



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
VIRTUAL MEETING VIA ZOOM
MONDAY, FEBRUARY 1, 2021
6:30PM**

<https://zoom.us/j/96946056105>

(312) 626 6799

Webinar ID: 969 4605 6105

I. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III

- A. Bill No. 3329 – Burkhardt Place Easements and Maintenance Agreement** - An ordinance vacating two existing easements, dedicating two replacement easements, and authorizing the City of Chesterfield to enter into and execute a BMP Maintenance Agreement and easements in connection with construction of Burkhardt Place as part of a certain development project in the city **(Second Reading) Planning & Public Works Committee recommends approval**
- B. Bill No. 3330 – Monarch-Chesterfield Levee Trail Easement – 16703A N. Outer Road** - An ordinance of the City of Chesterfield, Missouri (the “City”) authorizing condemnation of certain interests in real property located in the City for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extending the existing trail **(Second Reading) Planning & Public Works Committee recommends approval**
- C. Bill No. 3331 – Monarch-Chesterfield Levee Trail Easement – 16703 N. Outer Road** - An ordinance of the City of Chesterfield, Missouri (the “City”) authorizing condemnation of certain interests in real property located in the City for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extending the existing trail **(Second Reading) Planning & Public Works Committee recommends approval**
- D. Bill No. 3332 – Monarch-Chesterfield Levee Trail Easement – 16801 N. Outer Road** - An ordinance of the City of Chesterfield, Missouri (the “City”) authorizing condemnation of certain interests in real property located in the City for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extending the existing trail **(Second Reading) Planning & Public Works Committee recommends approval**
- E. Bill No. 3333 – Monarch-Chesterfield Levee Trail Easement – 16801 N. Outer Road Unit A** - An ordinance of the City of Chesterfield, Missouri (the “City”) authorizing condemnation of certain interests in real property

located in the City for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extending the existing trail **(Second Reading)**
Planning & Public Works Committee recommends approval

- F. Bill No. 3334 – Monarch-Chesterfield Levee Trail Easement – 16827 N. Outer 40 Road** - An ordinance of the City of Chesterfield, Missouri (the “City”) authorizing condemnation of certain interests in real property located in the City for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extending the existing trail **(Second Reading)**
Planning & Public Works Committee recommends approval
- G. Bill No. 3335 - Chesterfield Fairgrounds Easements** – An ordinance vacating four existing easements and dedicating two replacement easements on property recently acquired by the City adjacent to Central Park. **(First Reading)** **Planning & Public Works Committee recommends approval.**
- H. Bill No. 3336 - P.Z 10-2020 City of Chesterfield (Unified Development Code – Articles 3 and 10)** – An ordinance amending Article 03-07 Non-Residential Use Table and Article 10-03 Use Terms of the Unified Development Code {P.Z. 10-2020 City of Chesterfield (Unified Development Code – Articles 3 & 10)}. **(First Reading)** **Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- I. Bill No. 3337 - P.Z. 13-2020 City of Chesterfield (Unified Development Code-Article 4)** – An ordinance amending Article 4 of the Unified Development Code to revise language pertaining to Architectural Review Design Standards {P.Z. 13-2020 City of Chesterfield (Unified Development Code – Article 4)}. **(First Reading)** **Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- J. Downtown Chesterfield, (Categories A&B)** – An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place. **(Voice Vote)** **Planning Commission recommends approval. Planning & Public Works Committee recommends approval with the following amendments:**
- Modify the density allocation table on the Amended Site Development Concept Plan and remove a note on the plan that allocated future density for Categories A&B. The modification to the table is for Lot 1 to be allocated 72 units and Lot 6 to be allocated 35 units.
 - The lake front trail is to be a minimum width of 10 ft. around the entire lake.
 - Remove all street trees along Lake Front Drive within the 300-ft. view corridor, except for any trees that are adjacent to the northern and southern boundaries of the corridor.
- K. Next Meeting – February 4, 2021 (5:30pm)**

II. Finance and Administration Committee – Chairperson Barb McGuinness, Ward I

III. Parks, Recreation and Arts Committee – Chairperson Michelle Ohley, Ward IV

IV. Public Health and Safety Committee – Chairperson Ben Keathley, Ward II

V. Report from the City Administrator & Other Items Requiring Action by City Council – Mike Geisel

A. Liquor License Request – El Troquero LLC – For retail sales by the drink and Sunday sales.

VI. Other Legislation

VII. Unfinished Business – Mayor Bob Nation

VIII. New Business – Mayor Bob Nation

IX. Adjournment

NOTE: *City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.*

Notice *is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.*



**AGENDA
CITY COUNCIL MEETING
VIRTUAL MEETING VIA ZOOM
MONDAY, FEBRUARY 1, 2021
7:00PM**

<https://zoom.us/j/93740337586>

(312) 626 6799

Webinar ID: 937 4033 7586

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – January 19, 2021
 - B. Executive Session Minutes** – January 19, 2021
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, February 4, 2021 – Planning & Public Works (5:30 pm)**
 - B. Monday, February 8, 2021 – Planning Commission (7 pm)**
 - C. Monday, February 15, 2021 – Presidents’ Day – City Hall Closed**
 - D. Tuesday, February 16, 2021 – City Council (7 pm)**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. Proclamation** – Mayors’ Monarch Pledge
 - B. Saad Amir** – MSD Proposition Y

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III

- 1. Bill No. 3329 – Burkhardt Place Easements and Maintenance Agreement**
- An ordinance vacating two existing easements, dedicating two replacement easements, and authorizing the City of Chesterfield to enter into and execute a BMP Maintenance Agreement and easements in connection with construction of Burkhardt Place as part of a certain development project in the city **(Second Reading) Planning & Public Works Committee recommends approval**
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7. **Bill No. 3335 - Chesterfield Fairgrounds Easements** – An ordinance vacating four existing easements and dedicating two replacement easements on property recently acquired by the City adjacent to Central Park. **(First Reading) Planning & Public Works Committee recommends approval.**
8. **Bill No. 3336 - P.Z 10-2020 City of Chesterfield (Unified Development Code – Articles 3 and 10)** – An ordinance amending Article 03-07 Non-Residential Use Table and Article 10-03 Use Terms of the Unified Development Code {P.Z. 10-2020 City of Chesterfield (Unified Development Code – Articles 3 & 10)}. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
9. **Bill No. 3337 - P.Z. 13-2020 City of Chesterfield (Unified Development Code-Article 4)** – An ordinance amending Article 4 of the Unified Development Code to revise language pertaining to Architectural Review Design Standards {P.Z. 13-2020 City of Chesterfield (Unified Development Code – Article 4)}. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
10. **Downtown Chesterfield, (Categories A&B)** – An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval with the following amendments:**
 - Modify the density allocation table on the Amended Site Development Concept Plan and remove a note on the plan that allocated future density for Categories A&B. The modification to the table is for Lot 1 to be allocated 72 units and Lot 6 to be allocated 35 units.
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 - Remove all street trees along Lake Front Drive within the 300-ft. view corridor, except for any trees that are adjacent to the northern and southern boundaries of the corridor.

11. Next Meeting – February 4, 2021 (5:30pm)

- B. Finance and Administration Committee** – Chairperson Barb McGuinness, Ward I
- C. Parks, Recreation and Arts Committee** – Chairperson Michelle Ohley, Ward IV
- D. Public Health and Safety Committee** – Chairperson Ben Keathley, Ward II

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- A.** Liquor License Request – El Troquero LLC – For retail sales by the drink and Sunday sales.

XI. OTHER LEGISLATION

XII. UNFINISHED BUSINESS – Mayor Bob Nation

XIII. NEW BUSINESS – Mayor Bob Nation

XIV. ADJOURNMENT

Public comment will be available to users logging in online. Public comment will also be available to users calling in to the meeting; however, you must call (636) 537-6716 no later than 5:00 p.m. on the day of the meeting to inform the City Clerk of the telephone number you will be calling in from.

Members of the public may also submit comments for this meeting by calling (636) 537-6716 and leaving a message or by emailing vmcgownd@chesterfield.mo.us no later than 5:00 p.m. on the day of the meeting. Comments left over voicemail and emailed in will be read at the meeting.

Proclamation

City of Chesterfield, Missouri

- Whereas:** *The monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and*
- WHEREAS,** *both the western and eastern monarch populations have experienced significant declines. Less than one percent of the western monarch population remains, while the eastern populations have fallen by as much as ninety percent, and*
- WHEREAS,** *cities, towns, counties and communities have a critical role to play to help save the monarch butterfly. Municipalities can provide habitat at public parks, green space, gardens, median strips and at municipal facilities, and*
- WHEREAS,** *we recognize the importance of creating healthy monarch and pollinator-friendly habitats, without the use of insecticides and herbicides, in our parks, gardens, landscaping and other green spaces, that all members of our community can equally enjoy; and*
- WHEREAS,** *signing this second Mayors' Monarch Pledge is the best way to recommit to creating healthy habitats for monarchs and educating citizens about how they can make a difference at home by adding native wildflowers, trees, and shrubs which provide nectar for adult butterflies.*

NOW, THEREFORE, I, Bob Nation, Mayor of the City of Chesterfield, do hereby proclaim February 1, 2021 as

MAYORS' MONARCH PLEDGE DAY IN THE CITY OF CHESTERFIELD

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND CAUSED THE OFFICIAL SEAL OF THE CITY OF CHESTERFIELD TO BE AFFIXED THIS 1st DAY OF FEBRUARY 2021.



Bob Nation

Bob Nation, Mayor

ATTEST:

Vickie McGownd

Vickie McGownd, City Clerk

WHAT IS A WASTEWATER CAPITAL RATE?

The Metropolitan St. Louis Sewer District (MSD) is both a wastewater and stormwater utility. As such, funds must be accounted for separately. MSD submitted a rate proposal to its Rate Commission for wastewater rates for fiscal years 2021–2024 (July 1, 2020 to June 30, 2024). These proposed changes would apply to all MSD customers.

QUESTIONS?

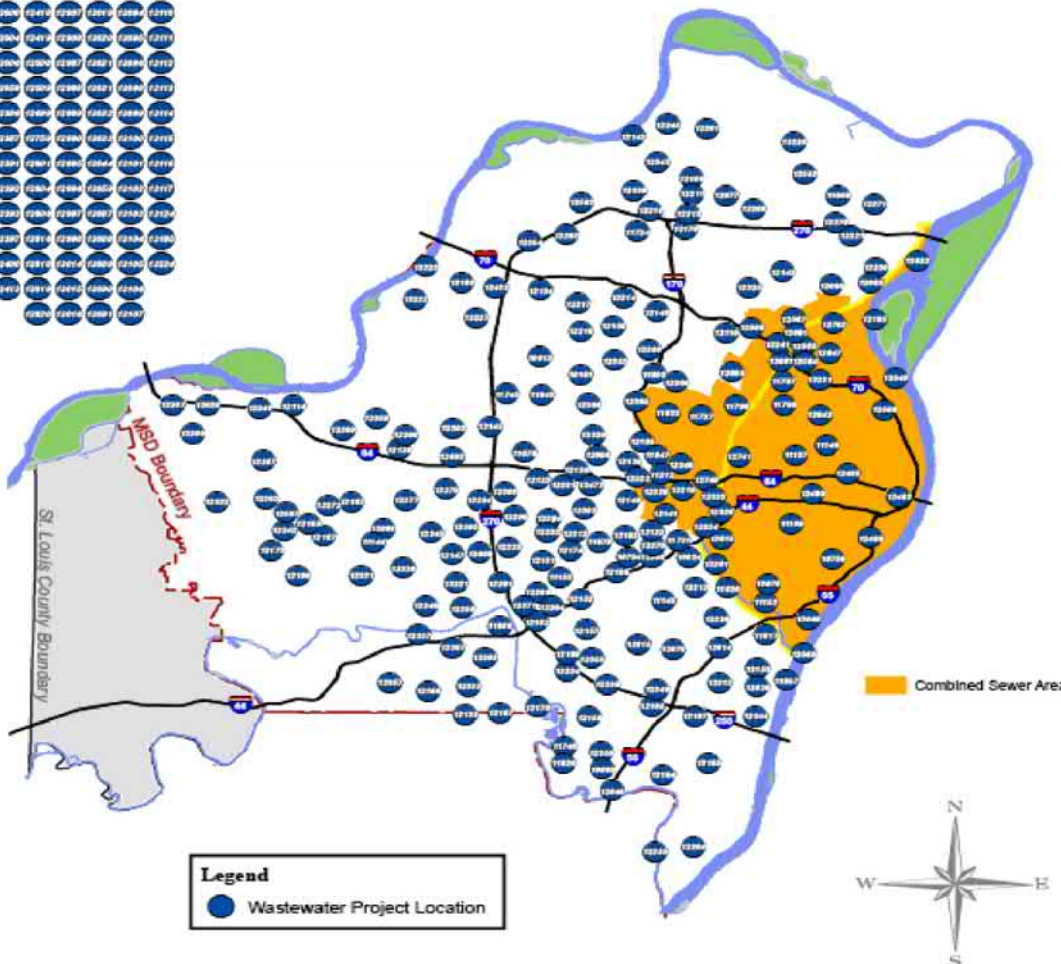
24/7 Customer Service: 314.768.6260 Billing: 866.281.5737 (toll free)

Customer Assistance Program: 866.281.5737 billingguest@stlmsd.com

Sean Hadley, Manager of Public Affairs 314.768.6240 shadley@stlmsd.com

IDENTIFIED WASTEWATER PROJECTS

District Wide Projects



WASTEWATER SERVICE

MSD's wastewater management involves the collection and treatment of "used" water from sinks, toilets, and floor drains at one of seven treatment plants. Here, the "used" water is treated to high standards before returning to our region's waterways.



WASTEWATER PROPOSAL

MSD proposes authorization of \$500 million in additional bonds to fund a four-year capital program. The bonds will make needed rate increases more manageable.



PROPOSAL OBJECTIVE

The wastewater rate proposal seeks to fund a four-year, \$1.58 billion capital improvement program to meet regulatory and system improvement needs. Within this program, MSD would:

- Eliminate sanitary (wastewater) sewer overflows from sewer pipes
- Reduce combined sewer overflows (where wastewater and stormwater share a pipe)
- Prevent building backups
- Repair and rehabilitate and aging system
- Replace incinerators at Bissell and Lemay treatment plants
- Build tunnel from Fenton treatment plant to lower Meramec plant to eliminate the Fenton plant

WITH BOND FINANCING

PROJECTS ARE FUNDED WITH CASH AND DEBT

	\$\$\$	% Change
FY21	56.40	CURRENT
FY22	58.33	3.4%
FY23	60.36	3.5%
FY24	62.59	3.7%

WITHOUT BOND FINANCING

PROJECTS ARE FUNDED WITH CASH

	\$\$\$	% Change
FY21	56.40	CURRENT
FY22	65.07	15.4%
FY23	76.12	17.1%
FY24	86.12	13%

All numbers above are based on average usage of 600 cubic feet per month (Ccfs). This is the equivalent of 4,488 gallons.

COST

Based on the typical monthly water usage of a single-family residence, a ratepayer's monthly wastewater sewer bill would resemble the rates shown at left with and without bond approval.

The graphic at right shows how much of the average \$56.40 monthly bill in FY2021 goes to:

- 1) operating and maintaining the system,
- 2) capital improvements, and
- 3) debt service



60

MILES OF NEW
WASTEWATER SEWERS



64,000

MANHOLE
INSPECTIONS



2,800

MILES OF ACOUSTIC
INSPECTIONS



180

MILES OF SEWER
REHABILITATION



300

DESIGN, PLANNING
& CONSTRUCTION
PROJECTS



190

WASTEWATER
CONSTRUCTION
PROJECTS



50

SANITARY SEWER
OVERFLOWS
REMOVED



1,120

MILES OF SEWER
INSPECTED WITH
CCTV

AGENDA REVIEW – MONDAY 2/1/2021 – 6:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:30 PM, on Monday, February 1, 2021.**

Please note:

There are two separate meetings, one for the agenda review, and the other for the regular meeting of City Council. Each meeting requires a separate login and each will have distinct, different login invitations. This is necessary in order to provide full and complete transparency for all meetings.

We will have to initially log in to our Work Session meeting at 6:30 p.m. After conducting the routine work session per our normal processes, we will close that meeting. We will then log into our regular meeting prior to 7 PM. These meetings generally allow users to log in up to 15 minutes prior to the actual meeting.

Please let me know, ASAP, if you will be unable to attend this meeting.



RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

JANUARY 19, 2021

The meeting was called to order at 7 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Ben Keathley
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Michelle Ohley

APPROVAL OF MINUTES

The minutes of the January 4, 2021 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the January 4, 2021 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the January 4, 2021 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the January 4, 2021 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, February 1, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Susan Piazza, Republic Services, stated that she was available to answer questions pertaining to the Solid Waste Agreement.

Mr. Ryan Meeks, 148 Chesterfield Industrial Blvd., stated that he was available to answer questions pertaining to Bill No. 3327 (P.Z. 08-2020 Straub Lane Estates [14685 Clayton Road]).

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3327	Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to the “R-2” Residence District for a 0.90-acre tract of land located at 14685 Clayton Road, northwest of the intersection of Clayton Road and Straub Road (P.Z. 08-2020 {Sudha} 21R441513) (Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval
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Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3327. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3327 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3327 with the following results: Ayes – Hurt, DeCampi, Keathley, McGuinness, Moore, Monachella, Mastorakos and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3327 approved, passed it and it became **ORDINANCE NO. 3130**.

Bill No. 3329	Vacates two existing easements, dedicating two replacement easements, and authorizing the City of Chesterfield to enter into and
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execute a BMP Maintenance Agreement and easements in connection with construction of Burkhardt Place as part of a certain development project in the city **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3329. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3329 was read for the first time.

Bill No. 3330 Authorizes condemnation of certain interests in real property located in the City for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extending the existing trail **(First Reading) Planning & Public Works Committee recommends approval**

Bill No. 3331 Authorizes condemnation of certain interests in real property located in the City for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extending the existing trail **(First Reading) Planning & Public Works Committee recommends approval**

Bill No. 3332 Authorizes condemnation of certain interests in real property located in the City for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extending the existing trail **(First Reading) Planning & Public Works Committee recommends approval**

Bill No. 3333 Authorizes condemnation of certain interests in real property located in the City for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extending the existing trail **(First Reading) Planning & Public Works Committee recommends approval**

Bill No. 3334 Authorizes condemnation of certain interests in real property located in the City for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extending the existing trail **(First Reading) Planning & Public Works Committee recommends approval**

At the request of Councilmember Ohley, City Attorney Graville explained the process involved when authorizing eminent domain.

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the first reading of Bill Nos. 3330 through 3334. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3330-3334 were read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Moore, to authorize the City Administrator to execute a five-year agreement with Republic Services for solid waste management. Discussion ensued. A roll call vote was taken with the following results: Ayes – Mastorakos, Monachella and Moore. Nays – McGuinness, Keathley, Hurt, Ohley and DeCampi. Mayor Nation declared the motion failed.

Director of Public Works/City Engineer Jim Eckrich asked for direction on how to proceed. Councilmember Keathley made a motion, seconded by Councilmember DeCampi, to direct Staff to prepare bid documents for review by the Planning and Public Works Committee. A voice vote was taken with an affirmative result (Councilmembers Monachella and Mastorakos voted “Nay”). Mayor Nation declared the motion passed.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, January 21, at 5:30 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, indicated that she had no report this evening.

Parks, Recreation & Arts Committee

Councilmember Michelle Ohley, Chairperson of the Parks, Recreation & Arts Committee, indicated that she had no report this evening.

Public Health & Safety Committee

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel indicated that he had no report this evening.

OTHER LEGISLATION

There was no “Other Legislation” scheduled for this evening.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:48 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. Thursday, February 4, 2021 – Planning & Public Works (5:30pm)**
- B. Monday, February 8, 2021 – Planning Commission (7pm)**
- C. Monday, February 15, 2021 – Presidents’ Day – City Hall Closed**
- D. Monday, March 1, 2021 – City Council (7 pm)**

APPOINTMENTS

There are no appointments scheduled for this meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Hurt

Vice-Chair: Councilmember Ohley

The Planning and Public Works Committee has the following action items for the February 1, 2021 City Council Meeting.

Bill No. 3329 - Burkhardt Place Easements and Maintenance Agreement

An ordinance vacating two existing easements, dedicating two replacements easements, and authorizing the City of Chesterfield to enter into and execute a BMP Maintenance Agreement and easements in connection with construction of Burkhardt Place as part of certain development project in the city.

(Second Reading) Planning & Public Works Committee recommends approval.

Bill No. 3330 - Monarch-Chesterfield Levee Trail Easement – 16703A N. Outer Road

An ordinance of the City of Chesterfield, Missouri (the “City”) authorizing condemnation of certain interests in real property located in the City for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extending the existing trail.

(Second Reading) Planning & Public Works Committee recommends approval.

Bill No. 3331 - Monarch-Chesterfield Levee Trail Easement – 16703 N. Outer Road

An ordinance of the City of Chesterfield, Missouri (the “City”) authorizing condemnation of certain interests in real property located in the City for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extending the existing trail.

(Second Reading) Planning & Public Works Committee recommends approval.

Bill No. 3332 - Monarch-Chesterfield Levee Trail Easement – 16801 N. Outer Road

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(Second Reading) Planning & Public Works Committee recommends approval.

Bill No. 3333 - Monarch-Chesterfield Levee Trail Easement – 16801 N. Outer Road Unit A

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(Second Reading) Planning & Public Works Committee recommends approval.

Bill No. 3334 - Monarch-Chesterfield Levee Trail Easement – 16827 N. Outer 40 Road

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(Second Reading) Planning & Public Works Committee recommends approval.

Bill No. 3335 - Chesterfield Fairgrounds Easements

An ordinance vacating four existing easements and dedicating two replacement easements on property recently acquired by the City adjacent to Central Park. As was discussed repeatedly during the City’s due diligence period for acquiring the additional park land, there are several non-essential easements that encumber the property that are proposed to be vacated.

(First Reading) Planning & Public Works Committee recommends approval.

Bill No. 3336 - P.Z 10-2020 City of Chesterfield (Unified Development Code – Articles 3 and 10)

An ordinance amending Article 03-07 Non-Residential Use Table and Article 10-03 Use Terms of the Unified Development Code {P.Z. 10-2020 City of Chesterfield (Unified Development Code – Articles 3 & 10)}.

(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

Bill No. 3337 - P.Z. 13-2020 City of Chesterfield (Unified Development Code-Article 4):

An ordinance amending Article 4 of the Unified Development Code to revise language pertaining to Architectural Review Design Standards {P.Z. 13-2020 City of Chesterfield (Unified Development Code – Article 4)}.

(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

Downtown Chesterfield, (Categories A&B)

An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place.

(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval with the following amendments:

- **Modify the density allocation table on the Amended Site Development Concept Plan and remove a note on the plan that allocated future density for Categories A&B. The modification to the table is for Lot 1 to be allocated 72 units and Lot 6 to be allocated 35 units.**
- **The lake front trail is to be a minimum width of 10 ft. around the entire lake.**
- **Remove all street trees along Lake Front Drive within the 300-ft. view corridor, except for any trees that are adjacent to the northern and southern boundaries of the corridor.**

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, February 4, 2021.

If you have any questions or require additional information, please contact Director of Planning - Justin Wyse, Director of Public Works – Jim Eckrich, or me prior to Monday's meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: James Eckrich, Director of Public Works/City Engineer *JE*
Justin Wyse, Director of Planning *JW*

SUBJECT: Planning & Public Works Committee **Virtual** Meeting
Summary Thursday, January 21, 2021



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held virtually via Zoom on Thursday, January 21, 2021.

In attendance were: **Chair Dan Hurt**, (Ward III), **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Michelle Ohley** (Ward IV).

Also in attendance were: Mayor Bob Nation; Councilmember Michael Moore (Ward III); Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Mike Knight, Assistant City Planner; Annisa Kumerow, Planner; Chris Dietz, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

I. **APPROVAL OF MEETING SUMMARY**

A. **Approval of the January 7, 2021 Committee Meeting Summary**

Councilmember Ohley made a motion to approve the Meeting Summary of **January 7, 2021**. The motion was seconded by **Councilmember Mastorakos** and **passed** by a voice vote of 4 to 0.

II. **UNFINISHED BUSINESS** - None.

III. **NEW BUSINESS**

A. **Chesterfield Fairgrounds Easements** (Ward 2)

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that in November of 2020, the City purchased approximately 7.8 acres of property on the east side of Veterans Place Drive adjacent to Central Park, commonly referred to as Chesterfield Fairgrounds.

As part of the property acquisition, the City has worked to eliminate unnecessary easements and restrictions to the property. To accomplish this, Staff has contacted the utility companies and requested that they submit no objection letters related to the vacation of easements. All utility companies complied with the request except that the Metropolitan Sewer District (MSD) is requiring two replacement easements to protect their existing facilities located on this property.

Discussion

Councilmember Mastorakos inquired as to whether this will have any future implications as the City moves forward with development of this parcel. Mr. Eckrich stated that the purpose of the easement vacation is to remove unnecessary restrictions on the property. He explained that the entire common area is currently restricted by easements. By proceeding as recommended, the City will be removing a number of easement restrictions and replacing them with two smaller easements for MSD's use.

Councilmember Monachella made a motion to forward an ordinance vacating four existing easements and dedicating two replacement easements on property adjacent to Central Park with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4 to 0.**

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the February 1, 2021 City Council Meeting. See Bill No.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Chesterfield Fairgrounds Easements.]

- B. P.Z. 10-2020 City of Chesterfield (Unified Development Code-Articles 3 & 10)** An ordinance amending Article 3 and Article 10 of the Unified Development Code pertaining to uses and definitions.

STAFF PRESENTATION

Annisa Kumerow, Planner, stated that the City was approached regarding a potential motorcycle dealership within the Chesterfield Valley. Staff identified that the "automobile dealership" use would not be permitted in a new "PI" Planned Industrial District. Staff researched the issue and brought forward the notion of a potential code change. In September 2020, the Planning and Public Works Committee directed Staff to review the "automobile dealership" use for possible revisions.

A Public Hearing was held for this request at the November 23, 2020 Planning Commission meeting. There were no speakers for this item, however, the Planning Commission raised the following three issues:

1. Vehicle Storage – Requested that storage uses be separate from dealership uses.
2. Motorcycle Dealership Use – Requested to replace the words "all other motor vehicles" in the use term with "similar vehicles."
3. Airplane Sales Use – A concern was expressed over the lack of a sales use for aircraft.

Subsequently, separate vehicle storage uses were introduced along with a new proposed use for the sale of aircraft. The use term for motorcycle dealerships was also amended to reflect the requested language. The project was then presented for vote at the January 11, 2021 Planning Commission meeting at which time it was unanimously approved by the Planning Commission.

Councilmember Ohley made a motion to forward P.Z. 10-2020 City of Chesterfield (Unified Development Code-Articles 3 & 10) to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4 to 0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the February 1, 2021 City Council Meeting. See Bill No.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 10-2020 City of Chesterfield (Unified Development Code-Articles 3 & 10).]

At this time, Chair Hurt requested that Item III.C be discussed after Item III.D, and the Committee concurred.

- D. POWER OF REVIEW: Downtown Chesterfield, (Categories A&B) ASDCP:** An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place. (Ward 2)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, stated that the request is for an Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan and Lighting Fixture Concept Plan for a phased development of 17 lots. The subject site is located in what is known as "Categories A&B" of Downtown Chesterfield.

Staff has completed the review of the project. It meets all Unified Development Code (UDC) requirements and all of the site-specific requirements of Ordinance 3114.

The project was reviewed by the Planning Commission on January 11, 2021. At that meeting, the Planning Commission unanimously approved the Amended Site Development Concept Plan as submitted by the applicant.

Power of Review was subsequently called on January 14, 2021.

Discussion

Chair Hurt preceded the discussion by stating that there are three main issues that need to be addressed: a density table and corresponding note, the lake front trail and street trees and stated that they will be discussed individually.

DENSITY

Based on the Amended Site Development Concept Plan, there are 72 units depicted on Lot 1 and 35 units on Lot 6. There is also a notation that indicates that the density on Lot 1 is permitted up to 90 units and the density is permitted up to 45 units on Lot 6. Council proposes that the number of units match what is shown on the SDCP and remove the corresponding note that references future density allocation. It is the Chair's opinion that the notation is not necessary because if the developer wants to change the density, it would require a new concept plan.

Councilmember Mastorakos made a motion to amend Downtown Chesterfield (Categories A&B) ASDCP to both modify the density allocation table on the Amended Site Development Concept Plan and to remove a note on the plan that allocates future density for Categories

A&B. (The modification to the table is for Lot 1 to be allocated 72 units and Lot 6 to be allocated 35 units.) The motion was seconded by Chair Hurt and **passed** by a voice vote of 4 to 0.

LAKE FRONT TRAIL

It was noted that some areas of the trail are 8 feet wide and other areas are 10 feet wide.

Chair Hurt made a motion to amend Downtown Chesterfield (Categories A&B) ASDCP by requiring that the lake front trail around the entire lake have a minimum width of 10 feet. The motion was seconded by Councilmember Ohley.

Discussion after the Motion

Councilmember Monachella asked for clarification of the trail areas that are 8 feet wide and 10 feet wide. Mr. Knight then provided a diagram of the area.

Councilmember Monachella made a motion to amend the above motion to require a 10-foot-wide trail from the boat dock to just past the 125-foot view corridor. The motion died due to lack of a second.

There was further discussion regarding how the trail would be utilized. Andrew Kilmer, Landscape Architect, explained the reasoning behind the variable widths. He stated they tried to balance and prioritize the widths to correspond with density.

The original motion was **passed** by a voice vote of 4 to 0.

STREET TREES

Mr. Knight provided the landscape plan and pointed out the five areas of Chair Hurt brought forward as a concern.

Street Trees Along Lake Front Drive – These are London Planetrees and meet the City's street tree requirements. They mature at 45 feet in height and are considered fast growing trees. Because these trees have a higher crown, the City Arborist referenced they may not obstruct too much of the view.

Trees to the West of Lake Front Drive - There is a 30 foot drop from Lake Front Drive down into the 300-foot view corridor, and ten Honey Locust trees will be planted in a row going down the side of the corridor. According to the City Arborist, these trees are planted at 6 feet in height and only grow about 6 inches per year. Because the leaf is quite small, it is anticipated that these trees will minimize the impact on visibility.

Trees on the Connecting Street from Chesterfield Parkway Down to Lake Front Drive – There are ten London Planetrees, five on each side of the road, which trail the roadway leading up to Lake Front Drive.

Trees within the 125-Foot View Corridor – The trees are ornamental Eastern Redbuds and the public art piece would be located at the base of this view corridor.

Trees within the 75-Foot View Corridor – These trees are Alee Elms. Their growth rate is 30-36 inches per year and they have a high branch structure, which should not impede the view at a higher elevation.

TREES ALONG LAKE FRONT DRIVE

Chair Hurt made a motion to amend Downtown Chesterfield (Categories A&B) ASDCP to remove all street trees along Lake Front Drive within the 300-foot view corridor, except for any trees that are adjacent to the northern and southern boundaries of the corridor. The motion was seconded by Councilmember Ohley.

Discussion After the Motion

Mr. Kilmer stated that trees are just one aspect of creating design and space. There will be ground plantings below the trees consisting of mixed shrubs and other plantings that create identity to these areas. If a view corridor is really important from Chesterfield Parkway, then he would not have any objection to removing some of the trees along Lake Front Drive to open that area up. The reason the trees were placed there was to control the right of way experience with tree canopies because there are private lots adjacent to the public areas. The intent was to try to control the perspective of the pedestrian on that streetscape. The trees along the entry into the development from Chesterfield Parkway are important because they define an entry point. If the desire is to have the view corridor to remain as open as possible, then the trees along Lake Front Drive can be thinned out.

The above motion passed by a voice vote of 4 to 0.

There was considerable discussion regarding the size, species and intended purpose of the proposed trees along the connecting street from Chesterfield Parkway, below Lake Front Drive and the other two view corridors. Ultimately, no changes were made at these locations.

Councilmember Ohley made a motion to forward Downtown Chesterfield (Categories A&B) ASDCP, as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4 to 0.**

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Downtown Chesterfield (Categories A&B) ASDCP.]

- C. P.Z. 13-2020 City of Chesterfield (Unified Development Code-Article 4)** An ordinance amending Article 4 of the Unified Development Code to revise language pertaining to architectural review design standards.

STAFF PRESENTATION

Justin Wyse, Director of Planning, stated that the Architectural Review Board (ARB) asked Staff to explore additional language in the Unified Development Code (UDC) regarding the modification of existing buildings throughout the City. The issue was presented to this Committee who directed Staff to also seek input from ARB regarding the inclusion of possible language for screening rooftop mechanical equipment within sections of the City Center. ARB reviewed the issues and provided additional language and recommendations to Staff for both issues. Along with their recommendations, Staff is also proposing some minor updates to this section of Code.

A Public Hearing was held on January 11. At that time, the Planning Commission voted 9 to 0 to approve the proposed language for existing buildings and supplemental updates to the Code. However, they did not approve the proposed language regarding screening of rooftop mechanical equipment.

Discussion

With reference to penthouse screening for mechanical equipment, Planning Commission Chair Merrell Hansen stated that the Planning Commission thoroughly discussed the issue. The Commission felt that in some cases, utilizing full penthouse coverage for those units made sense. However, in many instances, the Committee viewed that the requirement placed an undue burden on developers. Additionally, they felt it was unnecessary as the current language allows the City to require a penthouse when the situation is appropriate.

Chair Hurt stated that he was under the impression that ARB was looking for additional direction on penthouse screening and he would like to discuss this directly with the members of ARB. He suggested that ARB be invited to the next PPW meeting so the parameters can be addressed. He respects their opinion and would like to discuss this topic further with ARB.

Councilmember Ohley made a motion to forward P.Z. 13-2020 City of Chesterfield (Unified Development Code-Article 4), as recommended by the Planning Commission, to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 4 to 0.

Councilmember Ohley made a motion to invite the Architectural Review Board to a future Planning & Public Works Committee meeting to further discuss penthouse screening of HVAC equipment. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 4 to 0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the February 1, 2021 City Council Meeting. See Bill No.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 13-2020 City of Chesterfield (Unified Development Code-Article 4).]

IV. **OTHER** – None.

V. **ADJOURNMENT**

The meeting adjourned at 7:15 p.m.

BILL NO. _3329_____

ORDINANCE NO. _____

AN ORDINANCE VACATING TWO EXISTING EASEMENTS, DEDICATING TWO REPLACEMENTS EASEMENTS, AND AUTHORIZING THE CITY OF CHESTERFIELD TO ENTER INTO AND EXECUTE A BMP MAINTENANCE AGREEMENT AND EASEMENTS IN CONNECTION WITH CONSTRUCTION OF BURKHARDT PLACE AS PART OF A CERTAIN DEVELOPMENT PROJECT IN THE CITY.

WHEREAS, construction of Burkhardt Place is planned as part of the Wildhorse Village project; and

WHEREAS, the Metropolitan St. Louis Sewer District (MSD) has reviewed plans for said project and determined that existing sanitary sewer facilities on property owned by the City are not located within existing easements; and

WHEREAS, MSD has requested the City vacate unused portions of the existing easements and dedicate replacement easements to ensure their facilities are properly located within easements; and

WHEREAS, construction of Burkhardt Place requires water quality improvements to be maintained by the City as governed by a Maintenance Agreement between MSD and the City; and

WHEREAS, construction of Burkhardt Place also requires stormwater improvements on City property to be maintained by MSD; and

WHEREAS, the Department of Public Works has reviewed the requests and has determined that said actions meet all applicable regulations, the easement vacations, will have no adverse effect on the City of Chesterfield, and the new easements and Maintenance Agreement are necessary for construction of Burkhardt Place and continued operation of MSD's facilities.

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

Section 1. The City of Chesterfield hereby approves the easement vacations located on City owned property west of Burkhardt Place as depicted in "Exhibit A" and "Exhibit B" which are attached hereto and made part hereof; and

Section 2. The City of Chesterfield hereby authorizes the City Administrator to execute replacement easements for the vacated easements on City owned property west of Burkhardt Place as depicted in "Exhibit C" and "Exhibit D", which are attached hereto and made part hereof; and

Section 3. The City of Chesterfield hereby authorizes the City Administrator to execute a BMP Maintenance Agreement with MSD and a new easement on City owned property west of Burkhardt Place to facilitate stormwater improvements necessary for construction of Burkhardt Place as depicted in “Exhibit E” and “Exhibit F” which are attached hereto and made part hereof; and

Section 4. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

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

Passed and approved this _____ day of _____, 2021.

Bob Nation, Mayor

ATTEST:

Vickie McGownd, City Clerk

First Reading Held: _01/19/2021_____

EXHIBIT A

(3-Inch Area above – Leave Blank (for Recorder's Office Use Only))

DOCUMENT TYPE: Easement Vacation

DATE OF DOCUMENT : _____, 2020

GRANTOR : City of Chesterfield
690 Chesterfield Parkway W.
Chesterfield, MO 63017

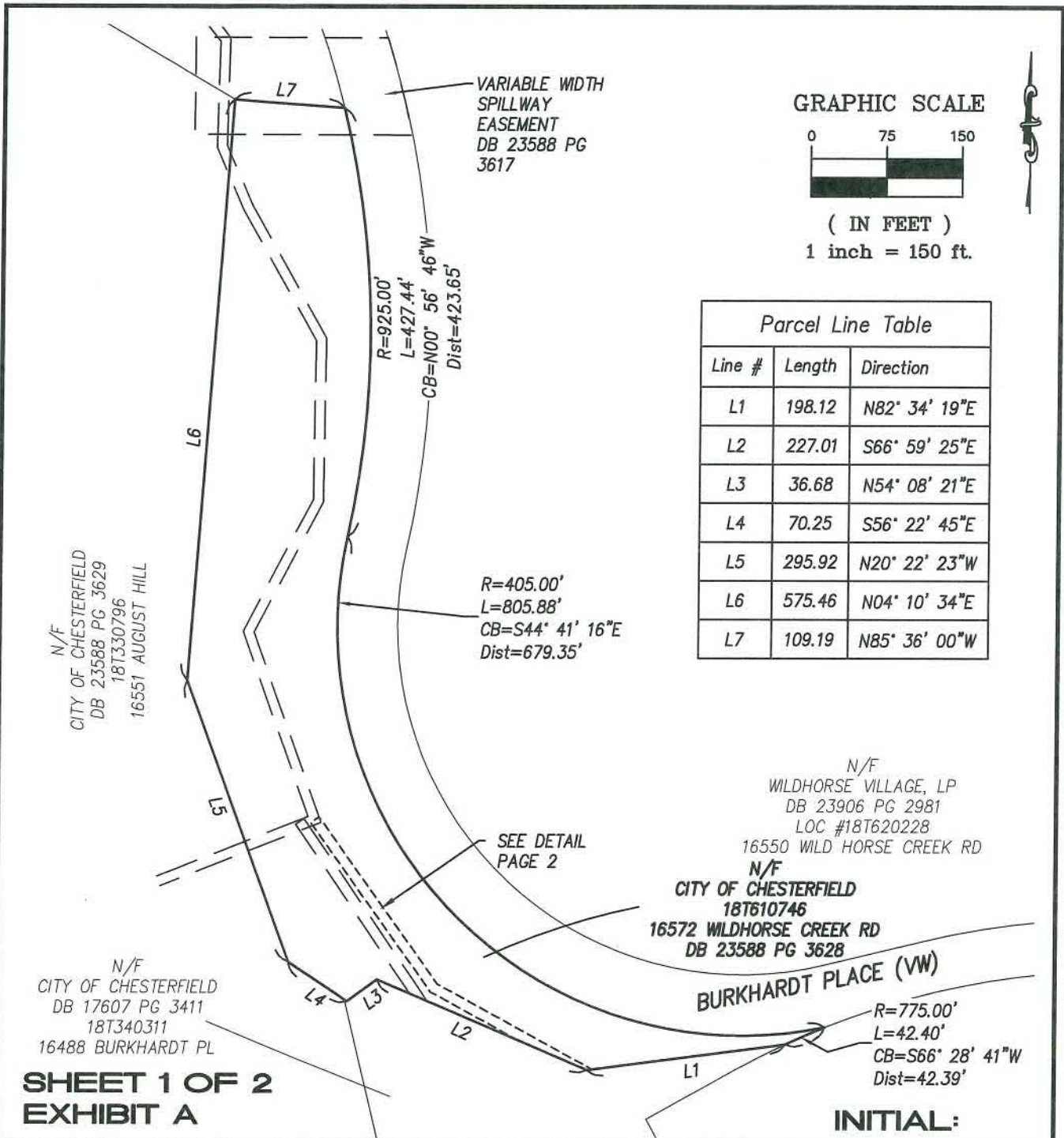
GRANTEE : Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, Missouri 63103

PROPERTY ADDRESS: 16572 Wild Horse Creek Road
Chesterfield, MO 63017

LOCATOR NO.: 18T610746

CITY/ MUNICIPALITY : City of Chesterfield, MO

LEGAL DESCRIPTION: A tract of Land Being part of US Survey 415,
Township 45 North, Range 4 East of the 5'th Principal
Meridian, City of Chesterfield, St. Louis County,
Missouri.

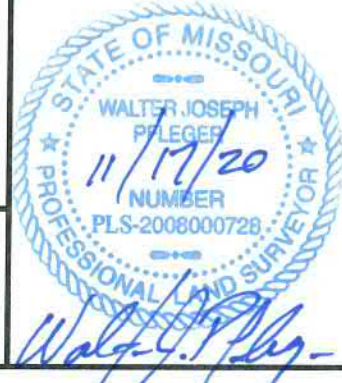


EASEMENT VACATION PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE
5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

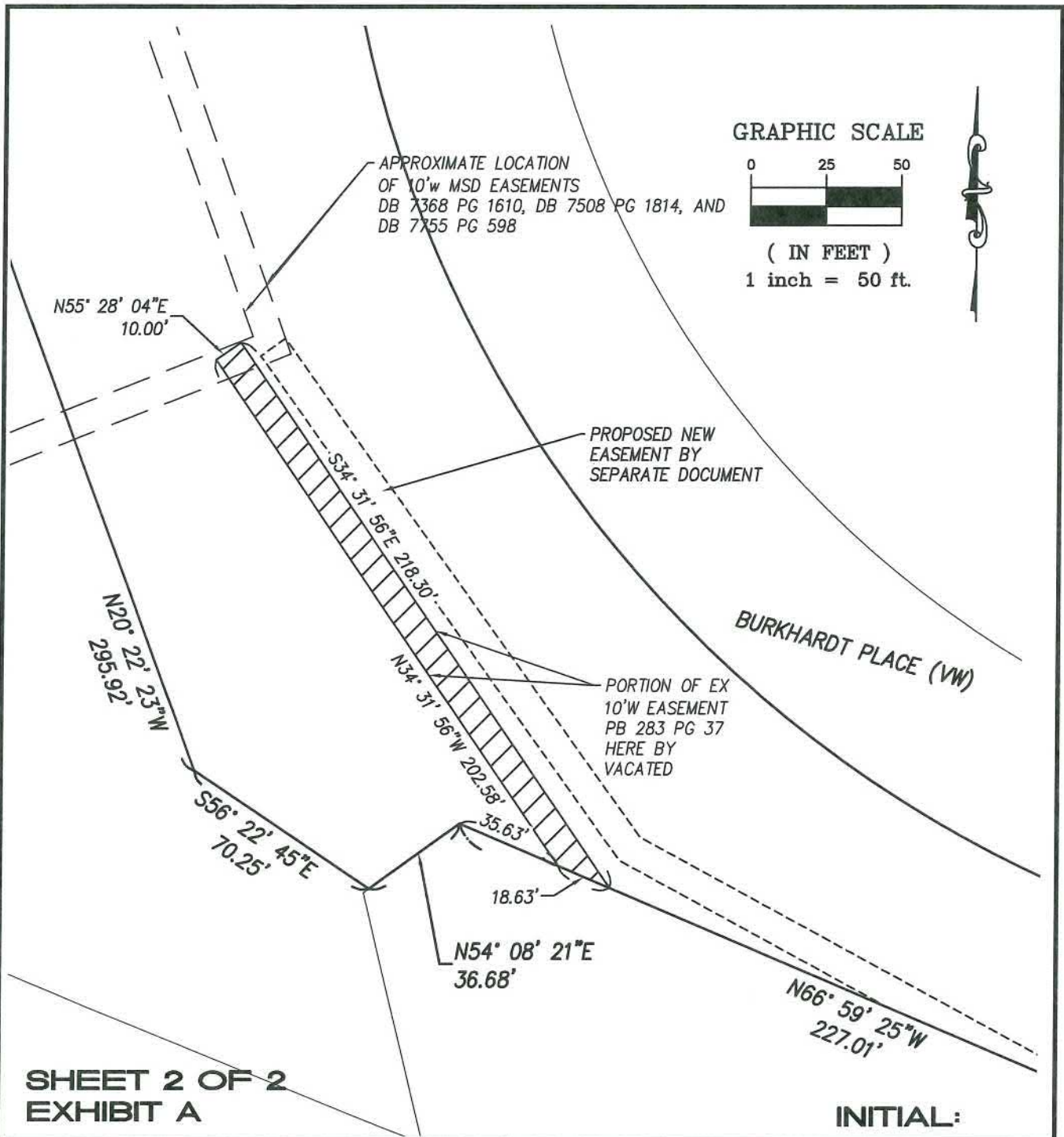
Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11-11-2020

6670\MSD CITY CHESTER C252W VAC.DWG



SHEET 2 OF 2
EXHIBIT A

EASEMENT VACATION PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE
5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

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WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11-11-2020

6670\MSD CITY CHESTER C252W VAC.DWG

EXHIBIT B

(3-Inch Area above – Leave Blank (for Recorder's Office Use Only))

DOCUMENT TYPE: Easement Vacation

DATE OF DOCUMENT : _____, 2020

GRANTOR : City of Chesterfield
690 Chesterfield Parkway W.
Chesterfield, MO 63017

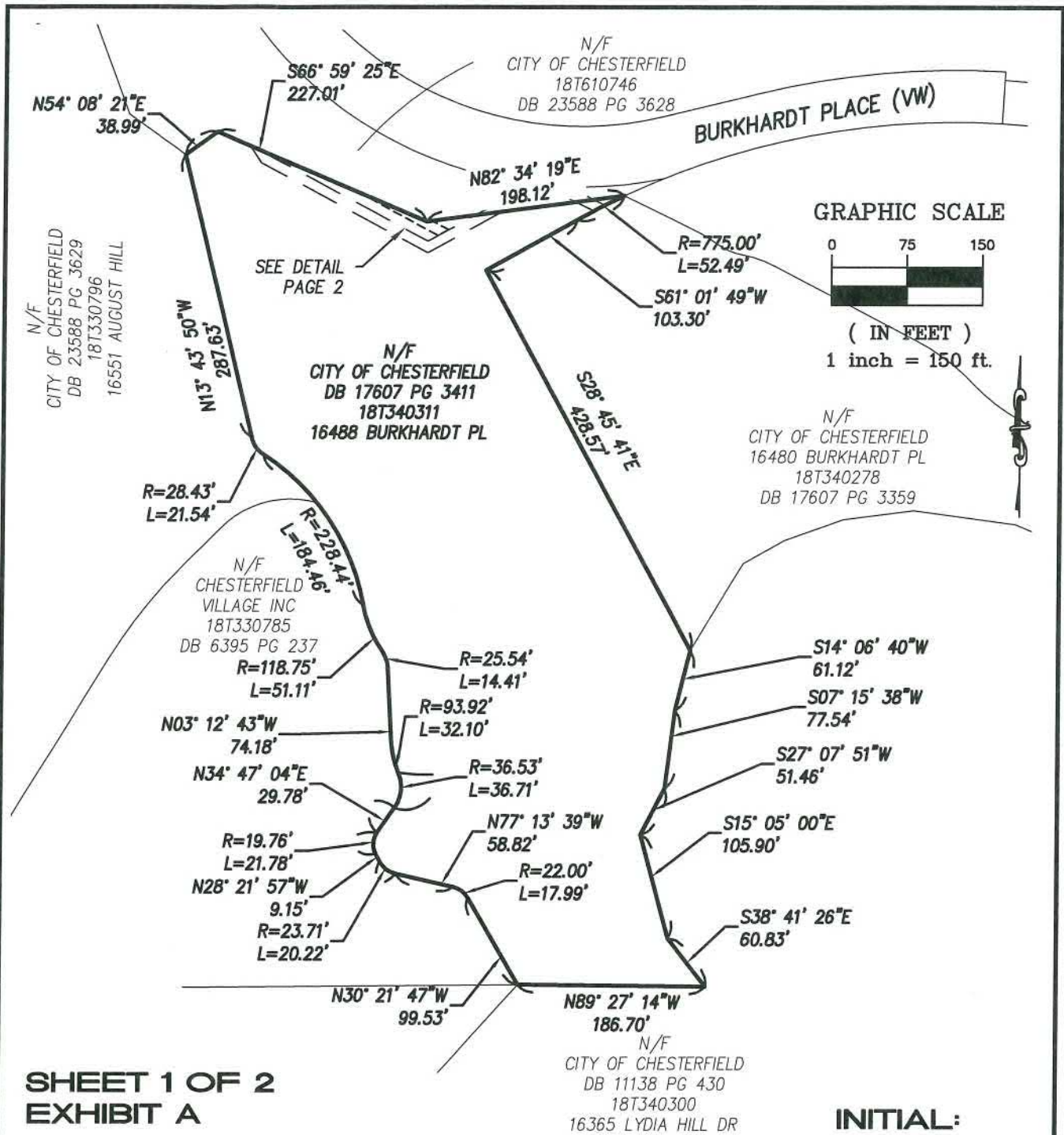
GRANTEE : Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, Missouri 63103

PROPERTY ADDRESS: 16488 Burkhardt Pl.
Chesterfield, MO 63017

LOCATOR NO.: 18T340311

CITY/ MUNICIPALITY : City of Chesterfield, MO

LEGAL DESCRIPTION: A tract of Land Being part of US Survey 415,
Township 45 North, Range 4 East of the 5'th Principal
Meridian, City of Chesterfield, St. Louis County,
Missouri.



