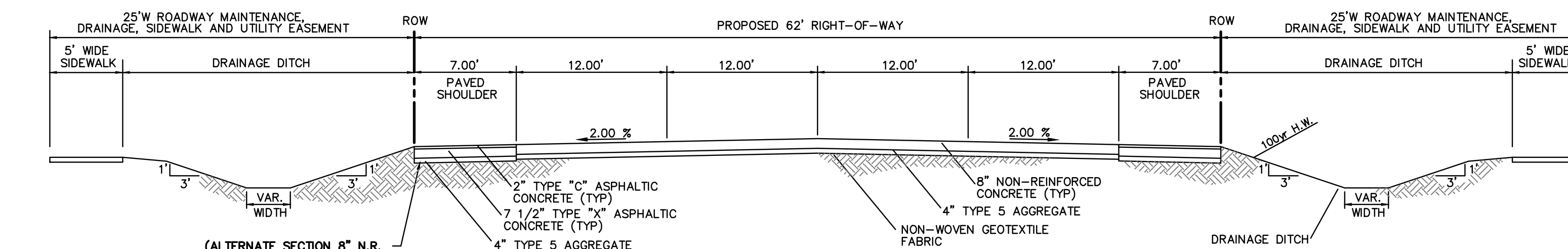
NOTARY PUBLIC

PRINT NAME

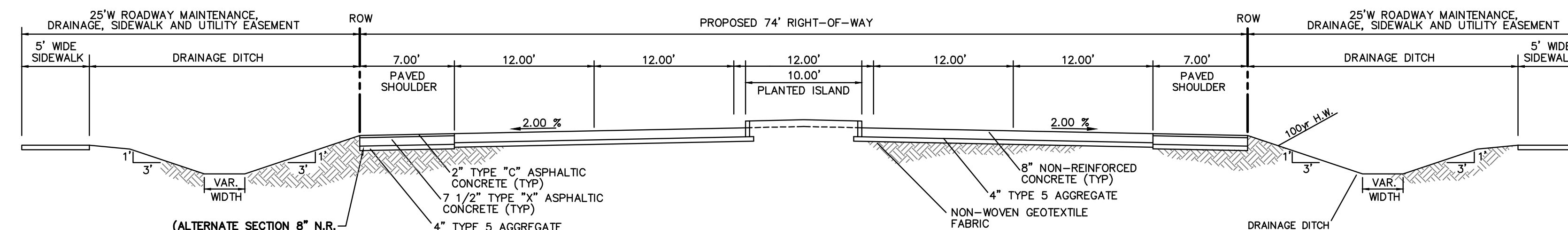
MY COMMISSION EXPIRES: \_\_\_\_\_



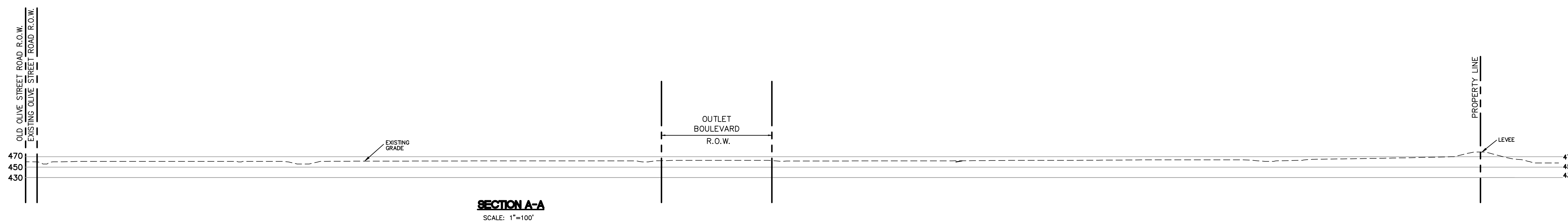
TYPICAL 3 LANE INTERNAL ROAD SECTION  
SCALE= NTS (PER CITY OF CHESTERFIELD STANDARDS AND SPECIFICATIONS)  
(PREMIUM WAY, PREMIUM STREET)



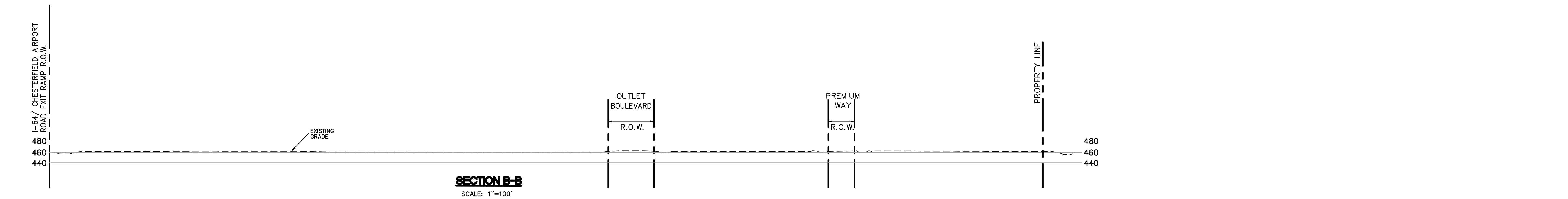
TYPICAL 4 LANE INTERNAL ROAD SECTION  
SCALE= NTS (PER CITY OF CHESTERFIELD STANDARDS AND SPECIFICATIONS)  
(BLUE VALLEY AVENUE)



TYPICAL 5 LANE INTERNAL ROAD SECTION  
SCALE= NTS (PER CITY OF CHESTERFIELD STANDARDS AND SPECIFICATIONS)  
(OUTLET BOULEVARD)



SECTION A-A  
SCALE: 1"=100'



SECTION B-B  
SCALE: 1"=100'

This 4th Amended Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the Chairperson of said Division, authorizing the recording of this 4th Amended Site Development Concept Plan, pursuant to Chesterfield Ordinance 200, as attested by the Director of Planning and the City Clerk.