EASEMENT VACATION PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL
MERIDIAN, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

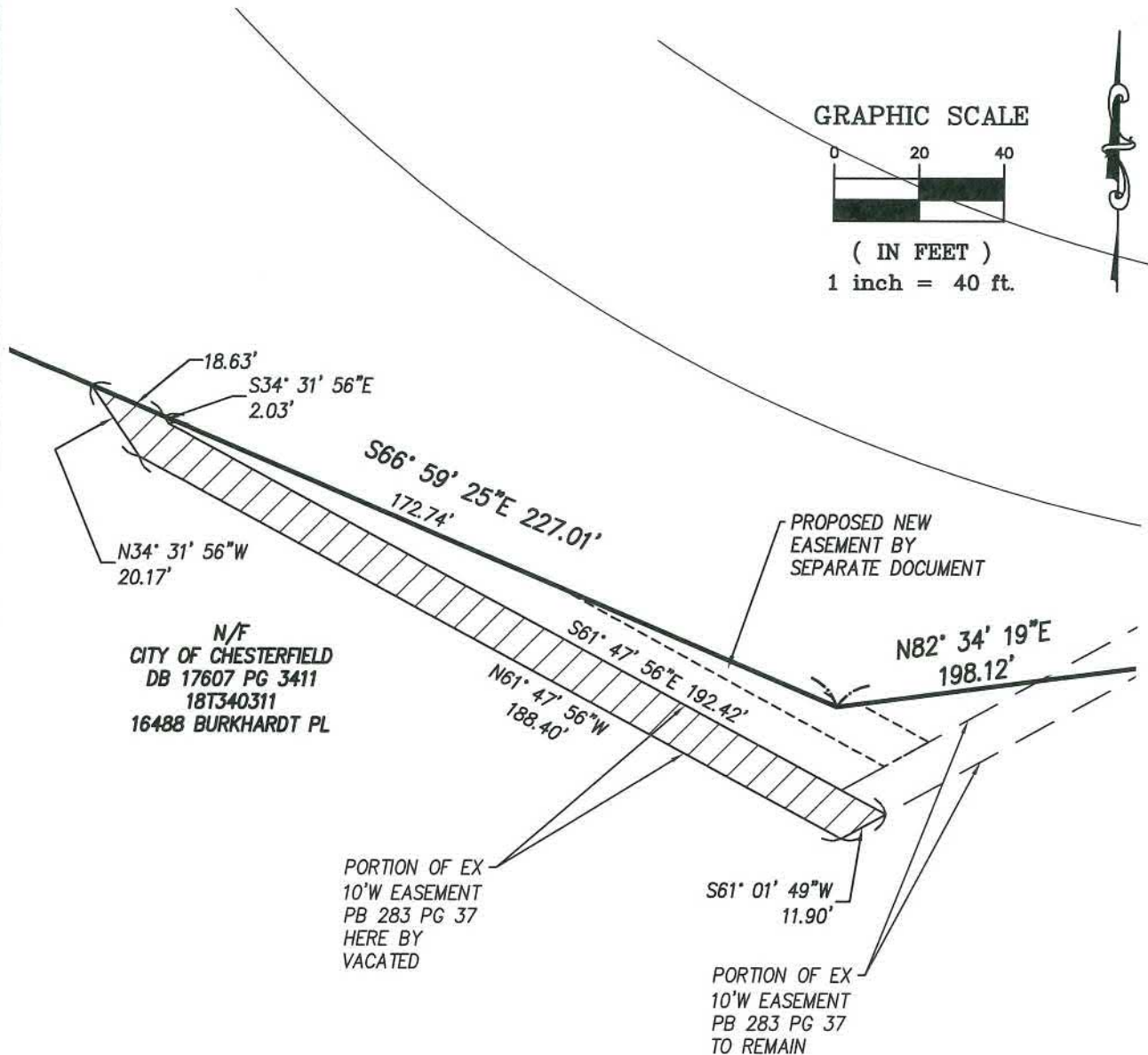
Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11-17-2020

6670\MSD 18T340311 VAC.DWG



SHEET 2 OF 2
EXHIBIT A

INITIAL:

EASEMENT VACATION PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL
MERIDIAN, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

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257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11-17-2020

6670\MSD 18T340311 VAC.DWG

EXHIBIT C

(3-Inch Area above – Leave Blank (for Recorder’s Office Use Only))

DOCUMENT TYPE: Easement

DATE OF DOCUMENT : _____, 2020

GRANTOR : City of Chesterfield
690 Chesterfield Parkway W.
Chesterfield, MO 63017

GRANTEE : Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, Missouri 63103

PROPERTY ADDRESS: 16572 Wild Horse Creek Rd.
Chesterfield, MO 63017

LOCATOR NO.: 18T610746

CITY/ MUNICIPALITY : City of Chesterfield, MO

LEGAL DESCRIPTION: A tract of Land Being part of US Survey 415,
Township 45 North, Range 4 East of the 5'th
Principal Meridian, City of Chesterfield, St. Louis
County, Missouri.

20MSD-00335

Loc. No. 18T610746

EASEMENT

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that City of Chesterfield
_____, for and in consideration of the sum of
One Dollar (\$1.00) and other valuable considerations to it in hand paid by The Metropolitan St. Louis
Sewer District, the receipt of which is hereby acknowledged, does hereby give, grant, extend, and confer
on The Metropolitan St. Louis Sewer District the exclusive right to build and maintain a sewer or sewers,
including stormwater improvements, on the strip or strips of ground described as shown hachured on the
attached "Easement Plat" marked Exhibit "A" and made a part hereof, and to use such additional space
adjacent to the easement(s) so granted as may be required for working room during the construction,
reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater
improvements. The Metropolitan St. Louis Sewer District may from time to time enter upon said premises
to construct, reconstruct, maintain, or repair the aforesaid sewer or sewers, including stormwater
improvements, and may assign its rights herein to the State, County, City, or other political subdivisions of
the State. The easement(s) hereby granted is(are) irrevocable and shall continue forever.

IN WITNESS WHEREOF, the said City of Chesterfield has caused
these presents to be signed by its _____ this ____ day of _____, 20 20.

City of Chesterfield

(Name of Corporation)

By _____

Attest:

Officer

Secretary

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

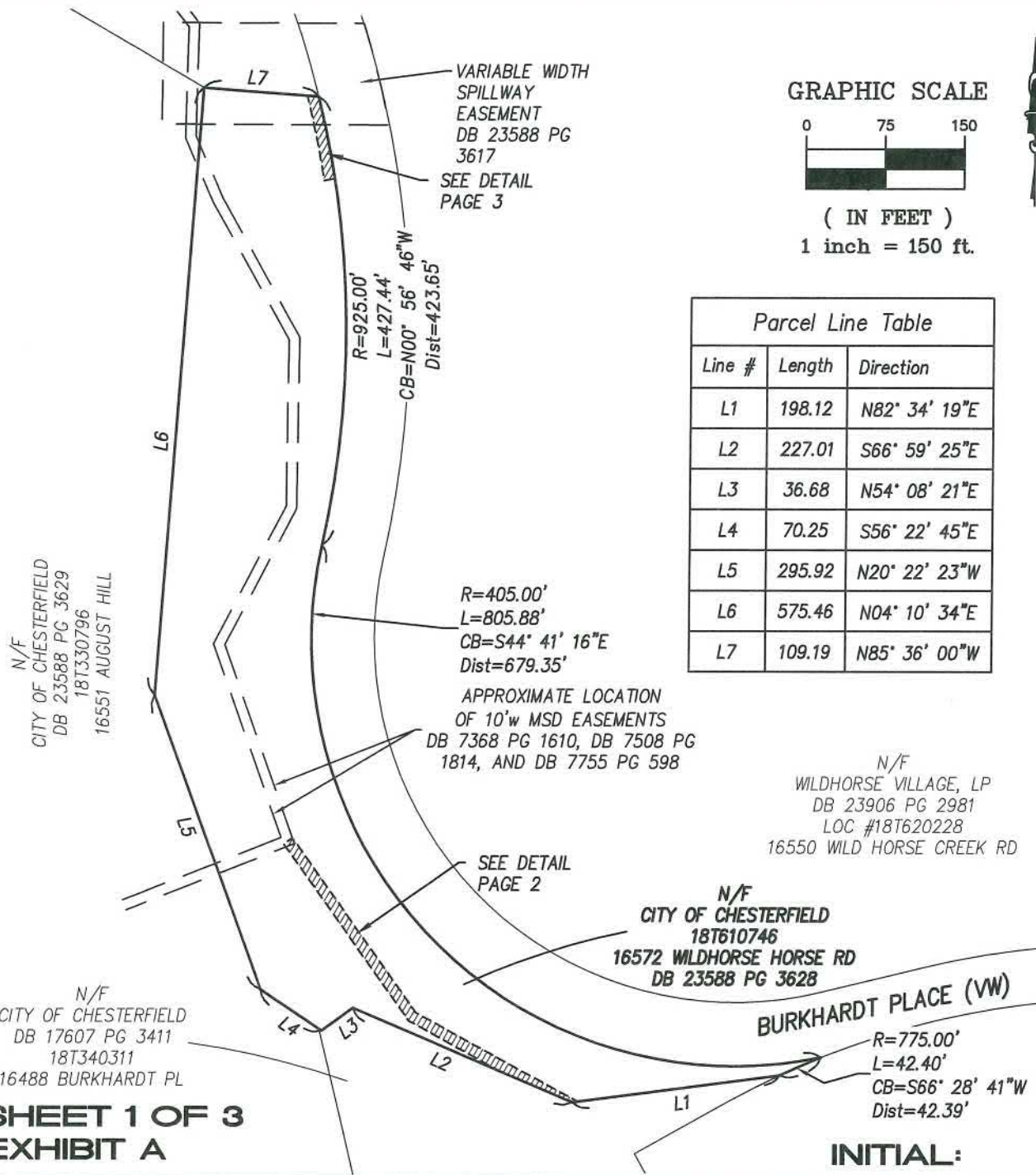
On this ____ day of _____, 20 20M before me appeared _____
_____, to me personally known, who being by me duly sworn,
did say he/she is _____ of City of Chesterfield
and that said instrument was signed in behalf of said corporation by authority of its Board of _____,
and said _____ acknowledged said instrument to
be the free act and deed of said corporation.

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

My Commission expires _____.

Notary Public

MSD/ENG. 3.10 – Corp - Standard Esmt.



**SHEET 1 OF 3
EXHIBIT A**

EASEMENT PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE
5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

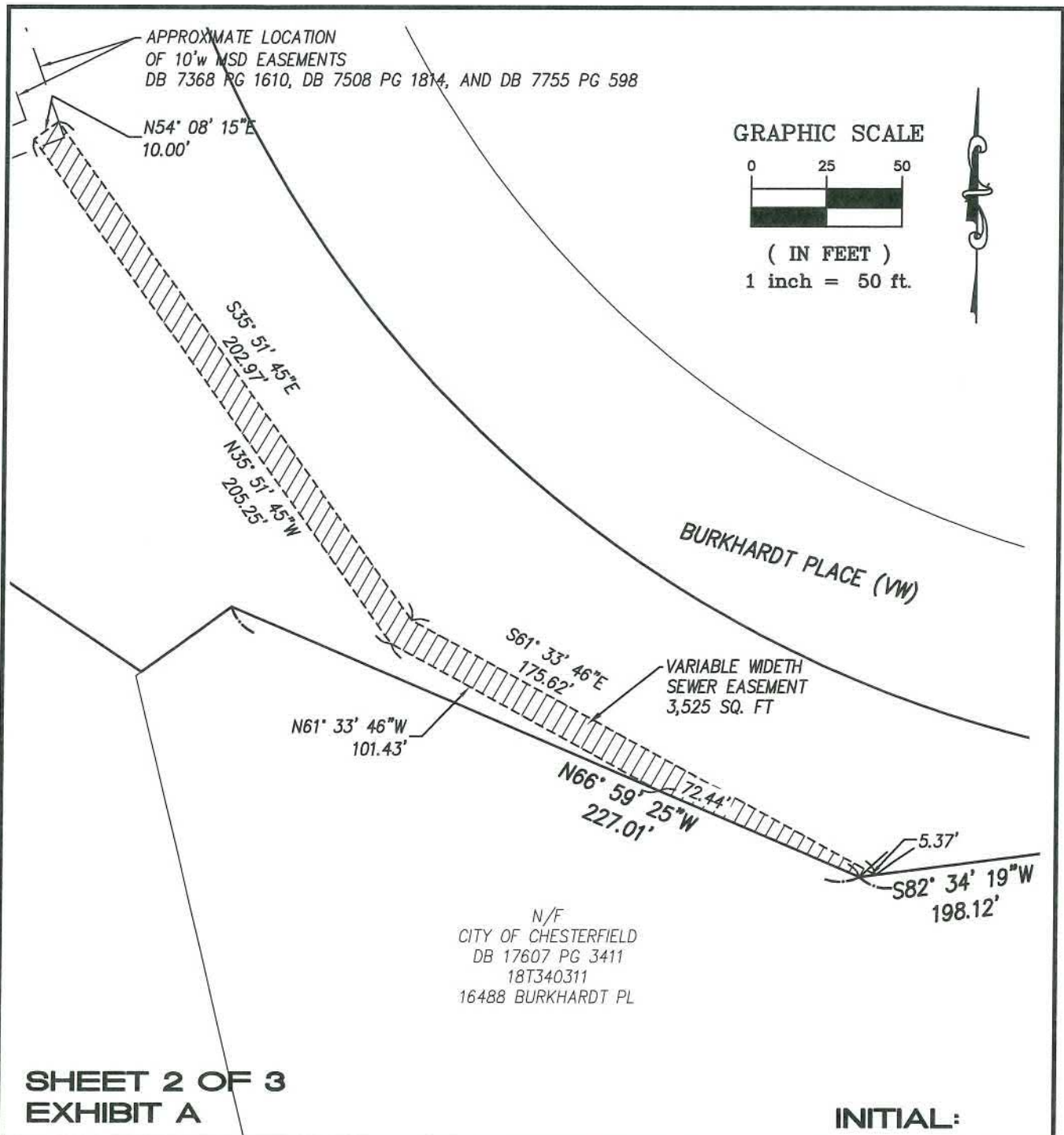
WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11-17-2020

6670\MSD CITY CHESTER C252W.DWG

WILDHORSE VILLAGE STORM SEWER PLANS
20MSD-00335



EASEMENT PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
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ST. LOUIS COUNTY, MISSOURI

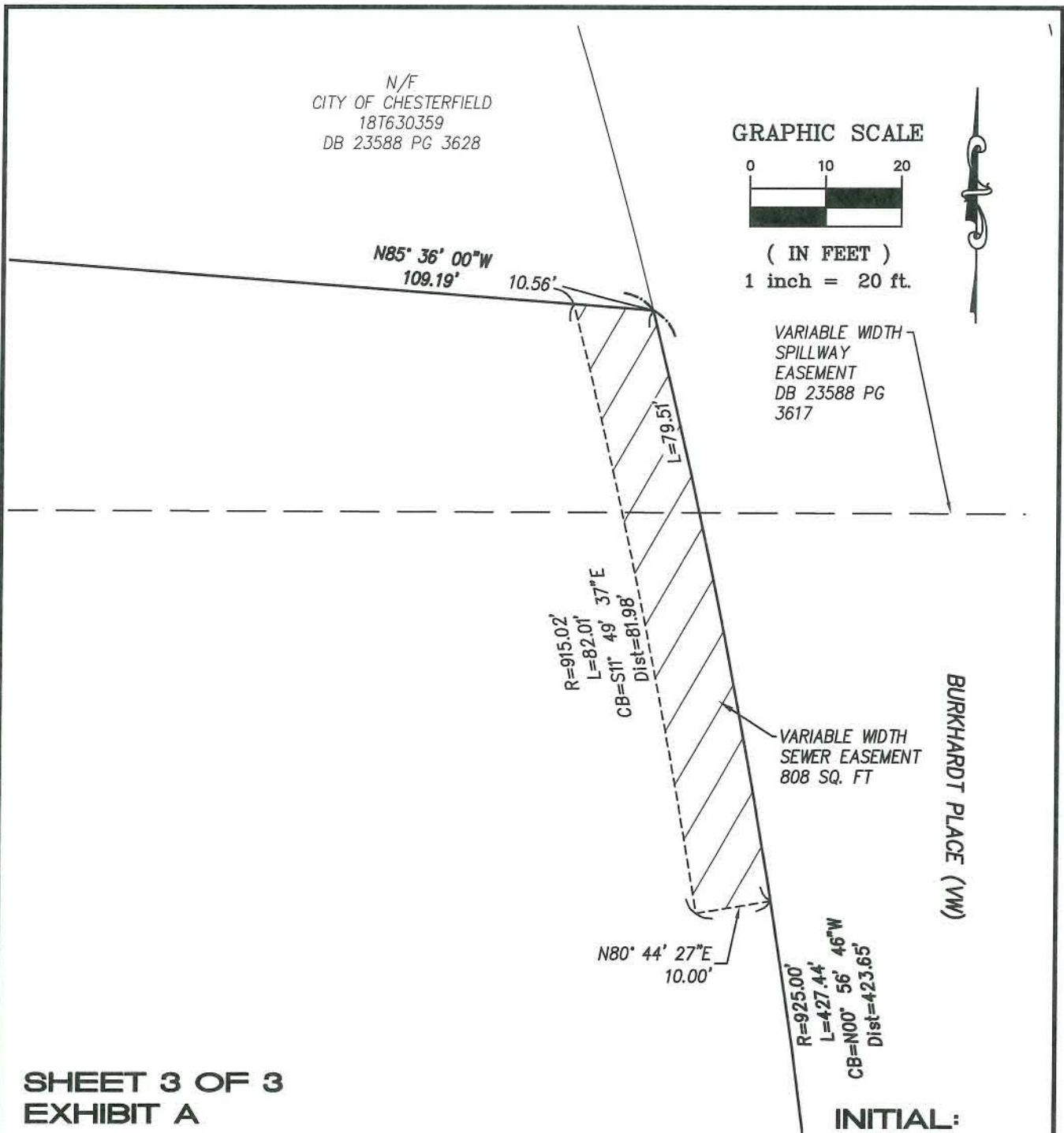
Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11-17-2020

6670\MSD CITY CHESTER C252W.DWG



EASEMENT PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
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ST. LOUIS COUNTY, MISSOURI

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(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



Walter J. Pfleger

EXHIBIT D

(3-Inch Area above – Leave Blank (for Recorder’s Office Use Only))

DOCUMENT TYPE: Easement

DATE OF DOCUMENT : _____, 2020

GRANTOR : City of Chesterfield
690 Chesterfield Parkway W.
Chesterfield, MO 63017

GRANTEE : Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, Missouri 63103

PROPERTY ADDRESS: 16488 Burkhardt Pl.
Chesterfield, MO 63017

LOCATOR NO.: 18T340311

CITY/ MUNICIPALITY : City of Chesterfield, MO

LEGAL DESCRIPTION: A tract of Land Being part of US Survey 415,
Township 45 North, Range 4 East of the 5th Principal
Meridian, City of Chesterfield, St. Louis County,
Missouri.

20MSD-00335

Loc. No. 18T610746

EASEMENT

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that City of Chesterfield

_____, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to it in hand paid by The Metropolitan St. Louis Sewer District, the receipt of which is hereby acknowledged, does hereby give, grant, extend, and confer on The Metropolitan St. Louis Sewer District the exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground described as shown hachured on the attached "Easement Plat" marked Exhibit "A" and made a part hereof, and to use such additional space adjacent to the easement(s) so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater improvements. The Metropolitan St. Louis Sewer District may from time to time enter upon said premises to construct, reconstruct, maintain, or repair the aforesaid sewer or sewers, including stormwater improvements, and may assign its rights herein to the State, County, City, or other political subdivisions of the State. The easement(s) hereby granted is(are) irrevocable and shall continue forever.

IN WITNESS WHEREOF, the said City of Chesterfield has caused these presents to be signed by its _____ this ____ day of _____, 2020.

City of Chesterfield

(Name of Corporation)

By _____

Attest:

Officer

Secretary

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

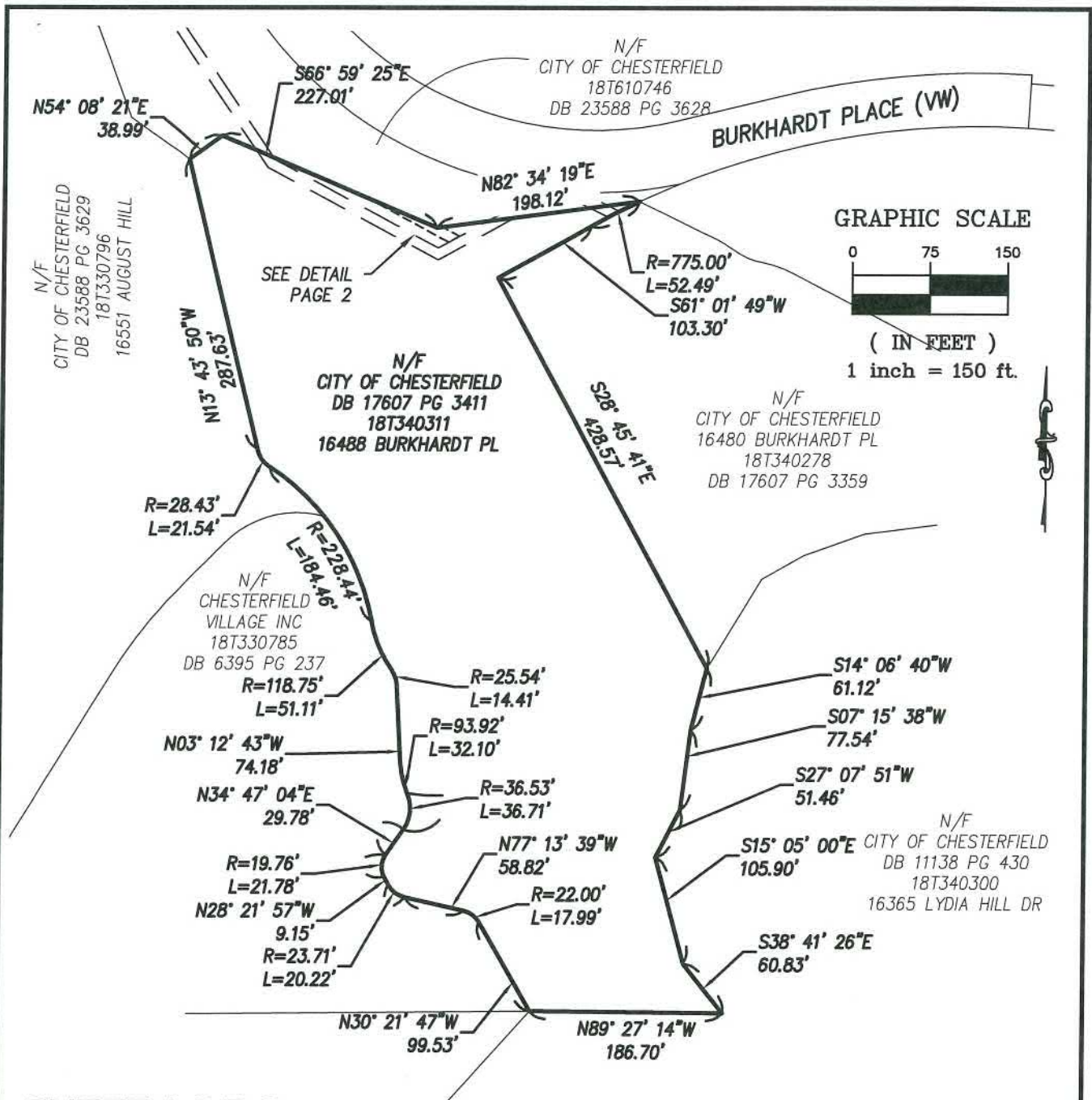
On this ____ day of _____, 2020, before me appeared _____, to me personally known, who being by me duly sworn, did say he/she is _____ of City of Chesterfield and that said instrument was signed in behalf of said corporation by authority of its Board of _____, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

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

My Commission expires _____.

Notary Public

MSD/ENG. 3.10 – Corp - Standard Esmt.



SHEET 1 OF 2
EXHIBIT A

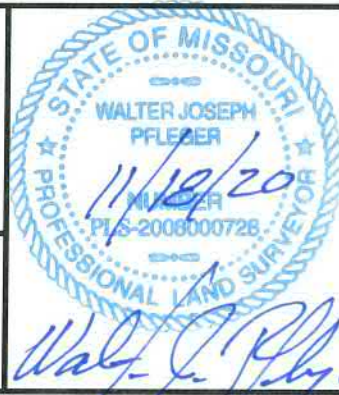
INITIAL:

EASEMENT PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL
MERIDIAN, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

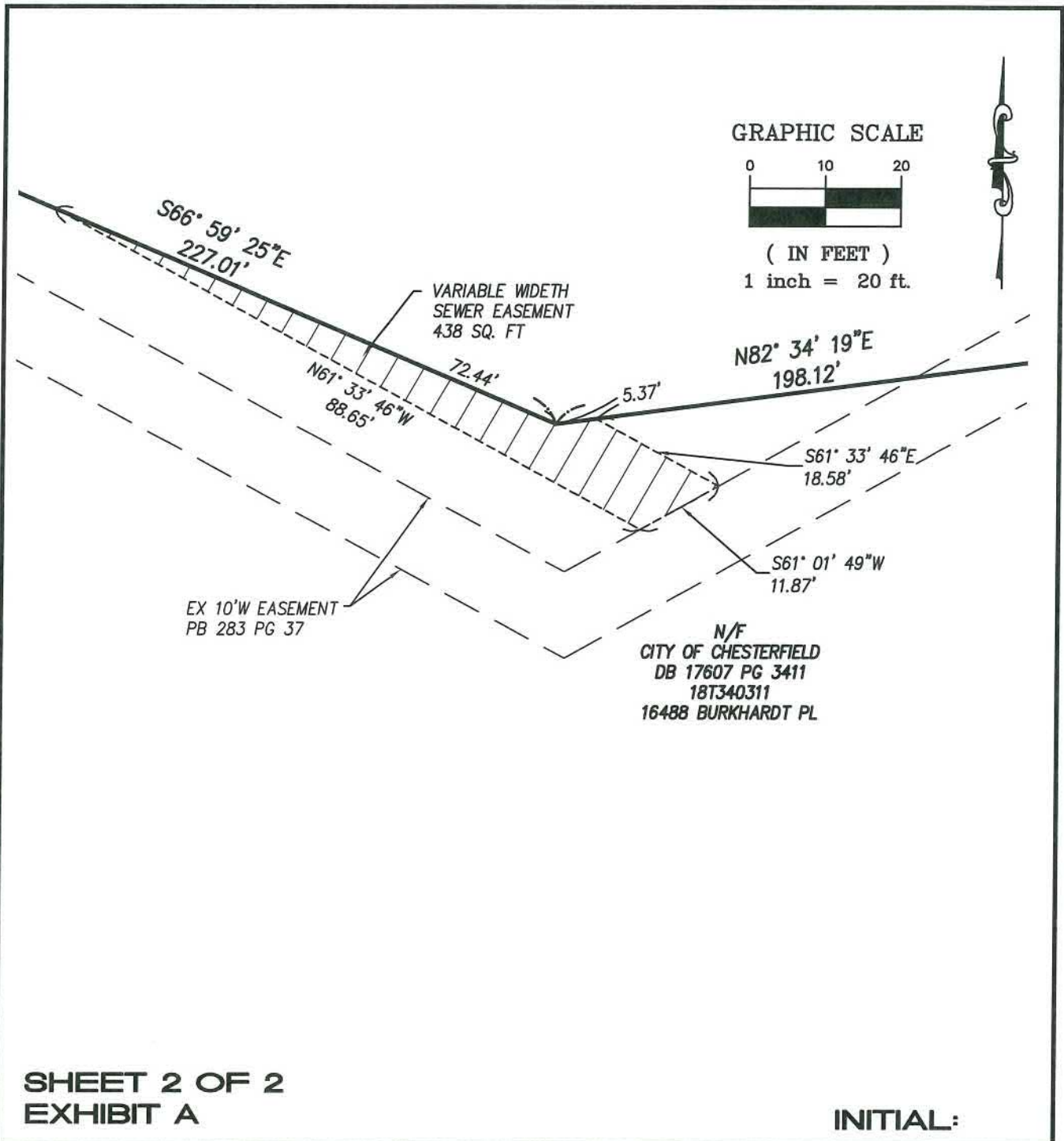
Stock & Associates
Consulting Engineers, Inc.
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Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11-18-2020

6670\MSD 18T340311.DWG



SHEET 2 OF 2
EXHIBIT A

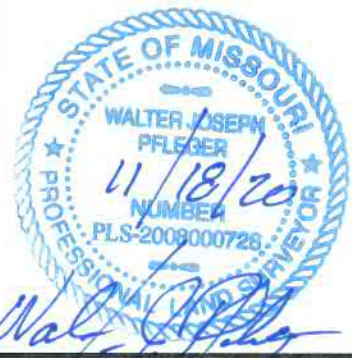
INITIAL:

EASEMENT PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL
MERIDIAN, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11-18-2020

6670\MSD 18T340311.DWG

EXHIBIT E

(3-Inch Area above – Leave Blank (for Recorder’s Office Use Only))

DOCUMENT TYPE: Maintenance Agreement

DATE OF DOCUMENT : _____, 2020

GRANTOR : City of Chesterfield
690 Chesterfield Parkway W.
Chesterfield, MO 63017

GRANTEE : Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, Missouri 63103

PROPERTY ADDRESS: 16573 Wild Horse Creek Rd.
Chesterfield, MO 63017

LOCATOR NO.: 18T610746

CITY/ MUNICIPALITY : City of Chesterfield, MO

LEGAL DESCRIPTION: A tract of Land Being part of US Survey 415,
Township 45 North, Range 4 East of the 5th
Principal Meridian, City of Chesterfield, St. Louis
County, Missouri.

MAINTENANCE AGREEMENT

KNOW ALL PERSONS BY THESE PRESENTS, City of Chesterfield, a Missouri municipality, for and in consideration of the approval of sewer plans and of the issuance of a sewer permit by The Metropolitan St. Louis Sewer District for storm water management facilities according to plans to be approved by said District for Burkhardt Place to be constructed as part of a development known as Wildhorse Village Storm Sewer Plans, 20MSD-00335 in Chesterfield, Missouri, and other good and valuable considerations, do hereby agree and promise, as follows:

1. To build and construct stormwater management facilities, including Best Management Practices (BMP), basins, drainage facilities, appurtenances and sewer lines, in accordance with the design, plans and report, submitted to and approved by The Metropolitan St. Louis Sewer District. The stormwater management facilities are to be perpetually located within the dimensioned and reserved area, as shown hachured on the exhibit "A" as attached hereto and made a part hereof.
2. To maintain and operate the stormwater management facilities in conformity with the approved Stormwater Management Facilities Report.
3. To maintain all pipes and drains in good working order and maintain all walls, dikes, vegetation, filter media, and any other requisite appurtenances and improvements for the retention and management of stormwater in good repair.
4. That in the event City of Chesterfield or its successor in title to said property shall fail to maintain the stormwater management facilities, BMP, basins, drainage facilities, appurtenances and sewer lines in accordance with this agreement, The Metropolitan St. Louis Sewer District shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the owners of said property for the services performed. It is further agreed that in the event said bill or charge for the services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) per annum until paid in full.

5. This agreement is irrevocable and shall continue forever unless notified in writing by the Metropolitan St. Louis Sewer District whose consent to modification shall not be unreasonably withheld.
6. The individual and any organization executing this document represent and warrant that the individual and as applicable the organization are fully authorized to do so.

Execution by Electronic Signature, Telefax or Electronic Transmission. The parties agree that they will be bound by an electronic sound, symbol or process, executed or adopted by the party with the intent to sign the document. This document may be executed by telefax, or by electronic mail as a portable digital format (.pdf) document, either of which shall constitute an original signature for all purposes.

Reproduction of Document. This document may be stored &/or reproduced by each party by electronic format in lieu of an original.

IN WITNESS WHEREFORE, the _____
has caused these presents to be signed by its _____
and its seal to be affixed this _____ day of _____, 20____.

BY: _____
Signature & Title

Print Name & Title

ATTEST: _____
Signature & Title

Print Name & Title

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

On this _____ day of _____, 20____ before me appeared
_____ to me personally
known, who being by me duly sworn, did say they are
_____ of
_____ and in behalf of
said municipality, acknowledged to me that (s)he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year
first above written.

My Commission expires _____.

Notary Public

IN WITNESS WHEREOF, the parties hereto have duly executed these presents to be signed by the Director of Engineering for The Metropolitan St. Louis Sewer District.

THE METROPOLITAN ST. LOUIS SEWER DISTRICT

BY:

Richard L. Unverferth, P.E.
Director of Engineering

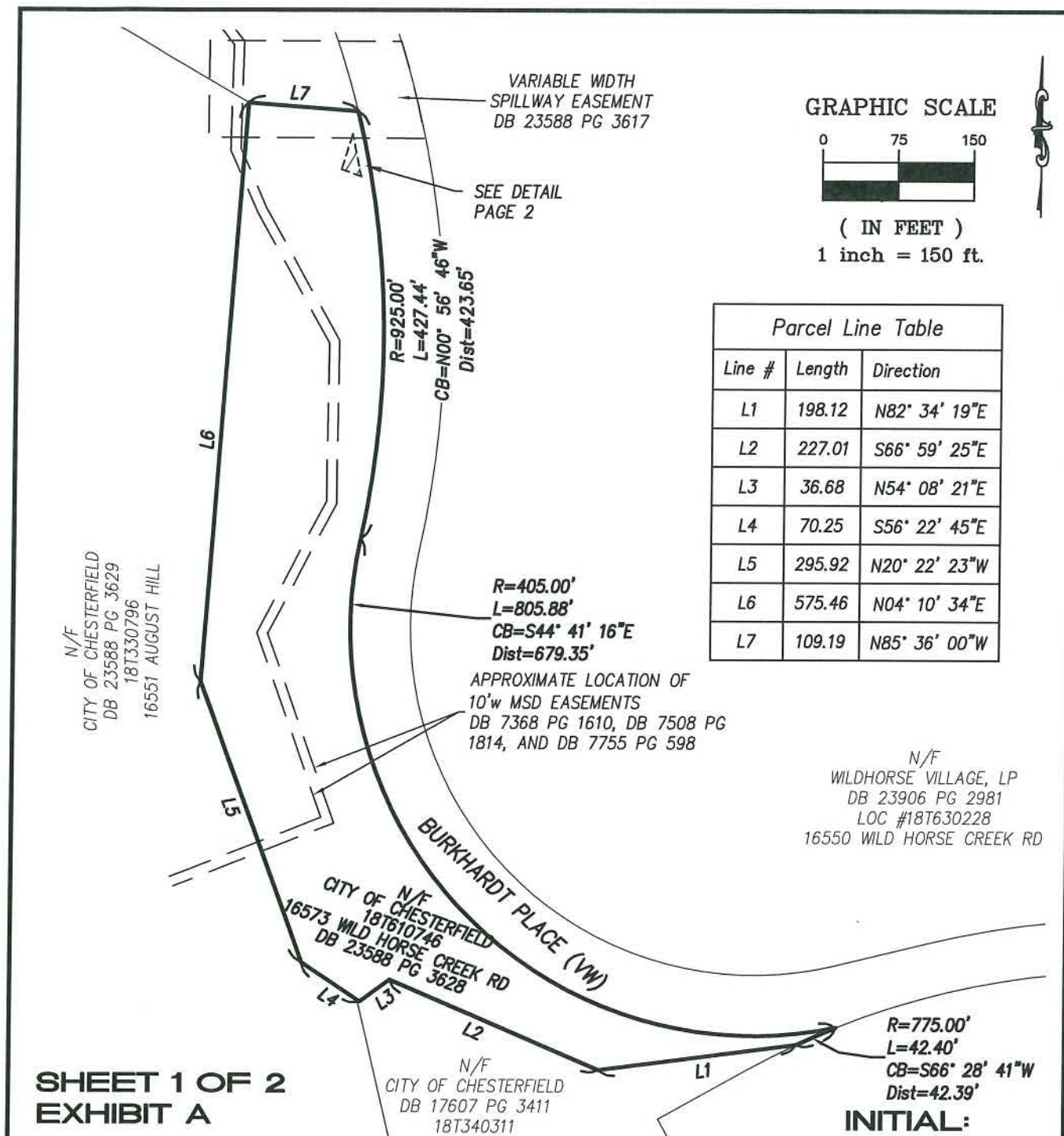
STATE OF MISSOURI)
) SS.
_____ OF ST. LOUIS)

On this _____ day of _____, 20____, before me personally appeared Richard Unverferth to me personally known, who being by me duly sworn, did say that he is the Director of Engineering, of THE METROPOLITAN ST. LOUIS SEWER DISTRICT and that said instrument was signed and sealed in behalf of said THE METROPOLITAN ST. LOUIS SEWER DISTRICT by authority of its Board of Trustees and said Richard Unverferth acknowledged said instrument to be the free act and deed of said THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this _____ day of _____, 20____.

My Commission expires _____.

Notary Public



BMP RESERVE AREA PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL
MERIDIAN, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

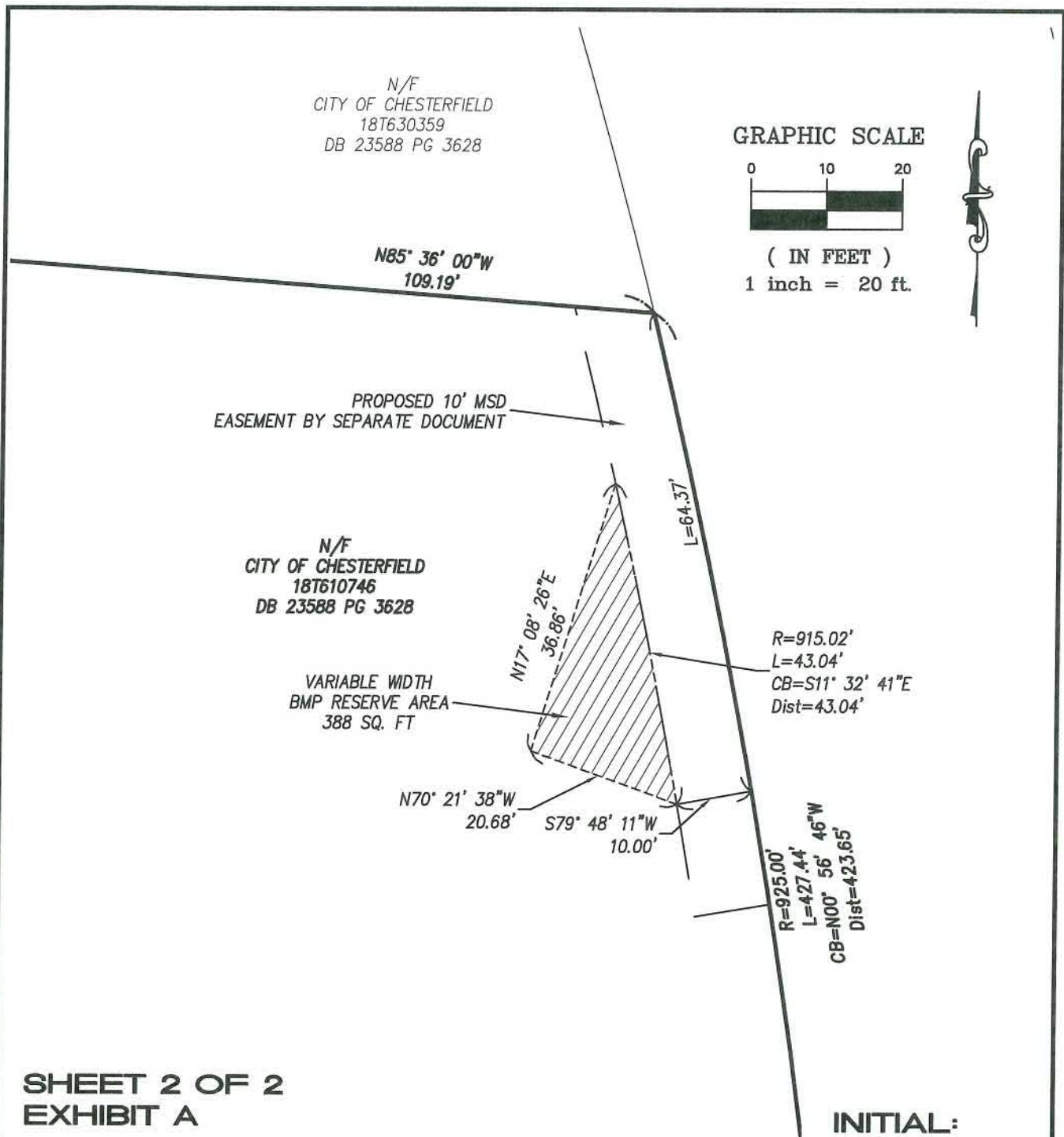
Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11-17-2020

6670\MSD CITY CHESTER C252W BMP.DWG



BMP RESERVE AREA PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL
MERIDIAN, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

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(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11-17-2020

6670\MSD CITY CHESTER C252W BMP.DWG

EXHIBIT F

(3-Inch Area above – Leave Blank (for Recorder's Office Use Only))

DOCUMENT TYPE: Easement

DATE OF DOCUMENT : _____, 2020

GRANTOR : City of Chesterfield
690 Chesterfield Parkway W.
Chesterfield, MO 63017

GRANTEE : Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, Missouri 63103

PROPERTY ADDRESS: 16568 Wild Horse Creek Rd.
Chesterfield, MO 63017

LOCATOR NO.: 18T630359

CITY/ MUNICIPALITY : City of Chesterfield, MO

LEGAL DESCRIPTION: A tract of Land Being part of US Survey 415,
Township 45 North, Range 4 East of the 5th Principal
Meridian, City of Chesterfield, St. Louis County,
Missouri.

20MSD-00335

Loc. No. 18T610746

EASEMENT

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that City of Chesterfield
_____, for and in consideration of the sum of
One Dollar (\$1.00) and other valuable considerations to it in hand paid by The Metropolitan St. Louis
Sewer District, the receipt of which is hereby acknowledged, does hereby give, grant, extend, and confer
on The Metropolitan St. Louis Sewer District the exclusive right to build and maintain a sewer or sewers,
including stormwater improvements, on the strip or strips of ground described as shown hachured on the
attached "Easement Plat" marked Exhibit "A" and made a part hereof, and to use such additional space
adjacent to the easement(s) so granted as may be required for working room during the construction,
reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater
improvements. The Metropolitan St. Louis Sewer District may from time to time enter upon said premises
to construct, reconstruct, maintain, or repair the aforesaid sewer or sewers, including stormwater
improvements, and may assign its rights herein to the State, County, City, or other political subdivisions of
the State. The easement(s) hereby granted is(are) irrevocable and shall continue forever.

IN WITNESS WHEREOF, the said City of Chesterfield has caused
these presents to be signed by its _____ this ____ day of _____, 2020.