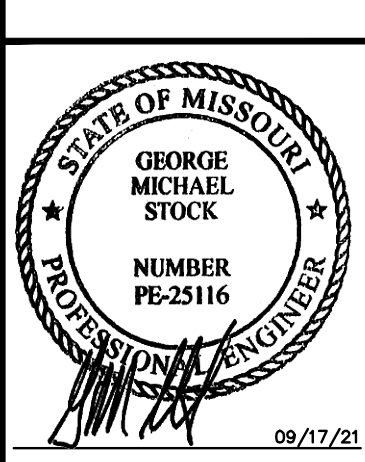
By: \_\_\_\_\_  
Justin Wyse, Director of Planning

By: \_\_\_\_\_  
Vickie McGownd, City Clerk

PREPARED BY:

STOCK & ASSOCIATES  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63005 PH: (636) 500-9000  
500-9000 FAX: (636) 500-9000  
e-mail: gmeier@stockassoc.com  
Web: www.stockassoc.com

4th AMENDED SITE DEVELOPMENT CONCEPT PLAN  
**CHESTERFIELD BLUE VALLEY, LLC**  
CITY OF CHESTERFIELD, MISSOURI



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000990

REVISIONS:

1	City Comments	06/23/2021
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DRAWN BY:	CHKD BY:
J.K.E.F.	G.M.S.
DATE:	JOB NO.:
5/19/21	215-5005-10
M.S.D. P. #	BASE MAP #
S.L.C. MAT #	16W & 17W
M.D.N.R. #	MAT SUP. #

SHEET TITLE:  
4TH AMENDED SITE DEVELOPMENT CONCEPT PLAN

SHEET NO.: 2



AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2612 TO MODIFY DEVELOPMENT CRITERIA FOR A 137,606 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD, WEST OF ITS INTERSECTION WITH CHESTERFIELD AIRPORT ROAD (P.L. 04-2014 CHESTERFIELD BLUE VALLEY - 17WS0008, 16W20010, 16W210044, 17WS0190, 17WS0411).

WHEREAS, the petitioners, Chesterfield Blue Valley, LLC, and Simon Woodmont Development, LLC, have requested an ordinance amendment to modify development criteria for this 137,606 acre tract of land located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 28, 2014; and,

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

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request.

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

Section 1. The City of Chesterfield Ordinance Number 2612 is hereby repealed and those conditions therein are incorporated into the Attachment A, which is attached hereto and made a part hereof for Chesterfield Blue Valley.

Legal Description

A tract of land being Lots 2 through 5 of "Chesterfield Blue Valley Flat One", a subdivision filed for record in Plat Book 360 Pages 256 through 259 and the "Re-subdivision of Lot 1 of Chesterfield Blue Valley Flat One" a subdivision filed for record in Plat Book 362, Page 72 and 73 of the St. Louis County Missouri Records, said subdivisions being the Re-subdivision of Lot 1 of McGrath Plaza as recorded in Plat Book 325, Pages 11 and 12 and Parcel 4 of a tract of land conveyed to William F. Brasher, Trustee by instrument recorded in Book 14298, Page 1926, both of the St. Louis County Records and part of Lots 1 through 8 of the Partition in the Estate of Conrad Kroening as said lots were established by Report of Commissioners recorded August 13, 1879 in Book 4 Page 583 of the St. Louis County (now St. Louis City)

Records, being located in U.S. Surveys 102, 368 and 371, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at a stone marking the Southeastern corner of above said Lot 1 of McGrath Plaza, said point being the Southeastern corner of a tract of land as conveyed to James R. Arnold, et al by Deed Book 17113 Page 1365 of the above said Records and being on the Northern line of Olive Street Road; thence North 84 degrees 24 minutes 42 seconds West along said Northern line 1033.93 feet to the intersection of the Western line of the above said Linda of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 2019.43 feet to the center of the Chesterfield-Monarch Levee; thence departing said Western line along center of the Chesterfield-Monarch Levee the following courses and distances: thence North 59 degrees 12 minutes 14 seconds East 310.56 feet to a point of curvature to the left, said curvature having a radius of 100.00 feet; thence along said curve with a chord which bears North 46 degrees 03 minutes 26 seconds East 45.49 feet, an arc length of 45.89 feet to a point of tangency; thence North 32 degrees 54 minutes 37 seconds East 296.44 feet; thence North 34 degrees 06 minutes 07 seconds East 586.85 feet; thence North 34 degrees 20 minutes 48 seconds East 2.96 feet; North 34 degrees 07 minutes 57 seconds East 111.64 feet; North 33 degrees 47 minutes 33 seconds East 56.93 feet; North 34 degrees 00 minutes 30 seconds East 462.42 feet; and North 35 degrees 05 minutes 58 seconds East 80.82 feet to the Western right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Western right-of-way line the following courses and distances: South 24 degrees 20 minutes 55 seconds East 10.34 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 36 seconds East 457.22 feet; South 32 degrees 06 minutes 57 seconds East 717.96 feet; South 42 degrees 52 minutes 58 seconds East 102.58 feet to a point; thence along a non-tangent curve to the left, for which the radius point bears North 54 degrees 34 minutes 34 seconds East 4016.54 feet; thence along said curve to the left an arc length of 508.24 feet to a point; thence North 47 degrees 19 minutes 34 seconds East 5.00 feet to a point; thence along a non-tangent curve to the left, for which the radius point bears North 47 degrees 19 minutes 34 seconds East 4011.54 feet; thence along said curve to the left an arc length of 304.56 feet to a point; thence North 42 degrees 58 minutes 34 seconds East 5.00 feet to a point; thence along a non-tangent curve to the left, for which the radius point bears North 42 degrees 58 minutes 34 seconds East 4006.54 feet; thence along said curve an arc length of 604.81 feet to the Northwestern line of Relocated Olive Street Road (38 feet wide paper street) as established by above said McGrath Plaza; thence along the Northwestern line of Relocated Olive Street Road the following courses and distances: South 42 degrees 47 minutes 18 seconds West 69.46 feet to a point of curvature; thence along a curve to the right having a radius of 952.78 feet an arc length of 641.62 feet, the chord of which bears South 62 degrees 04 minutes 49 seconds West,

a chord distance of 629.56 feet to the Northerly line of aforesaid Olive Street Road, thence along said Northerly line North 84 degrees 12 minutes 42 seconds West 377.14 feet to an iron pipe at the Southeastern corner of property conveyed to William F. Brasher, Trustee by Deed Book 14298, Page 1926 of the above said Records, thence continuing along said north line North 84 degrees 12 minutes 42 seconds West, 628.93 feet and North 84 degrees 23 minutes 54 seconds West, a distance of 236.30 feet to the POINT OF BEGINNING, and containing 5,994,164 square feet or 137,606 acres, more or less, according to calculations by Stock and Associates Consulting Engineers on March 16, 2010.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment 'A' and the Preliminary Plan indicated as "Attachment B" which is attached hereto and made part of.

Section 3. The City Council, pursuant to the petition filed by Chesterfield Blue Valley, LLC, and Simon Woodmont Development, LLC, in P.Z. 04-2014, requesting the ordinance embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 28th day of April 2014, 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 8 of the City of Chesterfield's Unified Development Code.

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

Passed and approved this 4th day of August, 2014.

ATTEST: Vickie Haas CITY CLERK

Bob Aetion MAYOR FIRST READING HELD: 07/21/2014

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified hereinafter.

I. SPECIFIC CRITERIA

A. PERMITTED USES

- 1. The uses allowed in this "PC" Planned Commercial District shall be:
a. Administrative office for educational or religious facility
b. Amusement park
c. Animal grooming service
d. Arena and stadium
e. Art gallery
f. Art studio
g. Auditorium
h. Automatic vending facility
i. Automobile sales, new
j. Automobile sales, used
k. Automotive retail supply
l. Bakery
m. Bar
n. Barber or beauty shop
o. Botanical garden
p. Bowling center
q. Brewpub
r. Broadcasting studio
s. Cafeteria for employees and guests only
t. Car wash
u. Car wash, self service
v. Cemetery
w. Check cashing facility
x. Church and other place of worship
y. Club
z. Coffee shop
aa. Coffee shop, drive-thru
ab. Commercial service facility

- cc. Community center
dd. Day care center, adult
ee. Day care center, child
ff. Device for energy generation
gg. Donation collection bin
hh. Drug store and pharmacy
ii. Drug store and pharmacy, drive-thru
jj. Dry cleaning establishment
kk. Dry cleaning establishment, drive-thru
ll. Dwelling, employee
mm. Education facility- specialized private schools
nn. Education facility- vocational school
oo. Educational facility- college/university
pp. Educational facility- kindergarten or nursery school
qq. Fairground
rr. Farmers market
ss. Filling station and convenience store with pump stations
tt. Film drop-off and pick-up station
uu. Film processing plant
vv. Financial institution
ww. Financial institution, drive-thru
xx. Golf course
yy. Grocery- community
zz. Grocery- neighborhood
aaa. Grocery- supercenter
bbb. Gymnasium
ccc. Heliport- public and private
ddd. Hospice
eee. Hospital
fff. Hotel and motel
ggg. Hotel and motel, extended stay
hhh. Individual sewage treatment facility
iii. Kennel, boarding
jjj. Laundromat
kkk. Library

- lll. Local public utility facility- over 60 feet in height
mmm. Lodge
nnn. Mortuary
ooo. Museum
ppp. Newspaper stand
qqq. Nursing home
rrr. Office, dental
sss. Office, general
ttt. Office, medical
uuu. Oil change facility
vvv. Park
www. Parking area, including garages, for automobiles
xxx. Professional and technical service facility
yyy. Public safety facility
zzz. Reading room
aaaa. Recreation facility
bbbb. Research facility
cccc. Restaurant, fast food
dccc. Restaurant, outdoor customer dining area
eccc. Restaurant, sit down
ffcc. Restaurant, take out
ggcc. Restaurant, with drive-thru window
hhhh. Retail sales establishment, community
iiii. Retail sales establishment, neighborhood
jjjj. Retail sales establishment, regional
kkkk. Retail sales, outdoor
llll. Riding stable
mmmm. Sales yard operated by a church, school, or other not for profit organization
nnnn. Satellite dish
oooo. Tackle and bait shop
pppp. Tattoo parlor / body piercing studio
qqqq. Telecommunications structure
rrrr. Telecommunications tower or facility
sss. Theater, indoor

- tttt. Theater, outdoor
uuuu. Transit transfer station
vvvv. Union halls and hiring halls
wwww. Vehicle repair and services facility
xxxx. Veterinary clinic
yyyy. Zoological garden
zzzz. Light Industrial Type Uses: Laboratory-Professional, scientific.
2. The above uses in the "PC" Planned Commercial District shall be restricted as follows:
a. Outdoor sales shall be limited to an aggregate area not to exceed twenty percent (20%) of the total development to be shown on all Site Plans and must not be visible from roadways exterior to the development.
b. A maximum of seven (7) drive-thru or drive-up facilities shall be permitted for this development with a maximum of two (2) such uses per building.
c. Review of the impact on traffic and site circulation by assembly-type uses, i.e. uses A, E, O, and SAA, will be conducted prior to approval of any Site Development Plan or Site Development Section Plan for the site.
d. A maximum of two (2) lots in the development shall be developed with use as.
3. Hours of Operation.
a. Hours of operation for this "PC" District shall not be restricted.
4. Ancillary uses for the above referenced permitted uses shall be as follows:
a. Associated work and storage areas required by a business, firm, or service to carry on business operations.
b. Automatic vending facilities for:
i) Top and solid carbon dioxide (dry ice);
ii) Beverages;
iii) Confections.
c. Cafeterias for employees and guests only.
d. Fishing tackle and bait shops. Open storage and display are prohibited.
5. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Unified Development Code Section 06.