City of Chesterfield

(Name of Corporation)

By _____

Attest:

Officer

Secretary

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

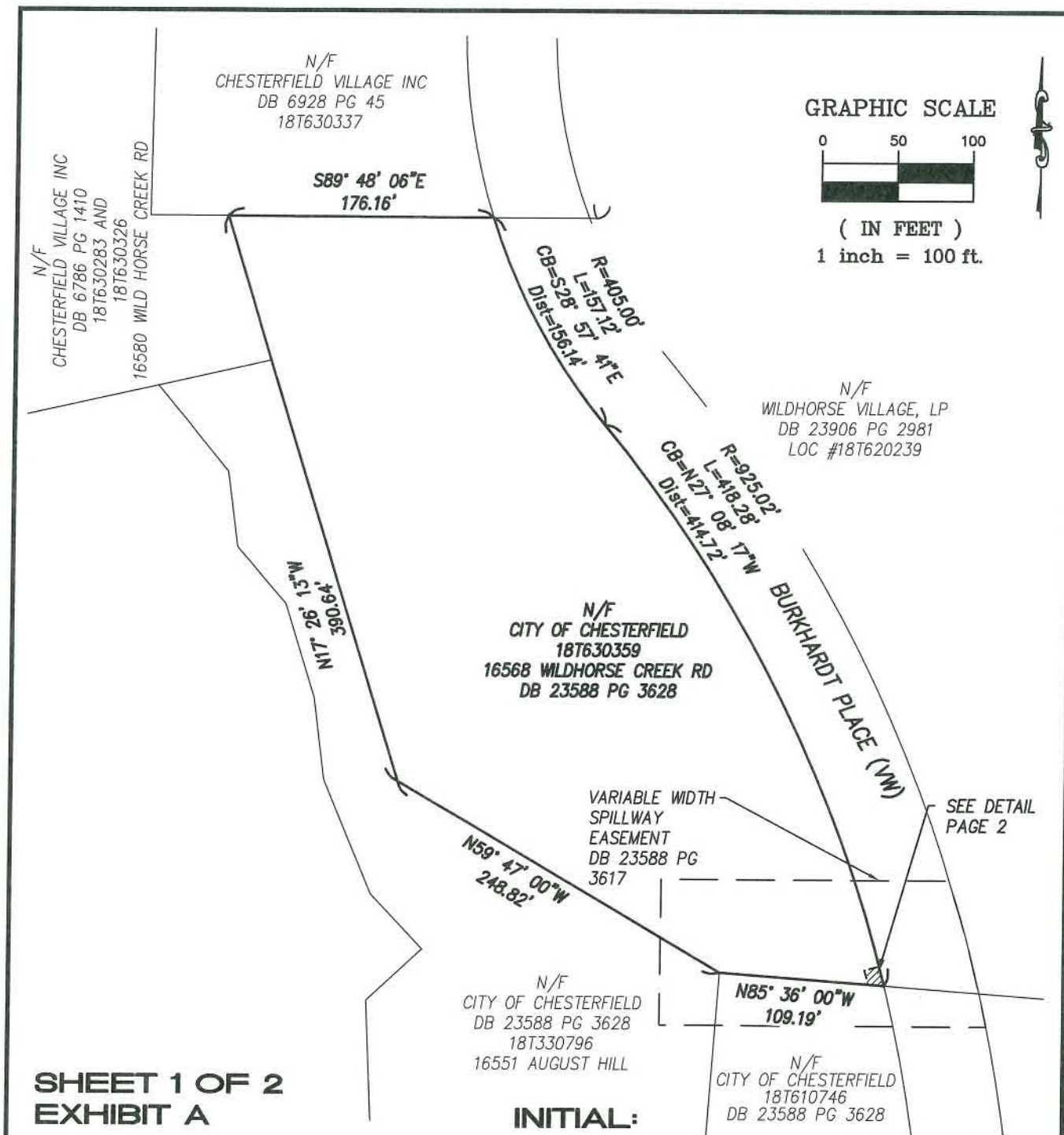
On this ____ day of _____, 2020, before me appeared _____
_____, to me personally known, who being by me duly sworn,
did say he/she is _____ of City of Chesterfield
and that said instrument was signed in behalf of said corporation by authority of its Board of _____,
and said _____ acknowledged said instrument to
be the free act and deed of said corporation.

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

My Commission expires _____.

Notary Public

MSD/ENG. 3.10 – Corp - Standard Esmt.



SHEET 1 OF 2
EXHIBIT A

EASEMENT PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE
5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
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(636) 530-9100

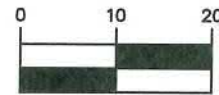
WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11-18-2020

6670\MSD\18T630359.DWG

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



N/F
CITY OF CHESTERFIELD
18T630359
16568 WILDHORSE CREEK RD
DB 23588 PG 3628

VARIABLE WIDTH
SPILLWAY
EASEMENT
DB 23588 PG
3617

VARIABLE WIDTH
SEWER EASEMENT
115 SQ. FT
R=915.02'
L=9.74'
CB=S14° 41' 58"E
Dist=9.74'

BURKHARDT PLACE (WN)
R=925.02'
L=418.28'
CB=N27° 08' 17"W
Dist=414.72'

S75° 09' 14"W
10.00'

N85° 36' 00"W
109.19'

10.56'

SHEET 2 OF 2
EXHIBIT A

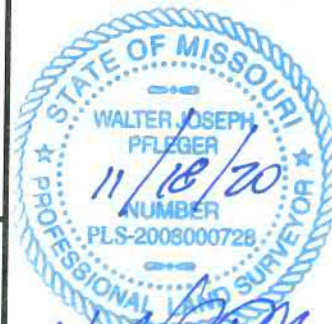
INITIAL:

EASEMENT PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE
5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

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WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11-18-2020

6670\MSD\18T630359.DWG

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI (THE “CITY”) AUTHORIZING CONDEMNATION OF CERTAIN INTERESTS IN REAL PROPERTY LOCATED IN THE CITY FOR THE PURPOSE OF CONSTRUCTING PHASE VI OF THE MONARCH-CHESTERFIELD LEVEE TRAIL EXTENDING THE EXISTING TRAIL.

WHEREAS, the City is a third class city organized and operated pursuant to Chapter 77 of the Revised Statutes of Missouri (RSMo.) with authority under §88.497 RSMo. (2014) as amended, *inter alia*, to condemn all necessary lands within the City limits for the purpose of establishing, opening, widening, extending or altering any street, avenue, public park and for any other necessary public use; and

WHEREAS, the City needs certain property interests in, on and over certain parcels legally described in Exhibit A and which interests are illustrated in Exhibit B, attached hereto and incorporated herein by reference (collectively, the “Property Interests”), to acquire interests to allow for the construction and improvement of the City’s infrastructure for public use; and

WHEREAS, the Jo Ann Graeler Revocable Living Trust dated November 29, 2017, the Walter E. Graeler Revocable Living Trust dated November 29, 2017, the Judith A. Graeler Revocable Living Trust dated February 22, 2001, and the Clarence E. Graeler Revocable Living Trust dated February 22, 2001 are the owners of record of real property identified as Locator No. 17S410018 located at 16703A North Outer Road in the City which is legally described in Exhibit A and over which the City seeks a permanent easement and a temporary construction license as shown in Exhibit B; and

WHEREAS, the condemnation of the Property Interests for the construction and improvement of the City’s infrastructure is a public use and a public purpose and is for the benefit of those residents within the City and St. Louis County; and

WHEREAS, the Monarch-Chesterfield Levee District (the “MCLD”) has awarded a contract to construct improvements to the Monarch-Chesterfield Levee which will allow the City to complete Phase VI of the Monarch-Chesterfield Levee Trail (the “Levee Trail”); and

WHEREAS, the City has previously engaged in negotiations with the owners of record of the real property to acquire the Property Interests without resorting to condemnation but have thus far been unsuccessful, and the City will continue to engage in negotiations throughout the condemnation process to acquire the Property Interests so long as such Property Interests can still be acquired in the time necessary to begin work on Phase VI of the Levee Trail.

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

Section 1: The City Council hereby determines that it is necessary and in the public interest for the public purpose to acquire the Property Interests to allow construction and

improvement of the City's infrastructure, all to promote and regulate the health, safety and general welfare of the City and to obtain property to be put to public use and purpose.

Section 2: The City Council hereby authorizes the City Administrator, Director of Public Works, Director of Parks, Recreation & Arts, Mayor and City Attorney to take all necessary actions to acquire the Property Interests referenced herein including filing a petition condemning the Property Interests not less than thirty (30) days after the date of the City's written offer to the property owners, continuing to seek voluntary sale, or such other actions necessary to acquire the necessary interests identified herein and such other interests by condemnation or voluntary sale.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

First Reading Held: 01/19/2021

Exhibit A

A tract of land in U.S. Survey 123, Township 45 North, Range 4 East, and described as: Beginning at a point on the North bank of Bonhomme Creek, distant 76 degrees 19 minutes East, 123.3 feet from a point in the West line of said U.S. Survey 123, which point in said West line of U.S. Survey 123 bears North 0 degree 17 minutes West, 243.8 feet from the intersection of said West line with the South line of the Right-of-Way of Chicago, Rock Island & Pacific Railroad, and from which point of beginning a stone bears North 0 degree 17 minutes West, 10 feet, and said point of beginning being also the Southeast corner of tract of 9.43 acres allotted to George Andreas by Commissioners' in Partition Suit entitled Edmund P. Andreas, et al, Plaintiffs, vs. George Andreas, Defendant, being Cause No. 36868 of the Circuit Court of St. Louis County, Missouri, and running thence North 0 degree 17 minutes West along the East line of said 9.43 acre tract, 3428.7 feet to a point on old bank of Missouri River; thence North 84 degrees 38 minutes East along said old bank of Missouri River, 814.5 feet to the East line of U.S. Survey 123; thence along said East line of U.S. Survey 123, South 33 degrees 17 minutes East, 1243.5 feet to a point on the North bank of Bonhomme Creek; thence up said Bank of Bonhomme Creek with the meanders of same to the place of beginning, according to a plat of survey made by Edgar Rapp, Surveyor, and attached to Commissioners' Report in aforementioned Partition Suit, a copy of which said Report and Survey is recorded in Book 535 page 74 of the St. Louis County Records. EXCEPTING FROM the three above tracts of property that part thereof condemned by the State of Missouri, ex rel, Missouri State Highway Commission in Cause No. 286044 of the Circuit Court of St. Louis County, Missouri.

Legal Description

Graeler Bike Trail Easement and TCL

A 12 Foot Wide **PERMANENT BIKE TRAIL EASEMENT** across Part of U. S. Survey 2031, and Part of U. S. Survey 123, Township 45 North, Range 4 East of the 5th P.M., the centerline of said easement being more particularly described as follows:

Permanent Bike Trail Easement "A"

Commencing at the intersection of the Northerly right of way line of Interstate 64 (State Route 40TR) and the easterly line of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE North 47 degrees 28 minutes 31 seconds West along said northerly right of way line, 130.51 feet to the point of beginning; THENCE, leaving said right of way, along a non-tangent curve to the right, having a radius of 99.99 feet, a chord bearing of North 44 degrees 09 minutes 44 seconds East, and an arc length of 22.91 feet; THENCE North 50 degrees 43 minutes 31 seconds East, 53.21 feet; THENCE along a curve to the left, having a radius of 122.89 feet, and an arc length of 18.63 feet; THENCE North 42 degrees 02 minutes 14 seconds East, 93.77 feet; THENCE along a curve to the right, having a radius of 350.00 feet, and an arc length of 270.02 feet; THENCE North 86 degrees 14 minutes 26 seconds East, 69.78 feet; THENCE along a curve to the left, having a radius of 152.98 feet, and an arc length of 49.46 feet; THENCE North 67 degrees 42 minutes 58 seconds East, 66.84 feet; THENCE along a curve to the right, having a radius of 200.00 feet, and an arc length of 6.12 feet; THENCE North 69 degrees 28 minutes 08 seconds East, 72.17 feet; THENCE along a curve to the right, having a radius of 1007.39 feet, and an arc length of 219.60 feet; THENCE North 81 degrees 57 minutes 32 seconds East, 158.80 feet; THENCE along a curve to the left, having a radius of 191.63 feet, and an arc length of 193.88 feet; THENCE North 23 degrees 59 minutes 26 seconds East, 86.12; THENCE along a curve to the left, having a radius of 157.87 feet, and an arc length of 47.63 feet; THENCE North 06 degrees 42 minutes 11 seconds East, 236.53 feet; THENCE along a curve to the right, having a radius of 341.86 feet, and an arc length of 172.51 feet; THENCE North 35 degrees 37 minutes 00 seconds East, 22.02 feet; THENCE along a curve to the right, having a radius of 188.15 feet, and an arc length of 124.27 feet; THENCE North 73 degrees 27 minutes 33 seconds East, 55.10 feet; THENCE along a curve to the left, having a radius of 353.25 feet, and an arc length of 65.10 feet; THENCE along a curve to the left, having a radius of 564.92 feet, and an arc length of 70.40 feet; THENCE North 55 degrees 45 minutes 37 seconds East, 78.48 feet; THENCE along a curve to the left, having a radius of 263.58 feet, and an arc length of 25.27 feet; THENCE North 50 degrees 16 minutes 00 seconds West, 152.73 feet; THENCE along a curve to the left, having a radius of 84.22 feet, and an arc length of 81.88 feet; THENCE North 05 degrees 26 minutes 18 seconds West, 582.35 feet; THENCE along a curve to the left, having a radius of 385.46 feet, and an arc length of 202.21 feet; THENCE along a curve to the left, having a radius of 403.40 feet, and an arc length of 418.13 feet; THENCE South 85 degrees 07 minutes 01 seconds West, 414.14 feet; THENCE along a curve to the right, having a radius of 2591.76, and an arc length of 255.06 feet; THENCE North 89 degrees 14 minutes 38 seconds West, 50.43 feet; THENCE along a curve to the right, having a radius of 121.97 feet, and an arc length of 27.82 feet; THENCE North 76 degrees 10 minutes 27 seconds West, 369.38 feet; THENCE along a curve to the left, having a radius of 104.09 feet, and an arc length of 26.38 feet; THENCE South 89 degrees 03 minutes 36 seconds West, 530.42 feet; THENCE along a curve to the right, having a radius of 200.00 feet, and an arc length of 16.74 feet; THENCE North 86 degrees 08 minutes 36 seconds West 74.88 feet; THENCE along a curve to the left, having a radius of 400.00 feet, and an arc length of 78.04 feet; THENCE South 82 degrees 40 minutes 40 seconds West, 317.57 feet; THENCE along a curve to the right, having a radius of 20.00 feet, and an arc length of 25.09 feet; THENCE North 25 degrees 27 minutes 06 seconds West, 48.67 feet; THENCE along a curve to the left, having a radius of 15.00 feet, and an arc length of 19.42 feet; THENCE South 80 degrees 22 minutes 54 seconds West, 7.68 feet; THENCE along a curve to the left, having a radius of 14.84 feet, and an arc length of 5.55 feet to the terminus of said easement.

ALSO

Permanent Bike Trail Easement “B”

Commencing at the Northwest corner of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE South 02 degrees 21 minutes 00 seconds East, 2.23 feet along the east line of said tract to the point of beginning; THENCE along a non-tangent curve to the left, having a radius of 200.00 feet, a chord bearing of North 85 degrees 15 minutes 52 seconds East, and an arc length of 14.22 feet to the point of terminus of said easement.

Said PERMANENT BIKE TRAIL EASEMENT containing 71,987 square feet, more or less, and being situated in the City of Chesterfield, St. Louis County, Missouri.

A 30 Foot Wide **TEMPORARY CONSTRUCTION LICENSE** on both sides of the Permanent Bike Trail Easement, across Part of U. S. Survey 2031, and Part of U. S. Survey 123, Township 45 North, Range 4 East of the 5th P.M., said Temporary Construction License being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Interstate 64 (State Route 40TR) and the easterly line of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE North 47 degrees 28 minutes 31 seconds West along said northerly right of way line, 94.38 feet to the point of beginning; THENCE, continuing along said right of way, North 47 degrees 28 minutes 31 seconds West, 72.31 feet; THENCE leaving said right of way, along a non-tangent curve to the right, having a radius of 135.99 feet, a chord bearing of North 44 degrees 48 minutes 55 seconds East, and an arc length of 28.05 feet; THENCE North 50 degrees 43 minutes 31 seconds East, 53.21 feet; THENCE along a curve to the left, having a radius of 86.89 feet, and an arc length of 13.18 feet; THENCE North 42 degrees 02 minutes 14 seconds East, 100.35 feet; THENCE along a curve to the right, having a radius of 386.00 feet, and an arc length of 297.80 feet; THENCE North 86 degrees 14 minutes 26 seconds East, 69.78 feet; THENCE along a curve to the left, having a radius of 116.98 feet, and an arc length of 37.82 feet; THENCE North 67 degrees 42 minutes 58 seconds East, 66.84 feet; THENCE along a curve to the right, having a radius of 236.00 feet, and an arc length of 7.22 feet; THENCE North 69 degrees 28 minutes 08 seconds East, 72.17 feet; THENCE along a curve to the right, having a radius of 1043.39 feet, and an arc length of 227.45 feet; THENCE North 81 degrees 57 minutes 32 seconds East, 158.80 feet; THENCE along a curve to the left, having a radius of 155.63 feet, and an arc length of 157.46 feet; THENCE North 23 degrees 59 minutes 26 seconds East, 86.12; THENCE along a curve to the left, having a radius of 121.87 feet, and an arc length of 36.77 feet; THENCE North 06 degrees 42 minutes 11 seconds East, 236.53 feet; THENCE along a curve to the right, having a radius of 377.86 feet, and an arc length of 190.68 feet; THENCE North 35 degrees 37 minutes 00 seconds East, 22.02 feet; THENCE along a curve to the right, having a radius of 224.15 feet, and an arc length of 148.04 feet; THENCE North 73 degrees 27 minutes 33 seconds East, 55.10 feet; THENCE along a curve to the left, having a radius of 317.25 feet, and an arc length of 58.47 feet; THENCE along a curve to the left, having a radius of 528.92 feet, and an arc length of 65.91 feet; THENCE North 55 degrees 45 minutes 37 seconds East, 78.48 feet; THENCE along a curve to the left, having a radius of 227.58 feet, and an arc length of 21.82 feet; THENCE North 50 degrees 16 minutes 00 seconds East, 152.73 feet; THENCE along a curve to the left, having a radius of 48.22 feet, and an arc length of 46.88 feet; THENCE North 05 degrees 26 minutes 18 seconds West, 582.35 feet; THENCE along a curve to the left, having a radius of 349.46 feet, and an arc length of 183.32 feet;

THENCE along a curve to the left , having a radius of 367.40 feet, and an arc length of 380.82 feet; THENCE South 85 degrees 07 minutes 01 seconds West, 414.14 feet; THENCE along a curve to the right, having a radius of 2627.76, and an arc length of 258.63 feet; THENCE North 89 degrees 14 minutes 38 seconds West, 50.43 feet; THENCE along a curve to the right, having a radius of 157.97 feet, and an arc length of 36.03 feet; THENCE North 76 degrees 10 minutes 27 seconds West, 369.38 feet; THENCE along a curve to the left, having a radius of 68.09 feet, and an arc length of 17.55 feet; THENCE South 89 degrees 03 minutes 36 seconds West, 530.42 feet; THENCE along a curve to the right, having a radius of 236.00 feet, and an arc length of 19.76 feet; THENCE North 86 degrees 08 minutes 36 seconds West 74.88 feet; THENCE along a curve to the left, having a radius of 364.00 feet, and an arc length of 71.02 feet; THENCE South 82 degrees 40 minutes 40 seconds West, 317.57 feet; THENCE along a curve to the right, having a radius of 56.00 feet, and an arc length of 70.25 feet; THENCE North 25 degrees 27 minutes 06 seconds West, 7.72 feet; THENCE South 19 degrees 55 minutes 16 seconds West, 13.16 feet; THENCE along a curve to the right, having a radius of 56.00 feet, and an arc length of 20.37 feet; THENCE North 00 degrees 32 minutes 06 seconds East, 76.05 feet; THENCE North 80 degrees 22 minutes 54 seconds East, 6.48 feet; THENCE along a curve to the right, having a radius of 51.00 feet, and an arc length of 66.02 feet; THENCE South 25 degrees 27 minutes 06 seconds East, 37.08 feet; THENCE North 82 degrees 40 minutes 40 seconds East, 305.97 feet; THENCE along a curve to the right, having a radius of 436.00 feet, and an arc length of 85.07 feet; THENCE South 86 degrees 08 minutes 36 seconds East, 74.88 feet; THENCE along a curve to the left, having a radius of 164.00 feet, and an arc length of 13.73 feet; THENCE North 89 degrees 03 minutes 36 seconds East, 530.42 feet; THENCE along a curve to the right, having a radius of 140.09 feet, and an arc length of 36.10 feet; THENCE South 76 degrees 10 minutes 27 seconds East, 369.38 feet; THENCE along a curve to the left, having a radius of 85.97 feet, and an arc length of 19.61 feet; THENCE South 89 degrees 14 minutes 38 seconds East, 50.43 feet; THENCE along a curve to the left, having a radius of 2555.76 feet, and an arc length of 251.54 feet; THENCE North 85 degrees 07 minutes 01 seconds East, 414.14 feet; THENCE along a curve to the right, having a radius of 439.40 feet, and an arc length of 455.45 feet; THENCE along a curve to the right, having a radius of 421.46 feet, and an arc length of 221.09 feet; THENCE South 05 degrees 26 minutes 18 seconds East, 582.35 feet; THENCE along a curve to the right, having a radius of 120.22 feet, and an arc length of 116.88 feet; THENCE South 50 degrees 16 minutes 00 seconds West, 152.73 feet; THENCE along a curve to the right, having a radius of 299.58 feet, and an arc length of 28.73 feet; THENCE South 55 degrees 45 minutes 37 seconds West, 78.48 feet; THENCE along a curve to the right, having a radius of 600.92 feet, and an arc length of 74.88 feet; THENCE along a curve to the right, having a radius of 389.25 feet, and an arc length of 71.74 feet; THENCE South 73 degrees 27 minutes 33 seconds West, 55.10 feet; THENCE along a curve to the left, having a radius of 152.15 feet, and an arc length of 100.49 feet; THENCE South 35 degrees 37 minutes 00 seconds West, 22.02 feet; THENCE along a curve to the left, having a radius of 305.86 feet, and an arc length of 154.35 feet; THENCE South 06 degrees 42 minutes 11 seconds West, 236.53 feet; THENCE along a curve to the right, having a radius of 193.87 feet, and an arc length of 58.50 feet; THENCE South 23 degrees 59 minutes 26 seconds West, 86.12 feet; THENCE along a curve to the right, having a radius of 227.64 feet, and an arc length of 230.31 feet; THENCE South 81 degrees 57 minutes 32 seconds West, 158.80 feet; THENCE along a curve to the left, having a radius of 227.64 feet, and an arc length of 211.76 feet; THENCE South 69 degrees 28 minutes 08 seconds West, 72.17 feet; THENCE along a curve to the left, having a radius of 164.00 feet, and an arc length of 5.02 feet; THENCE South 67 degrees 42 minutes 58 seconds West, 66.84 feet; THENCE along a curve to the right, having a radius of 188.98 feet, and an arc length of 61.10 feet; THENCE South 86 degrees 14 minutes 26 seconds West, 69.78 feet; THENCE along a curve to the left, having a radius of 314.00 feet, and an arc length of 242.25 feet; THENCE South 42 degrees 02 minutes 14 seconds West, 93.77 feet; THENCE along a curve to the right, having a radius of 158.89 feet, and an arc length of 24.09 feet; THENCE South 50 degrees 43 minutes 31 seconds West, 53.21 feet; THENCE along a curve to the left, having a radius of 63.99 feet, and an arc length of 17.77 feet to the point of beginning of said Temporary Construction License "A".

Less and Excepting that part conveyed as PERMANENT BIKE TRAIL EASEMENT "A" above.

ALSO

Commencing at the Northwest corner of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE South 85 degrees 45 minutes 16 seconds East, 144.82 feet along the north line of said tract to the point of beginning; THENCE South 79 degrees 55 minutes 07 seconds West, 30.46 feet; THENCE along a curve to the left, having a radius of 164.00 feet and an arc length of 9.00 feet; THENCE South 76 degrees 46 minutes 32 seconds West, 62.62 feet; THENCE along a curve to the right, having a radius of 236.00 feet and an arc length of 43.58 feet; THENCE North 02 degrees 21 minutes 00 seconds West, 38.24 feet to the point of beginning of said Temporary Construction License “B”.

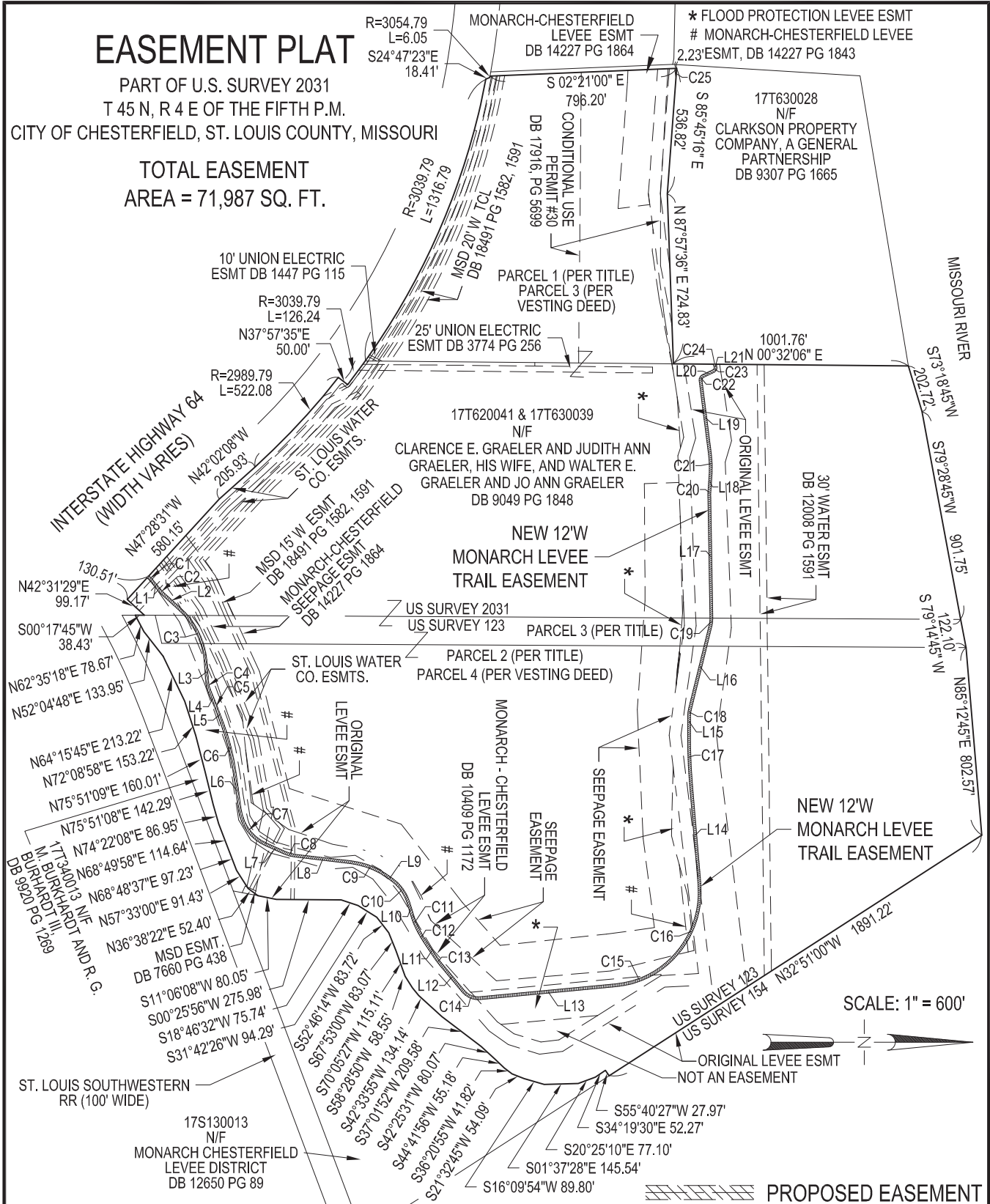
Less and Excepting that part conveyed as PERMANENT BIKE TRAIL EASEMENT “B” above.

Said TEMPORARY CONSTRUCTION LICENSE containing 362,073 square feet, more or less, and being situated in the City of Chesterfield, St. Louis County, Missouri.

EASEMENT PLAT

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

TOTAL EASEMENT
AREA = 71,987 SQ. FT.



DATE:

1/21/20

SHEET 1 OF 2

KdG

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Belleville, Illinois

**EXHIBIT
A**

EASEMENT PLAT

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE

LINE	LENGTH	BEARING
L1	53.21	N50°43'31"E
L2	93.77	N42°02'14"E
L3	69.78	N86°14'26"E
L4	66.84	N67°42'58"E
L5	72.17	N69°28'08"E
L6	158.80	N81°57'32"E
L7	86.12	N23°59'26"E
L8	236.53	N06°42'11"E
L9	22.02	N35°37'00"E
L10	55.10	N73°27'33"E
L11	78.48	N55°45'37"E
L12	152.73	N50°16'00"W
L13	582.35	N05°26'18"W
L14	414.14	S85°07'01"W
L15	50.43	N89°14'38"W
L16	369.38	N76°10'27"W
L17	530.42	S89°03'36"W
L18	74.88	N86°08'36"W
L19	317.57	S82°40'40"W
L20	48.67	N25°27'06"W
L21	7.68	S80°22'54"W

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	22.91	99.99
C2	18.63	122.89
C3	270.02	350.00
C4	49.46	152.98
C5	6.12	200.00
C6	219.60	1007.39
C7	193.88	191.63
C8	47.63	157.87
C9	172.51	341.86
C10	124.27	188.15
C11	65.10	353.25
C12	70.40	564.92
C13	25.27	263.58
C14	81.88	84.22
C15	202.21	385.46
C16	418.13	403.40
C17	255.08	2591.76
C18	27.82	121.97
C19	26.38	104.09
C20	16.74	200.00
C21	78.04	400.00
C22	25.09	20.00
C23	19.42	15.00
C24	5.55	14.84
C25	14.22	200.00

DATE:
1/21/20

SHEET 2 OF 2

K d G

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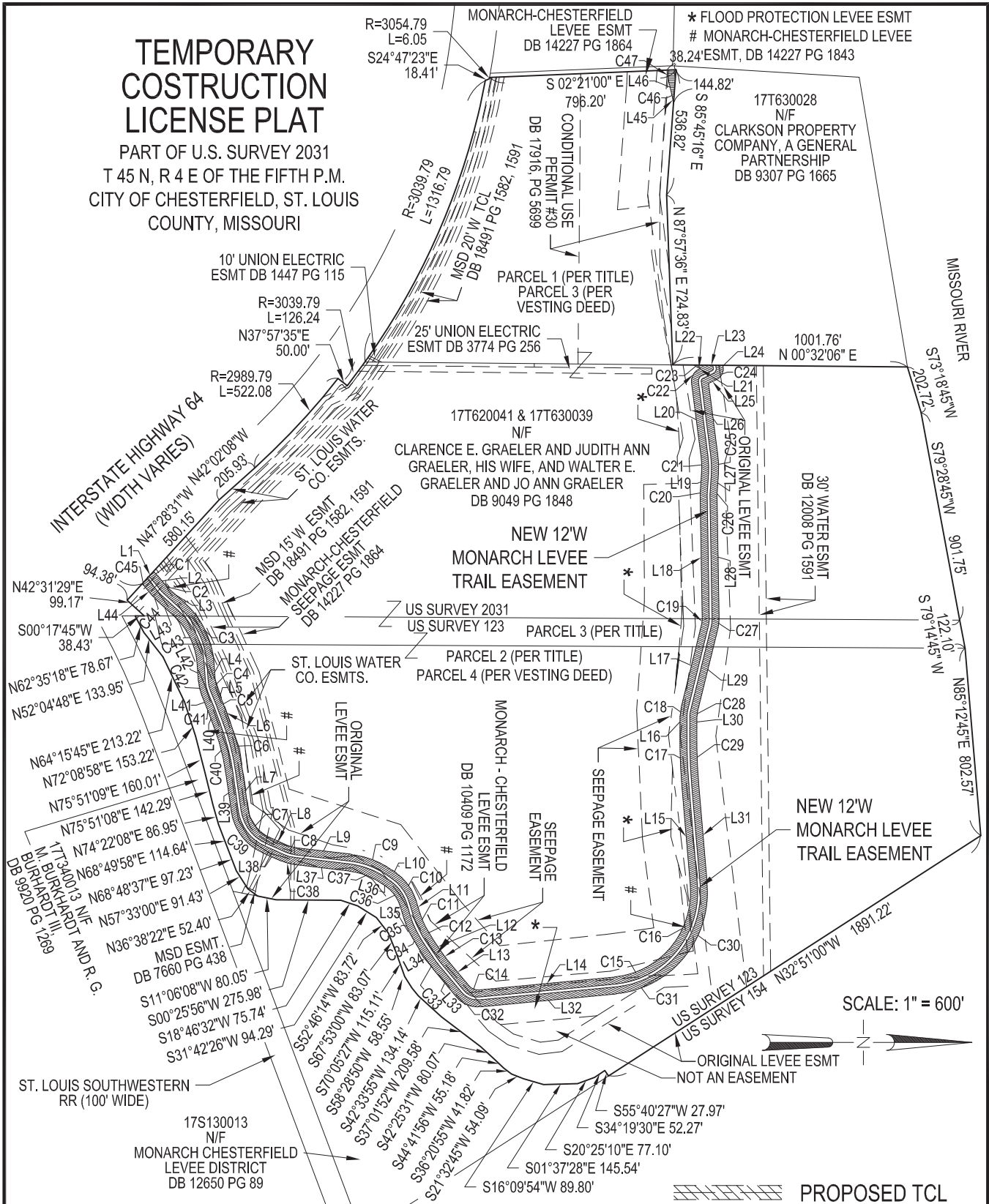
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St. Louis, Missouri
Belleville, Illinois

EXHIBIT
A1

TEMPORARY CONSTRUCTION LICENSE PLAT

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS
COUNTY, MISSOURI



DATE:

4/20/20

SHEET 1 OF 3

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**EXHIBIT
A**

TEMPORARY CONSTRUCTION LICENSE

PART OF U.S. SURVEY 2031

T 45 N, R 4 E OF THE FIFTH P.M.

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.31	N47°28'31"W
L2	53.21	N50°43'31"E
L3	100.35	N42°02'14"E
L4	69.78	N86°14'26"E
L5	66.84	N67°42'58"E
L6	72.17	N69°28'08"E
L7	158.80	N81°57'32"E
L8	86.12	N23°59'26"E
L9	236.53	N06°42'11"E
L10	22.02	N35°37'00"E
L11	55.10	N73°27'33"E
L12	78.48	N55°45'37"E
L13	152.73	N50°16'00"E
L14	582.35	N05°26'18"W
L15	414.14	S85°07'01"W
L16	50.43	N89°14'38"W
L17	369.38	N76°10'27"W
L18	530.42	S89°03'36"W
L19	74.88	N86°08'36"W
L20	317.57	S82°40'40"W
L21	7.72	N25°27'06"W
L22	13.16	S19°55'16"W
L23	76.05	N00°32'06"E
L24	6.48	N80°22'54"E
L25	37.08	S25°27'06"E
L26	305.97	N82°40'40"E
L27	74.88	S86°08'36"E
L28	530.42	N89°03'36"E
L29	369.38	S76°10'27"E
L30	50.43	S89°14'38"E
L31	414.14	N85°07'01"E
L32	582.35	S05°26'18"E
L33	152.73	S50°16'00"W
L34	78.48	S55°45'37"W
L35	55.10	S73°27'33"W
L36	22.02	S35°37'00"W
L37	236.53	S06°42'11"W
L38	86.12	S23°59'26"W
L39	158.80	S81°57'32"W
L40	72.17	S69°28'08"W
L41	66.84	S67°42'58"W
L42	69.78	S86°14'26"W
L43	93.77	S42°02'14"W
L44	53.21	S50°43'31"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	28.05	135.99
C2	13.18	86.89
C3	297.80	386.00
C4	37.82	116.98
C5	7.22	236.00
C6	227.45	1043.39
C7	157.46	155.63
C8	36.77	121.87
C9	190.68	377.86
C10	148.04	224.15
C11	58.47	317.25
C12	65.91	528.92
C13	21.82	227.58
C14	46.88	48.22
C15	183.32	349.46
C16	380.82	367.40
C17	258.63	2627.76
C18	36.03	157.97
C19	17.55	68.09
C20	19.76	236.00
C21	71.02	364.00
C22	70.25	56.00
C23	20.37	56.00
C24	66.02	51.00
C25	85.07	436.00
C26	13.73	164.00
C27	36.10	140.09
C28	19.61	85.97
C29	251.54	2555.76
C30	455.45	439.40
C31	221.09	421.46
C32	116.88	120.22
C33	28.73	299.58
C34	74.88	600.92
C35	71.74	389.25
C36	100.49	152.15
C37	154.35	305.86
C38	58.50	193.87
C39	230.31	227.64
C40	211.76	227.64
C41	5.02	164.00
C42	61.10	188.98
C43	242.25	314.00
C44	24.09	158.89
C45	17.77	63.99

DATE:
4/20/20

SHEET 2 OF 3

K d G

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EXHIBIT
A1

TEMPORARY CONSTRUCTION LICENSE

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE		
LINE	LENGTH	BEARING
L45	30.46	S79°55'07"W
L46	62.62	S76°46'32"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C46	9.00	164.00
C47	43.58	236.00

DATE:
4/20/20

SHEET 3 OF 3

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EXHIBIT
A2

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI (THE “CITY”) AUTHORIZING CONDEMNATION OF CERTAIN INTERESTS IN REAL PROPERTY LOCATED IN THE CITY FOR THE PURPOSE OF CONSTRUCTING PHASE VI OF THE MONARCH-CHESTERFIELD LEVEE TRAIL EXTENDING THE EXISTING TRAIL.

WHEREAS, the City is a third class city organized and operated pursuant to Chapter 77 of the Revised Statutes of Missouri (RSMo.) with authority under §88.497 RSMo. (2014) as amended, *inter alia*, to condemn all necessary lands within the City limits for the purpose of establishing, opening, widening, extending or altering any street, avenue, public park and for any other necessary public use; and

WHEREAS, the City needs certain property interests in, on and over certain parcels legally described in Exhibit A and which interests are illustrated in Exhibit B, attached hereto and incorporated herein by reference (collectively, the “Property Interests”), to acquire interests to allow for the construction and improvement of the City’s infrastructure for public use; and

WHEREAS, the Jo Ann Graeler Revocable Living Trust dated November 29, 2017, the Walter E. Graeler Revocable Living Trust dated November 29, 2017, the Judith A. Graeler Revocable Living Trust dated February 22, 2001, and the Clarence E. Graeler Revocable Living Trust dated February 22, 2001 are the owners of record of real property identified as Locator No. 17T640038 located at 16703 North Outer Road in the City which is legally described in Exhibit A and over which the City seeks permanent easement and a temporary construction license as shown in Exhibit B; and

WHEREAS, the condemnation of the Property Interests for the construction and improvement of the City’s infrastructure is a public use and a public purpose and is for the benefit of those residents within the City and St. Louis County; and

WHEREAS, the Monarch-Chesterfield Levee District (the “MCLD”) has awarded a contract to construct improvements to the Monarch-Chesterfield Levee which will allow the City to complete Phase VI of the Monarch-Chesterfield Levee Trail (the “Levee Trail”); and

WHEREAS, the City has previously engaged in negotiations with the owners of record of the real property to acquire the Property Interests without resorting to condemnation but have thus far been unsuccessful, and the City will continue to engage in negotiations throughout the condemnation process to acquire the Property Interests so long as such Property Interests can still be acquired in the time necessary to begin work on Phase VI of the Levee Trail.

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

Section 1: The City Council hereby determines that it is necessary and in the public interest for the public purpose to acquire the Property Interests to allow construction and

improvement of the City's infrastructure, all to promote and regulate the health, safety and general welfare of the City and to obtain property to be put to public use and purpose.

Section 2: The City Council hereby authorizes the City Administrator, Director of Public Works, Director of Parks, Recreation & Arts, Mayor and City Attorney to take all necessary actions to acquire the Property Interests referenced herein including filing a petition condemning the Property Interests not less than thirty (30) days after the date of the City's written offer to the property owners, continuing to seek voluntary sale, or such other actions necessary to acquire the necessary interests identified herein and such other interests by condemnation or voluntary sale.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

First Reading Held: 01/19/2021

Exhibit A

A tract of land in U.S. Survey 123, Township 45 North, Range 4 East, and described as: Beginning at a point on the North bank of Bonhomme Creek, distant 76 degrees 19 minutes East, 123.3 feet from a point in the West line of said U.S. Survey 123, which point in said West line of U.S. Survey 123 bears North 0 degree 17 minutes West, 243.8 feet from the intersection of said West line with the South line of the Right-of-Way of Chicago, Rock Island & Pacific Railroad, and from which point of beginning a stone bears North 0 degree 17 minutes West, 10 feet, and said point of beginning being also the Southeast corner of tract of 9.43 acres allotted to George Andreas by Commissioners' in Partition Suit entitled Edmund P. Andreas, et al, Plaintiffs, vs. George Andreas, Defendant, being Cause No. 36868 of the Circuit Court of St. Louis County, Missouri, and running thence North 0 degree 17 minutes West along the East line of said 9.43 acre tract, 3428.7 feet to a point on old bank of Missouri River; thence North 84 degrees 38 minutes East along said old bank of Missouri River, 814.5 feet to the East line of U.S. Survey 123, thence along said East line of U.S. Survey 123, South 33 degrees 17 minutes East, 1243.5 feet to a point on the North bank of Bonhomme Creek; thence up said Bank of Bonhomme Creek with the meanders of same to the place of beginning, according to a plat of survey made by Edgar Rapp, Surveyor, and attached to Commissioners' Report in aforementioned Partition Suit, a copy of which said Report and Survey is recorded in Book 535 page 74 of the St. Louis County Records. EXCEPTING FROM the three above tracts of property that part thereof condemned by the State of Missouri, ex rel, Missouri State Highway Commission in Cause No. 286044 of the Circuit Court of St. Louis County, Missouri. AND EXCEPTING THEREFROM that part South of the levee conveyed by deed recorded in Book 13965 page 1031 and Book 13965 page 1031 and Book 13965 page 1037.

Legal Description

Graeler Bike Trail Easement and TCL

A 12 Foot Wide **PERMANENT BIKE TRAIL EASEMENT** across Part of U. S. Survey 2031, and Part of U. S. Survey 123, Township 45 North, Range 4 East of the 5th P.M., the centerline of said easement being more particularly described as follows:

Permanent Bike Trail Easement "A"

Commencing at the intersection of the Northerly right of way line of Interstate 64 (State Route 40TR) and the easterly line of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE North 47 degrees 28 minutes 31 seconds West along said northerly right of way line, 130.51 feet to the point of beginning; THENCE, leaving said right of way, along a non-tangent curve to the right, having a radius of 99.99 feet, a chord bearing of North 44 degrees 09 minutes 44 seconds East, and an arc length of 22.91 feet; THENCE North 50 degrees 43 minutes 31 seconds East, 53.21 feet; THENCE along a curve to the left, having a radius of 122.89 feet, and an arc length of 18.63 feet; THENCE North 42 degrees 02 minutes 14 seconds East, 93.77 feet; THENCE along a curve to the right, having a radius of 350.00 feet, and an arc length of 270.02 feet; THENCE North 86 degrees 14 minutes 26 seconds East, 69.78 feet; THENCE along a curve to the left, having a radius of 152.98 feet, and an arc length of 49.46 feet; THENCE North 67 degrees 42 minutes 58 seconds East, 66.84 feet; THENCE along a curve to the right, having a radius of 200.00 feet, and an arc length of 6.12 feet; THENCE North 69 degrees 28 minutes 08 seconds East, 72.17 feet; THENCE along a curve to the right, having a radius of 1007.39 feet, and an arc length of 219.60 feet; THENCE North 81 degrees 57 minutes 32 seconds East, 158.80 feet; THENCE along a curve to the left, having a radius of 191.63 feet, and an arc length of 193.88 feet; THENCE North 23 degrees 59 minutes 26 seconds East, 86.12; THENCE along a curve to the left, having a radius of 157.87 feet, and an arc length of 47.63 feet; THENCE North 06 degrees 42 minutes 11 seconds East, 236.53 feet; THENCE along a curve to the right, having a radius of 341.86 feet, and an arc length of 172.51 feet; THENCE North 35 degrees 37 minutes 00 seconds East, 22.02 feet; THENCE along a curve to the right, having a radius of 188.15 feet, and an arc length of 124.27 feet; THENCE North 73 degrees 27 minutes 33 seconds East, 55.10 feet; THENCE along a curve to the left, having a radius of 353.25 feet, and an arc length of 65.10 feet; THENCE along a curve to the left, having a radius of 564.92 feet, and an arc length of 70.40 feet; THENCE North 55 degrees 45 minutes 37 seconds East, 78.48 feet; THENCE along a curve to the left, having a radius of 263.58 feet, and an arc length of 25.27 feet; THENCE North 50 degrees 16 minutes 00 seconds West, 152.73 feet; THENCE along a curve to the left, having a radius of 84.22 feet, and an arc length of 81.88 feet; THENCE North 05 degrees 26 minutes 18 seconds West, 582.35 feet; THENCE along a curve to the left, having a radius of 385.46 feet, and an arc length of 202.21 feet; THENCE along a curve to the left, having a radius of 403.40 feet, and an arc length of 418.13 feet; THENCE South 85 degrees 07 minutes 01 seconds West, 414.14 feet; THENCE along a curve to the right, having a radius of 2591.76, and an arc length of 255.06 feet; THENCE North 89 degrees 14 minutes 38 seconds West, 50.43 feet; THENCE along a curve to the right, having a radius of 121.97 feet, and an arc length of 27.82 feet; THENCE North 76 degrees 10 minutes 27 seconds West, 369.38 feet; THENCE along a curve to the left, having a radius of 104.09 feet, and an arc length of 26.38 feet; THENCE South 89 degrees 03 minutes 36 seconds West, 530.42 feet; THENCE along a curve to the right, having a radius of 200.00 feet, and an arc length of 16.74 feet; THENCE North 86 degrees 08 minutes 36 seconds West 74.88 feet; THENCE along a curve to the left, having a radius of 400.00 feet, and an arc length of 78.04 feet; THENCE South 82 degrees 40 minutes 40 seconds West, 317.57 feet; THENCE along a curve to the right, having a radius of 20.00 feet, and an arc length of 25.09 feet; THENCE North 25 degrees 27 minutes 06 seconds West, 48.67 feet; THENCE along a curve to the left, having a radius of 15.00 feet, and an arc length of 19.42 feet; THENCE South 80 degrees 22 minutes 54 seconds West, 7.68 feet; THENCE along a curve to the left, having a radius of 14.84 feet, and an arc length of 5.55 feet to the terminus of said easement.

ALSO

Permanent Bike Trail Easement "B"

Commencing at the Northwest corner of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE South 02 degrees 21 minutes 00 seconds East, 2.23 feet along the east line of said tract to the point of beginning; THENCE along a non-tangent curve to the left, having a radius of 200.00 feet, a chord bearing of North 85 degrees 15 minutes 52 seconds East, and an arc length of 14.22 feet to the point of terminus of said easement.

Said PERMANENT BIKE TRAIL EASEMENT containing 71,987 square feet, more or less, and being situated in the City of Chesterfield, St. Louis County, Missouri.