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

- 1. Floor Area
a. Total building floor area shall not exceed 1,400,000 square feet.
2. Height
a. The maximum height of the buildings in this development shall be four (4) stories or sixty-five (65) feet as measured from existing grade, whichever is less; with the exception that three (3) parcels shall be permitted to maintain a maximum height of six (6) stories or seventy-five (75) feet as measured from existing grade, whichever is less.
3. Building Requirements
a. A minimum of thirty percent (30%) open space is required for this development.
The developer shall construct a one half (1/2) acre park which shall be maintained and operated by the land developer. Said park is to be located in the southern portion of the site along Olive Street Road and shall include the forty seven (47) inch Pecan Trees as shown on the Tree Street Mitigation. Specifics regarding the park design shall be provided during site development plan review.
b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

- 1. Structure Setbacks
No building or structure, other than a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
a. Fifty (50) feet from the right-of-way of Olive Street Road on the southern boundary of the "PC" Planned Commercial District.
b. Structures which are six (6) stories in height shall be no closer than three hundred (300) feet from the right-of-way of Olive Street Road.
c. One hundred (100) feet from the northern boundary of the "PC" District N34°00'30"E.
d. Thirty (30) feet from the eastern boundary of the "PC" District.
e. Twenty (20) feet from any interior road.
f. Structures exceeding thirty (30) feet in height which adjoin "NU" Non-Urban, "TZ" Park and Scenic and "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.
g. Structures which are six (6) stories in height shall be no closer than one hundred fifty (150) feet from the paved portion of I-64.

2. Parking Setbacks

- No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:
a. Twenty (20) feet from the right-of-way of Olive Street Road on the southern boundary of the "PC" Planned Commercial District.
b. Twenty (20) feet from the western boundary of the "PC" District.
c. Twenty (20) feet from the eastern boundary of the "PC" District.
d. Twenty (20) feet from the northern boundary of the "PC" District N34°00'30"E.
e. Ten (10) feet from the principal internal streets.
f. Zero (0) foot from the internal lot lines and shared driveways.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Unified Development 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 conditions whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.
4. No construction related parking shall be permitted within the Olive Street Road right-of-way.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

- 1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Unified Development Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the Unified Development Code and are reviewed and approved by the City of Chesterfield Planning Commission.

- 2. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by City of Chesterfield and the St. Louis County Department of Highways and Traffic.
3. Ingress and egress within State rights-of-way must conform to the Missouri Department of Transportation's Access Management Guidelines and must be reviewed and approved by MoDOT. Any improvements within MoDOT's right-of-way will require permit. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.
4. If required sight distance can not be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.
5. Access to internal streets shall conform to the City of Chesterfield's Access Management standards, Section 04-10 of the Unified Development Code.
6. Provide cross-access easements or other appropriate legal instruments or agreements guaranteeing permanent access between proposed adjacent lots and abutting developments as approved by the Department of Public Services. The City of Chesterfield desires to encourage the smooth flow of vehicular traffic and minimize points of conflict by controlling and minimizing the number and location of direct access onto streets within the development.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. Provide additional or new right-of-way as required by the Missouri Department of Transportation, the St. Louis County Department of Highways and Traffic and the City of Chesterfield, for planned and conceptual improvements as referenced in the Traffic Study performed by Crawford, Bunne, Brannmeier dated November 12, 2007 at no cost.
2. Provide street connections to the adjoining property to the west from the internal roadway system serving this development, as directed by the Department of Public Services. Such street signage, in conformance with Section 04-09 of the Unified Development Code, shall be posted within thirty (30) days of the street pavement being placed.
3. Completion of the required road improvements is required as soon as it is reasonably possible in the opinion of the City of Chesterfield considering the conditions of this site and the impact of the development in the Zoning District.
4. Timing of the roadway improvements shall be as directed by St. Louis County Department of Highways and Traffic and the Department of Public Services. The City reserves the right to withhold building or occupancy permits at any time, as necessary, to insure timely completion of the required road improvements and to

prevent degradation of the traffic conditions as they may be associated with the proposed development.

- 5. Provide a sidewalk conforming to St. Louis County ADA standards adjacent to Olive Street Road within a sidewalk easement to the City of Chesterfield as directed by the City of Chesterfield.
6. If any public roads are proposed within this development, they must be built above the 100-year flood elevation with proper floodboard or protected from flood damage by an approved levee. Any roads and/or drives proposed below this elevation, not protected by an approved levee, are to be private and remain private forever.
7. Based on the preliminary plan, improvements to Olive Road must be completed prior to issuance of the building permits in excess of sixty percent (60%) of the total. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
8. Dedicate all necessary rights-of-way and construct the Road Improvements as described in the Traffic Study performed by Crawford, Bunne, Brannmeier dated November 12, 2007.
9. Provide all necessary rights-of-way and easements for the conceptual access improvements as described by Exhibits #10 and #11 of the Traffic Study performed by Crawford, Bunne, Brannmeier dated November 12, 2007.
10. Provide all necessary rights-of-way and easements and construct a multi-lane internal Boulevard, generally oriented in a north-south direction parallel to the Highway 40/64 right-of-way starting at Olive Street Road and proceeding northwesterly and curving in a westerly direction as it approaches the Monarch-Chesterfield Levee, and continuing generally parallel to the Levee to the western extent of this district, for a minimum planned width of four (4) lanes and necessary shoulders with additional width for center medians and turn lanes, as directed by the Director of Public Services.
11. Provide all necessary rights-of-way and easements and construct a multi-lane roadway, generally oriented in an East-West direction beginning at an intersection with the Internal Boulevard as referenced in the preceding paragraph, generally at the location of the Conceptual improvements as described by Exhibits #10 and #11 of the Traffic Study performed by Crawford, Bunne, Brannmeier dated November 12, 2007 and proceeding westerly towards an intersection with Olive Street Road for a minimum planned width of four (4) lanes and necessary shoulders with additional width for turn lanes.
12. Conform to the requirements and/or recommendations of the Missouri Department of Transportation regarding Interstate 64 in the area.
13. Road improvements will be determined after review and approval of a traffic study as directed by the St. Louis County Department of Highways and Traffic.

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

15. Access to this development from Olive Street Road shall be as determined in the approved Traffic Impact Study. Any entrance approved as part of this proposal shall be located to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.

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

17. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.

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

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

20. 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, Missouri Department of Transportation 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 Department of Public Services.

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

L. MONARCH-CHESTERFIELD LEVEE DISTRICT/HOWARD BEND LEVEE DISTRICT

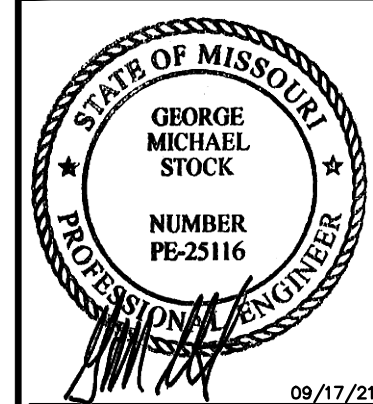
- 1. The developer shall dedicate an underground berm easement adjacent to the existing levee, as directed by the Monarch Chesterfield Levee District and the City of Chesterfield.
2. Prior to approval of any grading permit or improvement plans for the development, an underground study may be required for review/approval as directed by the Monarch Chesterfield Levee District, the U.S. Army Corps of Engineers and the City of Chesterfield.

M. RECREATIONAL EASEMENT

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

N. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.



REVISIONS:

Table with 2 columns: #, Description. Row 1: 1 City Comments 06/23/2011

Table with 2 columns: DRAWN BY, CHECKED BY, DATE, JOB NO., M.S.D. #, BASE MAP, S.L.C. MAT #, MAT S.U.P. #, M.D.N.R. #

SHEET TITLE: 4th AMENDED SITE DEVELOPMENT CONCEPT PLAN



**O. STORMWATER**

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
- 2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plot, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.
- 3. The Chesterfield Valley Master Storm Water Plan indicates a ten (10) foot wide flat bottom ditch with 4:1 side slopes shall be constructed along the east property line of this site and a fifteen (15) foot wide flat bottom ditch with 4:1 side slopes be constructed in such a manner as to bisect the site from east to west. The drainage from this site shall be directed to the ditch to a future reservoir/pump station. The developer shall be responsible for construction of the required storm water improvements and coordination with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Public Services, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer

- 20. Compliance with Sky Exposure Metapan.
- 21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

**V. TRUST FUND CONTRIBUTION**

- Road Improvements**
- 1. For Lots 1 through 5 of Chesterfield Valley Blue Valley Plat One, PB 360, pages 256-259, except for part of Lot 2 of Chesterfield Blue Valley Plat One, PB 360, pages 256-259 (i.e., the Brasher Tract) and except for all of Lot 2 of Chesterfield Blue Valley Plat One, PB 360, pages 256-259 (i.e., the Simon Woodmont LLC tract), the developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 526). The amount of the contribution to this fund shall be computed based on the following:

Type of Development	Required Contribution
Commercial	\$2.46/SF of Building Space
Office	\$1.71/SF of Building Space
Industrial	\$5.926/SF/Acre

- 2. For part of Lot 5 of Chesterfield Blue Valley Plat One, PB 360, pages 256-259 (i.e., the Brasher Tract) and for all of Lot 2 of Chesterfield Blue Valley Plat One, PB 360, pages 256-259 (i.e., the Simon Woodmont LLC tract), the developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 526). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

Type of Development	Required Contribution
TGA Category	Contribution
General Office	\$0.44/74
General Retail	\$1.024/32
Loading Space	\$3.165/27

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

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

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

- shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
- 4. 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.
- 5. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.
- 6. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.
- 7. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way.
- 8. MoDOT requests that all drainage detention storage facilities be placed outside of the standard governmental agency planning and zoning setbacks, or fifteen (15) feet from the new or existing right of way line, whichever is greater.
- 9. A portion of this tract is located in Zone "AF" of FEMA Flood Insurance Rate Map. An approved flood plain study will be required prior to approval of the Final Development Plan.

**P. SANITARY SEWER**

- 1. Treatment for water quality, in accordance with MSD regulations dated February '2006, shall be required.
- 2. Construction of offsite pumping stations and extension of offsite sanitary sewers will be required to serve this site.

**Q. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, which shall include, but not be limited to, the following: suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkholes, 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.