A 30 Foot Wide **TEMPORARY CONSTRUCTION LICENSE** on both sides of the Permanent Bike Trail Easement, across Part of U. S. Survey 2031, and Part of U. S. Survey 123, Township 45 North, Range 4 East of the 5th P.M., said Temporary Construction License being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Interstate 64 (State Route 40TR) and the easterly line of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE North 47 degrees 28 minutes 31 seconds West along said northerly right of way line, 94.38 feet to the point of beginning; THENCE, continuing along said right of way, North 47 degrees 28 minutes 31 seconds West, 72.31 feet; THENCE leaving said right of way, along a non-tangent curve to the right, having a radius of 135.99 feet, a chord bearing of North 44 degrees 48 minutes 55 seconds East, and an arc length of 28.05 feet; THENCE North 50 degrees 43 minutes 31 seconds East, 53.21 feet; THENCE along a curve to the left, having a radius of 86.89 feet, and an arc length of 13.18 feet; THENCE North 42 degrees 02 minutes 14 seconds East, 100.35 feet; THENCE along a curve to the right, having a radius of 386.00 feet, and an arc length of 297.80 feet; THENCE North 86 degrees 14 minutes 26 seconds East, 69.78 feet; THENCE along a curve to the left, having a radius of 116.98 feet, and an arc length of 37.82 feet; THENCE North 67 degrees 42 minutes 58 seconds East, 66.84 feet; THENCE along a curve to the right, having a radius of 236.00 feet, and an arc length of 7.22 feet; THENCE North 69 degrees 28 minutes 08 seconds East, 72.17 feet; THENCE along a curve to the right, having a radius of 1043.39 feet, and an arc length of 227.45 feet; THENCE North 81 degrees 57 minutes 32 seconds East, 158.80 feet; THENCE along a curve to the left, having a radius of 155.63 feet, and an arc length of 157.46 feet; THENCE North 23 degrees 59 minutes 26 seconds East, 86.12; THENCE along a curve to the left, having a radius of 121.87 feet, and an arc length of 36.77 feet; THENCE North 06 degrees 42 minutes 11 seconds East, 236.53 feet; THENCE along a curve to the right, having a radius of 377.86 feet, and an arc length of 190.68 feet; THENCE North 35 degrees 37 minutes 00 seconds East, 22.02 feet; THENCE along a curve to the right, having a radius of 224.15 feet, and an arc length of 148.04 feet; THENCE North 73 degrees 27 minutes 33 seconds East, 55.10 feet; THENCE along a curve to the left, having a radius of 317.25 feet, and an arc length of 58.47 feet; THENCE along a curve to the left, having a radius of 528.92 feet, and an arc length of 65.91 feet; THENCE North 55 degrees 45 minutes 37 seconds East, 78.48 feet; THENCE along a curve to the left, having a radius of 227.58 feet, and an arc length of 21.82 feet; THENCE North 50 degrees 16 minutes 00 seconds East, 152.73 feet; THENCE along a curve to the left, having a radius of 48.22 feet, and an arc length of 46.88 feet; THENCE North 05 degrees 26 minutes 18 seconds West, 582.35 feet; THENCE along a curve to the left, having a radius of 349.46 feet, and an arc length of 183.32 feet;

THENCE along a curve to the left , having a radius of 367.40 feet, and an arc length of 380.82 feet; THENCE South 85 degrees 07 minutes 01 seconds West, 414.14 feet; THENCE along a curve to the right, having a radius of 2627.76, and an arc length of 258.63 feet; THENCE North 89 degrees 14 minutes 38 seconds West, 50.43 feet; THENCE along a curve to the right, having a radius of 157.97 feet, and an arc length of 36.03 feet; THENCE North 76 degrees 10 minutes 27 seconds West, 369.38 feet; THENCE along a curve to the left, having a radius of 68.09 feet, and an arc length of 17.55 feet; THENCE South 89 degrees 03 minutes 36 seconds West, 530.42 feet; THENCE along a curve to the right, having a radius of 236.00 feet, and an arc length of 19.76 feet; THENCE North 86 degrees 08 minutes 36 seconds West 74.88 feet; THENCE along a curve to the left, having a radius of 364.00 feet, and an arc length of 71.02 feet; THENCE South 82 degrees 40 minutes 40 seconds West, 317.57 feet; THENCE along a curve to the right, having a radius of 56.00 feet, and an arc length of 70.25 feet; THENCE North 25 degrees 27 minutes 06 seconds West, 7.72 feet; THENCE South 19 degrees 55 minutes 16 seconds West, 13.16 feet; THENCE along a curve to the right, having a radius of 56.00 feet, and an arc length of 20.37 feet; THENCE North 00 degrees 32 minutes 06 seconds East, 76.05 feet; THENCE North 80 degrees 22 minutes 54 seconds East, 6.48 feet; THENCE along a curve to the right, having a radius of 51.00 feet, and an arc length of 66.02 feet; THENCE South 25 degrees 27 minutes 06 seconds East, 37.08 feet; THENCE North 82 degrees 40 minutes 40 seconds East, 305.97 feet; THENCE along a curve to the right, having a radius of 436.00 feet, and an arc length of 85.07 feet; THENCE South 86 degrees 08 minutes 36 seconds East, 74.88 feet; THENCE along a curve to the left, having a radius of 164.00 feet, and an arc length of 13.73 feet; THENCE North 89 degrees 03 minutes 36 seconds East, 530.42 feet; THENCE along a curve to the right, having a radius of 140.09 feet, and an arc length of 36.10 feet; THENCE South 76 degrees 10 minutes 27 seconds East, 369.38 feet; THENCE along a curve to the left, having a radius of 85.97 feet, and an arc length of 19.61 feet; THENCE South 89 degrees 14 minutes 38 seconds East, 50.43 feet; THENCE along a curve to the left, having a radius of 2555.76 feet, and an arc length of 251.54 feet; THENCE North 85 degrees 07 minutes 01 seconds East, 414.14 feet; THENCE along a curve to the right, having a radius of 439.40 feet, and an arc length of 455.45 feet; THENCE along a curve to the right, having a radius of 421.46 feet, and an arc length of 221.09 feet; THENCE South 05 degrees 26 minutes 18 seconds East, 582.35 feet; THENCE along a curve to the right, having a radius of 120.22 feet, and an arc length of 116.88 feet; THENCE South 50 degrees 16 minutes 00 seconds West, 152.73 feet; THENCE along a curve to the right, having a radius of 299.58 feet, and an arc length of 28.73 feet; THENCE South 55 degrees 45 minutes 37 seconds West, 78.48 feet; THENCE along a curve to the right, having a radius of 600.92 feet, and an arc length of 74.88 feet; THENCE along a curve to the right, having a radius of 389.25 feet, and an arc length of 71.74 feet; THENCE South 73 degrees 27 minutes 33 seconds West, 55.10 feet; THENCE along a curve to the left, having a radius of 152.15 feet, and an arc length of 100.49 feet; THENCE South 35 degrees 37 minutes 00 seconds West, 22.02 feet; THENCE along a curve to the left, having a radius of 305.86 feet, and an arc length of 154.35 feet; THENCE South 06 degrees 42 minutes 11 seconds West, 236.53 feet; THENCE along a curve to the right, having a radius of 193.87 feet, and an arc length of 58.50 feet; THENCE South 23 degrees 59 minutes 26 seconds West, 86.12 feet; THENCE along a curve to the right, having a radius of 227.64 feet, and an arc length of 230.31 feet; THENCE South 81 degrees 57 minutes 32 seconds West, 158.80 feet; THENCE along a curve to the left, having a radius of 227.64 feet, and an arc length of 211.76 feet; THENCE South 69 degrees 28 minutes 08 seconds West, 72.17 feet; THENCE along a curve to the left, having a radius of 164.00 feet, and an arc length of 5.02 feet; THENCE South 67 degrees 42 minutes 58 seconds West, 66.84 feet; THENCE along a curve to the right, having a radius of 188.98 feet, and an arc length of 61.10 feet; THENCE South 86 degrees 14 minutes 26 seconds West, 69.78 feet; THENCE along a curve to the left, having a radius of 314.00 feet, and an arc length of 242.25 feet; THENCE South 42 degrees 02 minutes 14 seconds West, 93.77 feet; THENCE along a curve to the right, having a radius of 158.89 feet, and an arc length of 24.09 feet; THENCE South 50 degrees 43 minutes 31 seconds West, 53.21 feet; THENCE along a curve to the left, having a radius of 63.99 feet, and an arc length of 17.77 feet to the point of beginning of said Temporary Construction License "A".

Less and Excepting that part conveyed as PERMANENT BIKE TRAIL EASEMENT "A" above.

ALSO

Commencing at the Northwest corner of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE South 85 degrees 45 minutes 16 seconds East, 144.82 feet along the north line of said tract to the point of beginning; THENCE South 79 degrees 55 minutes 07 seconds West, 30.46 feet; THENCE along a curve to the left, having a radius of 164.00 feet and an arc length of 9.00 feet; THENCE South 76 degrees 46 minutes 32 seconds West, 62.62 feet; THENCE along a curve to the right, having a radius of 236.00 feet and an arc length of 43.58 feet; THENCE North 02 degrees 21 minutes 00 seconds West, 38.24 feet to the point of beginning of said Temporary Construction License “B”.

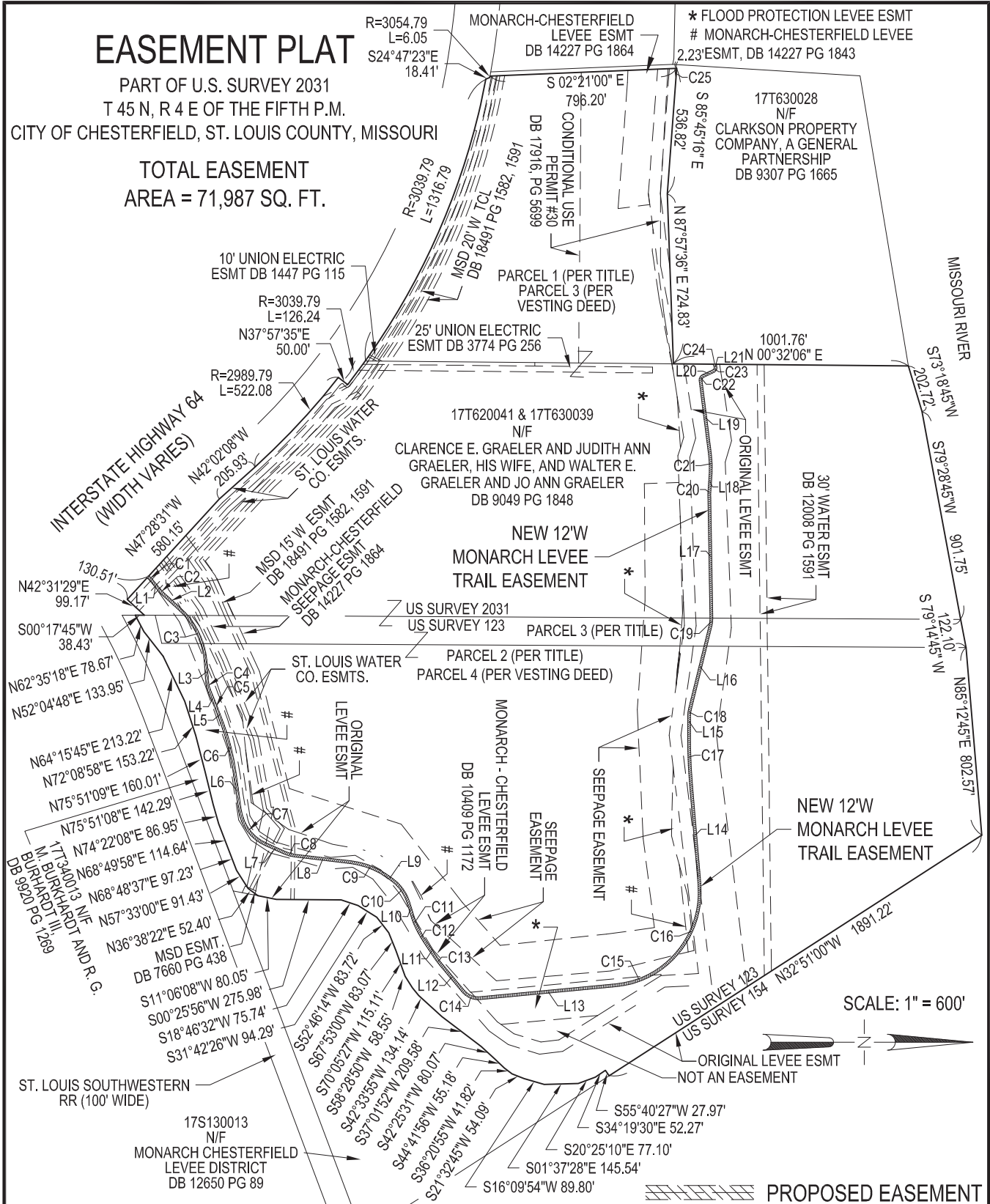
Less and Excepting that part conveyed as PERMANENT BIKE TRAIL EASEMENT “B” above.

Said TEMPORARY CONSTRUCTION LICENSE containing 362,073 square feet, more or less, and being situated in the City of Chesterfield, St. Louis County, Missouri.

EASEMENT PLAT

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

TOTAL EASEMENT
AREA = 71,987 SQ. FT.



DATE:

1/21/20

SHEET 1 OF 2

KdG

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2043 Woodland Pkwy
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St. Louis, Missouri
Belleville, Illinois

**EXHIBIT
A**

EASEMENT PLAT

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE

LINE	LENGTH	BEARING
L1	53.21	N50°43'31"E
L2	93.77	N42°02'14"E
L3	69.78	N86°14'26"E
L4	66.84	N67°42'58"E
L5	72.17	N69°28'08"E
L6	158.80	N81°57'32"E
L7	86.12	N23°59'26"E
L8	236.53	N06°42'11"E
L9	22.02	N35°37'00"E
L10	55.10	N73°27'33"E
L11	78.48	N55°45'37"E
L12	152.73	N50°16'00"W
L13	582.35	N05°26'18"W
L14	414.14	S85°07'01"W
L15	50.43	N89°14'38"W
L16	369.38	N76°10'27"W
L17	530.42	S89°03'36"W
L18	74.88	N86°08'36"W
L19	317.57	S82°40'40"W
L20	48.67	N25°27'06"W
L21	7.68	S80°22'54"W

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	22.91	99.99
C2	18.63	122.89
C3	270.02	350.00
C4	49.46	152.98
C5	6.12	200.00
C6	219.60	1007.39
C7	193.88	191.63
C8	47.63	157.87
C9	172.51	341.86
C10	124.27	188.15
C11	65.10	353.25
C12	70.40	564.92
C13	25.27	263.58
C14	81.88	84.22
C15	202.21	385.46
C16	418.13	403.40
C17	255.08	2591.76
C18	27.82	121.97
C19	26.38	104.09
C20	16.74	200.00
C21	78.04	400.00
C22	25.09	20.00
C23	19.42	15.00
C24	5.55	14.84
C25	14.22	200.00

DATE:
1/21/20

SHEET 2 OF 2

K d G

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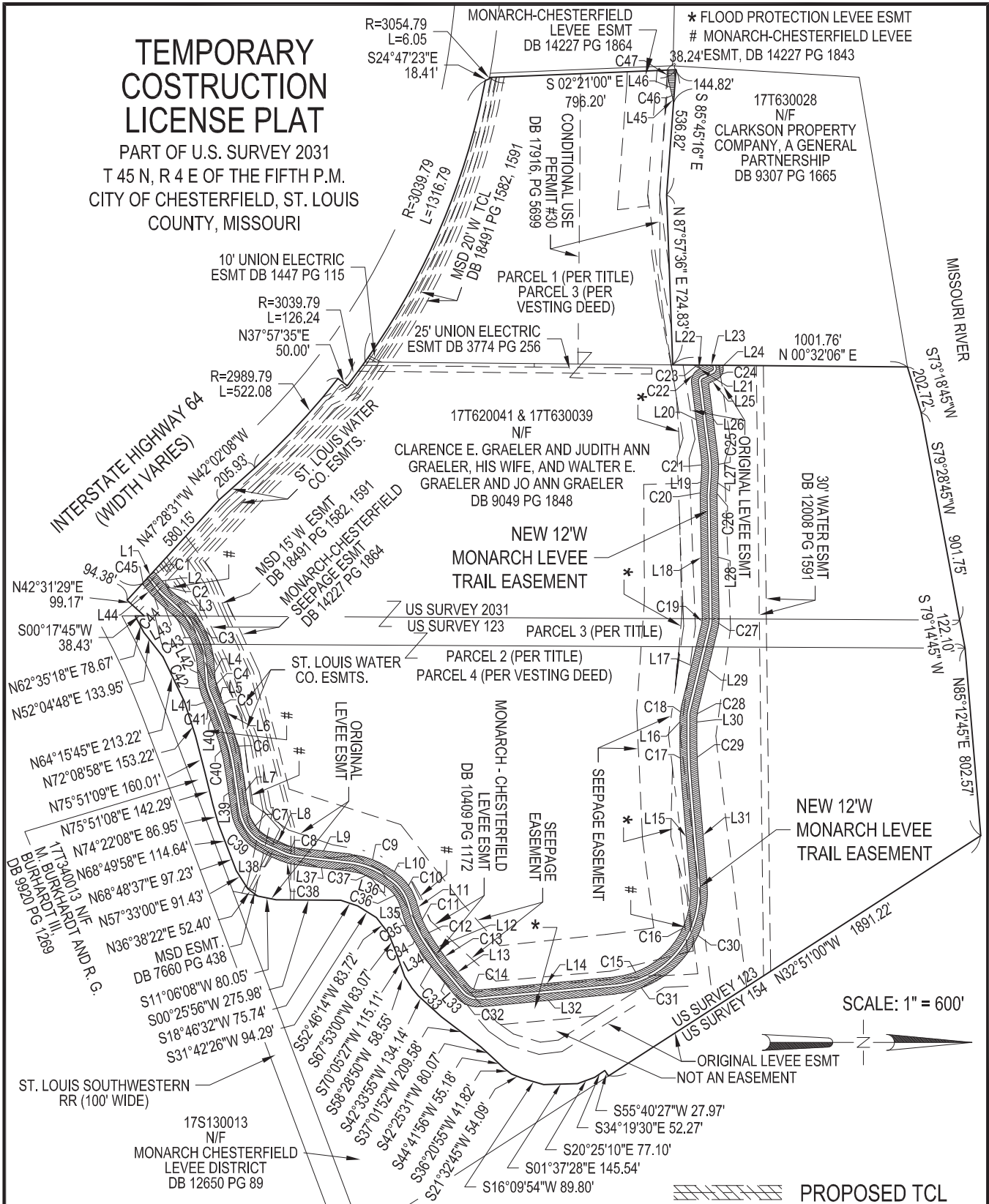
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2043 Woodland Parkway
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St. Louis, Missouri
Belleville, Illinois

EXHIBIT
A1

TEMPORARY CONSTRUCTION LICENSE PLAT

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS
COUNTY, MISSOURI



DATE:

4/20/20

SHEET 1 OF 3

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**EXHIBIT
A**

TEMPORARY CONSTRUCTION LICENSE

PART OF U.S. SURVEY 2031

T 45 N, R 4 E OF THE FIFTH P.M.

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.31	N47°28'31"W
L2	53.21	N50°43'31"E
L3	100.35	N42°02'14"E
L4	69.78	N86°14'26"E
L5	66.84	N67°42'58"E
L6	72.17	N69°28'08"E
L7	158.80	N81°57'32"E
L8	86.12	N23°59'26"E
L9	236.53	N06°42'11"E
L10	22.02	N35°37'00"E
L11	55.10	N73°27'33"E
L12	78.48	N55°45'37"E
L13	152.73	N50°16'00"E
L14	582.35	N05°26'18"W
L15	414.14	S85°07'01"W
L16	50.43	N89°14'38"W
L17	369.38	N76°10'27"W
L18	530.42	S89°03'36"W
L19	74.88	N86°08'36"W
L20	317.57	S82°40'40"W
L21	7.72	N25°27'06"W
L22	13.16	S19°55'16"W
L23	76.05	N00°32'06"E
L24	6.48	N80°22'54"E
L25	37.08	S25°27'06"E
L26	305.97	N82°40'40"E
L27	74.88	S86°08'36"E
L28	530.42	N89°03'36"E
L29	369.38	S76°10'27"E
L30	50.43	S89°14'38"E
L31	414.14	N85°07'01"E
L32	582.35	S05°26'18"E
L33	152.73	S50°16'00"W
L34	78.48	S55°45'37"W
L35	55.10	S73°27'33"W
L36	22.02	S35°37'00"W
L37	236.53	S06°42'11"W
L38	86.12	S23°59'26"W
L39	158.80	S81°57'32"W
L40	72.17	S69°28'08"W
L41	66.84	S67°42'58"W
L42	69.78	S86°14'26"W
L43	93.77	S42°02'14"W
L44	53.21	S50°43'31"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	28.05	135.99
C2	13.18	86.89
C3	297.80	386.00
C4	37.82	116.98
C5	7.22	236.00
C6	227.45	1043.39
C7	157.46	155.63
C8	36.77	121.87
C9	190.68	377.86
C10	148.04	224.15
C11	58.47	317.25
C12	65.91	528.92
C13	21.82	227.58
C14	46.88	48.22
C15	183.32	349.46
C16	380.82	367.40
C17	258.63	2627.76
C18	36.03	157.97
C19	17.55	68.09
C20	19.76	236.00
C21	71.02	364.00
C22	70.25	56.00
C23	20.37	56.00
C24	66.02	51.00
C25	85.07	436.00
C26	13.73	164.00
C27	36.10	140.09
C28	19.61	85.97
C29	251.54	2555.76
C30	455.45	439.40
C31	221.09	421.46
C32	116.88	120.22
C33	28.73	299.58
C34	74.88	600.92
C35	71.74	389.25
C36	100.49	152.15
C37	154.35	305.86
C38	58.50	193.87
C39	230.31	227.64
C40	211.76	227.64
C41	5.02	164.00
C42	61.10	188.98
C43	242.25	314.00
C44	24.09	158.89
C45	17.77	63.99

DATE:
4/20/20

SHEET 2 OF 3

K d G

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Belleville, Illinois

EXHIBIT
A1

TEMPORARY CONSTRUCTION LICENSE

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE		
LINE	LENGTH	BEARING
L45	30.46	S79°55'07"W
L46	62.62	S76°46'32"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C46	9.00	164.00
C47	43.58	236.00

DATE:
4/20/20

SHEET 3 OF 3

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EXHIBIT
A2

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI (THE “CITY”) AUTHORIZING CONDEMNATION OF CERTAIN INTERESTS IN REAL PROPERTY LOCATED IN THE CITY FOR THE PURPOSE OF CONSTRUCTING PHASE VI OF THE MONARCH-CHESTERFIELD LEVEE TRAIL EXTENDING THE EXISTING TRAIL.

WHEREAS, the City is a third class city organized and operated pursuant to Chapter 77 of the Revised Statutes of Missouri (RSMo.) with authority under §88.497 RSMo. (2014) as amended, *inter alia*, to condemn all necessary lands within the City limits for the purpose of establishing, opening, widening, extending or altering any street, avenue, public park and for any other necessary public use; and

WHEREAS, the City needs certain property interests in, on and over certain parcels legally described in Exhibit A and which interests are illustrated in Exhibit B, attached hereto and incorporated herein by reference (collectively, the “Property Interests”), to acquire interests to allow for the construction and improvement of the City’s infrastructure for public use; and

WHEREAS, the Jo Ann Graeler Revocable Living Trust dated November 29, 2017, the Walter E. Graeler Revocable Living Trust dated November 29, 2017, the Judith A. Graeler Revocable Living Trust dated February 22, 2001, and the Clarence E. Graeler Revocable Living Trust dated February 22, 2001 are the owners of record of real property identified as Locator No. 17T620041 located at 16801 North Outer Road in the City which is legally described in Exhibit A and over which the City seeks a permanent easement and a temporary construction license as shown in Exhibit B; and

WHEREAS, the condemnation of the Property Interests for the construction and improvement of the City’s infrastructure is a public use and a public purpose and is for the benefit of those residents within the City and St. Louis County; and

WHEREAS, the Monarch-Chesterfield Levee District (the “MCLD”) has awarded a contract to construct improvements to the Monarch-Chesterfield Levee which will allow the City to complete Phase VI of the Monarch-Chesterfield Levee Trail (the “Levee Trail”); and

WHEREAS, the City has previously engaged in negotiations with the owners of record of the real property to acquire the Property Interests without resorting to condemnation but have thus far been unsuccessful, and the City will continue to engage in negotiations throughout the condemnation process to acquire the Property Interests so long as such Property Interests can still be acquired in the time necessary to begin work on Phase VI of the Levee Trail.

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

Section 1: The City Council hereby determines that it is necessary and in the public interest for the public purpose to acquire the Property Interests to allow construction and

improvement of the City's infrastructure, all to promote and regulate the health, safety and general welfare of the City and to obtain property to be put to public use and purpose.

Section 2: The City Council hereby authorizes the City Administrator, Director of Public Works, Director of Parks, Recreation & Arts, Mayor and City Attorney to take all necessary actions to acquire the Property Interests referenced herein including filing a petition condemning the Property Interests not less than thirty (30) days after the date of the City's written offer to the property owners, continuing to seek voluntary sale, or such other actions necessary to acquire the necessary interests identified herein and such other interests by condemnation or voluntary sale.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

First Reading Held: 01/19/2021

Exhibit A

A tract of land, being part of US. Survey 2031, Township 45 North, Range 4 East, in St. Louis County, Missouri, and being more particularly described as follows: Beginning at a point, said point being at the intersection of the Northern line of the U.S. Highway 40 T.R., 100 feet wide, with the Eastern line of of tract of land described in deed to Edmund P. Andreas and recorded in Book 127 page 498 of the St. Louis County Records; thence along said Eastern line North 0 degrees 6 -1/2 minutes West , 1590.59 feet to a pipe; thence South 87 degrees 19 minutes west, 724.90 feet to a pipe; thence being distant South 86 degrees 24 1/2 minutes East, 18.09 feet from an old stone in the Western line of said tract of land conveyed to Edmund P. Andreas by deed recorded in Book 127 page 498 of the St. Louis County Records, as aforesaid; thence along a line 18 feet East of and parallel with said Western line, South 3 degrees East, 1147.56 feet to its intersection with the Northern line of said U.S. Highway 40 T.R.; thence along the Norther line of said highway, Southeastwardly along the arc of a curve to the right having a radius of 2914.90 feet, a distance of 1293.20 feet (chord of said arc bears South 69 degrees 44 minutes East, 1282.48 feet) to the point of beginning, according to a survey by Rapp & Rapp, made on the 24th day of June, 1946. Excepting therefrom all right, title and interest and to that part conveyed to the State of Missouri for highway purposes, or condemned by the State of Missouri for highway purposes.

Legal Description

Graeler Bike Trail Easement and TCL

A 12 Foot Wide **PERMANENT BIKE TRAIL EASEMENT** across Part of U. S. Survey 2031, and Part of U. S. Survey 123, Township 45 North, Range 4 East of the 5th P.M., the centerline of said easement being more particularly described as follows:

Permanent Bike Trail Easement "A"

Commencing at the intersection of the Northerly right of way line of Interstate 64 (State Route 40TR) and the easterly line of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE North 47 degrees 28 minutes 31 seconds West along said northerly right of way line, 130.51 feet to the point of beginning; THENCE, leaving said right of way, along a non-tangent curve to the right, having a radius of 99.99 feet, a chord bearing of North 44 degrees 09 minutes 44 seconds East, and an arc length of 22.91 feet; THENCE North 50 degrees 43 minutes 31 seconds East, 53.21 feet; THENCE along a curve to the left, having a radius of 122.89 feet, and an arc length of 18.63 feet; THENCE North 42 degrees 02 minutes 14 seconds East, 93.77 feet; THENCE along a curve to the right, having a radius of 350.00 feet, and an arc length of 270.02 feet; THENCE North 86 degrees 14 minutes 26 seconds East, 69.78 feet; THENCE along a curve to the left, having a radius of 152.98 feet, and an arc length of 49.46 feet; THENCE North 67 degrees 42 minutes 58 seconds East, 66.84 feet; THENCE along a curve to the right, having a radius of 200.00 feet, and an arc length of 6.12 feet; THENCE North 69 degrees 28 minutes 08 seconds East, 72.17 feet; THENCE along a curve to the right, having a radius of 1007.39 feet, and an arc length of 219.60 feet; THENCE North 81 degrees 57 minutes 32 seconds East, 158.80 feet; THENCE along a curve to the left, having a radius of 191.63 feet, and an arc length of 193.88 feet; THENCE North 23 degrees 59 minutes 26 seconds East, 86.12; THENCE along a curve to the left, having a radius of 157.87 feet, and an arc length of 47.63 feet; THENCE North 06 degrees 42 minutes 11 seconds East, 236.53 feet; THENCE along a curve to the right, having a radius of 341.86 feet, and an arc length of 172.51 feet; THENCE North 35 degrees 37 minutes 00 seconds East, 22.02 feet; THENCE along a curve to the right, having a radius of 188.15 feet, and an arc length of 124.27 feet; THENCE North 73 degrees 27 minutes 33 seconds East, 55.10 feet; THENCE along a curve to the left, having a radius of 353.25 feet, and an arc length of 65.10 feet; THENCE along a curve to the left, having a radius of 564.92 feet, and an arc length of 70.40 feet; THENCE North 55 degrees 45 minutes 37 seconds East, 78.48 feet; THENCE along a curve to the left, having a radius of 263.58 feet, and an arc length of 25.27 feet; THENCE North 50 degrees 16 minutes 00 seconds West, 152.73 feet; THENCE along a curve to the left, having a radius of 84.22 feet, and an arc length of 81.88 feet; THENCE North 05 degrees 26 minutes 18 seconds West, 582.35 feet; THENCE along a curve to the left, having a radius of 385.46 feet, and an arc length of 202.21 feet; THENCE along a curve to the left, having a radius of 403.40 feet, and an arc length of 418.13 feet; THENCE South 85 degrees 07 minutes 01 seconds West, 414.14 feet; THENCE along a curve to the right, having a radius of 2591.76, and an arc length of 255.06 feet; THENCE North 89 degrees 14 minutes 38 seconds West, 50.43 feet; THENCE along a curve to the right, having a radius of 121.97 feet, and an arc length of 27.82 feet; THENCE North 76 degrees 10 minutes 27 seconds West, 369.38 feet; THENCE along a curve to the left, having a radius of 104.09 feet, and an arc length of 26.38 feet; THENCE South 89 degrees 03 minutes 36 seconds West, 530.42 feet; THENCE along a curve to the right, having a radius of 200.00 feet, and an arc length of 16.74 feet; THENCE North 86 degrees 08 minutes 36 seconds West 74.88 feet; THENCE along a curve to the left, having a radius of 400.00 feet, and an arc length of 78.04 feet; THENCE South 82 degrees 40 minutes 40 seconds West, 317.57 feet; THENCE along a curve to the right, having a radius of 20.00 feet, and an arc length of 25.09 feet; THENCE North 25 degrees 27 minutes 06 seconds West, 48.67 feet; THENCE along a curve to the left, having a radius of 15.00 feet, and an arc length of 19.42 feet; THENCE South 80 degrees 22 minutes 54 seconds West, 7.68 feet; THENCE along a curve to the left, having a radius of 14.84 feet, and an arc length of 5.55 feet to the terminus of said easement.

ALSO

Permanent Bike Trail Easement “B”

Commencing at the Northwest corner of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE South 02 degrees 21 minutes 00 seconds East, 2.23 feet along the east line of said tract to the point of beginning; THENCE along a non-tangent curve to the left, having a radius of 200.00 feet, a chord bearing of North 85 degrees 15 minutes 52 seconds East, and an arc length of 14.22 feet to the point of terminus of said easement.

Said PERMANENT BIKE TRAIL EASEMENT containing 71,987 square feet, more or less, and being situated in the City of Chesterfield, St. Louis County, Missouri.

A 30 Foot Wide **TEMPORARY CONSTRUCTION LICENSE** on both sides of the Permanent Bike Trail Easement, across Part of U. S. Survey 2031, and Part of U. S. Survey 123, Township 45 North, Range 4 East of the 5th P.M., said Temporary Construction License being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Interstate 64 (State Route 40TR) and the easterly line of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE North 47 degrees 28 minutes 31 seconds West along said northerly right of way line, 94.38 feet to the point of beginning; THENCE, continuing along said right of way, North 47 degrees 28 minutes 31 seconds West, 72.31 feet; THENCE leaving said right of way, along a non-tangent curve to the right, having a radius of 135.99 feet, a chord bearing of North 44 degrees 48 minutes 55 seconds East, and an arc length of 28.05 feet; THENCE North 50 degrees 43 minutes 31 seconds East, 53.21 feet; THENCE along a curve to the left, having a radius of 86.89 feet, and an arc length of 13.18 feet; THENCE North 42 degrees 02 minutes 14 seconds East, 100.35 feet; THENCE along a curve to the right, having a radius of 386.00 feet, and an arc length of 297.80 feet; THENCE North 86 degrees 14 minutes 26 seconds East, 69.78 feet; THENCE along a curve to the left, having a radius of 116.98 feet, and an arc length of 37.82 feet; THENCE North 67 degrees 42 minutes 58 seconds East, 66.84 feet; THENCE along a curve to the right, having a radius of 236.00 feet, and an arc length of 7.22 feet; THENCE North 69 degrees 28 minutes 08 seconds East, 72.17 feet; THENCE along a curve to the right, having a radius of 1043.39 feet, and an arc length of 227.45 feet; THENCE North 81 degrees 57 minutes 32 seconds East, 158.80 feet; THENCE along a curve to the left, having a radius of 155.63 feet, and an arc length of 157.46 feet; THENCE North 23 degrees 59 minutes 26 seconds East, 86.12; THENCE along a curve to the left, having a radius of 121.87 feet, and an arc length of 36.77 feet; THENCE North 06 degrees 42 minutes 11 seconds East, 236.53 feet; THENCE along a curve to the right, having a radius of 377.86 feet, and an arc length of 190.68 feet; THENCE North 35 degrees 37 minutes 00 seconds East, 22.02 feet; THENCE along a curve to the right, having a radius of 224.15 feet, and an arc length of 148.04 feet; THENCE North 73 degrees 27 minutes 33 seconds East, 55.10 feet; THENCE along a curve to the left, having a radius of 317.25 feet, and an arc length of 58.47 feet; THENCE along a curve to the left, having a radius of 528.92 feet, and an arc length of 65.91 feet; THENCE North 55 degrees 45 minutes 37 seconds East, 78.48 feet; THENCE along a curve to the left, having a radius of 227.58 feet, and an arc length of 21.82 feet; THENCE North 50 degrees 16 minutes 00 seconds East, 152.73 feet; THENCE along a curve to the left, having a radius of 48.22 feet, and an arc length of 46.88 feet; THENCE North 05 degrees 26 minutes 18 seconds West, 582.35 feet; THENCE along a curve to the left, having a radius of 349.46 feet, and an arc length of 183.32 feet;

THENCE along a curve to the left , having a radius of 367.40 feet, and an arc length of 380.82 feet; THENCE South 85 degrees 07 minutes 01 seconds West, 414.14 feet; THENCE along a curve to the right, having a radius of 2627.76, and an arc length of 258.63 feet; THENCE North 89 degrees 14 minutes 38 seconds West, 50.43 feet; THENCE along a curve to the right, having a radius of 157.97 feet, and an arc length of 36.03 feet; THENCE North 76 degrees 10 minutes 27 seconds West, 369.38 feet; THENCE along a curve to the left, having a radius of 68.09 feet, and an arc length of 17.55 feet; THENCE South 89 degrees 03 minutes 36 seconds West, 530.42 feet; THENCE along a curve to the right, having a radius of 236.00 feet, and an arc length of 19.76 feet; THENCE North 86 degrees 08 minutes 36 seconds West 74.88 feet; THENCE along a curve to the left, having a radius of 364.00 feet, and an arc length of 71.02 feet; THENCE South 82 degrees 40 minutes 40 seconds West, 317.57 feet; THENCE along a curve to the right, having a radius of 56.00 feet, and an arc length of 70.25 feet; THENCE North 25 degrees 27 minutes 06 seconds West, 7.72 feet; THENCE South 19 degrees 55 minutes 16 seconds West, 13.16 feet; THENCE along a curve to the right, having a radius of 56.00 feet, and an arc length of 20.37 feet; THENCE North 00 degrees 32 minutes 06 seconds East, 76.05 feet; THENCE North 80 degrees 22 minutes 54 seconds East, 6.48 feet; THENCE along a curve to the right, having a radius of 51.00 feet, and an arc length of 66.02 feet; THENCE South 25 degrees 27 minutes 06 seconds East, 37.08 feet; THENCE North 82 degrees 40 minutes 40 seconds East, 305.97 feet; THENCE along a curve to the right, having a radius of 436.00 feet, and an arc length of 85.07 feet; THENCE South 86 degrees 08 minutes 36 seconds East, 74.88 feet; THENCE along a curve to the left, having a radius of 164.00 feet, and an arc length of 13.73 feet; THENCE North 89 degrees 03 minutes 36 seconds East, 530.42 feet; THENCE along a curve to the right, having a radius of 140.09 feet, and an arc length of 36.10 feet; THENCE South 76 degrees 10 minutes 27 seconds East, 369.38 feet; THENCE along a curve to the left, having a radius of 85.97 feet, and an arc length of 19.61 feet; THENCE South 89 degrees 14 minutes 38 seconds East, 50.43 feet; THENCE along a curve to the left, having a radius of 2555.76 feet, and an arc length of 251.54 feet; THENCE North 85 degrees 07 minutes 01 seconds East, 414.14 feet; THENCE along a curve to the right, having a radius of 439.40 feet, and an arc length of 455.45 feet; THENCE along a curve to the right, having a radius of 421.46 feet, and an arc length of 221.09 feet; THENCE South 05 degrees 26 minutes 18 seconds East, 582.35 feet; THENCE along a curve to the right, having a radius of 120.22 feet, and an arc length of 116.88 feet; THENCE South 50 degrees 16 minutes 00 seconds West, 152.73 feet; THENCE along a curve to the right, having a radius of 299.58 feet, and an arc length of 28.73 feet; THENCE South 55 degrees 45 minutes 37 seconds West, 78.48 feet; THENCE along a curve to the right, having a radius of 600.92 feet, and an arc length of 74.88 feet; THENCE along a curve to the right, having a radius of 389.25 feet, and an arc length of 71.74 feet; THENCE South 73 degrees 27 minutes 33 seconds West, 55.10 feet; THENCE along a curve to the left, having a radius of 152.15 feet, and an arc length of 100.49 feet; THENCE South 35 degrees 37 minutes 00 seconds West, 22.02 feet; THENCE along a curve to the left, having a radius of 305.86 feet, and an arc length of 154.35 feet; THENCE South 06 degrees 42 minutes 11 seconds West, 236.53 feet; THENCE along a curve to the right, having a radius of 193.87 feet, and an arc length of 58.50 feet; THENCE South 23 degrees 59 minutes 26 seconds West, 86.12 feet; THENCE along a curve to the right, having a radius of 227.64 feet, and an arc length of 230.31 feet; THENCE South 81 degrees 57 minutes 32 seconds West, 158.80 feet; THENCE along a curve to the left, having a radius of 227.64 feet, and an arc length of 211.76 feet; THENCE South 69 degrees 28 minutes 08 seconds West, 72.17 feet; THENCE along a curve to the left, having a radius of 164.00 feet, and an arc length of 5.02 feet; THENCE South 67 degrees 42 minutes 58 seconds West, 66.84 feet; THENCE along a curve to the right, having a radius of 188.98 feet, and an arc length of 61.10 feet; THENCE South 86 degrees 14 minutes 26 seconds West, 69.78 feet; THENCE along a curve to the left, having a radius of 314.00 feet, and an arc length of 242.25 feet; THENCE South 42 degrees 02 minutes 14 seconds West, 93.77 feet; THENCE along a curve to the right, having a radius of 158.89 feet, and an arc length of 24.09 feet; THENCE South 50 degrees 43 minutes 31 seconds West, 53.21 feet; THENCE along a curve to the left, having a radius of 63.99 feet, and an arc length of 17.77 feet to the point of beginning of said Temporary Construction License "A".

Less and Excepting that part conveyed as PERMANENT BIKE TRAIL EASEMENT "A" above.

ALSO

Commencing at the Northwest corner of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE South 85 degrees 45 minutes 16 seconds East, 144.82 feet along the north line of said tract to the point of beginning; THENCE South 79 degrees 55 minutes 07 seconds West, 30.46 feet; THENCE along a curve to the left, having a radius of 164.00 feet and an arc length of 9.00 feet; THENCE South 76 degrees 46 minutes 32 seconds West, 62.62 feet; THENCE along a curve to the right, having a radius of 236.00 feet and an arc length of 43.58 feet; THENCE North 02 degrees 21 minutes 00 seconds West, 38.24 feet to the point of beginning of said Temporary Construction License “B”.

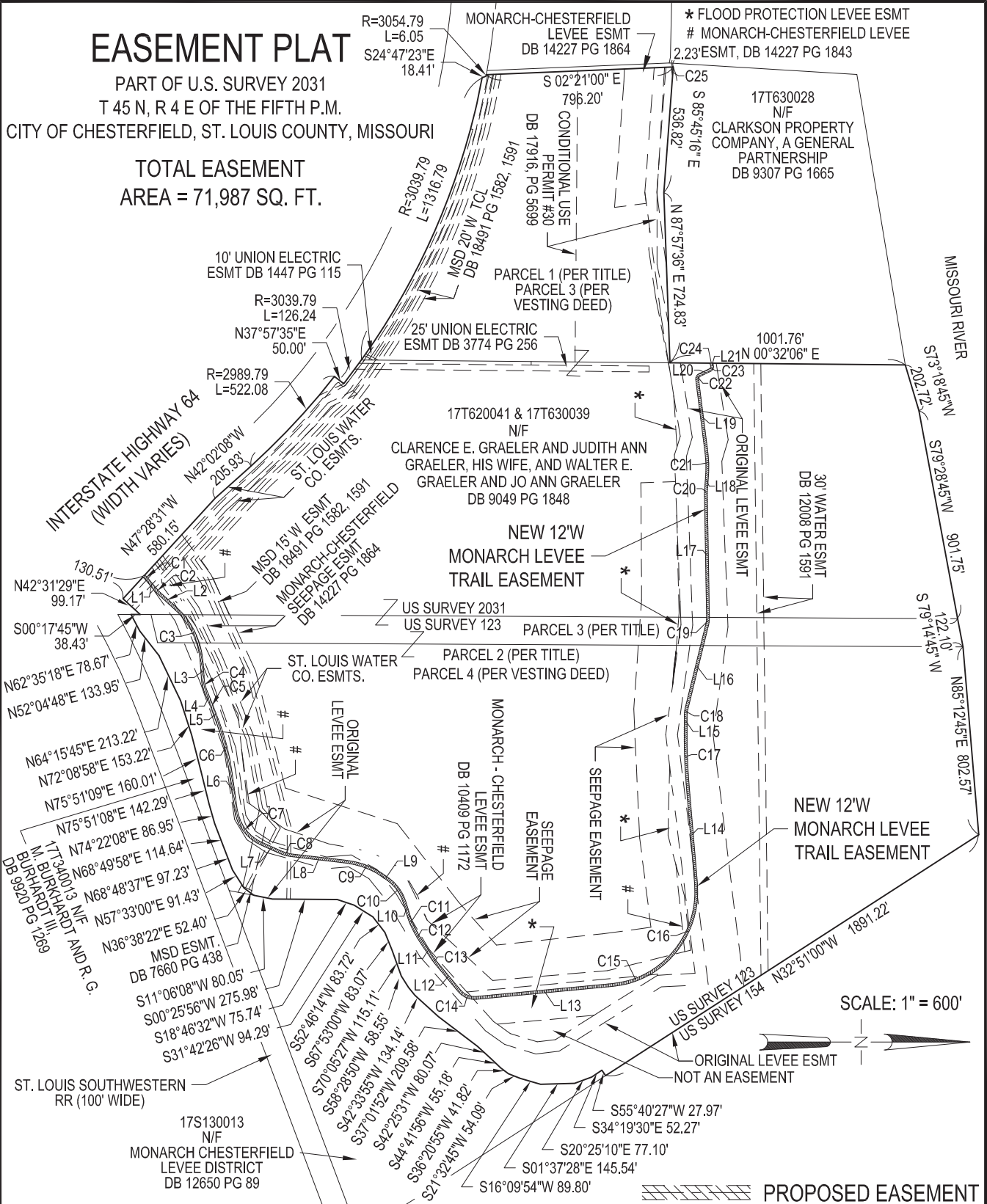
Less and Excepting that part conveyed as PERMANENT BIKE TRAIL EASEMENT “B” above.

Said TEMPORARY CONSTRUCTION LICENSE containing 362,073 square feet, more or less, and being situated in the City of Chesterfield, St. Louis County, Missouri.

EASEMENT PLAT

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

TOTAL EASEMENT
AREA = 71,987 SQ. FT.