**R. MISCELLANEOUS**

- 1. All utilities will be installed underground. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation

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

- 4. Road improvement traffic generation assessment contributions shall be deposited with Saint Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Highways and Traffic or prior to the issuance of building permits in the case where no S.U.P. is required. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

**Water Main**

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$777.97 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

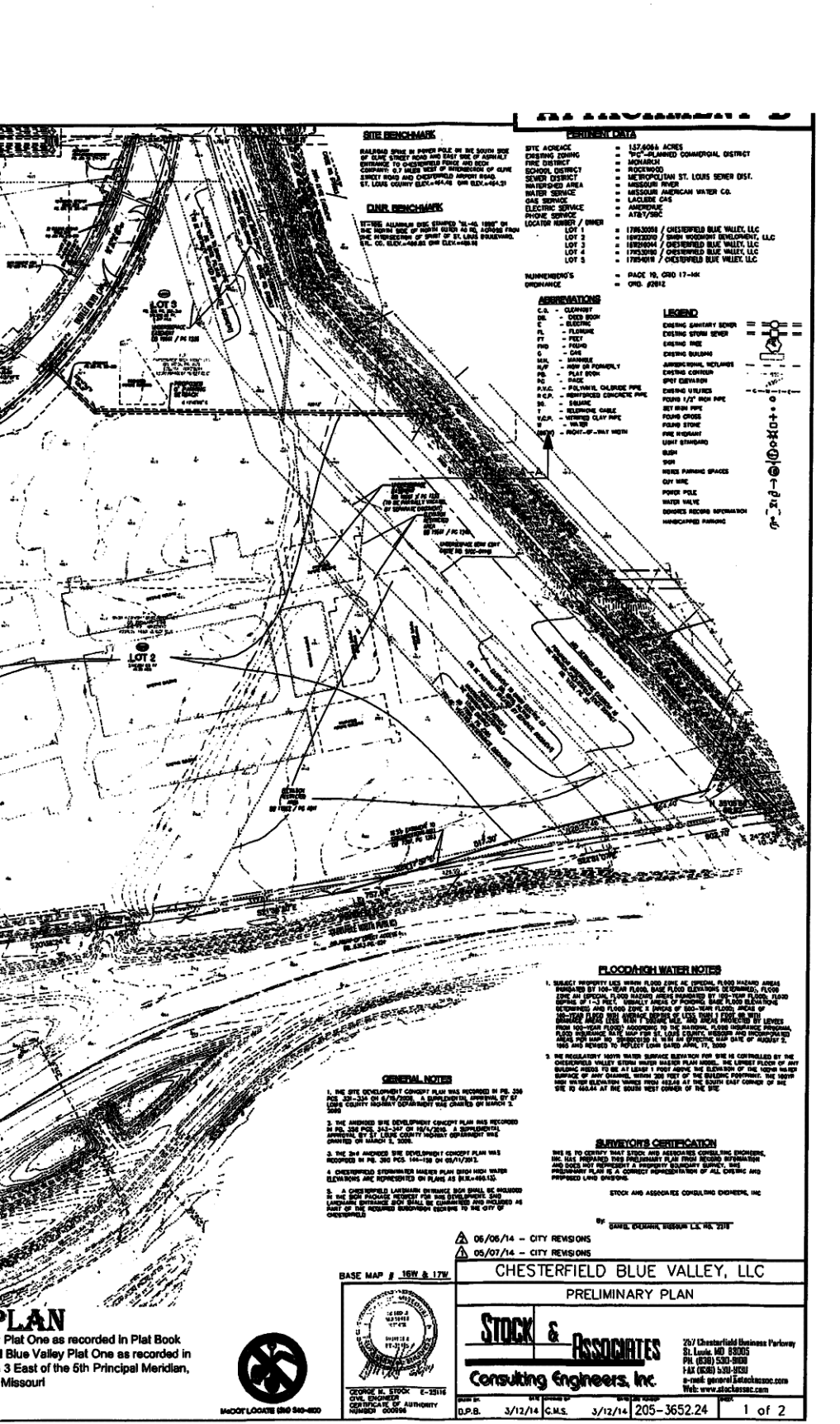
The primary water line contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Highways and Traffic. Funds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

**Storm Water**

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,466.81 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Highways and Traffic or before the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, Saint Louis County.

**Sanitary Sewer**

The sanitary sewer contribution is collected as the Caulks 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.



and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements

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

- 3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Saint Louis County Department of Highways and Traffic. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

- 4. 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 outboundaries 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.

- 5. 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.

- 6. Formal MSD plan review, approval, and permits are required prior to construction in this development area. Until the Regional Water Quality Basin (MSD P-29401-00) receives MSD construction approval, sites will need to provide 100% of their obligated stormwater quality treatment on site. Once the Regional Water Quality Basin receives construction approval, sites may utilize its benefit in accordance with the regional basin's approved master plan.

- 7. Monarch Chesterfield Levee District approval is required prior to formal MSD approval.

**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.

**Traffic Generation Assessment Rates**  
The amount of the required Traffic Generation contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2015, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

**Additional Conditions**

In addition to the conditions listed above, St. Louis County asks that the following general conditions be met:

- 1. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

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

- 3. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

- 4. Based on the preliminary plan, improvements to Olive Road must be completed prior to issuance of the building permits in excess of sixty percent (60%) of the total. As previously noted, the delays to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

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

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

**VI. RECORDING**

Within sixty (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.

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 actions of this project to the Planning Commission shall be permitted if this option is utilized.

- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

**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 City Council may extend the period to commence construction for not more than two (2) additional years.

**IV. GENERAL CRITERIA**

**A. SITE DEVELOPMENT CONCEPT PLAN**

- 1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.

- 2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Unified Development Code to indicate proposed landscaping along arterial and collector roadways.

- 3. Include a Lighting Plan in accordance with the City of Chesterfield Unified Development Code to indicate proposed lighting along arterial collector roadways.

- 4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

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

**B. SITE DEVELOPMENT 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 handicapped design.

**VII. ENFORCEMENT**

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

- B. Failure to comply with any or all of 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.

**MSD NOTES**

- 1. EXISTING ON-SITE SANITARY DISCHARGE/SEPTIC TANK SHALL BE IDENTIFIED ON THE PLANS AND ABANDONED PER MSD STANDARD SPECIFICATIONS.

- 2. PROPERTY LINES SHALL BE SHOWN ON PROJECT PLANS. SEWERS CROSSING LEASE OR PROPERTY LINES WILL BE PUBLIC. PUBLIC STORM SEWERS SHALL BE ABOVE THE NORMAL POOL LEVEL OF WET BASINS.

- 3. THE ZONING SHALL BE CONSISTENT WITH THE REGIONAL SANITARY PUMP STATION DESIGN CAPACITY. THE SANITARY SEWERS SHALL BE DEEP ENOUGH TO SERVE BY GRAVITY THE ENDS OF THE SERVICE AREA AS OUTLINED IN THE MASTER PLAN FOR THE PUMP STATION (MSD P-27389-00).

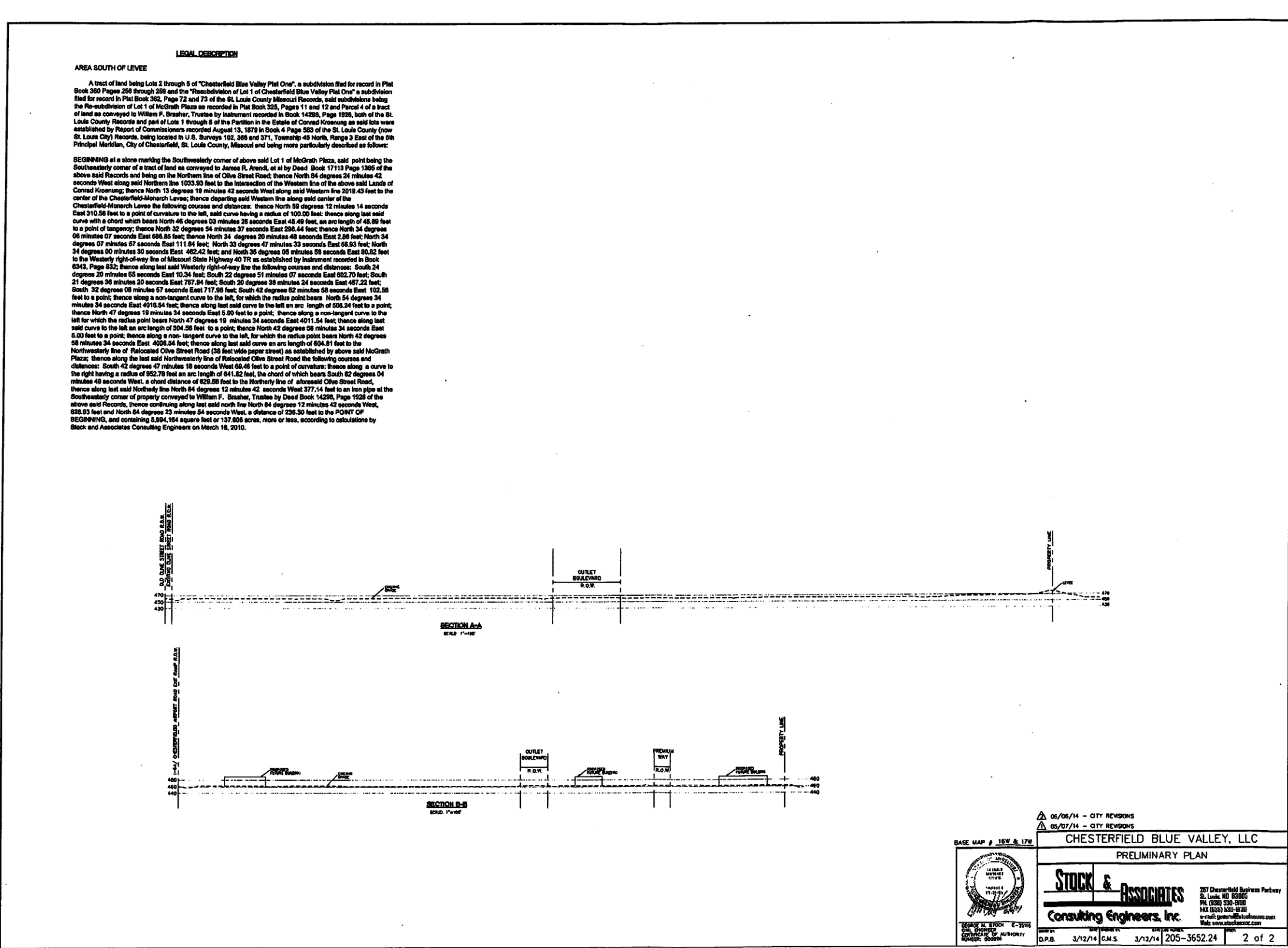
- 4. CAULKS CREEK SURCHARGE OF \$2,750 PER ACRE WILL APPLY FOR THIS AREA. FOR THE TOTAL AREA (131 ACRES) PROVIDED IN THE APPLICATION, THIS COMES TO \$360,250. TOTAL ACREAGE TO BE VERIFIED.

- 5. DISTURBED AREA BEING MORE THAN 1 ACRE, STORM WATER MANAGEMENT PRACTICES OF WATER QUALITY WILL BE REQUIRED. ALL WATER QUALITY BMP'S SHALL BE DESIGNED PER CURRENT MSD RULES AND REGULATIONS AND SHOULD BE LOCATED WITHIN THE PROPERTY BOUNDARIES. WATER QUALITY BMP'S ON EACH LOT ARE CONSISTENT WITH LOW IMPACT PRACTICES. ALSO, THE WATER FEATURE (LAKE) STRADDLING THE BRASHER PROPERTY LINE SHOULD NOT BE DEGRADED BY THIS DEVELOPMENT. ADDITIONALLY, A LETTER OF FLOODPLAIN COMPLIANCE FROM THE MONARCH-CHESTERFIELD LEVEE DISTRICT WILL BE REQUIRED.