DATE:

1/21/20

SHEET 1 OF 2

KdG

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2043 Woodland Pkwy
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Belleville, Illinois

**EXHIBIT
A**

EASEMENT PLAT

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE

LINE	LENGTH	BEARING
L1	53.21	N50°43'31"E
L2	93.77	N42°02'14"E
L3	69.78	N86°14'26"E
L4	66.84	N67°42'58"E
L5	72.17	N69°28'08"E
L6	158.80	N81°57'32"E
L7	86.12	N23°59'26"E
L8	236.53	N06°42'11"E
L9	22.02	N35°37'00"E
L10	55.10	N73°27'33"E
L11	78.48	N55°45'37"E
L12	152.73	N50°16'00"W
L13	582.35	N05°26'18"W
L14	414.14	S85°07'01"W
L15	50.43	N89°14'38"W
L16	369.38	N76°10'27"W
L17	530.42	S89°03'36"W
L18	74.88	N86°08'36"W
L19	317.57	S82°40'40"W
L20	48.67	N25°27'06"W
L21	7.68	S80°22'54"W

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	22.91	99.99
C2	18.63	122.89
C3	270.02	350.00
C4	49.46	152.98
C5	6.12	200.00
C6	219.60	1007.39
C7	193.88	191.63
C8	47.63	157.87
C9	172.51	341.86
C10	124.27	188.15
C11	65.10	353.25
C12	70.40	564.92
C13	25.27	263.58
C14	81.88	84.22
C15	202.21	385.46
C16	418.13	403.40
C17	255.08	2591.76
C18	27.82	121.97
C19	26.38	104.09
C20	16.74	200.00
C21	78.04	400.00
C22	25.09	20.00
C23	19.42	15.00
C24	5.55	14.84
C25	14.22	200.00

DATE:
1/21/20

SHEET 2 OF 2

K d G

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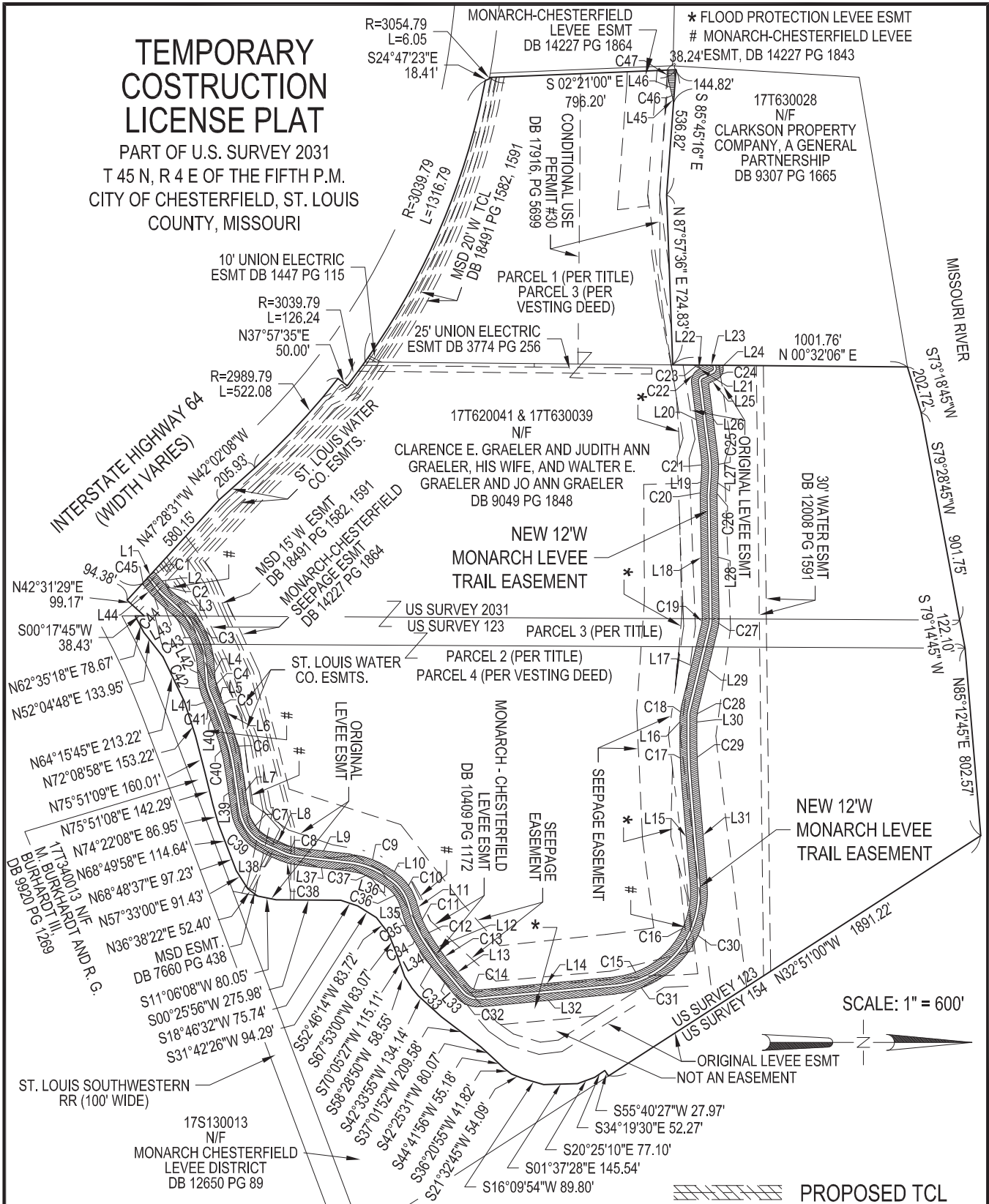
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2043 Woodland Parkway
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tel.(314) 434-8898
St. Louis, Missouri
Belleville, Illinois

EXHIBIT
A1

TEMPORARY CONSTRUCTION LICENSE PLAT

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS
COUNTY, MISSOURI



DATE:

4/20/20

SHEET 1 OF 3

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**EXHIBIT
A**

TEMPORARY CONSTRUCTION LICENSE

PART OF U.S. SURVEY 2031

T 45 N, R 4 E OF THE FIFTH P.M.

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.31	N47°28'31"W
L2	53.21	N50°43'31"E
L3	100.35	N42°02'14"E
L4	69.78	N86°14'26"E
L5	66.84	N67°42'58"E
L6	72.17	N69°28'08"E
L7	158.80	N81°57'32"E
L8	86.12	N23°59'26"E
L9	236.53	N06°42'11"E
L10	22.02	N35°37'00"E
L11	55.10	N73°27'33"E
L12	78.48	N55°45'37"E
L13	152.73	N50°16'00"E
L14	582.35	N05°26'18"W
L15	414.14	S85°07'01"W
L16	50.43	N89°14'38"W
L17	369.38	N76°10'27"W
L18	530.42	S89°03'36"W
L19	74.88	N86°08'36"W
L20	317.57	S82°40'40"W
L21	7.72	N25°27'06"W
L22	13.16	S19°55'16"W
L23	76.05	N00°32'06"E
L24	6.48	N80°22'54"E
L25	37.08	S25°27'06"E
L26	305.97	N82°40'40"E
L27	74.88	S86°08'36"E
L28	530.42	N89°03'36"E
L29	369.38	S76°10'27"E
L30	50.43	S89°14'38"E
L31	414.14	N85°07'01"E
L32	582.35	S05°26'18"E
L33	152.73	S50°16'00"W
L34	78.48	S55°45'37"W
L35	55.10	S73°27'33"W
L36	22.02	S35°37'00"W
L37	236.53	S06°42'11"W
L38	86.12	S23°59'26"W
L39	158.80	S81°57'32"W
L40	72.17	S69°28'08"W
L41	66.84	S67°42'58"W
L42	69.78	S86°14'26"W
L43	93.77	S42°02'14"W
L44	53.21	S50°43'31"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	28.05	135.99
C2	13.18	86.89
C3	297.80	386.00
C4	37.82	116.98
C5	7.22	236.00
C6	227.45	1043.39
C7	157.46	155.63
C8	36.77	121.87
C9	190.68	377.86
C10	148.04	224.15
C11	58.47	317.25
C12	65.91	528.92
C13	21.82	227.58
C14	46.88	48.22
C15	183.32	349.46
C16	380.82	367.40
C17	258.63	2627.76
C18	36.03	157.97
C19	17.55	68.09
C20	19.76	236.00
C21	71.02	364.00
C22	70.25	56.00
C23	20.37	56.00
C24	66.02	51.00
C25	85.07	436.00
C26	13.73	164.00
C27	36.10	140.09
C28	19.61	85.97
C29	251.54	2555.76
C30	455.45	439.40
C31	221.09	421.46
C32	116.88	120.22
C33	28.73	299.58
C34	74.88	600.92
C35	71.74	389.25
C36	100.49	152.15
C37	154.35	305.86
C38	58.50	193.87
C39	230.31	227.64
C40	211.76	227.64
C41	5.02	164.00
C42	61.10	188.98
C43	242.25	314.00
C44	24.09	158.89
C45	17.77	63.99

DATE:
4/20/20

SHEET 2 OF 3

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Belleville, Illinois

EXHIBIT
A1

TEMPORARY CONSTRUCTION LICENSE

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE		
LINE	LENGTH	BEARING
L45	30.46	S79°55'07"W
L46	62.62	S76°46'32"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C46	9.00	164.00
C47	43.58	236.00

DATE:
4/20/20

SHEET 3 OF 3

K d G

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EXHIBIT
A2

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI (THE “CITY”) AUTHORIZING CONDEMNATION OF CERTAIN INTERESTS IN REAL PROPERTY LOCATED IN THE CITY FOR THE PURPOSE OF CONSTRUCTING PHASE VI OF THE MONARCH-CHESTERFIELD LEVEE TRAIL EXTENDING THE EXISTING TRAIL.

WHEREAS, the City is a third class city organized and operated pursuant to Chapter 77 of the Revised Statutes of Missouri (RSMo.) with authority under §88.497 RSMo. (2014) as amended, *inter alia*, to condemn all necessary lands within the City limits for the purpose of establishing, opening, widening, extending or altering any street, avenue, public park and for any other necessary public use; and

WHEREAS, the City needs certain property interests in, on and over certain parcels legally described in Exhibit A and which interests are illustrated in Exhibit B, attached hereto and incorporated herein by reference (collectively, the “Property Interests”), to acquire interests to allow for the construction and improvement of the City’s infrastructure for public use; and

WHEREAS, the Jo Ann Graeler Revocable Living Trust dated November 29, 2017, the Walter E. Graeler Revocable Living Trust dated November 29, 2017, the Judith A. Graeler Revocable Living Trust dated February 22, 2001, and the Clarence E. Graeler Revocable Living Trust dated February 22, 2001 are the owners of record of real property identified as Locator No. 17T630039 located at 16801 North Outer Road, Unit A in the City which is legally described in Exhibit A and over which the City seeks a permanent easement and a temporary construction license as shown in Exhibit B; and

WHEREAS, the condemnation of the Property Interests for the construction and improvement of the City’s infrastructure is a public use and a public purpose and is for the benefit of those residents within the City and St. Louis County; and

WHEREAS, the Monarch-Chesterfield Levee District (the “MCLD”) has awarded a contract to construct improvements to the Monarch-Chesterfield Levee which will allow the City to complete Phase VI of the Monarch-Chesterfield Levee Trail (the “Levee Trail”); and

WHEREAS, the City has previously engaged in negotiations with the owners of record of the real property to acquire the Property Interests without resorting to condemnation but have thus far been unsuccessful, and the City will continue to engage in negotiations throughout the condemnation process to acquire the Property Interests so long as such Property Interests can still be acquired in the time necessary to begin work on Phase VI of the Levee Trail.

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

Section 1: The City Council hereby determines that it is necessary and in the public interest for the public purpose to acquire the Property Interests to allow construction and

improvement of the City's infrastructure, all to promote and regulate the health, safety and general welfare of the City and to obtain property to be put to public use and purpose.

Section 2: The City Council hereby authorizes the City Administrator, Director of Public Works, Director of Parks, Recreation & Arts, Mayor and City Attorney to take all necessary actions to acquire the Property Interests referenced herein including filing a petition condemning the Property Interests not less than thirty (30) days after the date of the City's written offer to the property owners, continuing to seek voluntary sale, or such other actions necessary to acquire the necessary interests identified herein and such other interests by condemnation or voluntary sale.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this ____ day of _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

First Reading Held 01/19/2021

Exhibit A

A tract of land, being part of U.S. Survey 2031, Township 45 North, Range 4 East, described as follows, to-wit: Commencing at a stake set in the East line of U.S. Survey 2031 on the North side of Bonhomme Creek, said stake being North 0 degree 17 minutes West, 249.40 feet from an old stone on said Survey line and the South line of the Right of way of the Chicago Rock Island & Pacific Railroad; thence with the east line of said Survey North 0 degree 17 minutes west, 3443.83 feet to a stake on old bank of Missouri River; thence with said old bank of Missouri River, South 78 degrees 54 minutes West, 901.75 feet, and South 72 degrees 44 minutes West, 197 feet to an old stone set on the East line of tract of land now or formerly of Edmund P. Andreas; thence with Andreas' East line, South 0 degrees 3 minutes West, 3516.78 feet to a stake on bank of Bonhomme Creek; thence continuing South 0 degree 3 minutes West to the center of Bonhomme Creek; thence continuing South 0 degree 3 minutes West to the center of Bonhomme Creek; thence with the center line of said creek Eastwardly downstream to a point in the West line of a strip of land conveyed to Chicago, Rock Island & Pacific Railroad by deed recorded in Book 316 page 329; thence along said West line to the Northwest corner of said strip; thence eastwardly along the North line of said strip and parallel to the center line of said Railroad, 495 feet to the Northeast corner of said strip; thence Southwardly along the East line of said strip to the center line of Bonhomme Creel; thence Eastwardly with the center line of said creek to the East line of U.S. Survey 2031; thence with said Survey line North 0 degrees 17 minutes West, 40 feet, more or less, to the place of beginning. Excepting therefrom a strip of land conveyed to State of Missouri for State Highway by deed recorded in Book 1270 page 408 of the St. Louis County Records. Also Excepting therefrom, a tract of land conveyed to Edmund P. Andreas et al by deed dated July 26, 1946 in Book 2190 page 427 of the St. Louis County Records. AND EXCEPTING THEREFROM that part South of the levee conveyed by deed recorded in Book 13965 page 1031 and Book 13965 page 1037.

Legal Description

Graeler Bike Trail Easement and TCL

A 12 Foot Wide **PERMANENT BIKE TRAIL EASEMENT** across Part of U. S. Survey 2031, and Part of U. S. Survey 123, Township 45 North, Range 4 East of the 5th P.M., the centerline of said easement being more particularly described as follows:

Permanent Bike Trail Easement "A"

Commencing at the intersection of the Northerly right of way line of Interstate 64 (State Route 40TR) and the easterly line of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE North 47 degrees 28 minutes 31 seconds West along said northerly right of way line, 130.51 feet to the point of beginning; THENCE, leaving said right of way, along a non-tangent curve to the right, having a radius of 99.99 feet, a chord bearing of North 44 degrees 09 minutes 44 seconds East, and an arc length of 22.91 feet; THENCE North 50 degrees 43 minutes 31 seconds East, 53.21 feet; THENCE along a curve to the left, having a radius of 122.89 feet, and an arc length of 18.63 feet; THENCE North 42 degrees 02 minutes 14 seconds East, 93.77 feet; THENCE along a curve to the right, having a radius of 350.00 feet, and an arc length of 270.02 feet; THENCE North 86 degrees 14 minutes 26 seconds East, 69.78 feet; THENCE along a curve to the left, having a radius of 152.98 feet, and an arc length of 49.46 feet; THENCE North 67 degrees 42 minutes 58 seconds East, 66.84 feet; THENCE along a curve to the right, having a radius of 200.00 feet, and an arc length of 6.12 feet; THENCE North 69 degrees 28 minutes 08 seconds East, 72.17 feet; THENCE along a curve to the right, having a radius of 1007.39 feet, and an arc length of 219.60 feet; THENCE North 81 degrees 57 minutes 32 seconds East, 158.80 feet; THENCE along a curve to the left, having a radius of 191.63 feet, and an arc length of 193.88 feet; THENCE North 23 degrees 59 minutes 26 seconds East, 86.12; THENCE along a curve to the left, having a radius of 157.87 feet, and an arc length of 47.63 feet; THENCE North 06 degrees 42 minutes 11 seconds East, 236.53 feet; THENCE along a curve to the right, having a radius of 341.86 feet, and an arc length of 172.51 feet; THENCE North 35 degrees 37 minutes 00 seconds East, 22.02 feet; THENCE along a curve to the right, having a radius of 188.15 feet, and an arc length of 124.27 feet; THENCE North 73 degrees 27 minutes 33 seconds East, 55.10 feet; THENCE along a curve to the left, having a radius of 353.25 feet, and an arc length of 65.10 feet; THENCE along a curve to the left, having a radius of 564.92 feet, and an arc length of 70.40 feet; THENCE North 55 degrees 45 minutes 37 seconds East, 78.48 feet; THENCE along a curve to the left, having a radius of 263.58 feet, and an arc length of 25.27 feet; THENCE North 50 degrees 16 minutes 00 seconds West, 152.73 feet; THENCE along a curve to the left, having a radius of 84.22 feet, and an arc length of 81.88 feet; THENCE North 05 degrees 26 minutes 18 seconds West, 582.35 feet; THENCE along a curve to the left, having a radius of 385.46 feet, and an arc length of 202.21 feet; THENCE along a curve to the left, having a radius of 403.40 feet, and an arc length of 418.13 feet; THENCE South 85 degrees 07 minutes 01 seconds West, 414.14 feet; THENCE along a curve to the right, having a radius of 2591.76, and an arc length of 255.06 feet; THENCE North 89 degrees 14 minutes 38 seconds West, 50.43 feet; THENCE along a curve to the right, having a radius of 121.97 feet, and an arc length of 27.82 feet; THENCE North 76 degrees 10 minutes 27 seconds West, 369.38 feet; THENCE along a curve to the left, having a radius of 104.09 feet, and an arc length of 26.38 feet; THENCE South 89 degrees 03 minutes 36 seconds West, 530.42 feet; THENCE along a curve to the right, having a radius of 200.00 feet, and an arc length of 16.74 feet; THENCE North 86 degrees 08 minutes 36 seconds West 74.88 feet; THENCE along a curve to the left, having a radius of 400.00 feet, and an arc length of 78.04 feet; THENCE South 82 degrees 40 minutes 40 seconds West, 317.57 feet; THENCE along a curve to the right, having a radius of 20.00 feet, and an arc length of 25.09 feet; THENCE North 25 degrees 27 minutes 06 seconds West, 48.67 feet; THENCE along a curve to the left, having a radius of 15.00 feet, and an arc length of 19.42 feet; THENCE South 80 degrees 22 minutes 54 seconds West, 7.68 feet; THENCE along a curve to the left, having a radius of 14.84 feet, and an arc length of 5.55 feet to the terminus of said easement.

ALSO

Permanent Bike Trail Easement “B”

Commencing at the Northwest corner of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE South 02 degrees 21 minutes 00 seconds East, 2.23 feet along the east line of said tract to the point of beginning; THENCE along a non-tangent curve to the left, having a radius of 200.00 feet, a chord bearing of North 85 degrees 15 minutes 52 seconds East, and an arc length of 14.22 feet to the point of terminus of said easement.

Said PERMANENT BIKE TRAIL EASEMENT containing 71,987 square feet, more or less, and being situated in the City of Chesterfield, St. Louis County, Missouri.

A 30 Foot Wide **TEMPORARY CONSTRUCTION LICENSE** on both sides of the Permanent Bike Trail Easement, across Part of U. S. Survey 2031, and Part of U. S. Survey 123, Township 45 North, Range 4 East of the 5th P.M., said Temporary Construction License being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Interstate 64 (State Route 40TR) and the easterly line of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE North 47 degrees 28 minutes 31 seconds West along said northerly right of way line, 94.38 feet to the point of beginning; THENCE, continuing along said right of way, North 47 degrees 28 minutes 31 seconds West, 72.31 feet; THENCE leaving said right of way, along a non-tangent curve to the right, having a radius of 135.99 feet, a chord bearing of North 44 degrees 48 minutes 55 seconds East, and an arc length of 28.05 feet; THENCE North 50 degrees 43 minutes 31 seconds East, 53.21 feet; THENCE along a curve to the left, having a radius of 86.89 feet, and an arc length of 13.18 feet; THENCE North 42 degrees 02 minutes 14 seconds East, 100.35 feet; THENCE along a curve to the right, having a radius of 386.00 feet, and an arc length of 297.80 feet; THENCE North 86 degrees 14 minutes 26 seconds East, 69.78 feet; THENCE along a curve to the left, having a radius of 116.98 feet, and an arc length of 37.82 feet; THENCE North 67 degrees 42 minutes 58 seconds East, 66.84 feet; THENCE along a curve to the right, having a radius of 236.00 feet, and an arc length of 7.22 feet; THENCE North 69 degrees 28 minutes 08 seconds East, 72.17 feet; THENCE along a curve to the right, having a radius of 1043.39 feet, and an arc length of 227.45 feet; THENCE North 81 degrees 57 minutes 32 seconds East, 158.80 feet; THENCE along a curve to the left, having a radius of 155.63 feet, and an arc length of 157.46 feet; THENCE North 23 degrees 59 minutes 26 seconds East, 86.12; THENCE along a curve to the left, having a radius of 121.87 feet, and an arc length of 36.77 feet; THENCE North 06 degrees 42 minutes 11 seconds East, 236.53 feet; THENCE along a curve to the right, having a radius of 377.86 feet, and an arc length of 190.68 feet; THENCE North 35 degrees 37 minutes 00 seconds East, 22.02 feet; THENCE along a curve to the right, having a radius of 224.15 feet, and an arc length of 148.04 feet; THENCE North 73 degrees 27 minutes 33 seconds East, 55.10 feet; THENCE along a curve to the left, having a radius of 317.25 feet, and an arc length of 58.47 feet; THENCE along a curve to the left, having a radius of 528.92 feet, and an arc length of 65.91 feet; THENCE North 55 degrees 45 minutes 37 seconds East, 78.48 feet; THENCE along a curve to the left, having a radius of 227.58 feet, and an arc length of 21.82 feet; THENCE North 50 degrees 16 minutes 00 seconds East, 152.73 feet; THENCE along a curve to the left, having a radius of 48.22 feet, and an arc length of 46.88 feet; THENCE North 05 degrees 26 minutes 18 seconds West, 582.35 feet; THENCE along a curve to the left, having a radius of 349.46 feet, and an arc length of 183.32 feet;

THENCE along a curve to the left , having a radius of 367.40 feet, and an arc length of 380.82 feet; THENCE South 85 degrees 07 minutes 01 seconds West, 414.14 feet; THENCE along a curve to the right, having a radius of 2627.76, and an arc length of 258.63 feet; THENCE North 89 degrees 14 minutes 38 seconds West, 50.43 feet; THENCE along a curve to the right, having a radius of 157.97 feet, and an arc length of 36.03 feet; THENCE North 76 degrees 10 minutes 27 seconds West, 369.38 feet; THENCE along a curve to the left, having a radius of 68.09 feet, and an arc length of 17.55 feet; THENCE South 89 degrees 03 minutes 36 seconds West, 530.42 feet; THENCE along a curve to the right, having a radius of 236.00 feet, and an arc length of 19.76 feet; THENCE North 86 degrees 08 minutes 36 seconds West 74.88 feet; THENCE along a curve to the left, having a radius of 364.00 feet, and an arc length of 71.02 feet; THENCE South 82 degrees 40 minutes 40 seconds West, 317.57 feet; THENCE along a curve to the right, having a radius of 56.00 feet, and an arc length of 70.25 feet; THENCE North 25 degrees 27 minutes 06 seconds West, 7.72 feet; THENCE South 19 degrees 55 minutes 16 seconds West, 13.16 feet; THENCE along a curve to the right, having a radius of 56.00 feet, and an arc length of 20.37 feet; THENCE North 00 degrees 32 minutes 06 seconds East, 76.05 feet; THENCE North 80 degrees 22 minutes 54 seconds East, 6.48 feet; THENCE along a curve to the right, having a radius of 51.00 feet, and an arc length of 66.02 feet; THENCE South 25 degrees 27 minutes 06 seconds East, 37.08 feet; THENCE North 82 degrees 40 minutes 40 seconds East, 305.97 feet; THENCE along a curve to the right, having a radius of 436.00 feet, and an arc length of 85.07 feet; THENCE South 86 degrees 08 minutes 36 seconds East, 74.88 feet; THENCE along a curve to the left, having a radius of 164.00 feet, and an arc length of 13.73 feet; THENCE North 89 degrees 03 minutes 36 seconds East, 530.42 feet; THENCE along a curve to the right, having a radius of 140.09 feet, and an arc length of 36.10 feet; THENCE South 76 degrees 10 minutes 27 seconds East, 369.38 feet; THENCE along a curve to the left, having a radius of 85.97 feet, and an arc length of 19.61 feet; THENCE South 89 degrees 14 minutes 38 seconds East, 50.43 feet; THENCE along a curve to the left, having a radius of 2555.76 feet, and an arc length of 251.54 feet; THENCE North 85 degrees 07 minutes 01 seconds East, 414.14 feet; THENCE along a curve to the right, having a radius of 439.40 feet, and an arc length of 455.45 feet; THENCE along a curve to the right, having a radius of 421.46 feet, and an arc length of 221.09 feet; THENCE South 05 degrees 26 minutes 18 seconds East, 582.35 feet; THENCE along a curve to the right, having a radius of 120.22 feet, and an arc length of 116.88 feet; THENCE South 50 degrees 16 minutes 00 seconds West, 152.73 feet; THENCE along a curve to the right, having a radius of 299.58 feet, and an arc length of 28.73 feet; THENCE South 55 degrees 45 minutes 37 seconds West, 78.48 feet; THENCE along a curve to the right, having a radius of 600.92 feet, and an arc length of 74.88 feet; THENCE along a curve to the right, having a radius of 389.25 feet, and an arc length of 71.74 feet; THENCE South 73 degrees 27 minutes 33 seconds West, 55.10 feet; THENCE along a curve to the left, having a radius of 152.15 feet, and an arc length of 100.49 feet; THENCE South 35 degrees 37 minutes 00 seconds West, 22.02 feet; THENCE along a curve to the left, having a radius of 305.86 feet, and an arc length of 154.35 feet; THENCE South 06 degrees 42 minutes 11 seconds West, 236.53 feet; THENCE along a curve to the right, having a radius of 193.87 feet, and an arc length of 58.50 feet; THENCE South 23 degrees 59 minutes 26 seconds West, 86.12 feet; THENCE along a curve to the right, having a radius of 227.64 feet, and an arc length of 230.31 feet; THENCE South 81 degrees 57 minutes 32 seconds West, 158.80 feet; THENCE along a curve to the left, having a radius of 227.64 feet, and an arc length of 211.76 feet; THENCE South 69 degrees 28 minutes 08 seconds West, 72.17 feet; THENCE along a curve to the left, having a radius of 164.00 feet, and an arc length of 5.02 feet; THENCE South 67 degrees 42 minutes 58 seconds West, 66.84 feet; THENCE along a curve to the right, having a radius of 188.98 feet, and an arc length of 61.10 feet; THENCE South 86 degrees 14 minutes 26 seconds West, 69.78 feet; THENCE along a curve to the left, having a radius of 314.00 feet, and an arc length of 242.25 feet; THENCE South 42 degrees 02 minutes 14 seconds West, 93.77 feet; THENCE along a curve to the right, having a radius of 158.89 feet, and an arc length of 24.09 feet; THENCE South 50 degrees 43 minutes 31 seconds West, 53.21 feet; THENCE along a curve to the left, having a radius of 63.99 feet, and an arc length of 17.77 feet to the point of beginning of said Temporary Construction License "A".

Less and Excepting that part conveyed as PERMANENT BIKE TRAIL EASEMENT "A" above.

ALSO

Commencing at the Northwest corner of a tract of land conveyed to Clarence E. Graeler and Judith Ann Graeler, his wife, and Walter E. Graeler and Jo Ann Graeler, in Deed Book 9049 on Page 1848; THENCE South 85 degrees 45 minutes 16 seconds East, 144.82 feet along the north line of said tract to the point of beginning; THENCE South 79 degrees 55 minutes 07 seconds West, 30.46 feet; THENCE along a curve to the left, having a radius of 164.00 feet and an arc length of 9.00 feet; THENCE South 76 degrees 46 minutes 32 seconds West, 62.62 feet; THENCE along a curve to the right, having a radius of 236.00 feet and an arc length of 43.58 feet; THENCE North 02 degrees 21 minutes 00 seconds West, 38.24 feet to the point of beginning of said Temporary Construction License “B”.

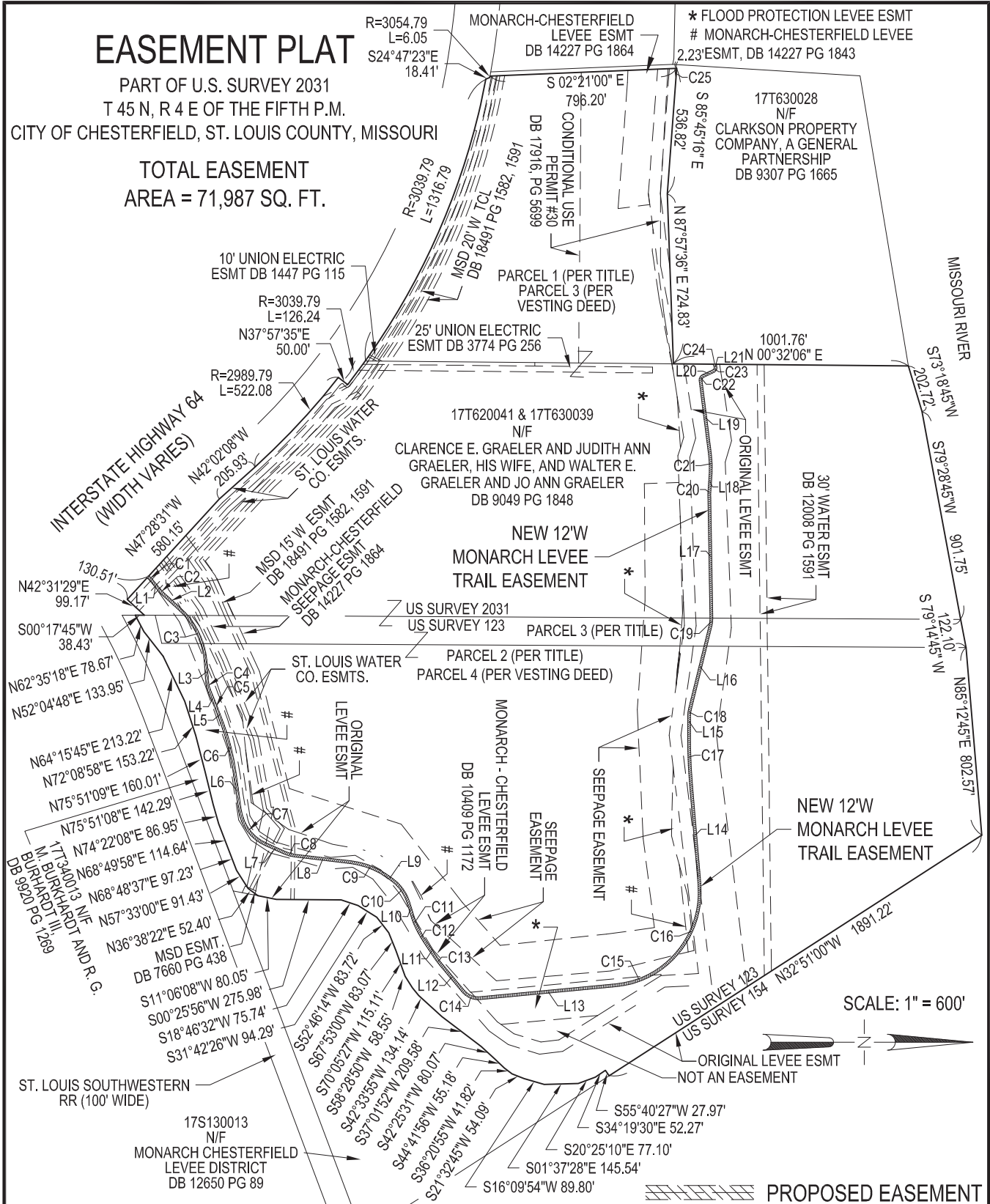
Less and Excepting that part conveyed as PERMANENT BIKE TRAIL EASEMENT “B” above.

Said TEMPORARY CONSTRUCTION LICENSE containing 362,073 square feet, more or less, and being situated in the City of Chesterfield, St. Louis County, Missouri.

EASEMENT PLAT

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

TOTAL EASEMENT
AREA = 71,987 SQ. FT.



DATE:

1/21/20

SHEET 1 OF 2

KdG

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2043 Woodland Pkwy
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St. Louis, Missouri
Belleville, Illinois

**EXHIBIT
A**

EASEMENT PLAT

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE

LINE	LENGTH	BEARING
L1	53.21	N50°43'31"E
L2	93.77	N42°02'14"E
L3	69.78	N86°14'26"E
L4	66.84	N67°42'58"E
L5	72.17	N69°28'08"E
L6	158.80	N81°57'32"E
L7	86.12	N23°59'26"E
L8	236.53	N06°42'11"E
L9	22.02	N35°37'00"E
L10	55.10	N73°27'33"E
L11	78.48	N55°45'37"E
L12	152.73	N50°16'00"W
L13	582.35	N05°26'18"W
L14	414.14	S85°07'01"W
L15	50.43	N89°14'38"W
L16	369.38	N76°10'27"W
L17	530.42	S89°03'36"W
L18	74.88	N86°08'36"W
L19	317.57	S82°40'40"W
L20	48.67	N25°27'06"W
L21	7.68	S80°22'54"W

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	22.91	99.99
C2	18.63	122.89
C3	270.02	350.00
C4	49.46	152.98
C5	6.12	200.00
C6	219.60	1007.39
C7	193.88	191.63
C8	47.63	157.87
C9	172.51	341.86
C10	124.27	188.15
C11	65.10	353.25
C12	70.40	564.92
C13	25.27	263.58
C14	81.88	84.22
C15	202.21	385.46
C16	418.13	403.40
C17	255.08	2591.76
C18	27.82	121.97
C19	26.38	104.09
C20	16.74	200.00
C21	78.04	400.00
C22	25.09	20.00
C23	19.42	15.00
C24	5.55	14.84
C25	14.22	200.00

DATE:
1/21/20

SHEET 2 OF 2

K d G

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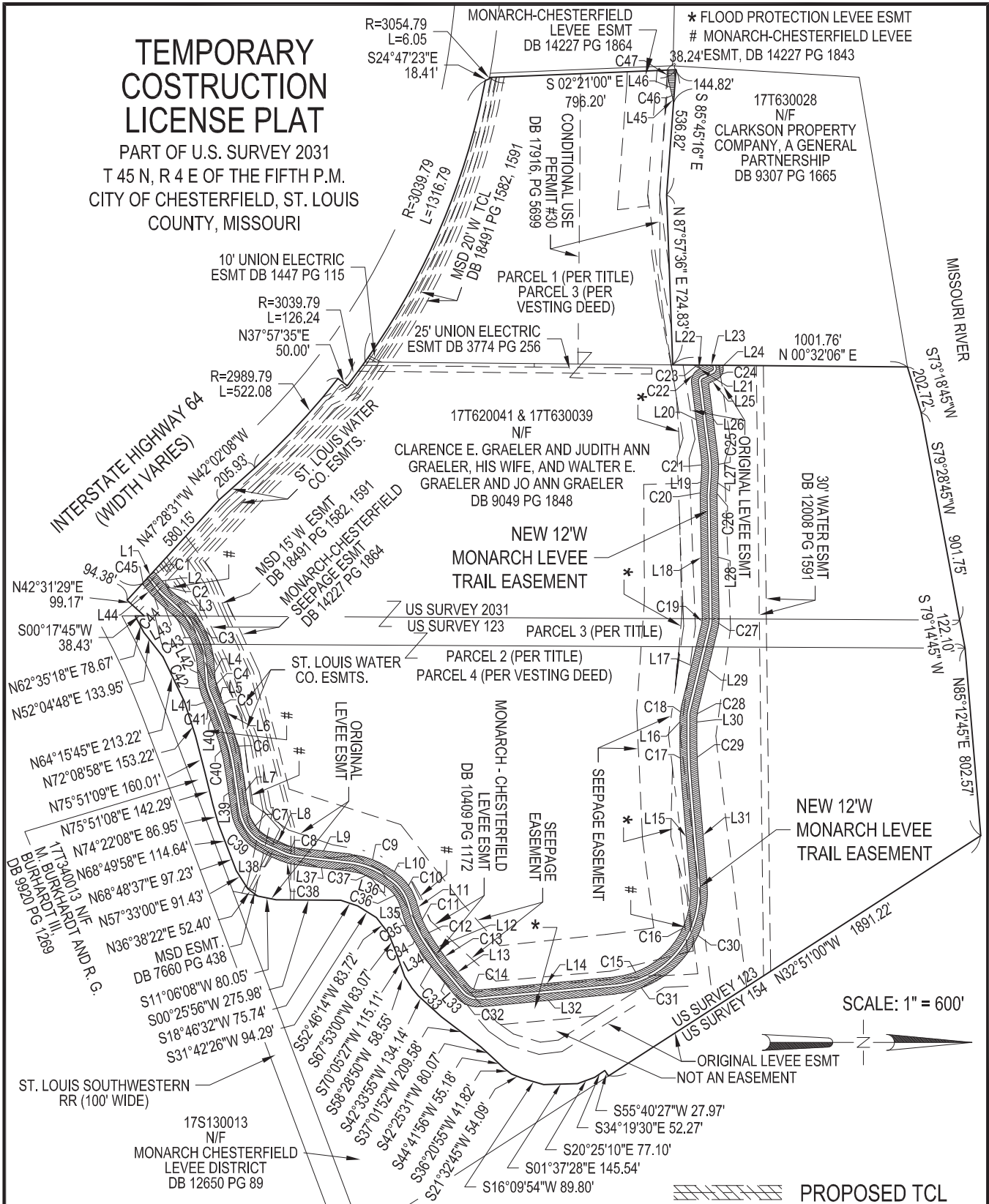
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St. Louis, Missouri
Belleville, Illinois

EXHIBIT
A1

TEMPORARY CONSTRUCTION LICENSE PLAT

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS
COUNTY, MISSOURI



DATE:

4/20/20

SHEET 1 OF 3

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**EXHIBIT
A**

TEMPORARY CONSTRUCTION LICENSE

PART OF U.S. SURVEY 2031

T 45 N, R 4 E OF THE FIFTH P.M.

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.31	N47°28'31"W
L2	53.21	N50°43'31"E
L3	100.35	N42°02'14"E
L4	69.78	N86°14'26"E
L5	66.84	N67°42'58"E
L6	72.17	N69°28'08"E
L7	158.80	N81°57'32"E
L8	86.12	N23°59'26"E
L9	236.53	N06°42'11"E
L10	22.02	N35°37'00"E
L11	55.10	N73°27'33"E
L12	78.48	N55°45'37"E
L13	152.73	N50°16'00"E
L14	582.35	N05°26'18"W
L15	414.14	S85°07'01"W
L16	50.43	N89°14'38"W
L17	369.38	N76°10'27"W
L18	530.42	S89°03'36"W
L19	74.88	N86°08'36"W
L20	317.57	S82°40'40"W
L21	7.72	N25°27'06"W
L22	13.16	S19°55'16"W
L23	76.05	N00°32'06"E
L24	6.48	N80°22'54"E
L25	37.08	S25°27'06"E
L26	305.97	N82°40'40"E
L27	74.88	S86°08'36"E
L28	530.42	N89°03'36"E
L29	369.38	S76°10'27"E
L30	50.43	S89°14'38"E
L31	414.14	N85°07'01"E
L32	582.35	S05°26'18"E
L33	152.73	S50°16'00"W
L34	78.48	S55°45'37"W
L35	55.10	S73°27'33"W
L36	22.02	S35°37'00"W
L37	236.53	S06°42'11"W
L38	86.12	S23°59'26"W
L39	158.80	S81°57'32"W
L40	72.17	S69°28'08"W
L41	66.84	S67°42'58"W
L42	69.78	S86°14'26"W
L43	93.77	S42°02'14"W
L44	53.21	S50°43'31"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	28.05	135.99
C2	13.18	86.89
C3	297.80	386.00
C4	37.82	116.98
C5	7.22	236.00
C6	227.45	1043.39
C7	157.46	155.63
C8	36.77	121.87
C9	190.68	377.86
C10	148.04	224.15
C11	58.47	317.25
C12	65.91	528.92
C13	21.82	227.58
C14	46.88	48.22
C15	183.32	349.46
C16	380.82	367.40
C17	258.63	2627.76
C18	36.03	157.97
C19	17.55	68.09
C20	19.76	236.00
C21	71.02	364.00
C22	70.25	56.00
C23	20.37	56.00
C24	66.02	51.00
C25	85.07	436.00
C26	13.73	164.00
C27	36.10	140.09
C28	19.61	85.97
C29	251.54	2555.76
C30	455.45	439.40
C31	221.09	421.46
C32	116.88	120.22
C33	28.73	299.58
C34	74.88	600.92
C35	71.74	389.25
C36	100.49	152.15
C37	154.35	305.86
C38	58.50	193.87
C39	230.31	227.64
C40	211.76	227.64
C41	5.02	164.00
C42	61.10	188.98
C43	242.25	314.00
C44	24.09	158.89
C45	17.77	63.99

DATE:
4/20/20

SHEET 2 OF 3

K d G

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Belleville, Illinois

EXHIBIT
A1

TEMPORARY CONSTRUCTION LICENSE

PART OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE		
LINE	LENGTH	BEARING
L45	30.46	S79°55'07"W
L46	62.62	S76°46'32"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C46	9.00	164.00
C47	43.58	236.00

DATE:
4/20/20

SHEET 3 OF 3

K d G

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Belleville, Illinois

EXHIBIT
A2

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI (THE “CITY”) AUTHORIZING CONDEMNATION OF CERTAIN INTERESTS IN REAL PROPERTY LOCATED IN THE CITY FOR THE PURPOSE OF CONSTRUCTING PHASE VI OF THE MONARCH-CHESTERFIELD LEVEE TRAIL EXTENDING THE EXISTING TRAIL.

WHEREAS, the City is a third class city organized and operated pursuant to Chapter 77 of the Revised Statutes of Missouri (RSMo.) with authority under §88.497 RSMo. (2014) as amended, *inter alia*, to condemn all necessary lands within the City limits for the purpose of establishing, opening, widening, extending or altering any street, avenue, public park and for any other necessary public use; and

WHEREAS, the City needs certain property interests in, on and over certain parcels legally described in Exhibit A and which interests are illustrated in Exhibit B, attached hereto and incorporated herein by reference (collectively, the “Property Interests”), to acquire interests to allow for the construction and improvement of the City’s infrastructure for public use; and

WHEREAS, Clarkson Valley Property Company LLP is the owner of record of real property identified as Locator No. 17T630028, located at 16827 North Outer 40 Road in the City which is legally described in Exhibit A and over which the City seeks a permanent easement and a temporary construction license as shown in Exhibit B; and

WHEREAS, the condemnation of the Property Interests for the construction and improvement of the City’s infrastructure is a public use and a public purpose and is for the benefit of those residents within the City and St. Louis County; and

WHEREAS, the Monarch-Chesterfield Levee District (the “MCLD”) has awarded a contract to construct improvements to the Monarch-Chesterfield Levee which will allow the City to complete Phase VI of the Monarch-Chesterfield Levee Trail (the “Levee Trail”); and

WHEREAS, the City has previously engaged in negotiations with the owners of record of the real property to acquire the Property Interests without resorting to condemnation but have thus far been unsuccessful, and the City will continue to engage in negotiations throughout the condemnation process to acquire the Property Interests so long as such Property Interests can still be acquired in the time necessary to begin work on Phase VI of the Levee Trail.

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

Section 1: The City Council hereby determines that it is necessary and in the public interest for the public purpose to acquire the Property Interests to allow construction and improvement of the City’s infrastructure, all to promote and regulate the health, safety and general welfare of the City and to obtain property to be put to public use and purpose.

Section 2: The City Council hereby authorizes the City Administrator, Director of Public Works, Director of Parks, Recreation & Arts, Mayor and City Attorney to take all necessary actions to acquire the Property Interests referenced herein including filing a petition condemning the Property Interests not less than thirty (30) days after the date of the City's written offer to the property owners, continuing to seek voluntary sale, or such other actions necessary to acquire the necessary interests identified herein and such other interests by condemnation or voluntary sale.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

First Reading Held 01/19/2021

Exhibit A

Parcel 1:

Situated in the County of St. Louis, State of Missouri, to-wit: A tract of land in U.S. Survey 2031, Township 45 North, Range 4 East and bounded as follows: North by the original North line of said Survey 2031, being the former bank of the Missouri River, as shown on Plat of Original Government Survey East by property now or formerly of Clifford A. Wilmas and wife, South by the North line of the right of way of State Highway No. 40 T.R. as conveyed to the State of Missouri by deed recorded in Book 1264 page 423 and west by the East line of Lot 7 of James Long's Subdivision of a part of said Survey, being property now or formerly of William H. Long. Excepting therefrom that part of a 1/2 parcel conveyed to George A. Andreas by deed recorded in Book 320 page 385. Also excepting therefrom that part conveyed to William H. Duenke by deed recorded in Book 2212 page 400 and also excepting therefrom that part conveyed to the State of Missouri by deed recorded in Book 6305 page 1856.

Parcel 2:

Situated in the County of St. Louis, State of Missouri, to-wit: A tract of land containing 1/2 acre in U.S survey 2031 in the accretions attached to deed from Edmund P. Andreas to George A. Andreas dated May 22, 1913 and recorded in Book 320 page 385 of the St. Louis County Records. Appurtenant to said property is an easement over a private road running from the Northwest corner of said property to the Missouri River.

Legal Description
Clarkson Bike Trail Easement and TCL

A 12 Foot Wide **PERMANENT BIKE TRAIL EASEMENT** across Part of U. S. Survey 2031, Township 45 North, Range 4 East of the 5th P.M., the centerline of said easement being more particularly described as follows:

Commencing at the southeast corner of a tract of land conveyed to Clarkson Valley Property Company LLP in Deed Book 22771 on Page 1112; THENCE North 00 degrees 32 minutes 06 seconds East, 176.16 feet along the east line of said tract to the point of beginning; THENCE along a non-tangent curve to the left, having a radius of 14.84 feet, a chord bearing of South 39 degrees 25 minutes 55 seconds West, and an arc length of 10.11 feet; THENCE South 19 degrees 55 minutes 16 seconds West, 53.23 feet; THENCE along a curve to the right, having a radius of 20.00 feet, and an arc length of 23.96 feet; THENCE South 88 degrees 34 minutes 12 seconds West, 813.83 feet; THENCE along a curve to the left, having a radius of 100.00 feet, and an arc length of 15.10 feet; THENCE South 79 degrees 55 minutes 07 seconds West, 286.33 feet; THENCE along a curve to the left, having a radius of 200.00 feet, and an arc length of 10.97 feet; THENCE South 76 degrees 46 minutes 32 seconds West, 62.62 feet; THENCE along a curve to the right, having a radius of 200.00 feet, and an arc length of 53.26 feet to the point of terminus of said easement.

Said PERMANENT BIKE TRAIL EASEMENT containing 15,771 square feet, more or less, and being situated in the City of Chesterfield, St. Louis County, Missouri.

A 30 Foot Wide **TEMPORARY CONSTRUCTION LICENSE** on both sides of the Permanent Bike Trail Easement, across Part of U. S. Survey 2031, Township 45 North, Range 4 East of the 5th P.M., said Temporary Construction License being more particularly described as follows:

Commencing at the southeast corner of a tract of land conveyed to Clarkson Valley Property Company LLP in Deed Book 22771 on Page 1112; THENCE North 00 degrees 32 minutes 06 seconds East, 88.71 feet along the east line of said tract to the point of beginning; THENCE along a non-tangent curve to the right, having a radius of 56.00 feet, a chord bearing of South 64 degrees 39 minutes 49 seconds West, and an arc length of 46.73 feet; THENCE South 88 degrees 34 minutes 12 seconds West, 813.83 feet; THENCE along a curve to the left, having a radius of 64.00 feet, and an arc length of 9.66 feet; THENCE South 79 degrees 55 minutes 07 seconds West, 255.86 feet; THENCE North 85 degrees 45 minutes 16 seconds West, 144.82 feet; THENCE South 02 degrees 21 minutes 00 seconds East, 38.24 feet; THENCE along a curve to the right, having a radius of 236.00 feet, and an arc length of 18.01 feet; THENCE North 02 degrees 21 minutes 00 seconds West, 21.36 feet; THENCE North 03 degrees 30 minutes 46 seconds East, 50.72 feet; THENCE along a curve to the left, having a radius of 164.00 feet, and an arc length of 42.74 feet; THENCE North 76 degrees 46 minutes 32 seconds East, 62.62 feet; THENCE along a curve to the right, having a radius of 236.00 feet, and an arc length of 12.95 feet; THENCE North 79 degrees 55 minutes 07 seconds East, 286.33 feet; THENCE along a curve to the right, having a radius of 136.00 feet, and an arc length of 20.54 feet; THENCE North 88 degrees 34 minutes 12 seconds East, 802.90 feet; THENCE North 19 degrees 55 minutes 16 seconds East, 42.31 feet; THENCE along a curve to the right, having a radius of 50.84 feet, and an arc length of 53.65 feet; THENCE North 80 degrees 22 minutes 54 seconds East, 1.21 feet; THENCE South 00 degrees 32 minutes 06 seconds West, 125.07 feet to the point of beginning of said Temporary Construction License.

Less and Excepting that part conveyed as PERMANENT BIKE TRAIL EASEMENT above.

Said TEMPORARY CONSTRUCTION LICENSE containing 76,322 square feet, more or less, and being situated in the City of Chesterfield, St. Louis County, Missouri.

TOTAL EASEMENT
AREA = 15,771 SQ. FT.

EASEMENT PLAT

PART OF LOT 3 OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.

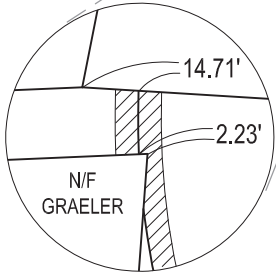
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

CL NEW 12'W MONARCH LEVEE TRAIL ESMT.
R 200.00' L 16.51' (SEE DETAIL)

N03°30'46"E TO RIVER BANK

N02°21'00"W 775.88'

S02°21'00"E 796.20'



DETAIL AREA
SCALE: 1" = 50'

N85°45'16"W 536.82'

S87°57'36"W 724.83'

S88°34'12"W 813.83'

176.16'

S00°32'06"W 1001.76'

ORIGINAL
LEVEE ESMT.

CL NEW 12'W MONARCH
LEVEE TRAIL ESMT.

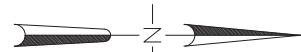
17T630028
N/F
CLARKSON PROPERTY COMPANY,
A GENERAL PARTNERSHIP
DB 9307 PG 1665

MISSOURI RIVER BANK

30' WATER ESMT
DB 12008 PG 1591

NORTH LINE OF NEW 12'W
MONARCH LEVEE TRAIL ESMT.

CL NEW 12'W MONARCH
LEVEE TRAIL ESMT.



SCALE: 1" = 200'

PROPOSED EASEMENT

DATE:
4/20/20

SHEET 1 OF 2

K d G

Kuhlmann
Design
Group, Inc.

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66 Progress Parkway
St. Louis, Missouri 63043
Tel: (314) 621-8898
(618) 234-8898
St. Louis, Missouri
Belleville, Illinois

EXHIBIT
"A"

EASEMENT PLAT
PART OF LOT 3 OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.23	S19°55'16"W
L2	286.33	S79°55'07"W
L3	62.62	S76°46'32"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	10.11	14.84
C2	23.96	20.00
C3	15.10	100.00
C4	10.97	200.00
C5	53.26	200.00

DATE:
4/20/20

SHEET 2 OF 2

K d G

Kuhlmann
Design
Group, Inc.

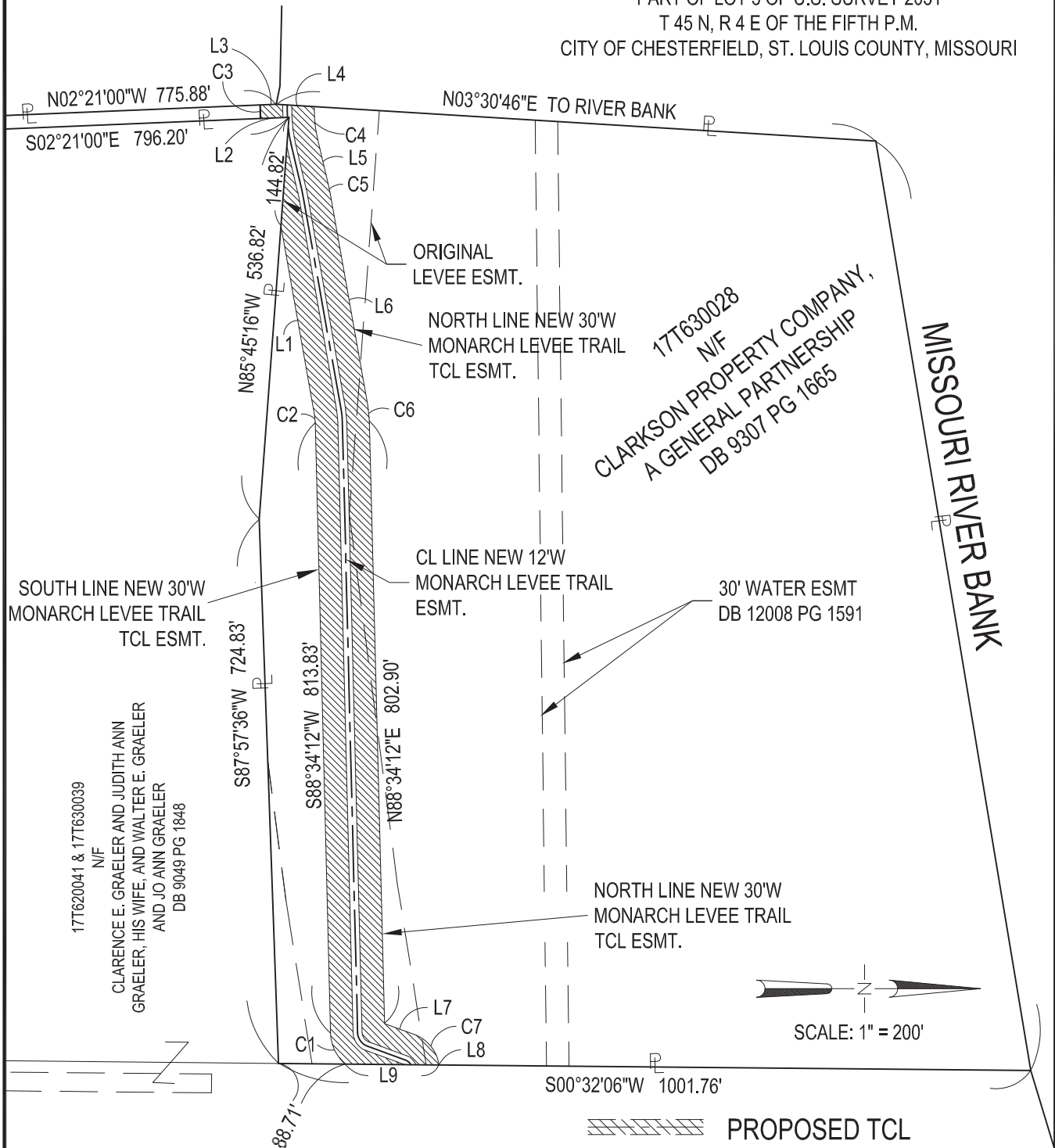
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66 Progress Parkway
St. Louis, Missouri 63043
Tel: (314) 621-8898
(618) 234-8898
St. Louis, Missouri
Belleville, Illinois

EXHIBIT
"A1"

TEMPORARY CONSTRUCTION LICENSE

PART OF LOT 3 OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



DATE:
4/20/20

SHEET 1 OF 2

KdG

Kuhlmann
Design
Group, Inc.

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2043 WOODLAND PKWY,
SUITE 201
ST. LOUIS, MO 63146
(314) 434-8898
St. Louis, Missouri

**EXHIBIT
"A"**

TEMPORARY CONSTRUCTION LICENSE

PART OF LOT 3 OF U.S. SURVEY 2031
T 45 N, R 4 E OF THE FIFTH P.M.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE TABLE		
LINE	LENGTH	BEARING
L1	255.86	S79°55'07"W
L2	38.24	S02°21'00"E
L3	21.36	N02°21'00"W
L4	50.72	N03°30'46"E
L5	62.62	N76°46'32"E
L6	286.33	N79°55'07"E
L7	42.31	N19°55'16"E
L8	1.21	N80°22'54"E
L9	125.07	S00°32'06"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	46.73	56.00
C2	9.66	64.00
C3	18.01	236.00
C4	42.74	164.00
C5	12.95	236.00
C6	20.54	136.00
C7	53.65	50.84

DATE:
4/20/20

SHEET 2 OF 2

K d G

Kuhlmann
Design
Group, Inc.

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2043 WOODLAND PKWY,
SUITE 201
ST. LOUIS, MO 63146
(314) 434-8898
St. Louis, Missouri

EXHIBIT
"A1"

Memorandum Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *JA*
Public Works Dir. / City Engineer

DATE: January 13, 2021

RE: Chesterfield Fairgrounds Easements

See Bill No. 3335

As you know, in November of 2020 the City of Chesterfield purchased approximately 7.8 acres of property adjacent to Central Park, on the east side of Veterans Place Drive. This property is known as the "Fairgrounds", and is described in detail within the attached memorandum from Civil Engineer Steve Merk.

As part of the property acquisition the City has worked to eliminate unnecessary easements and restrictions to the property. This has been accomplished by contacting all utilities to whom easement rights are dedicated and obtaining a response indicating that the utilities have no objections to the vacation of the easements. Each utility company provided the requested "no objection" letter, including MSD. However, in conjunction with the easement vacations, MSD is requiring smaller replacement easements to protect their existing facilities located on these properties.

The attached memorandum from Civil Engineer Steve Merk includes a plat showing the affected properties, drawings showing the approximate easement locations, and the easement documents to be vacated or dedicated. Should you have questions or require additional information, please contact me.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for consideration. Should the PPW Committee concur with Staff's recommendation it should vote to forward the attached ordinance to the full City Council for approval.

Please forward to PPW for review and recommendation to the full council. Please make sure to remind committee members that we have also previously dissolved the covenants and restrictions.

MO Geisel 2021-1-14 1 | Page

Memorandum

Department of Public Works



TO: James A. Eckrich, PE

FROM: Steven J. Merk, PE *SM*

DATE: January 13, 2021

**RE: Chesterfield Fairgrounds
Easement Vacations and Replacement Easements**

As you are aware, in November of 2020 the City purchased approximately 7.8 acres of property adjacent to Central Park, on the east side of Veterans Place Drive. The parcels acquired are recorded as Lots 3, 4, 5, 6, and 7, as well as one "Common Area" parcel on the record plat for Downtown Chesterfield – Plat One. There are four existing utility easements recorded on these parcels that need to be vacated prior to future development of the property.

Each easement vacation is enclosed as a separate Exhibit (A – D). Note that the easements in Exhibits A and B are 5' easements offset from a legally platted lot line, so a separate legal description is not required for these easements like those enclosed for Exhibits C and D.

Staff coordinated with each of the utility companies to whom easement rights are dedicated and obtained no objections to the vacation of said easements. Since there are existing storm and sanitary facilities located within the existing blanket easements to be vacated, the Metropolitan St. Louis Sewer District (MSD) required that the City dedicate replacement easements centered on those facilities located outside of the right-of-way. In addition, MSD required that the City dedicate additional easements along the frontages of lots 4 & 5 and 6 & 7 where future utility extensions could be located. These replacement easements are included as Exhibits E and F.

An aerial map is attached showing the approximate locations of the easements to be vacated and the replacement easements. A reference note is also included for each corresponding ordinance exhibit.

Recommendation – I have reviewed the enclosed easement vacations and new easements, and I recommend the attached ordinance and exhibits be forwarded to the Planning and Public Works Committee then to City Council for consideration / approval.

cc: Zachary S. Wolff, PE – Assistant City Engineer

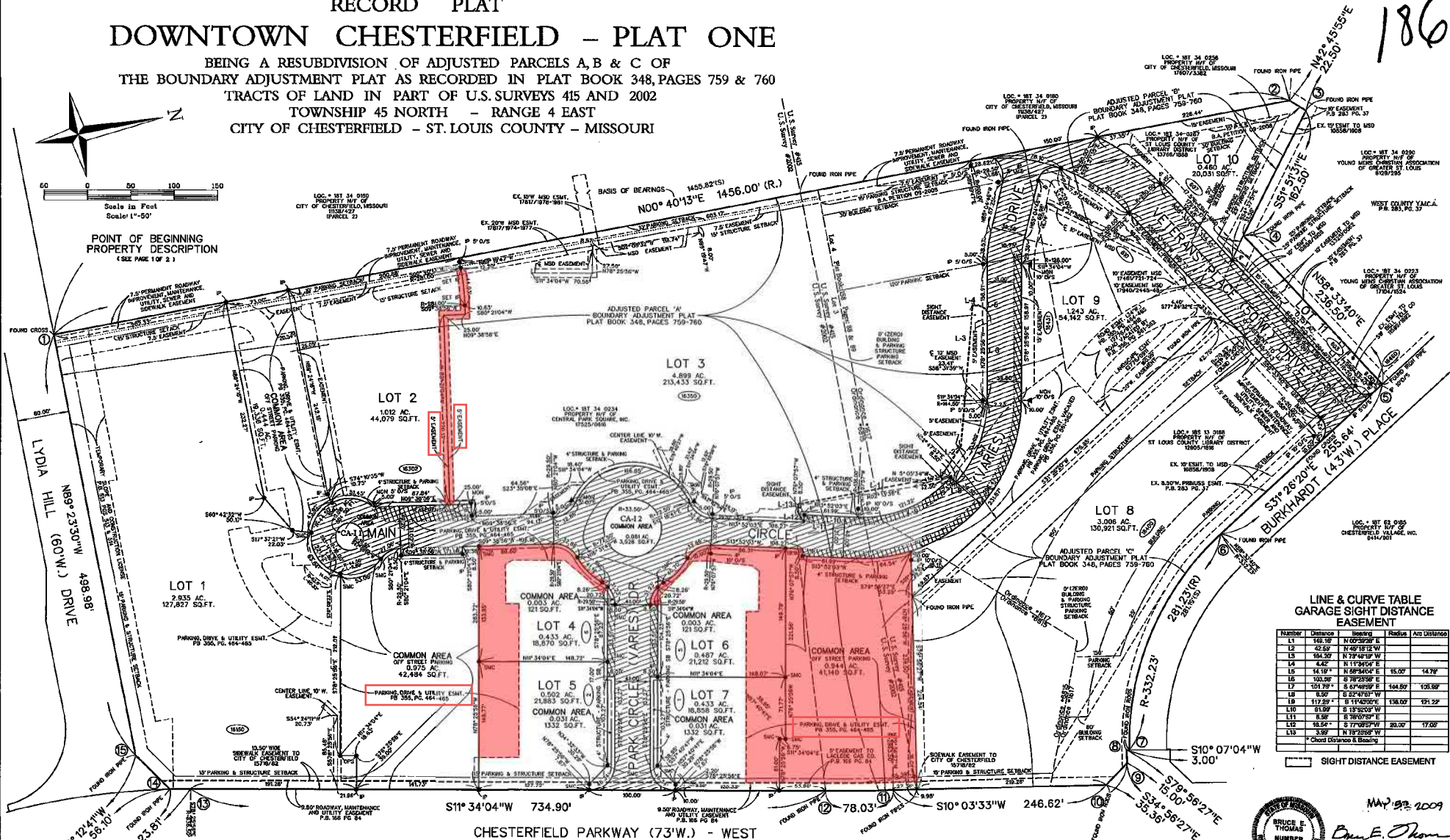
RECORD PLAT DOWNTOWN CHESTERFIELD - PLAT ONE

BEING A RESUBDIVISION OF ADJUSTED PARCELS A, B & C OF
THE BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 348, PAGES 759 & 760
TRACTS OF LAND IN PART OF U.S. SURVEYS 415 AND 2002
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD - ST. LOUIS COUNTY - MISSOURI



Scale in Feet
Scale 1"=50'

POINT OF BEGINNING
PROPERTY DESCRIPTION
(SEE PAGE 1 OF 2)



LINE & CURVE TABLE GARAGE SIGHT DISTANCE EASEMENT

Station	Distance	Bearing	Radius	Arc Distance
L1	181.15'	N 0° 00' 00" E		
L2	42.50'	N 45° 10' 12" W		
L3	184.30'	N 79° 48' 00" W		
L4	4.42'	N 1° 00' 00" E		
L5	14.10'	N 88° 00' 00" E	15.00'	14.79'
L6	100.50'	S 78° 20' 00" E		
L7	101.70'	S 6° 40' 00" E	144.89'	128.58'
L8	8.50'	S 82° 40' 00" E		
L9	117.20'	S 1° 40' 00" E	138.00'	131.22'
L10	61.00'	S 1° 10' 00" E		
L11	8.50'	S 78° 00' 00" E		
L12	18.50'	S 77° 00' 00" E	20.00'	17.00'
L13	3.50'	S 78° 20' 00" E		

* Chord Distance & Bearing

--- SIGHT DISTANCE EASEMENT



MADE 9-2-2009
Bruce E. Thomas
Professional Land Surveyor
No. 715, State of Missouri

LEGEND

- 16390 ASSIGNED ADDRESS NUMBER
- PRIMUS PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER AND SIDEWALK EASEMENT

BENCHMARKS

PROJECT BENCHMARK MARK 1012.24 "STANDARD TARGET" STAMPED TT 16 100 SET IN CONCRETE 1012.32 WEST OF CHESTERFIELD AIRPORT ROAD AND 129 SOUTH OF OLD OLIVE STREET ROAD 27 SOUTH OF TRACKS.
ELEVATION 461.84 FEET - ADJUSTED BY THE ST. LOUIS METROPOLITAN ST. LOUIS SEWER DISTRICT IN 1990 TO ELEVATION 462.12 FEET (OVD 1925).
SITE BENCHMARK "SQUARE" ON TOP OF CURB AT END OF BOUNDARY OF NORTH CURB LINE EAST SIDE OF CHESTERFIELD PARKWAY AND 20 MILAS NORTH OF LYDIA HILL DRIVE.
ELEVATION: 557.80 FEET

ABBREVIATIONS (MONUMENTS)

- MON - METAL CAP
- IP - IRON PIPE
- CPS - COTTON PICKER SPRINCLE
- SAC - SURVEY MARKER CAP

STAKE PLANE COORDINATES SHOWN ON PAGE 1 OF 2.

NOTE:

CA-1 - IS COMMON AREA - ISLAND 1
CA-2 - IS COMMON AREA - ISLAND 2
SUBDIVISION AS SHOWN CONTAINS 11 LOTS
SUBDIVISION TOTAL AREA 20.222 ACRES

VOLZ INCORPORATED

LAND SURVEYORS - ENGINEERS - LAND PLANNERS
1800 RIVINGTON DRIVE, SUITE 200
ST. LOUIS, MISSOURI 63103
PHONE: 314-416-4111

BILL NO. 3335

ORDINANCE NO. _____

AN ORDINANCE VACATING FOUR EXISTING EASEMENTS AND DEDICATING TWO REPLACEMENT EASEMENTS ON PROPERTY RECENTLY ACQUIRED BY THE CITY ADJACENT TO CENTRAL PARK.

WHEREAS, the City acquired the affected parcels in November 2020; and

WHEREAS, all utility companies that have dedicated rights to the existing easements have no objection to the vacation of the easements; and

WHEREAS, the Metropolitan St. Louis Sewer District (MSD) has reviewed plans for said easement vacations and determined that existing sanitary sewer and stormwater facilities are located outside of public right-of-way and on property now owned by the City; and

WHEREAS, MSD has requested the City vacate unused portions of the existing easements and dedicate replacement easements to ensure their facilities are properly located within easements; and

WHEREAS, the Department of Public Works has reviewed the request and has determined that said actions meet all applicable regulations, the easement vacations will have no adverse effect on the City of Chesterfield, and the new easements are necessary for future development of the property and continued operation of MSD's facilities.

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

Section 1. The City of Chesterfield hereby approves the easement vacations located on City owned property on the east side of Veterans Place Drive as depicted in "Exhibit A", "Exhibit B", "Exhibit C", and "Exhibit D", which are attached hereto and made part hereof; and

Section 2. The City of Chesterfield hereby authorizes the City Administrator to execute replacement easements for the vacated easements on City owned property on the east side of Veterans Place Drive as depicted in "Exhibit E" and "Exhibit F" which are attached hereto and made part hereof; and

Section 3. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2021.

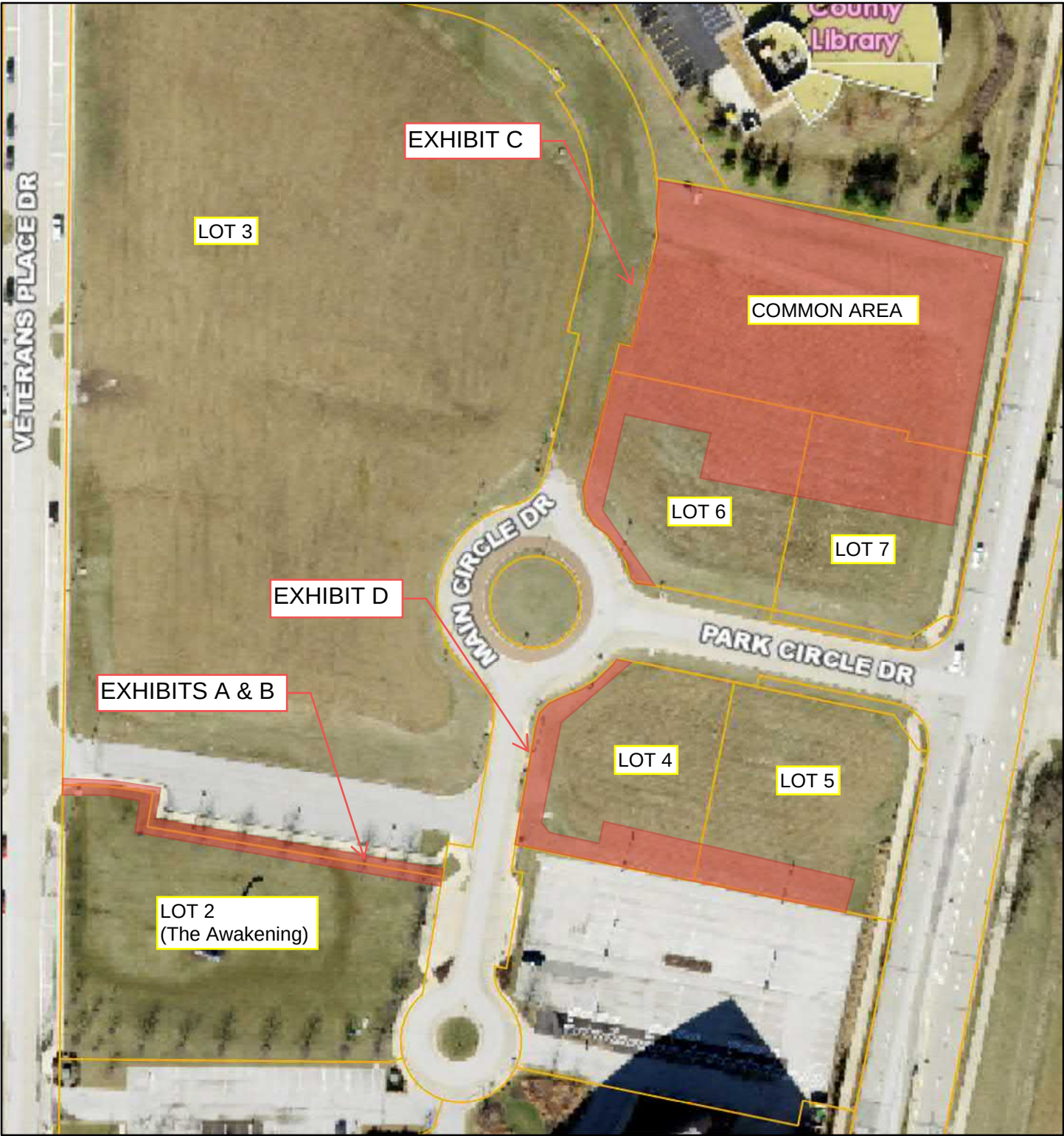
Bob Nation, Mayor

ATTEST:

Vickie McGownd, City Clerk

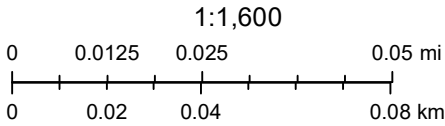
First Reading Held: _02/01/2021_____

Chesterfield Fairgrounds - Easement Vacations



January 13, 2021

- Parcels
- Preliminary Parcels



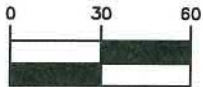
Esri, Inc., City of Chesterfield, Missouri

EXHIBIT A

DOCUMENT TYPE	EASEMENT VACATION
DATE OF DOCUMENT	_____
GRANTOR	CITY OF CHESTERFIELD, MISSOURI 690 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017
GRANTEE	METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103
PROPERTY ADDRESS	16302 MAIN CIRCLE DRIVE CHESTERFIELD, MO 63017
COUNTY LOCATOR #	18T321073
CITY/MUNICIPALITY	CHESTERFIELD, MISSOURI
LEGAL DESCRIPTION	SEE EXHIBIT A

EXHIBIT A

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

VETERANS (50'w) PLACE DR.

N00° 40' 13"E
200.88'

S89° 19' 47"E
12.20'

R=281.00'
L=44.03'

L=2.80'

S80° 21' 04"E
10.65'

S09° 38' 56"W
25.00'

7.5'w P.R.I.M.U.S.&S.
EASEMENT
PB. 357 PGS. 185-186

7.5'w UTILITY EASEMENT
PB. 357 PGS. 185-186

LOT 2
N/F
CENTRAL PARK SQUARE INC.
DB. 17525, PG. 616
LOC NO. 18T321073
16302 MAIN CIRCLE DR.

20'w EASEMENT TO MSD
DB. 17817, PG. 1974

N89° 24' 16"W
242.16'

COMMON AREA

N/F
CENTRAL PARK SQUARE INC.
DB. 17525 PG. 616
LOC.# 18T321084

S74° 10' 35"W
10.75'

S09° 38' 56"W
87.84'

R=44.50'
L=51.44'

LOT 3
N/F
CENTRAL PARK SQUARE
INC.
DB. 17525 PG. 616
LOC.# 18T340322
#16350 MAIN CIRCLE INC.

5'w EASEMENT
PB. 357 PGS. 185-186
HEREBY VACATED

S80° 21' 04"E
220.13'

MAIN CIRCLE (V.W.) DR.

EXHIBIT

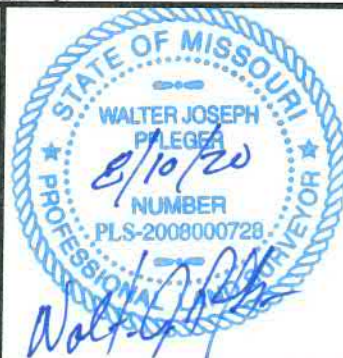
INITIAL:

EASEMENT VACATION EXHIBIT

A TRACT OF LAND BEING LOT 2 OF DOWNTOWN CHESTERFIELD PLAT ONE AS PER BOOK 357, PAGES 185-186 AND LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



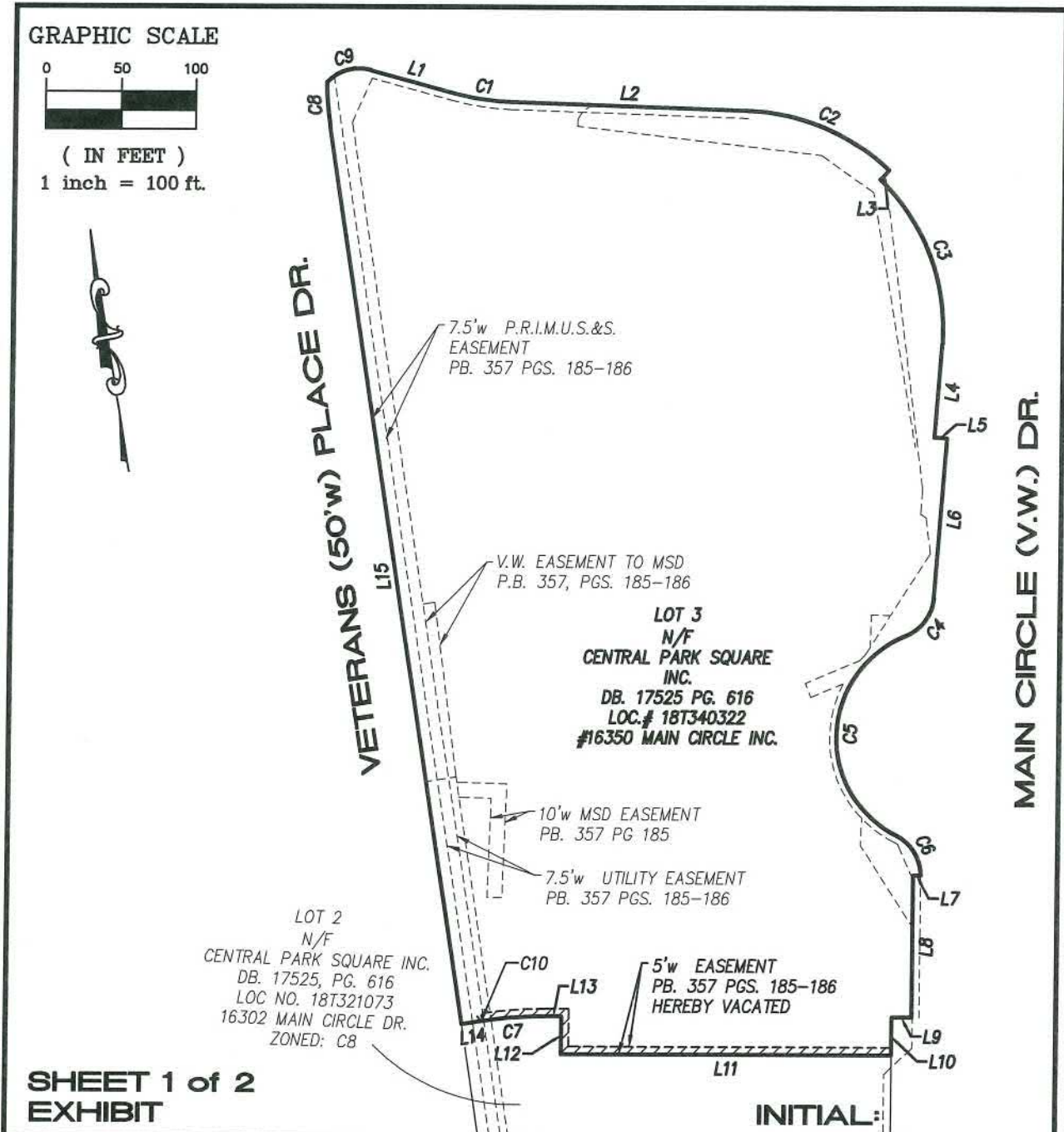
DATE 8/4/20

6572\SURVEY\6572.3\LOT2_VAC.DWG

EXHIBIT B

DOCUMENT TYPE	EASEMENT VACATION
DATE OF DOCUMENT	_____
GRANTOR	CITY OF CHESTERFIELD, MISSOURI 690 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017
GRANTEE	METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103
PROPERTY ADDRESS	16350 MAIN CIRCLE DRIVE CHESTERFIELD, MO 63017
COUNTY LOCATOR #	18T340322
CITY/MUNICIPALITY	CHESTERFIELD, MISSOURI
LEGAL DESCRIPTION	SEE EXHIBIT A

EXHIBIT B



EASEMENT VACATION EXHIBIT

A TRACT OF LAND BEING LOT 3 OF DOWNTOWN CHESTERFIELD PLAT ONE AS PER BOOK 357, PAGES 185-186 AND LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 8/4/20

6572\SURVEY\6572.3\LOT3_VAC.DWG

Parcel Line Table		
Line #	Length	Direction
L1	57.25	S65° 04' 46"E
L2	158.93	S78° 25' 56"E
L3	8.50	S52° 47' 57"W
L4	61.97	S13° 52' 03"W
L5	8.50	S76° 07' 57"E
L6	106.29	S13° 52' 03"W
L7	5.00	S80° 21' 04"E
L8	94.17	S09° 38' 56"W
L9	13.20	N80° 21' 04"W
L10	25.00	S09° 38' 56"W
L11	220.13	N80° 21' 04"W
L12	25.00	N09° 38' 56"E
L13	10.65	N80° 21' 04"W
L14	12.20	N89° 19' 47"W
L15	603.17	N00° 40' 13"E

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	38.56	165.50	S71° 45' 24"E	38.48
C2	103.98	144.50	S57° 49' 01"E	101.75
C3	121.22	136.00	S11° 40' 01"E	117.25
C4	32.86	29.50	S45° 46' 38"W	31.19
C5	166.85	72.50	S11° 45' 28"W	132.39
C6	32.86	29.50	S22° 15' 41"E	31.19
C7	44.03	281.00	N84° 50' 27"W	43.98
C8	28.62	200.00	N4° 46' 12"E	28.60
C9	31.88	29.50	N83° 57' 39"E	30.35
C10	2.80	281.00	S89° 02' 39"E	2.80

SHEET 2 of 2
EXHIBIT

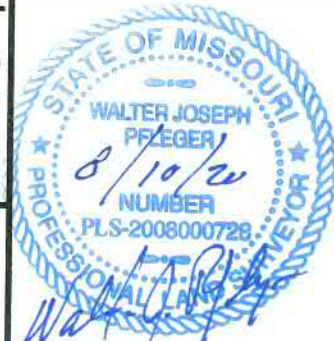
INITIAL:

EASEMENT VACATION EXHIBIT

A TRACT OF LAND BEING LOT 3 OF DOWNTOWN CHESTERFIELD PLAT ONE AS PER BOOK 357, PAGES 185-186 AND LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



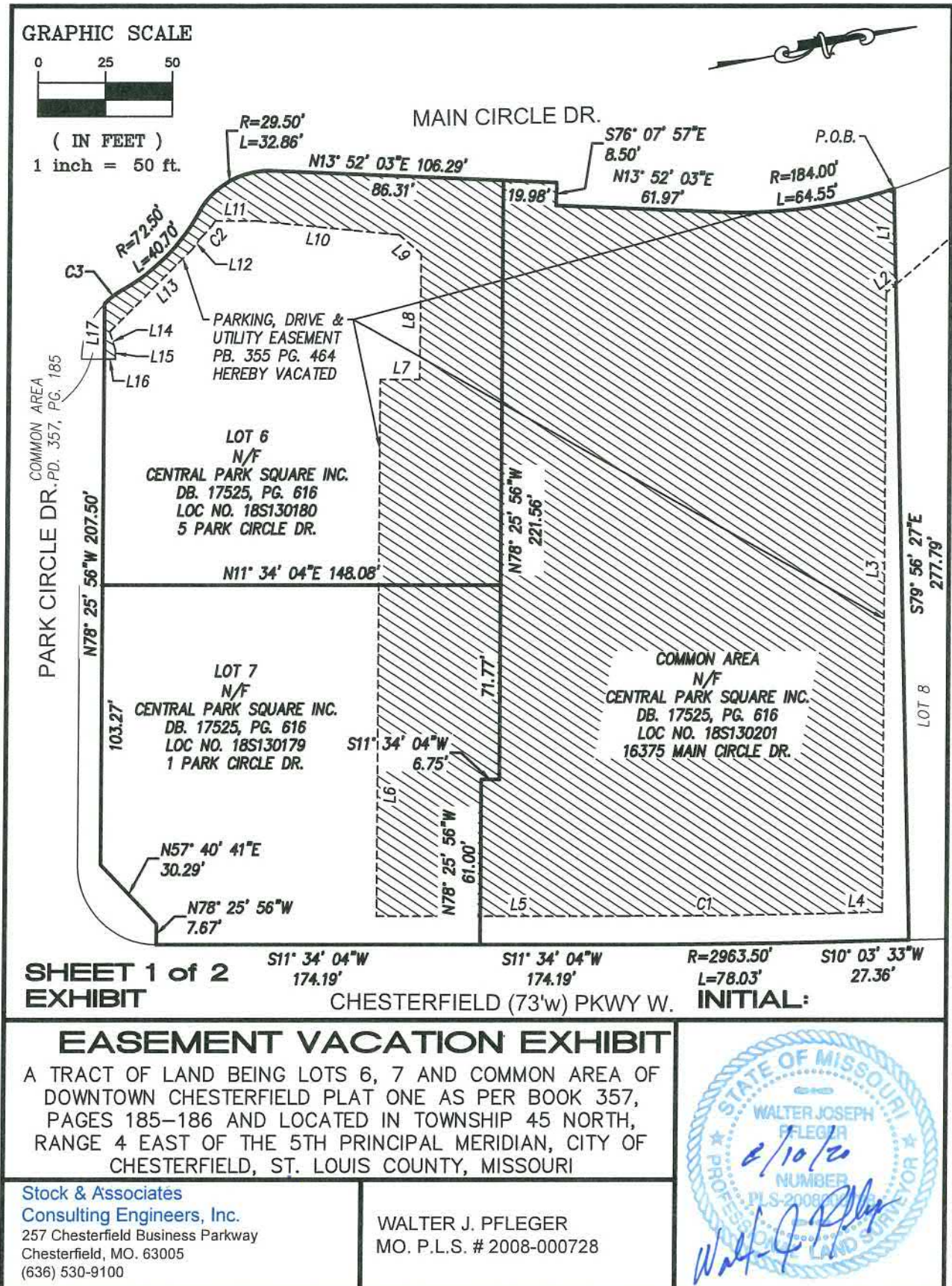
DATE 8/4/20

6572\SURVEY\6572.3\LOT3_VAC.DWG

EXHIBIT C

DOCUMENT TYPE	EASEMENT VACATION
DATE OF DOCUMENT	_____
GRANTOR	CITY OF CHESTERFIELD, MISSOURI 690 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017
GRANTEE	METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103
PROPERTY ADDRESSES	5 PARK CIRCLE DRIVE 1 PARK CIRCLE DRIVE 16375 MAIN CIRCLE DRIVE CHESTERFIELD, MO 63017
COUNTY LOCATOR #	18S130180; 18S130179; 18S130201
CITY/MUNICIPALITY	CHESTERFIELD, MISSOURI
LEGAL DESCRIPTION	SEE EXHIBIT A

EXHIBIT C



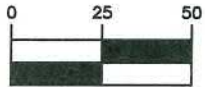
DATE 8/4/20

6572\SURVEY\6572.3\LOTS6-7VAC.DWG

MSD NAME

P#

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

Parcel Line Table

Line #	Length	Direction
L1	35.38	S79° 56' 27"E
L2	4.73	S29° 01' 44"E
L3	229.00	S78° 25' 56"E
L4	17.66	S10° 03' 33"W
L5	92.50	S11° 34' 04"W
L6	198.24	N78° 25' 56"W
L7	14.58	N11° 34' 04"E
L8	46.58	N78° 04' 12"W
L9	10.79	S52° 08' 35"W
L10	52.83	S17° 08' 31"W
L11	15.93	S11° 33' 01"W
L12	4.72	S42° 44' 58"E
L13	43.22	S33° 27' 57"E
L14	7.07	N84° 32' 47"E
L15	3.48	S78° 25' 56"E
L16	4.00	S11° 34' 04"W
L17	20.72	N78° 25' 56"W

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	77.75	2953.00	S10° 48' 49"W	77.75
C2	8.64	40.00	S37° 39' 33"E	8.62
C3	8.26	29.50	N25° 47' 58"W	8.23

SHEET 2 of 2
EXHIBIT

INITIAL:

EASEMENT VACATION EXHIBIT

A TRACT OF LAND BEING LOTS 6, 7 AND COMMON AREA OF DOWNTOWN CHESTERFIELD PLAT ONE AS PER BOOK 357, PAGES 185-186 AND LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 8/4/20

6572\SURVEY\6572.3\LOTS6-7VAC.DWG

STOCK & ASSOCIATES
Consulting Engineers, Inc.

Property Description

All of that part of a Parking, Drive and Utility Easement as established by the Easement Plat Book 355, Pages 454 and 465, over and across Lots 6, 7 and Common Area of Downtown Chesterfield, a subdivision according to the plat thereof as recorded in Plat Book 357, Pages 185 and 186, both of the St Louis County Records located in U.S. Surveys 414 and 2002, Township 45, North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St Louis County, Missouri being more particularly described as follows:

Beginning at the southwest corner of Lot 9 of above said Downtown Chesterfield, said point also being located on the east right-of-way line of Main Circle Dr, variable width; thence along the common line between said Lot 9 and Common Area, South 79 degrees 56 minutes 27 seconds East, 35.38 feet; thence departing said common line along the limits of above said Parking, Drive and Utility Easement, the following courses and distances: South 29 degrees 01 minute 44 seconds East, 4.73 feet; South 78 degrees 25 minutes 56 seconds East, 229.00 feet; South 10 degrees 03 minutes 33 seconds West, 17.66 feet to a point of curvature to the right having a radius of 2,953.00 feet and an arc length of 77.75 feet and a chord which bears South 10 degrees 48 minutes 49 seconds West, 77.75 feet; South 11 degrees 34 minutes 04 seconds West, 92.50 feet; North 78 degrees 25 minutes 56 seconds West, 198.24 feet; North 11 degrees 34 minutes 04 seconds East, 14.58 feet; North 78 degrees 04 minutes 12 seconds West, 46.58 feet; South 52 degrees 08 minutes 35 seconds West, 10.79 feet; South 17 degrees 08 minutes 31 seconds West, 52.83 feet; South 11 degrees 33 minutes 01 second West, 15.93 feet; South 42 degrees 44 minutes 58 seconds East, 4.72 feet; South 33 degrees 27 minutes 57 seconds East, 43.22 feet; North 84 degrees 32 minutes 47 seconds East, 7.07 feet; South 78 degrees 25 minutes 56 seconds East, 3.48 feet and South 11 degrees 34 minutes 04 seconds West, 4.00 feet to the south line of above said Lot 6; thence along said south line North 78 degrees 25 minutes 56 seconds West, 20.72 feet to a point on a curve to the right having a radius of 29.50 feet, said point being located on the eastern right-of-way line of Main Circle Drive, variable width; thence along said right-of-way line the following courses and distances: along last said curve with an arc length of 8.26 feet and a chord which bears North 25 degrees 47 minutes 58 seconds West, 8.23 feet to a point of reverse curvature to the left, having a radius of 72.50 feet and an arc length of 40.40 feet to a point of reverse curvature to the right having a radius of 29.50 feet and an arc length of 32.86 feet to a point of tangency; North 13 degrees 52 minutes 03 seconds East, 106.29 feet; South 76 degrees 07 minutes 57 seconds East, 8.50 feet; North 13 degrees 52 minutes 03 seconds East, 61.97 feet to a point of curvature to the left having a radius of 184.00 feet and an arc length of 64.55 feet to the POINT OF BEGINNING. Containing 50,801 square feet or 1.166 acres, more or less.

Stock & Associates Consulting Engineers, Inc.

LC-222-D

By: 

Walter J. Pfleger, P.L.S. MO P.L.S. No. 2008000728



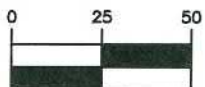
257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

EXHIBIT D

DOCUMENT TYPE	EASEMENT VACATION
DATE OF DOCUMENT	_____
GRANTOR	CITY OF CHESTERFIELD, MISSOURI 690 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017
GRANTEE	METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103
PROPERTY ADDRESSES	6 PARK CIRCLE DRIVE 2 PARK CIRCLE DRIVE CHESTERFIELD, MO 63017
COUNTY LOCATOR #	18S110159; 18S110160
CITY/MUNICIPALITY	CHESTERFIELD, MISSOURI
LEGAL DESCRIPTION	SEE EXHIBIT A

Exhibit D

GRAPHIC SCALE

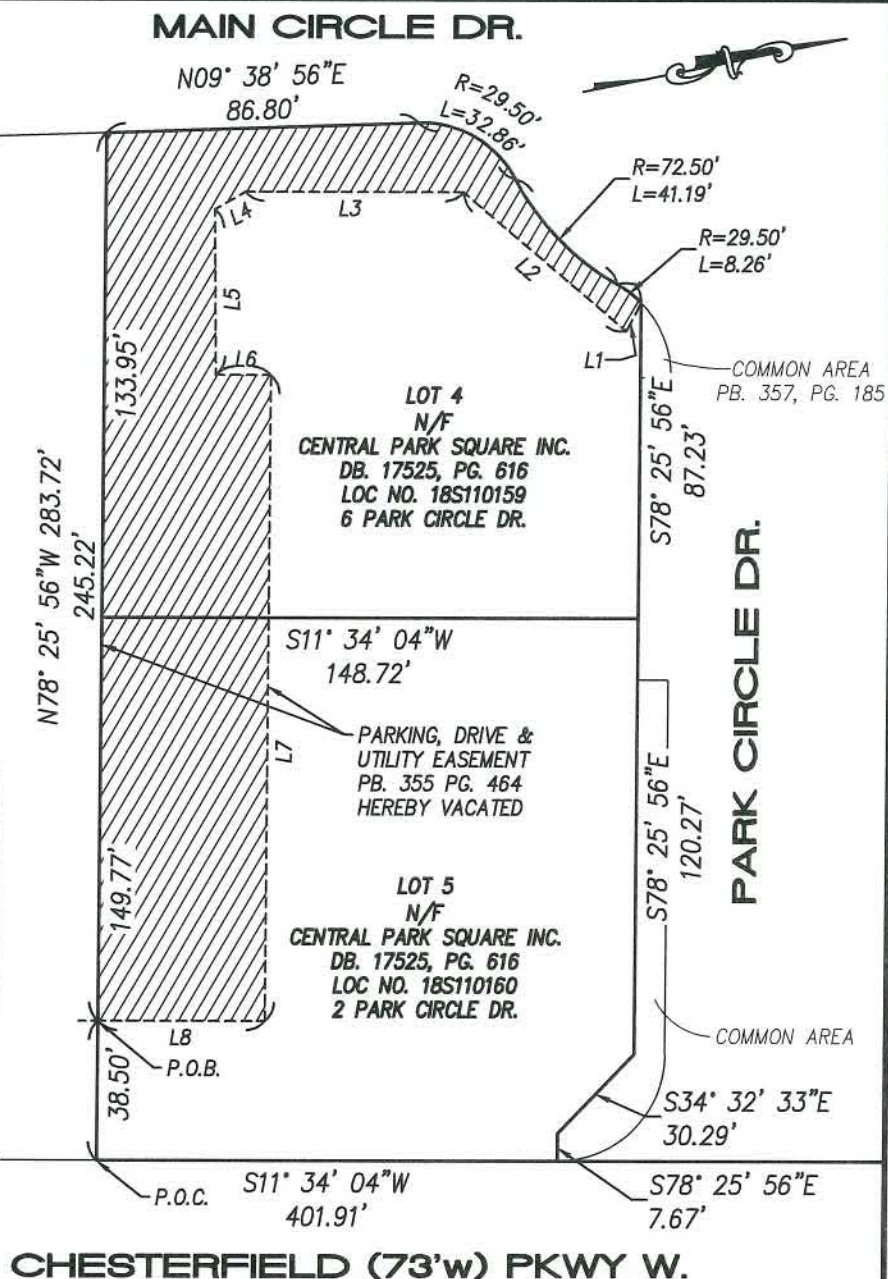


(IN FEET)

1 inch = 50 ft.

COMMON AREA
N/F
CENTRAL PARK SQUARE INC.
DB. 17525, PG. 616
LOC NO. 18S110171
16301 MAIN CIRCLE DR.
ZONED: C8

Parcel Line Table		
Line #	Length	Direction
L1	8.87	S51° 37' 04"E
L2	59.32	S51° 50' 15"W
L3	60.85	S11° 33' 01"W
L4	9.65	S18° 32' 56"E
L5	45.83	S79° 16' 16"E
L6	15.29	N11° 34' 04"E
L7	178.24	S78° 25' 56"E
L8	46.22	S11° 34' 04"W



EXHIBIT

INITIAL:

EASEMENT VACATION EXHIBIT

A TRACT OF LAND BEING LOTS 4 AND 5 OF DOWNTOWN CHESTERFIELD PLAT ONE AS PER BOOK 357, PAGES 185-186 AND LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 8/4/20

6572\SURVEY\6572.3\LOTS4-5VAC.DWG

STOCK & ASSOCIATES
Consulting Engineers, Inc.