- 6. PRIVATE WATER QUALITY BMP'S SHALL BE DESIGNED PER CURRENT MSD RULES AND REGULATIONS AND SHALL BE LOCATED WITHIN "RESERVED AREAS" OR EASEMENTS, AS APPROPRIATE.

- 7. THE 100-YEAR PONDING LIMITS SHALL BE LABELED ON ALL STORM WATER STORAGE BASINS.

- 8. EXTERIOR GREASE TRAPS WILL BE REQUIRED FOR ANY RESTAURANTS OR COMMERCIAL KITCHENS.



**UTILITY NOTE**

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL HAVE NO WAY AROUND FROM COMING INTO COMPLIANCE WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

- 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, site, 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, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
- 11. Floodplain boundaries.
- 12. Depict existing and proposed improvements within one hundred fifty (150) feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
- 13. Depict all existing and proposed easements and rights-of-way within one hundred fifty (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 connections to the existing systems.
- 15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending one hundred fifty (150) feet beyond the limits of the site as directed.
- 16. Address trees and landscaping in accordance with the City of Chesterfield Unified Development Code.
- 17. Comply with all preliminary plat requirements of the City of Chesterfield Unified Development 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, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, and the Missouri Department of Transportation.

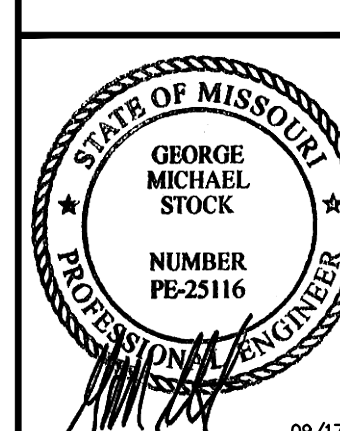
**GENERAL NOTES**

- 1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.(BASIS OF BEARINGS: MISSOURI STATE PLANE; GRID NORTH)
- 2. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MISSOURI CITY OF CHESTERFIELD STANDARDS.
- 3. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS UNDAUNED BY 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED), FLOOD ZONE AH (SPECIAL FLOOD HAZARD AREAS UNDAUNED BY 100-YEAR FLOOD; FLOOD DEPTHS OF 1-3 FEET, ASSUALLY PRECIPITATION OF PONDING, BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE X (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND LEVEES PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY UNINCORPORATED AREAS PER MAP NO. 21989C0210 H, WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOW WATER DATED APRIL 17, 2000.
- 4. THE REGULATORY 100YR WATER SURFACE ELEVATION FOR THIS SITE IS CONTROLLED BY THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN MODEL. THE LOWEST FLOOD OF ANY BUILDING NEEDS TO BE AT LEAST 1 FOOT ABOVE THE ELEVATION OF THE 100YR WATER SURFACE OF ANY CHANNEL WITHIN 200 FEET OF THE BUILDING FOOTPRINT. THE 100YR HIGH WATER ELEVATION VARIES FROM 462.48 AT THE SOUTH EAST CORNER OF THE SITE TO 460.44 AT THE SOUTH WEST CORNER OF THE SITE.
- 5. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. IF ANY CONFLICTS ARE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- 6. ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
- 7. STREET LIGHTS SHALL BE PROVIDED AS REQUIRED PER THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE SECTION 04.03.E.
- 8. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
- 9. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- 10. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- 11. NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE DITCHES.
- 12. ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
- 13. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- 14. ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- 15. ACCESS TO THIS DEVELOPMENT FROM OLIVE STREET ROAD SHALL BE VIA FOUR ENTRANCES. THESE ENTRANCES ARE TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO SAINT LOUIS COUNTY STANDARDS AS DIRECTED BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- 16. ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
- 17. TEMPORARY OFF-SITE GRADING EASEMENTS SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF ANY OFF-SITE GRADING.
- 18. THE DEVELOPER SHALL BE REQUIRED TO CONTRIBUTE TO THE CHESTERFIELD VALLEY TRUST FUND.
- 19. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
- 20. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- 21. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- 22. STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- 23. A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS ISSUED.
- 24. UPON COMPLETION OF GRADING THE DEVELOPER SHALL APPLY AND OBTAIN A LOW-R TO UPDATE NEW ZONE "AH" FLOODPLAIN DUE TO THE CONSTRUCTION OF THE MASTER PLAN DRAINAGE CHANNELS.
- 25. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION. ADDITIONALLY, A LETTER OF FLOODPLAIN COMPLIANCE FROM THE MONARCH-CHESTERFIELD LEVEE DISTRICT WILL BE REQUIRED.
- 26. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- 27. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THE DEVELOPMENT OF THIS PARCEL SHALL COORDINATE THE INSTALLATION OF ALL UTILITIES IN CONJUNCTION WITH THE CONSTRUCTION OF ANY ROADWAY ON SITE. UTILITIES EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENTS SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS.
- 28. ALL ROAD IMPROVEMENTS ALONG OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD SHALL BE PER C.B.B. REPORT DATED NOVEMBER 12, 2007.
- 29. ALL USES WILL BE AS PERMITTED IN CITY OF CHESTERFIELD ORDINANCE #2805.

PREPARED BY:



4th AMENDED SITE DEVELOPMENT CONCEPT PLAN  
**CHESTERFIELD BLUE VALLEY, LLC**  
CITY OF CHESTERFIELD, MISSOURI



GEORGE M. STOCK E-23116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 020999

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	City Comments	06/23/2011

DATE	JOB NO.
5/19/21	215-5505-10

M.S.D. #	BASE MAP #
S.L.C. NAT #	16W & 17W

M.D.N.R. #	NAT S.U.P. #

SHEET TITLE:  
4th AMENDED SITE DEVELOPMENT CONCEPT PLAN

SHEET NO.: 4

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