Property Description

All of that part of a Parking, Drive and Utility Easement as established by the Easement Plat Book 355, Pages 454 and 465, over and across Lots 4 and 5 of Downtown Chesterfield, a subdivision according to the plat thereof as recorded in Plat Book 357, Pages 185 and 186, both of the St Louis County Records located in U.S. Surveys 414 and 2002, Township 45, North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St Louis County, Missouri being more particularly described as follows:

Commencing at the southeastern corner of above said Lot 5, said point also being located on the west right-of-way line of Chesterfield Parkway, 73 feet wide; thence along the south line of said Lot 5, thence North 78 degrees 25 minutes 56 seconds West, 38.50 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along the south lines of Lot 5 and above said Lot 4, North 78 degrees 25 minutes 56 seconds West, 245.22 feet to the east right-of-way line of Main Circle Drive, variable width; thence along said right-of-way line the following courses and distances: North 09 degrees 38 minutes 56 seconds East, 86.80 feet to a point of curvature to the right having a radius of 29.50 feet and an arc length of 32.86 feet to a point of reverse curvature to the left having a radius of 72.50 feet and arc length 41.19 feet to a point of reverse curve to the right having a radius of 29.50 feet and an arc length of 8.26 feet; thence departing said right-of-way line, the following courses and distances: South 51 degrees 37 minutes 04 seconds East, 8.87 feet; South 51 degrees 50 minutes 15 seconds West, 59.32 feet; South 11 degrees 33 minutes 01 second West, 60.85 feet; South 18 degrees 32 minutes 56 seconds East, 9.65 feet; South 79 degrees 16 minutes 16 seconds East, 45.83 feet; North 11 degrees 34 minutes 04 seconds East, 15.29 feet; South 78 degrees 25 minutes 56 seconds East, 178.24 feet and South 11 degrees 34 minutes 4 seconds West, 46.22 feet to the POINT OF BEGINNING.

Containing 12,186 square feet or 0.280 acres, more or less.

Stock & Associates Consulting Engineers, Inc.

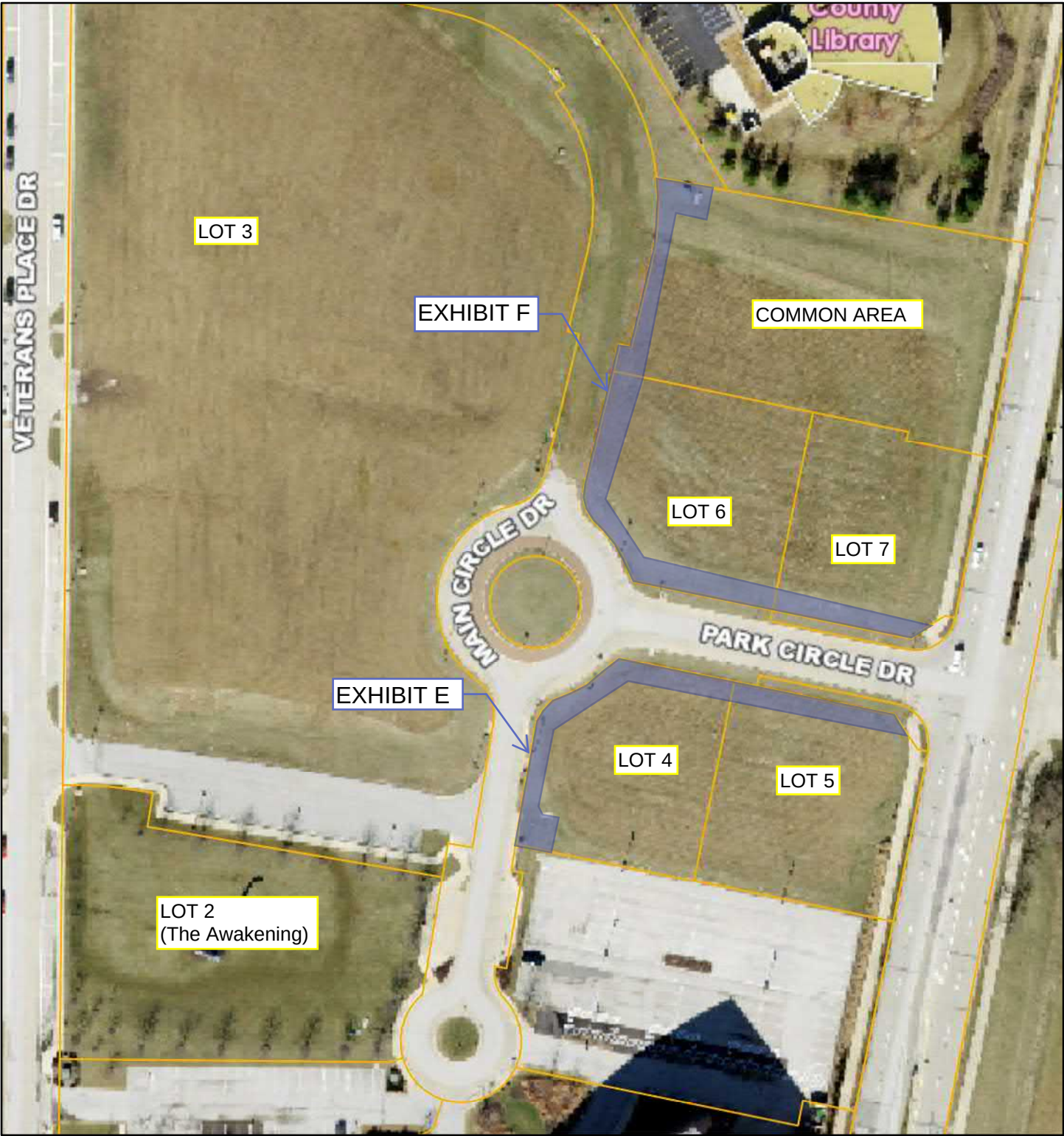
LC-222-D

By: Walter J. Pfleger

Walter J. Pfleger, P.L.S. MO P.L.S. No. 2008000728



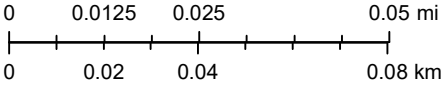
Chesterfield Fairgrounds - Replacement Easements



January 13, 2021

1:1,600

-  Parcels
-  Preliminary Parcels



Esri, Inc., City of Chesterfield, Missouri

Exhibit E

DOCUMENT TYPE	EASEMENT
DATE OF DOCUMENT	_____
GRANTOR	CITY OF CHESTERFIELD, MISSOURI 690 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017
GRANTEE	METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103
PROPERTY ADDRESSES	6 PARK CIRCLE DRIVE 2 PARK CIRCLE DRIVE CHESTERFIELD, MO 63017
COUNTY LOCATOR #	18S110159; 18S110160
CITY/MUNICIPALITY	CHESTERFIELD, MISSOURI
LEGAL DESCRIPTION	SEE EXHIBIT A

Loc# 18S110159; 18S110160

E A S E M E N T

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that _____, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to it in hand paid by The Metropolitan St. Louis Sewer District, the receipt of which is hereby acknowledged, does hereby give, grant, extend, and confer on The Metropolitan St. Louis Sewer District the exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground described as shown hachured on the attached "Easement Plat" marked Exhibit "A" and made a part hereof, and to use such additional space adjacent to the easement(s) so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater improvements. The Metropolitan St. Louis Sewer District may from time to time enter upon said premises to construct, reconstruct, maintain, or repair the aforesaid sewer or sewers, including stormwater improvements, and may assign its rights herein to the State, County, City, or other political subdivisions of the State. The easement(s) hereby granted is(are) irrevocable and shall continue forever.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by its _____ this ____ day of _____, 20____.

(Name of Corporation)

By _____

Attest:

Officer

Secretary

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

On this ____ day of _____, 20____, before me appeared _____, to me personally known, who being by me duly sworn, did say he/she is _____ of _____ and that said instrument was signed in behalf of said corporation by authority of its Board of _____, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

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

My Commission expires _____.

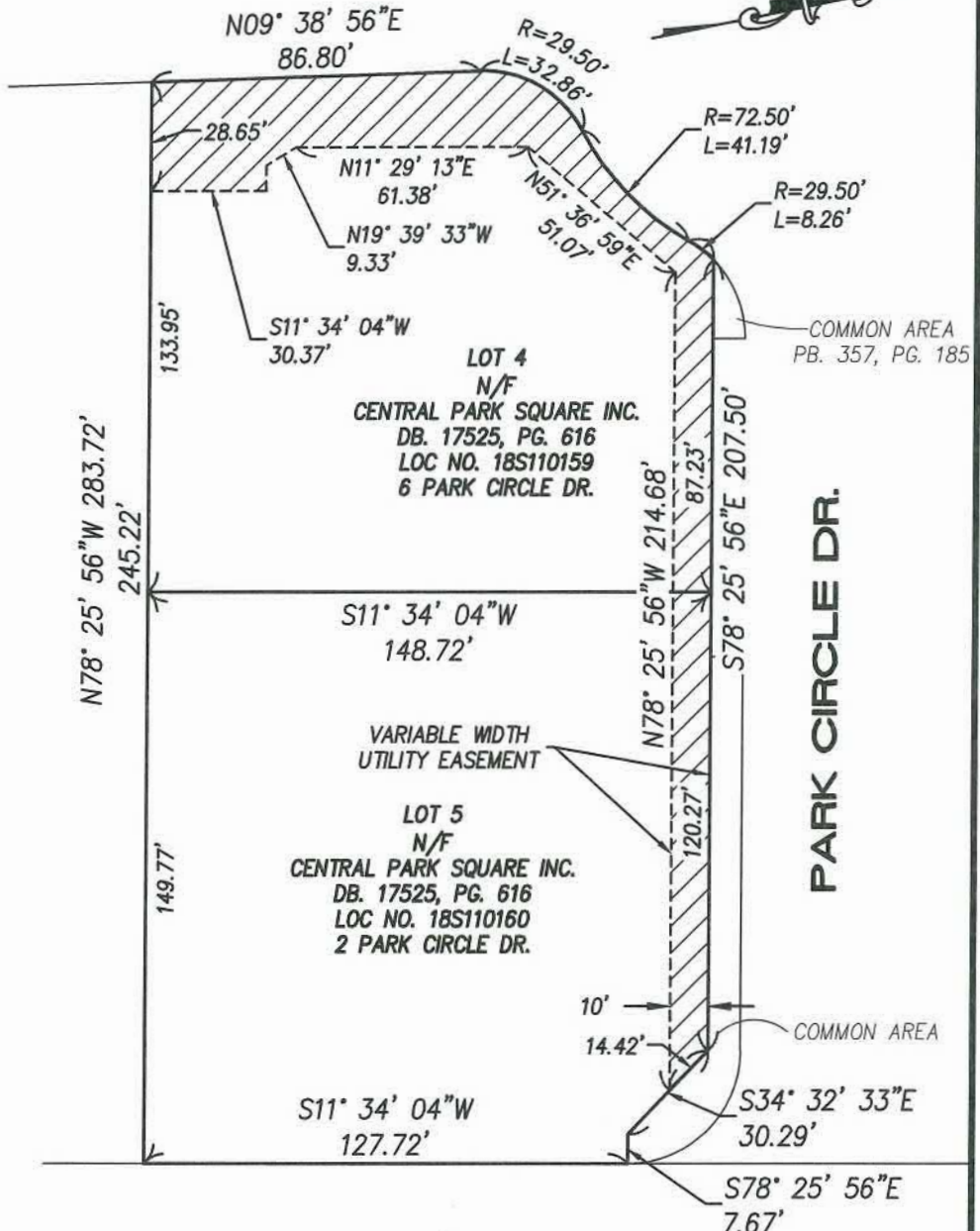
Notary Public

MSD/ENG. 3.10 – Corp - Standard Esmt.

(IN FEET)
1 inch = 50 ft.

COMMON AREA
N/F
CENTRAL PARK SQUARE INC.
DB. 17525, PG. 616
LOC NO. 18S110171
16301 MAIN CIRCLE DR.
ZONED: C8

MAIN CIRCLE DR.



CHESTERFIELD (73'w) PKWY W.

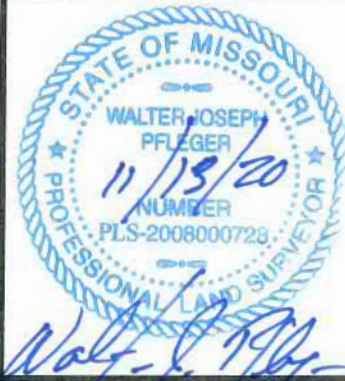
EXHIBIT "A"

EASEMENT PLAT

A TRACT OF LAND BEING LOTS 4 AND 5 OF DOWNTOWN
CHESTERFIELD PLAT ONE AS PER BOOK 357, PAGES
185-186 AND LOCATED IN TOWNSHIP 45 NORTH, RANGE 4
EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11/13/2020

6572\SURVEY\6572.3\LOTS4-5ESMNT.DWG

Exhibit F

DOCUMENT TYPE	EASEMENT
DATE OF DOCUMENT	_____
GRANTOR	CITY OF CHESTERFIELD, MISSOURI 690 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017
GRANTEE	METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103
PROPERTY ADDRESSES	5 PARK CIRCLE DRIVE 1 PARK CIRCLE DRIVE 16375 MAIN CIRCLE DRIVE CHESTERFIELD, MO 63017
COUNTY LOCATOR #	18S130180; 18S130179; 18S130201
CITY/MUNICIPALITY	CHESTERFIELD, MISSOURI
LEGAL DESCRIPTION	SEE EXHIBIT A

Loc# 18S130180; 18S130179; 18S130201

E A S E M E N T

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that _____, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to it in hand paid by The Metropolitan St. Louis Sewer District, the receipt of which is hereby acknowledged, does hereby give, grant, extend, and confer on The Metropolitan St. Louis Sewer District the exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground described as shown hachured on the attached "Easement Plat" marked Exhibit "A" and made a part hereof, and to use such additional space adjacent to the easement(s) so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater improvements. The Metropolitan St. Louis Sewer District may from time to time enter upon said premises to construct, reconstruct, maintain, or repair the aforesaid sewer or sewers, including stormwater improvements, and may assign its rights herein to the State, County, City, or other political subdivisions of the State. The easement(s) hereby granted is(are) irrevocable and shall continue forever.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by its _____ this ____ day of _____, 20____.

(Name of Corporation)

By _____

Attest:

Officer

Secretary

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

On this ____ day of _____, 20____, before me appeared _____, to me personally known, who being by me duly sworn, did say he/she is _____ of _____ and that said instrument was signed in behalf of said corporation by authority of its Board of _____, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

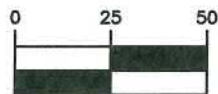
IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission expires _____.

Notary Public

MSD/ENG. 3.10 – Corp - Standard Esmt.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

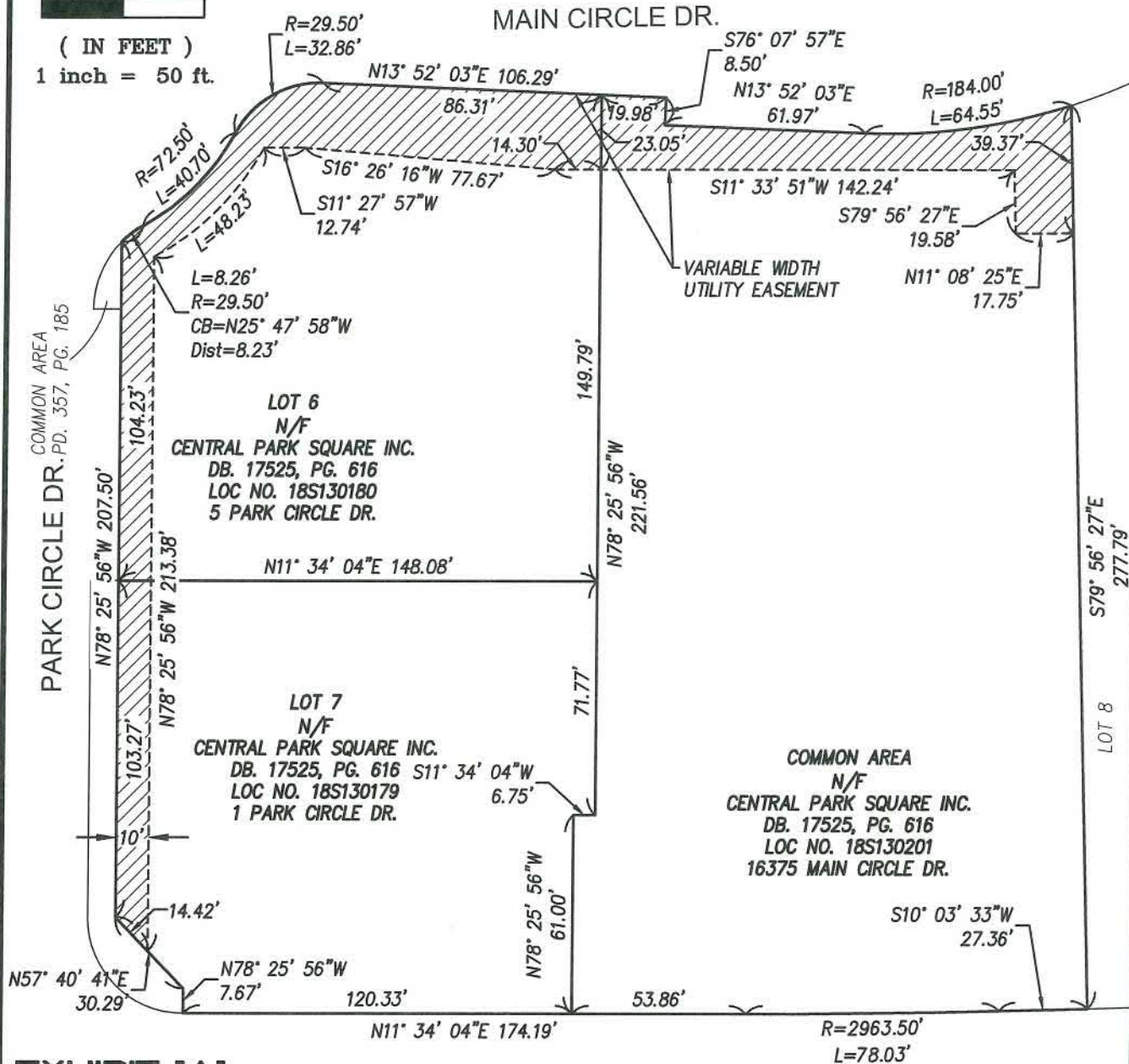


EXHIBIT "A"

CHESTERFIELD (73'w) PKWY W.

EASEMENT PLAT

A TRACT OF LAND BEING LOTS 6, 7 AND COMMON AREA OF DOWNTOWN CHESTERFIELD PLAT ONE AS PER BOOK 357, PAGES 185-186 AND LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Stock & Associates
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257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 11/13/20

6572\SURVEY\6572.3\LOTS6-7UTILITYESMT.DWG

Memorandum

Department of Planning

See Bill No. 3336



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: February 1st, 2021

RE: **P.Z. 10-2020 City of Chesterfield (Unified Development Code-Articles 3 & 10)**: An ordinance amending Article 3 and Article 10 of the Unified Development Code pertaining to uses and definitions.

Summary

The purpose of this request is to revise the regulations pertaining to uses and definitions in Article 3, Section 07 “Use Table for Non-Residential Districts” and Article 10, Section 3 “Use Terms”. The proposed amendments are in relation to direction received from the Planning and Public Works Committee in September of 2020 and from the Planning Commission in October of 2020.

A Public Hearing was held for this request at the November 23, 2020 Planning Commission meeting, and there were no speakers for this item. Three issues were raised by the Commission with regard to the project:

1. Vehicle Storage – Storage uses separate from dealership uses were requested
2. Motorcycle Dealership Use – A request to replace the words “all other motor vehicles” in the use term with “similar vehicles”.
3. Airplane Sales Use – A concern was expressed over the lack of a sales use for aircraft.

Subsequently, separate vehicle storage uses were introduced, along with a new proposed use for the sale of aircraft. The use term for motorcycle dealerships was also amended to reflect the requested language. This project was then presented for vote at the January 11th, 2021 Planning Commission meeting, at which time the Planning Commission recommended approval by a vote of 9-0. This project was next presented to the Planning & Public Works Committee at the January 21st, 2021 meeting, at which time the Planning & Public Works Committee recommended approval by a vote of 4-0.

The changes herein are recommended in order to update the City’s Unified Development Code to distinguish categories of automobile dealership uses from one another and to clarify where the uses may be permitted. The ordinance language recommended by the Planning Commission is attached.

Attachments: Amendment to UDC Section 10-03 Use Terms
Amendment to UDC Section 3-07 Non-Residential Use Table

BILL NO. 3336

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 03-07 NON-RESIDENTIAL USE TABLE AND ARTICLE 10-03 USE TERMS OF THE UNIFIED DEVELOPMENT CODE {P.Z. 10-2020 CITY OF CHESTERFIELD (UNIFIED DEVELOPMENT CODE – ARTICLES 3 & 10)}.

WHEREAS, the City of Chesterfield Unified Development Code contains regulations and requirements pertaining to the development of land within the City; and,

WHEREAS, the Unified Development Code serves to promote the public health, safety, and general welfare of the citizens of the City of Chesterfield; and,

WHEREAS, the City of Chesterfield seeks to update the regulations and requirements pertaining to uses and definitions; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 23, 2020; and,

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

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

WHEREAS, the City Council, having considered said request, voted to approve the updates to Article 03-07 Non-Residential Use Table and Article 10-03 Use Terms of the Unified Development Code.

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 hereby approves the updates to Article 03-07 Non-Residential Use Table and Article 10-03 Use Terms as set out in Attachment “A” and Attachment “B” which are attached hereto and made part thereof.

Section 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as whole, or any part thereof.

Section 3. The provisions of the Ordinance may be amended in the future by the City Council of the City of Chesterfield.

Section 4. Where this Ordinance differs or conflicts with other laws, rules and regulations, unless the right to do so is preempted or prohibited by the County, State, or Federal government, the more restrictive or protective of the City and the public shall apply.

Section 5. This Ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2021.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 02/01/2021

CITY OF CHESTERFIELD - ATTACHMENT A

Sec. 03-07. USE TABLE FOR NON-RESIDENTIAL DISTRICTS

Use Table for Non-Residential Districts

Uses:

P- Permitted

C-Conditional

* means the use is allowed with conditions. See Section 03-04 for additional regulations

** refers to light industrial type uses permitted in certain geographical areas in a PC district

USE GROUP	ZONING DISTRICTS						
	PS	AG	PC	NB	PI	LI	MU
<i>CIVIC</i>							
Administrative offices for educational or religious institutions		C	P	P	P	P	
Church and other places of worship		C	P	P	P	P	
Community center			P				
Correctional institution					P		
Highway department garage					P		
Historic sites, including buildings	P	P					
Library			P	P			
Natural or primitive areas and forests encompassed by the provisions of the Missouri State Forestry Law	P	P					
Parks	P	P	P	P	P	P	
Postal stations			P	P	P	P	P
Public building facilities owned or leased by the City of Chesterfield			P	P	P	P	
Public safety facility	P	P	P	P	P	P	P
Railroad switching yard and tracks and associated structures					P		
Retreat center	C	C					
Sales yard operated by a church, school, or other not-for-profit organization			P		P		
Wildlife habitats, forests, conservation projects and fish hatcheries	P	P					
<i>RESIDENTIAL</i>							
Dwelling, employee	C		P		P		
Dwelling, single-family detached							
Dwellings, multi-family							
Home Occupation		P					
Group residential facility							P

USE GROUP	ZONING DISTRICTS						
	PS	AG	PC	NB	PI	LI	MU
PUBLIC/RECREATIONAL							
Airport, public or private		C			P		
Amusement park			P				
Arena and stadium			P		P		
Art gallery			P				
Art studio			P				
Athletic fields	P	P					
Auditorium			P				
Banquet facility			P				
Botanical garden		P	P	P			
Camping facility	C	C					
Cemetery	P	C	P	P		P	
Club		C	P	P	P		
Correctional institution					P		
Driving ranges	C						
Fairground			P		P		
Farmer's market		C	P	P	P		
Golf courses	C	C	P		P		
Gymnasium			P	P	P		
Harbor, marina, and dock for waterborne vehicles					P		
Heliport-public and private					P		
Mortuary		C	P	P			
Museum			P	P			
Reading room			P	P			
Recreation facility		C	P	P			
Riding stable		P	P	P			
Transit transfer station			P				
Union halls and hiring halls			P		P		
Zoological gardens			P				
OFFICE							
Office-dental			P	P	P		P
Office-general			P	P	P	P	P
Office-medical			P	P	P		P

USE GROUP		ZONING DISTRICTS					
	PS	AG	PC	NB	PI	LI	MU
COMMERCIAL/SALES							
Aircraft sales and leasing facilities and services					P		
Automobile dealership			P		P		
Automotive detailing shop					P		
Automotive retail supply			P		P		
Bakery			P	P	P		
Bar			P		P		
Bowling center			P				
Brewery					P		
Brewpub			P		P		
Coffee shop			P	P			
Coffee shop, drive-thru			P				
Farming, livestock and stables. Farming includes cultivation and sale of crops, plants and domestic animals with no salesrooms		P	P		P		
Grocery-community			P				
Grocery-neighborhood			P	P			
Grocery-supercenter			P				
Motorcycle, ATV, and similar motor vehicles dealership			P		P		
Newspaper stand			P	P			
Pawnshop					P		
Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility					P	P	
Recreational vehicle dealership			P		P		
Restaurant-sit down	C		P	P			
Restaurant-fast food			P	P	P		
Restaurant-take out			P	P	P	P	
Retail sales establishment-community			P				
Retail sales establishment-neighborhood			P	P			
Retail sales establishment-regional			P				
Salesrooms for commercial gardens, plant nurseries, and greenhouses		C					
Tackle and bait shop			P				
SERVICE/INDUSTRIAL							
Animal grooming service			P	P	P		
Automobile storage					P		
Barber or beauty shop			P	P			

	PS	AG	PC	NB	PI	LI	MU
Batching plant					P		
Blacksmith shop					P		
Boat (and marine supply) dealership					P		
Broadcasting studio			P		P		
Car wash			P		P		
Car wash, industrial					P		
Car wash, self service			P		P	P	
Check cashing facility			P		P		
Commercial service facility			P	P	P	P	
Day care center			P	P	P		P
Drug store and pharmacy			P	P			
Drug store and pharmacy, with drive-thru			P				
Dry cleaning establishment			P	P	P		
Dry cleaning establishment, with drive-thru			P		P		
Dry cleaning plant					P		
Extraction & processing of raw materials from the earth and processing thereof		P			P		
Filling station and convenience store with pump stations			P		P		
Film drop-off and pick up stations			P		P		
Film processing plant			P		P		
Financial Institution, no drive-thru			P	P	P		
Financial Institution, drive-thru			P		P		
Heliport-public or private			P		P		
Hospice			P	P			
Hospital			P				P
Hotel and motel			P				
Hotel and motel-extended stay			P				
Incinerator					P		
Industrial sales, service, and storage					P	P	
Junk or salvage yard					P*		
Kennel, boarding		P*	P		P	P	
Kennel, private		P*			P		
Laboratory-professional, scientific			P**		P	P	
Laboratory							P
Laundromat			P		P		
Lumberyard					P		
Mail order sales warehouse			P**		P	P	

	PS	AG	PC	NB	PI	LI	MU
Manufacturing, fabrication, assembly, processing, or packing except explosives or flammable gases or liquids			P**		P	P	
Meat packing facility					P		
Motorcycle, ATV, and similar motor vehicles storage					P		
Nursing home			P				
Oil change facility			P		P		
Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours			P	P	P		P
Professional and technical service facility			P	P	P	P	
Recreational vehicle storage					P		
Research laboratory & facility			P		P		P
Self-storage facility			P**		P	P	
Sheet metal shop					P		
Shooting range, indoor					P		
Shooting range, outdoor					P		
Steel mill, foundry, and smelter					P		
Substance abuse facilities-outpatient					P		P
Substance abuse facilities-inpatient					P		P
Sulphur, cement, or rubber reclamation plants					P		
Tattoo parlor/body piercing studio			P				
Theatre, indoor			P				
Theatre, outdoor			P				
Tow yard					P		
Transit storage yard					P		
Transit transfer station and terminals for trucks, buses, railroads, watercraft or other modes of public transportation					P		
Trucks, trailers, construction equipment,					P		

and agricultural equipment outdoor storage							
Trucks, trailers, construction equipment, agricultural equipment sales, rental, and leasing					P		
Vehicle repair and service facility			P		P		
Veterinary clinic		P	P	P	P		
Warehouse, general			p**		P	P	
Warehouse, wholesale or storage of live animals, explosives, or flammable gases and liquids					P		
Welding shop, sheet metal and blacksmith shop					P		
Yard for storage of contractors' equipment, materials and supplies					P		
EDUCATIONAL							
College/university			P				P
Kindergarten or nursery school			P				
Specialized private school			P		P		P
Vocational school			P		P		P
Vocational school with outdoor training			p**		P	P	
ADULT USES							
Adult bookstore			P		P		
Adult entertainment business or establishment			P		P		
Adult entertainment facility			P		P		
Adult motion picture theatre			P		P		
Bathhouse			P		P		
Massage parlor			P		P		
Modeling studio			P		P		
Specific sexual activities			P		P		
UTILITIES							
Device for energy generation		P	P	P	P	C	C
Individual sewage treatment facilities		P	p*		p*		
Public utility facilities	p*	P	p*	p*	p*	P	P

Public facilities over 60 ft. in height		C	P	P	P	P	P
Public utility transmission and distribution lines and pipelines, underground and aboveground, including booster stations	C	C	C	C	C	C	C
Radio, television, and communication transmitting, receiving, or relay towers and facilities		C					
Sanitary landfill					P		
Sewage treatment facilities, other than facilities permitted as an accessory use	C						
Sewage system					P		
Solid waste, compost facility					P		
Solid waste, facility					P		
Solid waste, transfer facility					P		
Telecommunications structure		P	P	P	P	P	
Telecommunications tower or facility		P	P	P	P	C	

Sec. 10-03. USE TERMS

Accessory use – A use incidental and subordinate to the principal use of the premises. See Article 03-02. of this UDC for more information on accessory uses.

Administrative office for educational or religious facility – An establishment primarily engaged in providing internal office administration services as opposed to customer service.

Aircraft sales and leasing facilities and services – A business primarily engaged in the marketing of new or used aircraft. Secondary supporting uses may also exist upon the same site, such as maintenance, repair, and service areas, parts storage areas, and financial service areas.

Airport – Any area of land or water designated, set aside, used, or intended for use, for the landing and take-off of aircraft, and any appurtenant areas designated, set aside, used, or intended for use, for airport buildings or other airport facilities, rights-of-way, or approach zones, together with all airport buildings and facilities located thereon.

Amusement park – A commercially operated park with various devices for entertainment and booths for the sale of food and drink.

Ancillary use – A use designed to serve the occupants and patrons of the principal permitted uses within the building. No separate access from the exterior building shall be permitted with respect to this use. See Article 03-02. of this UDC for more information on ancillary uses.

Animal grooming service – Any place or establishment, public or private, where animals are bathed, clipped, or combed for the purpose of enhancing their aesthetic value or health and for which a fee is charged.

Arena and stadium – A commercial structure with tiers of seats rising around a field or court, intended to be used primarily for the viewing of events. Sports arena may also be used for entertainment and other public gathering purposes, such as conventions, circuses, or concerts.

Art gallery – A room or structure in which original works of art or limited editions of original art are bought, sold, loaned, appraised, or exhibited to the general public.

Art studio – Work space for artists or artisans, including individuals practicing one of the fine arts or skilled in an applied art or craft.

Assisted living – A senior residence assisted by congregate meals, housekeeping, and personal services for persons who have difficulties with one or more essentials of daily living, but for whom full-time professional medical care is unnecessary.

Athletic courts and fields – Areas, whether indoors or outdoors, for training or athletic events. Such areas include, but are not limited to baseball fields, basketball courts, tennis courts, racquetball courts, and other similar uses.

Auditorium – A building or structure designed or intended for use for the gathering of people as an audience to hear music, lectures, plays, and other presentations.

Automobile dealership – A retail business primarily housed in a structure and characterized by a mixture of related uses upon a site; however the principal use of the site shall be the marketing of new or used four-wheeled motor vehicles designed for passenger transport, including passenger cars and light-duty trucks (such as pickup trucks, sport utility vehicles, vans, and minivans). Secondary supporting uses may also exist upon the same site, such as maintenance, repair and service areas, parts storage areas, and financial service areas.

Automobile storage – “A business engaged in the storage of four-wheeled motor vehicles designed for passenger transport, including passenger cars and light-duty trucks (such as pickup trucks, sport utility vehicles, vans, and minivans) that are not sold on the premises.”

Automotive detailing shop – A facility which provides automobile-related services including, but not limited to applying paint protectors, interior and exterior cleaning and polishing as well as installation of aftermarket accessories such as tinting, auto alarms, spoilers, sunroofs, headlight covers, and similar items. However, engine degreasing or similar automobile cleaning services shall not be included under this definition.

Automotive retail supply – The use of any building, or portion thereof, for the display and sale of new parts, tires and accessories for automobiles, panel trucks or vans, trailers, or recreation vehicles.

Bakery – An establishment primarily engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site. Such use may include incidental food service.

Banquet facility – An establishment used by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations.

Bar – An area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

Barber or beauty shop – A place of business wherein barbering, spa, and/or cosmetology services are provided including hair care, nail care, or skin care.

Batching plant – A plant for the manufacture or mixing of concrete, asphalt, cement, and/or cement products, including any apparatus and uses incident to such manufacturing and mixing.

Blacksmith shop – An establishment involved in the creation of objects from iron or steel by forging metal.

Boat (and marine supply) dealership – Any establishment that provides for the sale or charter of new or used boats and similar vehicles. Secondary support uses may also exist upon the same site, such as maintenance, repair and service areas, parts storage areas, and financial service areas.

Botanical garden – A public or private facility for the demonstration and observation of the cultivation of flowers, fruits, vegetables, or ornamental plants.

Bowling center – An establishment that devotes more than 50% of its gross floor area to bowling lanes, equipment, and playing area.

Brewery – Any establishment that brews ales, beers, meads, and/or similar beverages on site. Breweries are classified as a use that manufactures more than 15,000 barrels of beverage (all beverages combined) annually. In addition, uses that manufacture 15,000 barrels of beverage or less, but which do not meet one or more of the additional requirements needed to be considered brewpubs, are breweries.

Brewpub – A restaurant that prepares handcrafted natural beer as an accessory use intended for consumption on the premises. Production capacity shall be limited to not more than 5,000 barrels per year. Such accessory use may occupy up to 30% of the gross floor area of the restaurant.

Broadcasting studio – Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings.

Camping facility – Any land and associated structures for camping, lodging, swimming, picnicking, boating, fishing, hiking, and wildlife observation facilities and customary service facilities necessary to provide the direct support for such activities consolidated to camping facility. This use does not include hotels/motels or mobile home parks.

Car wash – Mechanical facilities for the washing, waxing or vacuuming of private automobiles, light trucks and vans, but excluding heavy trucks and buses.

Car wash, industrial – Mechanical facilities for the washing, waxing, and vacuuming of heavy trucks and buses.

Car wash, self-service – A car wash wherein the customer provides labor and where no self-propelled wash racks are provided.

Cemetery – Land used or intended to be used for internment of the dead and dedicated for such purposes, including columbaria, mausoleums, urn gardens, necessary sales and maintenance facilities.

Check cashing facility – A person or business that for compensation engages, in whole or in part, in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. Check cashing facility does not include a state or federally chartered bank, savings association, credit union, or industrial loan company. Check cashing facility also does not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cash checks or issue money orders for a minimum flat fee not exceeding \$2.00 as a service that is incidental to its main purpose or business.

Church and other place of worship – A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship. Includes synagogue, temple, mosque or other such place for worship.

Club – Buildings and facilities, owned or operated by a corporation, association, person or persons for a social, educational, or recreational purpose, to which membership is required for participation and not primarily operated for profit.

Coffee shop – An informal restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold.

Coffee shop, drive-thru – An informal restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold and customer orders may be by means of a window designed to accommodate automobile traffic.

Commercial service facility – Retail establishments that primarily render services rather than goods. Such services may include but not be limited to copy shops, printing services, package and postal services, janitorial services, and similar operations.

Community center – A place, structure, area, or other facility used for and providing religious, fraternal, social or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.

Conditional use – Uses which are not allowed as a matter of right within a zoning district. Conditional uses are those uses where analysis and judgment of the consequences of each development and use is necessary to preserve and to promote the public health, safety, and general welfare.

Correctional institution – A facility for the detention, confinement, treatment or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include an adult detention center, juvenile delinquency center, jail, and prison. These facilities house prisoners who are in the custody of city/county/law enforcement and the facilities are typically government owned.

Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses – A farm, garden, cultivated land, or building together with accessory structure designed and intended to be used only for the cultivation and sale of live vegetation including flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products.

Day care center – A facility providing care for (1) the elderly and/or functionally impaired adults (18 years of age or older); or (2) five (5) or more children under the age of 13, not including children of a family residing on the premises, for any part of a 24 hour day.

Day care home – A single family residence where an occupant of the residence provides care and supervision of adults or children for any part of the 24 hour day. For child day care homes, care shall be given to a maximum of 12 children, including children related to the day care provider, for any part of a 24 hour day.

Device for Energy Generation – Devices for the generation of energy, such as solar panels, wind generators, and similar devices as an accessory use.

Dormitory – A dwelling containing sleeping rooms without separate cooking facilities for a number of persons customarily unrelated but associated with an educational, religious, charitable or service institution.

Drug store and pharmacy – An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

Drug store and pharmacy, drive-thru – An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies in part, by means of a window designed to accommodate automobile traffic.

Dry cleaning establishment – An establishment which launders or dry cleans articles dropped off on the premises directly by the customer or where articles are dropped off, sorted, and picked up but where laundering or cleaning is done elsewhere.

Dry cleaning establishment, drive-thru – An establishment which launders or dry cleans articles dropped off in part, by means of a window designed to accommodate automobile traffic, directly by the customer or where articles are dropped off, sorted, and picked up but where laundering or cleaning is done elsewhere.

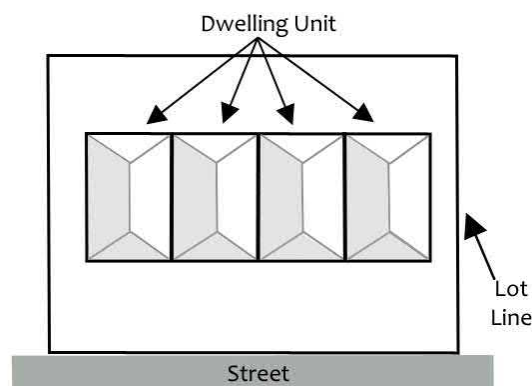
Dry cleaning plant – A building, portion of a building, or premises used or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort, and the processes incidental thereto.

Dwelling – Any building, or portion thereof, used exclusively for human habitation, except hotels, motels, or mobile homes.

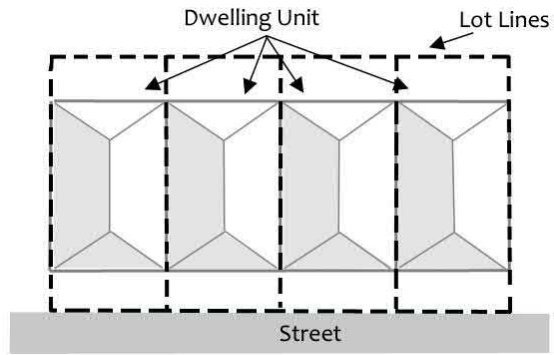
Dwelling unit – A room or group of rooms located within a structure forming a habitable unit for one (1) family.

Dwelling, employee – Units only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of the primary use.

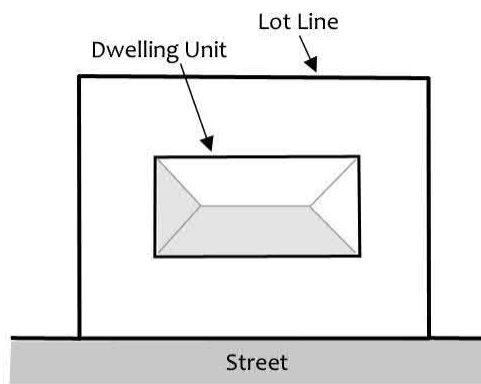
Dwelling, multiple family – A building or portion thereof designed for or occupied exclusively by two (2) or more families.



Dwelling, single family attached – Two (2) or more single-family dwellings sharing common wall areas, each on its own individual lot.



Dwelling, single family detached – A detached building, on a single lot, containing one (1) dwelling unit.



Education facility, college/university – An institution other than a trade school that provides full-time or part-time education beyond high school.

Education facility, kindergarten or nursery school – A school or class for children generally under the age of six (6).

Education facility, primary/secondary – A public, private, or parochial school offering instruction at the elementary, junior, and/or senior high school levels in the branches of learning and study required to be taught in the public schools of the state.

Education facility- specialized private school – An institution for students at the elementary, junior or senior high level who have physical or mental characteristics which require specialized or individual instruction.

Education facility- vocational school – A secretarial school or college, or business school or college, when not public and not owned or conducted by or under the sponsorship of a religious or charitable organization; school conducted as commercial enterprise for teaching instrumental music, dancing, barbering, or hairdressing, or for teaching industrial skills in which machinery is employed as a means of instruction only within buildings.

Education facility- vocational school, outdoor training – A secretarial school or college, or business school or college, when not public and not owned or conducted by or under the sponsorship of a religious or charitable organization; school conducted as commercial enterprise for teaching instrumental music, dancing, barbering, or hairdressing, or for teaching industrial skills in which machinery is employed as a means of instruction, whether indoors or outdoors.

Extraction / processing of raw materials – Any establishment primarily engaged in the process of the removal of physical matter in a solid, liquid, or gaseous state from its naturally occurring location, and the processing of said materials.

Fairground – An area of land use including but not limited to: agricultural related office buildings, animal shows and judging, carnivals, circuses, community meeting or recreational buildings and uses, concerts, food booths and stands, games, rides, rodeos, sales and auctions, storage, theaters. Such county fairs, exhibitions, and shows do not include racetracks or motorized contests of speed.

Farmers market – An occasional or periodic market held in an open area or in a structure where groups or individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.

Farming – The growing of crops, plants, and trees. The term also includes the maintaining of horses, livestock, or poultry for the residents' needs or use and the sale of agricultural products grown on the premises, plant crops or domestic animals.

Filling station and convenience store – A place where gasoline, motor oil, lubricants, or other minor accessories are retailed directly to the public on the premises in combination with the retailing of items typically found in a convenience market or supermarket.

Film drop-off and pick-up station – An establishment or business maintained for the drop-off and pick-up of film without the maintenance or operation of any film processing equipment or machinery on the premises.

Film processing plant – A building, portion of a building, or premises used or intended to be used for the development of film.

Financial institution – An establishment where the principal business is the receipt, disbursement or exchange of funds and currencies, such as: banks, savings and loans, or credit unions.

Financial institution, drive-thru – An establishment where the principal business is the receipt, disbursement or exchange of funds and currencies (such as: banks, savings and loans, or credit unions) and including provisions for the conduct of banking services directly to the occupants of motor vehicles.

Golf course – A tract of land laid out with at least nine (9) holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, driving range, and shelters as accessory uses.

Grocery, community – A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 5,000 square feet but not more than 25,000 square feet of gross floor area.

Grocery, neighborhood – A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies less than 5,000 square feet of gross floor area.

Grocery, supercenter – A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies more than 25,000 square feet of gross floor area.

Group Home – A single family dwelling or single family residence in which eight or fewer unrelated mentally or physically handicapped persons reside, and may include two additional persons acting as houseparents or guardians who need not be related to each other or to any of the mentally or physically handicapped persons residing in the home.

Group residential facility – An establishment qualified for a license by the state which provides resident services to children or adults of whom one or more are unrelated. The individuals may be handicapped, aged, or disabled, are undergoing rehabilitation or extended care, and are provided services to meet their needs.

Gymnasium – A building or portion thereof used for athletic training or sports activities, including accessory seating for spectators.

Harbor, marina, and dock for water-borne vehicles – A dock or basin where slips, moorings and often supplies, repairs, and other services are available for craft.

Heliport – Any landing area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling, and emergency service facilities.

Highway department garage – A facility used by the Highway Department for the storage and maintenance of vehicles used by the Highway Department.

Historic sites or buildings – Sites or buildings with a Historic Designation as detailed elsewhere in this UDC.

Home occupation – Any activity conducted by a resident within a dwelling for financial gain which is incidental to, and clearly subordinate to, the residential use of the property. A home occupation has no employee that is not a resident on the premises, has no retail sales (except for goods and services produced on the premises) and occupies no more than 25% of the residence including the basement and attached garage.

Hospice – Any coordinated program of home care with provision for inpatient care for terminally ill patients and their families. This care is provided by a medically directed interdisciplinary team, directly or through an agreement under the direction of an identifiable hospice administration. A hospice program of care provides palliative and supportive medical and other health services to meet the physical, psychological, social, spiritual, and special needs of patients and their families, which are experienced during the final stages of terminal illness and during dying and bereavement.

Hospital – An institution providing medical and surgical care for humans only, for both inpatients and outpatients, including medical service, training, and research facilities.

Hotel and motel – An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service for transient occupancy. Related ancillary uses may include but shall not be limited to conference and meeting rooms, restaurants, bars, and recreational facilities.

Hotel and motel, extended stay – A building or structure intended as, used as, maintained as, or advertised as a place where sleeping accommodations are furnished to the public as regular roomers, primarily for periods of one week or more.

Incinerator – A plant designed to burn waste, often producing power as a by-product but primarily for disposal.

Independent living – A senior residence providing no regular assistance to residents either with activities of daily living or with daily medical needs.

Individual sewage treatment facility – Facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory agency.

Industrial sales, service, and storage – Establishments providing industrial sales, services, repairs, and storage to individuals or businesses. This classification includes metal, machine, and welding shops; cabinetry and woodworking shops; furniture upholstery shops; and similar business engagements in custom fabrication and repair.

Junk/salvage yard – Any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled, or handled, including but not limited to materials such as scrap metals, paper, rags, tires, and bottles.

Kennel, boarding – The use of land or building for the purpose of boarding or keeping of five (5) or more dogs over four (4) months in age and not owned by the proprietor, or the boarding or keeping of six (6) or more cats over four (4) months of age and not owned by the proprietor or the keeping or boarding of a combination of six (6) or more dogs and cats which are sheltered, fed, and watered in return for a consideration.

Kennel, private – A private kennel is defined as:

- (1) The use of land or building for the purpose of selling and breeding of five (5) or more dogs over four (4) months in age or six (6) or more cats over four (4) months in age, or a combination of six (6) or more dogs and cats.
- (2) The word selling as herein used shall not be construed to include the sale of animals four (4) months of age or younger, which are the natural increase of animals kept by persons not operating a kennel as herein defined; nor shall selling be determined to include isolated sales of animals over four (4) months old by persons not operating a kennel as herein defined.

Laboratory – A facility for analysis of natural resources, medical resources, manufactured materials, or similar items.

Landing strip – An airstrip restricted, except for aircraft emergencies, to use by the owner and, on an infrequent and occasional basis, by invited guests and by commercial aviation activities in connection with permitted uses of the land.

Laundromat – A business that provides washing, drying, and/or ironing machines for hire to be used by customers on the premises.

Library – A public facility for the use, but not sale, of literary, musical, artistic, or reference materials.

Livestock, raising and keeping of animals – An agricultural operation where domestic animals are kept for use as part of a farm or raised for sale.

Local public utility facility – A facility owned by any person, firm, corporation, municipal department, or board duly authorized to furnish, and furnishing under state or municipal regulations, to the public services including electricity, gas, steam, communication, telegraph, transportation, or water.

Local public utility facility, over 60 feet in height – A facility over 60 feet in height that is owned by any person, firm, corporation, municipal department, or board duly authorized to furnish, and furnishing under state or municipal regulations, to the public services including electricity, gas, steam, communication, telegraph, transportation, or water. This use does not include telecommunications structures.

Lumberyard – An area used for the storage, distribution, and sale of finished or rough-cut lumber and lumber products, but not including the manufacture or fabrication of lumber, lumber products, or firewood.

Mail order sale warehouse – A business establishment that is primarily organized to warehouse and fill requests for merchandise or services through the mail.

Manufacturing, fabrication, assembly, processing, or packaging facility – The use of any building, land area, or other premises or portion thereof used for the manufacture, fabrication, assembly, processing, or packaging of goods. This use does not include:

- (1) Facilities producing or processing explosives or flammable gases or liquids;
- (2) Facilities for animal slaughtering, meat packing, or rendering;
- (3) Sulphur plants, rubber reclamation plants, or cement plants; or
- (4) Steel mills, foundries, or smelters.

Meat packing facility – A building where meat, poultry, or eggs are cooked, smoked, or otherwise processed or packed.

Mobile home park – Any area or tract of land designed for the parking or other type of installation of mobile homes on spaces or lots offered for lease or rent, including all improvements, buildings, structures, recreation areas, or other facilities for the use of the residents of such development.

Mortuary – An establishment in which the deceased are prepared for burial or cremation. The facility may include a chapel for the conduct of funeral services and spaces for funeral services and informal gatherings or display of funeral equipment.

Motorcycle, ATV, and similar motor vehicles dealership – A retail business primarily engaged in the marketing of new or used motorcycles, motor scooters, motorbikes, mopeds, off-road all-terrain vehicles (ATV), jet skis, and other motor vehicles (except passenger cars, trucks, recreational vehicles, and boats). Secondary supporting uses may also exist upon the same site, such as maintenance, repair, and service areas, parts storage areas, and financial service areas.

Motorcycle, ATV, and similar motor vehicles storage – A business engaged in the storage of motorcycles, motor scooters, motorbikes, mopeds, off-road all-terrain vehicles (ATV), jet skis, and other motor vehicles that are not sold on the premises.

Museum – A building having public significance by reason of its architecture or former use or occupancy or a building serving as a repository for a collection of natural, scientific, or literary curiosities or objects of interest, or works of art, and arranged, intended, and designed to be used by members of the public for viewing, with or without an admission charge, and which may include as an accessory use art galleries; associated work and storage areas required by a business, firm, or service to carry on business operations of the primary use; bookstores; educational facilities, including, but not limited to: schools, service facilities, studios, or work areas; employee cafeterias; offices; outdoor art displays (said displays must be related to the use of the property, but must not be utilized for advertisement); parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of 72 hours; and the sale of goods to the public.

Newspaper stand – A temporary structure, manned by a vendor that sells newspapers, magazines, and other periodicals.

Nursing home – A building intended for use as a medical care facility for persons who need nursing care and medical service, but do not require intensive hospital care. A nursing home may also include some assisted and independent living uses.

Office, dental – A room, suite of rooms, or building operated by one or more licensed dentists for the examination and treatment of persons solely on an outpatient basis.

Office, general – A room, suite of rooms, or building in which a person transacts the affairs of a business, profession, service, industry, or government.

Office, medical – A room, suite of rooms, or building used by one or more physicians, chiropractors, nurses, or similar personnel for the examination and treatment of persons solely on an outpatient basis.

Oil change facility – Operations that provided lubrication and/or checking, changing, or additions of those fluids and filters necessary to the maintenance of a vehicle. It is intended that these services will be provided while customers wait, generally within a 15- to 20-minute time period.

Pawnshop – Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property.

Permitted use – A use allowed in the zoning district in which it is listed, subject to compliance with the dimensional requirements, development standards, and any other special requirement of the zoning district and the general requirements of this UDC.

Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility – Any establishment that includes the retail sale, repair service, and/or warehousing of equipment for a plumbing, electric, air conditioning, or heating business.

Professional and technical service facility – An establishment where work is done for others, predominately on the premises of the office, by someone trained and engaged in such work for a career; e.g. lawyers, accountants.

Public safety facility – A government facility for public safety and emergency services, including a facility that provides police or fire protection and related administrative facilities.

Railroad switching yard – An area that contains equipment enabling railway trains to be guided from one track to another.

Reading room – A public or private facility for the use and sale of literary, musical, artistic, or reference materials.

Recreation facility – Any establishment whose main purpose is to provide the general public with an amusing or entertaining activity. Includes, but not limited to, skating rinks, water slides, miniature golf courses, arcades, tennis courts, swimming pools, billiard halls, and fitness center but not movie theaters.

Recreational vehicle dealership – A retail business primarily engaged in the marketing of new or used recreational vehicles, commonly referred to as RVs. Secondary supporting uses may also exist upon the same site, such as maintenance, repair, and service areas, parts storage areas, and financial service areas.

Recreational vehicle storage – A business engaged in the storage of recreational vehicles, commonly referred to as RVs, that are not sold on the premises.

Research facility – A structure or complex of structures designed or used primarily for research development functions related to industry and similar fields of endeavor.

Restaurant, fast food – An establishment engaged primarily in the business of preparing food and purveying it on a self-serve or semi self-serve basis. Customer orders and/or service are generally by means of a walk-up counter. Consumption may be either on or off the premises.

Restaurant, sit down – An establishment maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to the public on demand from a menu during stated business hours, served in and on reusable containers and dinnerware, to be consumed on the premises primarily inside the building at tables, booths, or counters, with chairs, benches, or stools.

Retail sales establishment, community – Retail shops and stores (excluding autos, boats, machinery, groceries, etc.) such as apparel, books, hardware, jewelry, paint, sporting goods, and electronics having between 4,000 square feet and 25,000 square feet of floor space.

Retail sales establishment, neighborhood – Retail shops and stores (excluding autos, boats, machinery, groceries, etc.) such as apparel, books, hardware, jewelry, paint, sporting goods, and electronics having 4,000 square feet or less of floor space.

Retail sales establishment, regional – Retail shops and stores (excluding autos, boats, machinery, groceries, etc.) such as apparel, books, hardware, jewelry, paint, sporting goods, and electronics having more than 25,000 square feet of floor space.

Retail sales, outdoor – The placement of goods for sale or for advertisement, outside of the building or structure, including but not limited to garden supplies, tires, motor oil, and clothes but not including vending machines.

Retreat center – A facility which is operated by a nonprofit organization, provides opportunities for small groups of people to congregate temporarily on a site for such purposes as education, enlightenment, contemplation, renewal, or solitude; and by its nature needs to be located in a quiet, sparsely populated, natural environment.

Riding stable – A building and designated site, whether indoors or outdoors, intended or used as a shelter for horses or ponies, which provides for commercial boarding, hire, sale, or training of such animals.

Sales yard operated by a church, school, or other not-for-profit organization – The use of any building, land area, or other premises or portion thereof, operated by a church or other place of worship, school, or not-for-profit organization for the outdoor sale and display of items for sale.

Sanitary landfill – A disposal site and related facilities at which the method of disposing non-hazardous solid waste is by landfill.

Self-storage facility – A building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers, and other residential uses.

Sewage system – A wastewater treatment system, approved by the appropriate county, state, city, or federal agencies, which provides collection networks and a central wastewater treatment facility.

Sheet metal shop – Any establishment involved in the fabrication of sheet metal products on the premises.

Shooting range, indoor – The use of a structure for archery and/or the discharging of firearms for the purposes of target practice or temporary competitions.

Shooting range, outdoor – The use of any building, land area, or other premises or portion thereof for archery and/or the discharging of firearms for the purposes of target practice or temporary competitions.

Solid waste, compost facility – A site that has been approved by the city, county, and the state pollution control agency for the storage, transfer, or composting of specifically identified types of solid waste materials.

Solid waste, facility – Establishment for the disposition of unwanted or discarded material, including garbage with insufficient liquid content to be free flowing.

Solid waste, transfer facility – A facility that receives primarily solid waste materials, from commercial vehicles for the purpose of storing and handling prior to transferring to another facility.

Stable, private – An accessory structure or land use that is designed, arranged, used, or intended to be used for the keeping of equines for the private use of the occupants of a principle dwelling and their guests, but in no event for hire. This use includes an indoor riding arena.

Steel mill, foundry, and smelter – The use of any building, land area, or other premises or portion thereof, engaging in the milling, foundry, or smelting of steel.

Substance abuse facility, inpatient – Structures and land used for the treatment of alcohol or other drug abuse where one or more patients are provided with care, meals, and lodging.

Substance abuse facility, outpatient – Structures and land used for the treatment of alcohol or other drug abuse where neither meals nor lodging is provided.

Sulfur, cement, or rubber reclamation plants – Any plant engaged in the reclamation of sulfur, cement, and/or rubber.

Tackle and bait shop – The use of any building, land area, or other premises or portion thereof engaged in the retail sale of tackle supplies and/or bait for fishing.

Tattoo parlor / body piercing studio – An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following: (1) placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin; (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Theater, indoor – A building or part of a building devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances.

Theater, outdoor – An establishment with open air seating devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances.

Tow yard – An outdoor storage facility for the temporary storage of towed vehicles.

Transit storage yard – The use of any building, land area, or other premises or portion thereof, whether inside or outside, for the storage, maintenance, and repair of vehicles and equipment used for public or private transit service.

Transit transfer station – The property, equipment, and improvements of whatever nature owned, used, constructed, maintained, controlled, or operated to provide mass transportation for passengers or to provide for the movement of people, including park-and-ride stations, transfer stations, parking lots, malls, and skyways.

Trucks, trailers, construction equipment, and agricultural equipment outdoor storage – The use of any building, land area, or other premises or portion thereof used for the storage of medium and heavy duty trucks, trailers, construction equipment, or agricultural equipment.

Trucks, trailers, construction equipment, agricultural equipment sales, rental, and leasing – The use of any building, land area, or other premises or portion thereof used for the sale, rental, or leasing of medium and heavy duty trucks, trailers, construction equipment, or agricultural equipment. Secondary supporting uses may also exist upon the same site, such as maintenance, repair, and service areas, parts storage areas, and financial service areas.

Use – The purpose for which a building, lot, sign, or other structure is arranged, intended, designed, occupied, or maintained.

Vehicle repair and services facility – A facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services, including body, frame, or fender repair, and overall painting.

Veterinary clinic – An establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded during their convalescence.

Warehouse, wholesale or storage- general – A use engaged in storage and transporting manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.

Warehouse, wholesale or storage- live animals, explosives, or flammable gases and liquids – Any establishment that includes transporting or storage of manufactured commodities, live animals, explosives, or flammable gases and liquids.

Welding shop – Any establishment involved in the joining of materials, primarily metals by applying heat, sometimes with pressure and sometimes with an intermediate or filler metal having a high melting point.

Wildlife reservation and conservation project – Lands that contain significant food, water, or cover for native terrestrial and aquatic species of animals. Examples include forests, fields, riparian areas, wetlands, and water bodies. Conservation projects: A project designed for the management of natural resources to prevent waste, destruction, or degradation.

Yard for storage of contractors' equipment, materials, and supplies – Storage yards operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities.

Zoological garden – An area, building, or structures which contain wild animals on exhibition for viewing by the public.

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: February 1, 2021

RE: **P.Z. 13-2020 City of Chesterfield (Unified Development Code—Article 4)**: An ordinance amending Article 4 of the Unified Development Code to revise language pertaining to Architectural Review Design Standards.



Summary

The proposed amendments are in relation to direction received by the Architectural Review Board to explore additional language regarding the current Architectural Review Design Standards within the Unified Development Code (Section 405.04.010) as they pertain to the modification of existing buildings found throughout the City.

The UDC's Architectural Review Design Standards apply to all vacant or undeveloped land and all property to be redeveloped, including additions and alterations. However, no language exists in code regarding specific criteria or design standards by which to evaluate these existing buildings as they are repurposed and redeveloped over time. In many cases, the buildings were constructed before the creation of the Architectural Review Board or even the City's incorporation. It is the understanding that the Board has been providing this recommendation to projects as they proceed through the Architectural Review Board process, but through discussion at the May 2020 ARB meeting, the Board desires additional language to solidify the process formally within the code.

On September 10, 2020, this issue was brought to the Planning and Public Works Committee (P&PW) where Staff received formal direction to move forward with the potential update. At this meeting, the Committee also requested Staff to gather input from the Architectural Review Board regarding the possibility of additional language pertaining to the screening of rooftop mechanical units, specifically a requirement for the utilization of penthouses as the sole form of roof top screening within the City Center Land Use Designation of the City's Comprehensive Plan.

On November 12, 2020, the ARB reviewed the proposed language provided on both the modification of existing buildings and penthouse rooftop screening by City staff. City staff also provided the Board with some minor updates to address inconsistencies of Article 4. The Board provided input to Staff regarding the proposed language and recommended approval of the language with amendments by a vote of 4-0.

A Public Hearing regarding these amendments was held at the January 11, 2021 Planning Commission meeting, and there were no speakers for this item. A vote was

later held at the same meeting where Planning Commission voted to approve the proposed amendments regarding modifications to existing buildings and supplemental updates to address minor inconsistencies within Article 4 of the Unified Development Code, and declined approval for the proposed amendment regarding screening of rooftop mechanical equipment, keeping in place the current language by a vote of 9-0.

On January 21, 2021, Planning and Public Works Committee motioned to forward these two amendments to City Council with a recommendation for approval by a vote of 4-0.

Attached to this report is a copy of draft legislation and the proposed red-line changes to the City's Unified Development Code's Architectural Review Design Standards.

Attachments: Draft Legislation
Attachment A - UDC Article 04-01 Architectural Review Design Standards (Red-Line)

BILL NO. 3337

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 4 OF THE UNIFIED DEVELOPMENT CODE TO REVISE LANGUAGE PERTAINING TO ARCHITECTURAL REVIEW DESIGN STANDARDS {P.Z. 13-2020 CITY OF CHESTERFIELD (UNIFIED DEVELOPMENT CODE – ARTICLE 4)}.

WHEREAS, the City of Chesterfield Unified Development Code contains regulations and requirements pertaining to the development of land within the City; and,

WHEREAS, the Unified Development Code serves to promote the public health, safety, and general welfare of the citizens of the City of Chesterfield; and,

WHEREAS, the City of Chesterfield seeks to update the regulations and requirements pertaining to Architectural Review Design Standards; and,

WHEREAS, a Public Hearing was held before the Planning Commission on January 11, 2021; and,

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

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

WHEREAS, the City Council, having considered said request, voted to approve the updates to Article 4 of the Unified Development Code pertaining to Architectural Review Design Standards.

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 hereby approves the updates to Article 4 of the Unified Development Code pertaining to Architectural Review Design Standards as set out in Attachment “A” which is attached hereto and made part thereof.

Section 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as whole, or any part thereof.

Section 3. The provisions of the Ordinance may be amended in the future by the City Council of the City of Chesterfield.

Section 4. Where this Ordinance differs or conflicts with other laws, rules and regulations, unless the right to do so is preempted or prohibited by the County, State, or Federal government, the more restrictive or protective of the City and the public shall apply.

Section 5. This Ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2021.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: <u>02/01/2021</u>

ATTACHMENT A

Sec. 04-01. ARCHITECTURAL REVIEW DESIGN STANDARDS

A. Applicability and Compliance.

1. Applicability. The City of Chesterfield Architectural Review Design Standards shall apply to all vacant or undeveloped land and all property to be redeveloped including additions and alterations. Applications for Site Plan, Site Development Plan and Site Development Section Plan shall be reviewed by the Architectural Review Board (ARB) unless otherwise specified in any Planned District Ordinance or Special Procedure Approval. The ARB will provide recommendations to the City on projects they have reviewed. Projects which are exempt from being reviewed by the ARB are reviewed by Staff to meet the Design Standards.
2. Unless otherwise required by the City of Chesterfield to be reviewed by the ARB, new single family residential subdivisions shall be reviewed by the Director of Planning (the Department) during site plan, site development plan or site development section plan review.
3. Exemptions.
 - a.) Single residential lots are exempt from the provisions of these ARB Design Standards, provided no construction, addition or alteration of a non-residential building is proposed.
 - b.) Residential additions and tear downs are reviewed under Section 405.20.160 of this UDC.
 - c.) Non-residential additions and architectural amendments that meet the following criteria may be considered for administrative approval by the Director of Planning. Said approval shall be at the discretion of the Director of Planning if:
 - (1) The proposed addition is less than 5,000 sq. ft.; or
 - (2) The proposed addition or amendment does not significantly impact architectural elements previously approved by the Planning Commission or the ARB.
4. Compliance. For projects that are not administratively approved, upon review by Staff after receiving recommendation from ARB, projects will be forwarded to the Planning Commission for review and consideration.
5. Alternative Compliance. The Design Standards may be modified if it may be demonstrated said amendment is necessary to provide creative or imaginative design that exceeds the minimum performance standard requirements. Said amendment shall require two-thirds (2/3) vote of the Planning Commission. Use of sustainability features in regards to items such as, but not limited to, building mass, building orientation, building materials, and energy source and usage, shall be considered when

determining if a modification is warranted. Notwithstanding, the recommendation of the Planning Commission, the Council may modify the standards contained in this Section by a majority vote.

B. Submittal Requirements and Procedures.

1. Submittal Requirements. When an application is required to be reviewed by the ARB, the following shall be submitted for review:
 - a.) Color site plan with contours, site location map, and identification of adjacent uses.
 - b.) Color elevations for all building faces.
 - c.) Color rendering or model reflecting proposed topography.
 - d.) Photos reflecting all views of adjacent uses and sites.
 - e.) Details of screening and retaining walls.
 - f.) Section plans highlighting any building off-sets.
 - g.) Architect's Statement of Design which clearly identifies how each section in the design standards has been addressed and the intent of the project.
 - h.) Landscape Plan.
 - i.) Lighting cut sheets for any proposed building lighting fixtures.
 - j.) Large exterior material samples.
 - k.) Any other exhibits which would aid understanding of the design proposal as required by the City of Chesterfield.
 - l.) Electronic files of each document required shall also be submitted in a format as specified by the City.
2. Alternative Compliance to Submittal Requirements. In some cases, atypical projects may benefit by the use of alternate submittals; including additional items or less than those items as provided above. The Director of Planning shall review and approve the use of alternate submittals prior to submission for review by the ARB.
3. Procedures.
 - a.) All applicable development as provided in Section 04-01.A. of this Article shall submit the appropriate materials for review by the City of Chesterfield.
 - b.) When required, these submittal materials shall be reviewed by the ARB and/or the Planning Commission.

- c.) Any amendments or proposed modifications to previously approved architectural elevations shall be reviewed for compliance to the standards set forth in this Section by the Director of Planning. However, when the Director of Planning deems the requested amendment or modification to be a major change, they may require that the request be reviewed by the ARB for the purpose of obtaining a recommendation.
- d.) When a Planned District Ordinance or Special Procedure Approval requires that all architecture be reviewed by the ARB and/or the Planning Commission, all amendments and proposed modifications shall also be reviewed by said Board and/or Commission.

C. General Requirements for Site Design.

All projects should address the following requirements as directed by the City of Chesterfield:

1. Site Relationships. Developments should emphasize site relationships to provide a seamless transition between phases of a project, which are compatible with neighboring developments, and which also provide a transition from the street to the building.

Desirable Practices	Undesirable Practices
Provide safe pedestrian movement between elements.	Site design that impairs or interferes with other properties or developments.
Provide public plazas, courtyards, assembly areas etc.	Excessive noise, lighting, glare.
Incorporate scenic views, fountains, public art etc. within outdoor spaces.	Delivery zones, trash enclosures, storage areas, transformers and generators that are not screened and are visible by the public.
Consider climate, solar angles, and outdoor activities when designing elements within outdoor spaces.	Above ground public utilities.

2. Circulation System and Access. Circulation systems shall be designed to avoid conflicts between vehicular, bicycle, and pedestrian traffic to and from buildings on the site. Circulation patterns shall be safe, obvious, and simple as described in the standards below.

Bicycle Circulation	• Provide bicycle parking in highly visible locations. • Provide racks with a locking opportunity.
Pedestrian Circulation	• Give precedence to pedestrian circulation over vehicular circulation. • Provide pedestrian access from large parking areas. • Design open and attractive circulation systems between buildings, blocks, and adjacent developments. • Utilize materials, textures and/or colors to improve safety and visibility at points of conflict with vehicular routes. • Surface routes with durable materials in order to eliminate "short cuts" which damage landscape areas.
Vehicular Circulation	• Provide accommodations for public transportation as directed by the City of Chesterfield and transportation agencies.
Parking	• Encourage rear and side parking areas. Front parking may be considered if appropriate landscaping and setbacks are incorporated into the parking design. • Provide landscaped separation of parking areas and buildings and create a landscaped foreground for buildings.
Pedestrian Orientation	• Establish areas with visual interest such as outdoor dining areas or outdoor seating areas which face the street and pedestrian ways. • Provide open spaces, such as covered walkways, courtyards and plazas. • Provide connections to public transportation, bus stops, future light rail stations and commuter lots.

3. Topography.

- a.) Utilize topography for screening, buffering, and transition between uses and developments.
- b.) Retain the natural slope and topography while minimizing changes to the existing topography. Avoid abrupt or unnatural appearing grading design.
- c.) Round proposed cut and fill slopes, both horizontally and vertically.

4. Retaining Walls.

- a.) Minimize the height and length of retaining walls. Screen with appropriate landscaping, where appropriate.
- b.) Incorporate design elements of other architectural or natural features of the project.

- c.) Use terracing as an alternative to tall or prominent retaining walls, particularly in highly visible areas on hillsides.
- d.) Use stone, masonry or textured concrete walls or other similar materials.
- e.) Use of timber tie walls is not permitted.

D. General Requirements for Building Design.

These requirements shall apply to all structures.

1. Scale.

Building Scale	• Demonstrate through elevations and renderings that the size, proportion, design and orientation of buildings are compatible with the adjacent or predominant development in the area. • Provide transitions between buildings and uses to visually reduce differences in scale and proportion.
Human Scale	• Design to achieve a sense of human scale through the use of wall insets, balconies, window projections or other architectural elements.
Generic Scale	• Respect and/or improve the rhythm established by adjacent or predominant buildings and development. • Coordinate the actual and apparent height of adjacent structures. Adjust apparent height by placing window lines, belt courses and other horizontal elements in a pattern that complements the same elements on neighboring buildings.

2. Design.

- a.) Design and coordinate all façades with regard to color, types and numbers of materials, architectural form and detailing.
- b.) Avoid linear repetitive streetscapes.
- c.) Avoid stylized, “corporate” and/or franchise designs that use the building as advertising.
- d.) Provide architectural details particularly on façades at street level.
- e.) Encourage art elements such as wall sculptures, murals, and artisan created details etc. throughout a project.
- f.) Encourage designs that enhance energy efficiency.
- g.) Encourage the use of environmentally conscious building techniques and materials.

- h.) Provide entry recesses, plazas, roof overhangs, wall fins, projecting canopies or other similar features indicating the building's entry points while providing protection.
- i.) Paint and trim temporary barriers/walls to complement the permanent construction excluding tree protection fencing.
- j.) Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure.

3. Materials and Colors.

Desirable Practices	Undesirable Practices
Use compatible colors, materials and detailing on a building. Colors, materials and detailing should also be compatible with adjacent buildings and properties. Encourage the use of integral color where practical.	False or decorative façade treatments, inconsistent adornment and overly frequent material changes should be avoided.
Utilize durable materials.	Highly reflective materials and prefabricated buildings are discouraged.
Utilize contrasting paving surfaces for pedestrian access in large paved areas.	

4. Landscape Design and Screening.

Development Landscaping	• Use a consistent theme throughout each development. Variations may be used to create distinction between spaces but such themes shall be internally consistent. • Use landscape design to accentuate significant views. • Incorporate or include landscaped areas throughout the site design. Tree and shrub plantings should be grouped together to create strong accent points. • Incorporate existing landscape elements into design. Mature trees, tree groupings and rock outcroppings shall be considered as design determinants. • Provide for screening of unfavorable views either to or from the subject site.
Building Landscaping	• Incorporate landscaping into building design. • Incorporate landscaped setbacks to buffer adjacent buildings and uses and to create separation between the building and the street. • Include works of art in landscape plans.
Parking Area Landscaping	• Protect landscape materials from pedestrian or motor traffic with curbs, tree guards, or other devices. • Enhance paved access, parking, and circulation spaces with berms, islands or other landscaped spaces. Provide trees and tree groupings. • Screen parking structures with dense landscaping on all sides.
Walls and Fences	• Design sound walls, masonry walls, and fences to minimize visual monotony through changes in plane, height, material or material texture. • Present fencing design and materials in the Architect's Letter of Intent submitted for review. Chain link fencing is discouraged; additionally, chain link fencing with wood or any type of inserts or lining is not considered suitable.
Screening	• Use screening materials for exterior trash and storage areas, service yards, loading docks and ramps, wood service poles, electric and gas meters, irrigation back flow prevention devices, and transformers that are substantial, durable, opaque, and well designed. • Integrate the design of fencing, sound walls, carports, trash enclosures, rooftop screening, and similar site elements into the building design and construct with similar materials.

5. Signage. Signs and sign packages are reviewed through a separate process. All signs shall adhere to the Unified Development Code (UDC) and/or the Sign Package for the site.
6. Lighting. Site Lighting is reviewed through a separate process. All lighting including architectural lighting and building light fixtures shall adhere to the UDC.
7. Existing Structures. All additions and exterior renovations to existing structures shall advance such structures toward further compliance with the provisions of Section 405.04.010 D. of the Unified Development Code. Exterior additions shall be incorporated into one cohesive design with the existing structure.

E. Specific Requirements for the Chesterfield Valley.

These requirements for Chesterfield Valley are to be applied to commercial and industrial development in addition to addressing all other applicable design standards in the UDC.

Facades	- Utilize architectural elements from the Front Façade on the side and rear of the structure. - Utilize accent lighting and avoid flood lighting for facades of buildings facing I-64/US 40. - Screen trash enclosures and construct with materials consistent to the building.
Storage	Screen outdoor storage of goods, equipment or automobiles for sale or service from I-64/US 40.
Utilities	Install all new and existing site utilities underground.
Parking	- Locate parking primarily to the side or rear of any building facade facing I-64/US 40 or along North Outer 40. - Screen loading areas and construct with material consistent to the building.

Article 04. Development Requirements and Design Standards

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Residential Architecture	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Use architectural elements and materials matching the front façade on the sides and rear of the structure where the façade is visible from streets external to the subdivision. Avoid long uninterrupted building surfaces and materials or designs that cause glare. Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Design to fit appropriately with the natural landscape. Design infill development to reinforce functional relationships and patterns of development within the existing neighborhood.	Utilize setbacks, screening, building massing or driveway parking locations to provide transitions when adjacent to a different land use or residential density.
Multi-Family Architecture	Provide an on-site pedestrian system with access to common ground areas.	Express architecturally the individual dwelling units within the building. Utilize color, material and plane changes to articulate facades. Avoid monotonous or institutional designs. Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Respect the scale, proportion and character of the adjacent or predominant neighborhood.	Provide functional recreation areas. Provide private outdoor space for each dwelling. Provide visual transitions between the street and the dwelling units.
Commercial and Industrial Architecture	Locate service and loading areas away from public streets and out of the main circulation system and parking areas. Provide access for service vehicles, trash collection and storage areas from alleys when possible. If not possible, utilize the street with the least traffic volume and visual impact.	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Screen utility meters, and surface transformer switching pads.	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Design and locate building equipment and utilities to minimize visibility from public streets, surface parking lots, and neighboring properties.

Article 04. Development Requirements and Design Standards

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Fast Food Restaurants	Create a circulation system that provides adequate space for drive-thru queuing lines. Direct drive-thru queuing lines so as to not conflict with pedestrian circulation or on-site parking.	Adapt franchise or corporate style architecture to complement the style of adjacent developments. Apply color schemes that coordinate with adjacent developments' color schemes. Utilize similar architectural designs and palettes as the commercial development in which the building will be located. Integrate drive-thru elements, outdoor seating areas and play equipment architecturally into the building design.	Utilize perimeter fencing that is attractive and compatible with the building design.	Adapt franchise or corporate style architecture to fit in with the scale and proportion of adjacent development.	Locate drive-thru elements away from the primary street frontage.
Auto Service and Fuel Stations	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Provide a structural or strong design element to anchor corner stores. Create building(s) designs compatible with surrounding developments. Use of prefabricated or pre-designed buildings is discouraged. If used, adapt the design so as to be compatible with adjacent development.	Provide landscaping and/or pathways in an alternate paving material to break up expanses of pavement and/or asphalt. Screen or architecturally incorporate tank vents into the design.	Design prefabricated or pre-designed buildings, if used, so as to have a scale and proportions compatible with adjacent development.	Avoid multiple structures on the site. Situate car wash openings away from the street.
Shopping Center and Office Complex	Create separate circulation routes for truck deliveries and customers. Access for deliveries shall be from the least traveled or impacted street. Avoid when possible, large parking areas adjacent to the street.	Provide consistent design styles, details and palettes throughout the development including outlot buildings. Design outdoor retail sales areas, if allowed, to be complementary and integrated into the overall building design.	Screen or architecturally incorporate outdoor shopping cart storage into the design.	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Provide outdoor gathering areas. Outdoor retail sales space must be shown and approved on the site plan if allowed.

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: February 1, 2021

RE: **Downtown Chesterfield, (Categories A&B) ASDCP Power of Review:** An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place.

Summary

Stock and Associates Consulting Engineers, Inc. has submitted an Amended Site Development Concept Plan for Planning Commission review. This request depicts a phased development of 17 lots that total 78.4 acres. The subject site is located in what is known as “Categories A&B” of Downtown Chesterfield. The subject site is zoned “PC&R” Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3114.

An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan have all been submitted for review and approval in accordance to the governing ordinance. If approved, a Record Plat will follow creating individual lots, and then individual Site Development Section Plans may be submitted to develop each individual Lot.

The project was reviewed by the City of Chesterfield Planning Commission on Monday January 11, 2021. At that meeting, the Commission made a motion to approve the Amended Site Development Concept Plan as submitted by the applicant. The motion passed by a vote of (9 to 0).

Power of Review was called in accordance to Section 405.02.200 of the Unified Development Code on January 14, 2021.

The project was reviewed by the Planning and Public Works Committee on January 21st, 2021. At that meeting, a motion was made to approve the project with amendments. There were three Amendments proposed.

The first amendment was to both modify the density allocation table on the Amended Site Development Concept Plan and remove a note on the plan that allocated future density for Categories A&B. The modification to the table was for Lot 1 to be allocated 72 units and Lot 6 to be allocated 35 units.

The second amendment was for the lake front trail to be at a minimum width of 10 feet around the entire lake.

The third amendment was to remove all the street trees along Lake Front Drive within the 300 ft view corridor, except for any trees that were directly adjacent to the northern and southern boundaries of the corridor.

The motion was made to approve as amended, which passed by a vote of (4-0).

A full description of the applicant's request, site history, and staff analysis pertaining to the Amended Site Development Concept Plan may be found in the January 11th Planning Commission report attached to this document.



Figure 1: Subject Site Aerial

Attachments: January 11, 2021 Planning Commission Staff Report
Amended Site Development Concept Plan
Landscape Concept Plan
Lighting Fixture Concept Plan
Signage Concept Plan
Amenities Detail
Delivery and Loading Strategy Narrative Statement



VII.A.

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

Planning Commission Staff Report

Meeting Date: January 11, 2021

From: Mike Knight, Assistant City Planner *gmk*

Location: South of Wild Horse Creek Road, west of Chesterfield Parkway West, and east of Burkhardt Place.

Description: **Downtown Chesterfield, (Categories A&B) ASDCP:** An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place.

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc. has submitted an Amended Site Development Concept Plan for Planning Commission review. This request depicts a phased development of 17 lots that total 78.4 acres. The subject site is located in what is known as “Categories A&B” of Downtown Chesterfield. The subject site is zoned “PC&R” Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3114. An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan have all been submitted for review and approval in accordance to the governing ordinance. If approved, a Record Plat will follow creating individual lots, and then individual Site Development Section Plans may be submitted to develop each individual Lot.



Figure 1: Aerial Image

HISTORY OF SUBJECT SITE

Below in Figure 2 is a table that provides a high level historical summary of significant events for the subject site. The events detail the year they occurred, whether they were plan or zoning related, followed by a brief description of the request and the resulting action.

Year	Month	Approval	Description	Action
2008	March	ORD 2449	Consolidation of six zoning districts into one PC&R district creating Downtown Chesterfield	Subsequent site plans were never submitted under zoning regulations of Ordinance 2449
2018	Feb	ORD 2990	Text amendment removing 2.9 acres and adding 3.4 acres	Provided necessary legal description change to facilitate the development for the Aventura development to the north
	Nov	ORD 3023	Incorporated (0.4) acres into PC&R district and amended development criteria	Allowed for separate concept plans north of Wild Horse Creek Road (Category C) and south of Wild Horse Creek Road (Categories A&B).
2019	Feb	SDCP	Concept Plan for Category C	A Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 22 acre phased development north of WHCR.
		SDSP	Lot A of Category C	Allowed for development of a mixed-use building containing residential units, retail, and restaurant on Lot A.
2020	Feb	SDSP	Lot B of Category C	Allowed for development of a hotel and conference center on Lot B
	Aug	ORD 3114	Incorporated (0.6) acres into PC&R district and amended development criteria	Ordinance to facilitate the development known as Wildhorse Village
	October	SDCP	Concept Plan for Infrastructure only of Categories A & B	Allowed for grading to be reviewed and approved to facilitate roadways, storm sewers, and sanitary sewers

Figure 2: Historical Summary

STAFF ANALYSIS

The governing ordinance is unique in the fact that there are four specific concept plans to be submitted and approved by Planning Commission. These plans include the Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan. Categories A&B have specific standards outlined in the governing ordinance that reference building placement, building volume, floor heights, façade elements, outdoor space, building function, and specific exhibits that detail streetscapes to which the development must adhere.

The following analysis will be provided for each of the four required plans.

Amended Site Development Concept Plan:

The Subject Site is composed of 17 total lots for the phased development of Categories (A&B). All of the lots are currently undeveloped except for the Freedom Title building located at 16476 Wild Horse Creek Road. This building will be utilized as a construction office during the creation of the infrastructure then is planned to be removed before the development of Lot 2A. There is currently a Record Plat submitted and under review. The submitted Record Plat is in the same lot configuration that exists in the Amended Site Development Concept Plan for consideration. Lot 7A depicted on the Amended Site Development Concept Plan is understood as Common Ground for the entire development.

The Concept Plan provides general areas for lot lines, potential roadways, building foot prints, parking areas and common ground containing required amenities. All of these items conform to the Preliminary Development Plan contained within the site specific ordinance.

Lot lines: As previously mentioned, there are 17 total lots in which subsequent site development section plans will be provided for consideration after an approved Record Plat by City Council creates each lot. The governing ordinance has density limitations of 1.7 million cumulative gross floor area of retail commercial uses, office commercial uses, civic uses, and lodging uses and 1,000 residential units within the 99 acre Downtown Chesterfield (A,B,C) subject site. The approved ASDCP for Category C contains 258,775 of the allowable gross floor area and 188 units. This leaves roughly 1.4 million gross floor area and 812 units of available density for Categories A&B. Figure 3 outlines the density allocation for each lot. A note on the plan states

Categories (A & B)	Commercial (GFA)	Residential (Units)
Lot 1		90
Lot 2A		250
Lot 2B	170,000	
Lot 2C	173,000	
Lot 3A	204,000	
Lot 3B	135,000	
Lot 3C	153,000	
Lot 3D	12,000	
Lot 4A	66,000	
Lot 4B	89,000	
Lot 4C	90,000	
Lot 4D	15,000	
Lot 5A	52,000	
Lot 5B/5C	15,000	270
Lot 5D		40
Lot 6		43
Total	1,174,000	693

Figure 3: Density Allocation

that the remaining density not accounted for in Categories A&B (267,225 GFA and 119 units) is allocated as future density and shall be at the discretion of Wildhorse Village LP, its successors and assignees.

Potential Roadways: In October of 2020, a Site Development Concept Plan (Infrastructure Only) was approved by City Council. This plan outlined the location for the necessary infrastructure to support the 78.4 acre site. The conceptual roadway network includes the extension of Burkhardt Place, an inner ring roadway (Urban Main Street), and a connection roadway (Urban Mixed Use Street) that serves as an additional connection from the inner ring to Burkhardt Place. This roadway alignment substantially conforms to the roadway alignment approved on the Preliminary Development Plan within the governing ordinance. The grading to facilitate the construction of this roadway network has been approved and is currently under operation. The conceptual roadway network within the ASDCP meets all design standards within Article 04 of Chapter 405 of the Unified Development Code. These standards include the location, spacing, and geometric design of driveway access. The applicant has also supplied an additional delivery and loading strategy narrative statement and is attached to the Planning Commission packet.

Building Footprint: The conceptual plan contains a conceptual building layout for each developable lot. The governing ordinance has a streetscape exhibit for each roadway depicted on the Preliminary Development Plan. Each exhibit has a build-to line in which buildings must be built to a certain point on a lot compared to the more traditional set-back line in which there is a requirement for a building to be set back from a lot line. The submitted ASDCP conforms to the street façade requirements within the governing ordinance.

Parking Areas: There are both structured parking and street parking depicted on the ASDCP. This plan provides the general location of parking for each lot but does not provide the total quantity requirements. The total number of parking spaces will be required on each lot's subsequent Site Development Section Plan. A few notable features in regards to the parking would be that there are currently 134 on-street parking spaces depicted along the internal roadways, lots 2B, 2C, 3C, and 3D all utilize the structured garage on lot 2A for parking and do not have parking on their own lot, and the only surface parking lot allowed by ordinance would be in relation to the grocery use.

Common Ground/Amenities: The area depicted as lot 7A, which includes all of the existing lake and internal roadways, will be common ground. The common ground includes the 75', 125' and 300' view corridors that are required by ordinance. Also included within the common ground are all of the required amenities by ordinance. These amenities include, but are not limited to, a lake front park, lake front walk, trail rest station, trailhead overlook, picnic lawn, boathouse, boat launch, viewing terraces, public art, floating gardens, viewing ridges, lunchbreak courtyard, stepped amphitheater, floating stage, performance terrace, pocket parks, and a terraced plaza. It is important to note that these amenities will be approved with this plan and not on subsequent plans. Included in this Planning Commission Packet is a description of each amenity and the location for each amenity is depicted on the ASDCP. Figures 4-9 on the following pages are images represented in the provided packet.



Figure 4: Amenities

- Terraced Plaza
- Stepped Amphitheater
- Floating Stage
- Floating Garden
- Performance Terrace



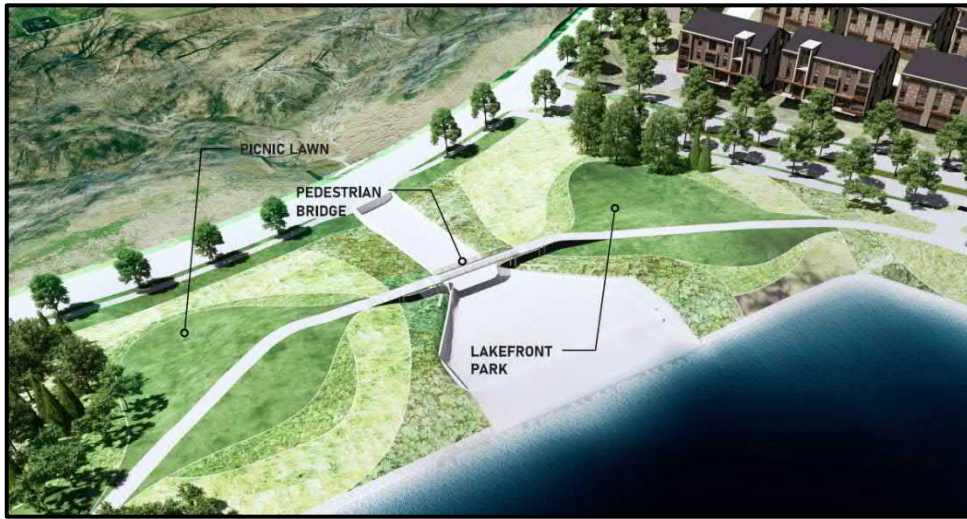
Figure 5: Amenities

- Pocket Park
- Pedestrian Bridge



Figure 6: Amenities

- Boathouse
- Boat Launch



- Picnic Lawn
- Lakefront Park

Figure 7: Amenities



- Trail Rest Station
- Overlook
- Viewing Ridge

Figure 8: Amenities



- Lake front walk
- Viewing Terraces
- Lunchbreak Courtyard

Figure 9: Amenities

Landscape Concept Plan:

The Landscape Concept Plan outlines areas for street trees along the roadways, the required landscape buffers, and the common ground plantings. All buffers shown on the ASDCP conform to the requirements of the governing ordinance. The buffers will be required to be planted on each lot as they develop. The street trees are shown on the ASDCP of which there are 275 new deciduous street trees to be planted along the roadways. Common Ground Plantings consist of 95 deciduous trees, 47 evergreen trees, and 54 ornamental trees. The full Landscape Plan depicting the location of each tree is provided in the Planning Commission Packet.

Lighting Fixture Concept Plan:

The applicant has submitted the required Lighting Fixture Concept Plan. The primary purpose of the Lighting Fixture Concept Plan is to establish a cohesive appearance in regards to lighting within Categories (A&B) of Downtown Chesterfield. Below are the fixtures chosen by the applicant to be utilized consistently throughout the 78.4 acres. These fixtures consist of roadway and trail lighting, the terraced plaza lighting, and decorative lighting over an intersection. The fixtures can all be seen below (Figure 10) with the associated cut sheets and location located within the attached Planning Commission Packet.

Image	Designation	Location	Finish	Pole Height
	S01	Pedestrian	Graphic Metallic	14'
	S02	Roadway	Graphic Metallic	23'
	S03	Plaza	Silver	32'
	S04	Decorative Intersection	Wood Finish	NA

Figure 10: Lighting Fixture Concept

Signage Concept Plan:

The applicant submitted the required Signage Concept Plan. The primary purpose of the Signage Concept Plan is to establish a cohesive appearance in regards to signage within Categories A&B of Downtown Chesterfield. Individual sign packages must be consistent with the Signage Concept Plan. The signage concept plan details street kiosks along the eastern half of the internal roadway system. The street kiosk signs are to be in an aluminum frame with the graphics to be on an opaque panel integral to the sign cabinet while being internally illuminated. The conceptual location of the street kiosks are included in the Planning Commission Packet.

The Signage Concept Plan also depicts primary and secondary entrance signage. The walls are to be large scale solid materials (natural, precast, or cast-in-place architectural concrete) for the base of the sign or as the background for the sign message. The colors are to be complementary to the overall public realm materials of the development. All text and graphic are to be pin mounted to the sign background and to be illuminated by ground mounted LED lighting or to be backlit.

The applicant supplied a narrative statement along with defined criteria for both building and site signage and is included in the Planning Commission Packet.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 3114. Staff recommends approval of the Amended Site Development Concept Plan for the Downtown Chesterfield (Categories A&B) development.

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, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the Downtown Chesterfield (Categories A&B) development."
- 2) "I move to approve the Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the Downtown Chesterfield (Categories A&B) development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Amended Site Development Concept Plan
 Landscape Concept Plan
 Lighting Fixture Concept Plan
 Signage Concept Plan
 Amenities Detail
 Delivery and Loading Strategy Narrative Statement

CATEGORIES A & B AMENDED SITE DEVELOPMENT CONCEPT PLAN

A TRACT OF LAND
BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF
'CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO' IN TOWNSHIP 45 NORTH
RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PLAN SHEET LEGEND

- C10 SITE DEVELOPMENT CONCEPT PLAN
C11 OVERALL SITE
C20 SITE DEVELOPMENT CONCEPT PLAN
C30 SITE DEVELOPMENT CONCEPT PLAN
C40 SITE DEVELOPMENT CONCEPT PLAN
C50 SITE DEVELOPMENT CONCEPT PLAN
C60 TYPICAL STREET SECTIONS
CL-100 CONCEPT LANDSCAPE PLAN - STREETSCAPE
CL-110 CONCEPT LANDSCAPE PLAN - OPEN SPACE AREA A
CL-111 CONCEPT LANDSCAPE PLAN - OPEN SPACE AREA B
E2100 ELECTRICAL SITE LIGHTING PLAN
E2100 ELECTRICAL SITE LIGHTING CALCULATIONS
TSD-1 TREE STAND DELINEATION
TPP-1 TREE PRESERVATION PLAN

- SITE DEVELOPMENT CONCEPT PLAN - INFRASTRUCTURE AND ROADWAYS
(F.B. 388 F.B. 450-462) APPROVED BY:
1. MODOT ON 02/20/2020
2. ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION ON 02/20/2020
3. CITY OF CHESTERFIELD PLANNING COMMISSION ON 04/04/2020
4. CITY OF CHESTERFIELD PLANNING AND PUBLIC WORKS COMMITTEE ON 04/20/2020
5. CITY OF CHESTERFIELD CITY COUNCIL ON 10/05/2020

- ① 300' 42' 12" W
② 322' 0' 0" S
③ 340' 14' 26" E
④ 340' 14' 26" E
⑤ 340' 14' 26" E
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LOCATION MAP

PERTINENT DATA

OWNER: WILDHORSE VILLAGE, LP
A MISSOURI LIMITED PARTNERSHIP
BOOK: 23906 - PAGE: 2981

OVERALL AREA: 78.397 Acres ±
EXISTING ZONING: PC & R PER ORDINANCE #3114
LOCATOR NO: 187620206, 187620185, 187630195, 187620053, 187640248, 187640260, 187640271, 187620174, 185410240, 185410206, 187620064, 187630272, 187640083

FURNERBERG'S: PC-21, GRID 18FT & 19EE
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: PARKWAY
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0165K, FEB. 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRIT INC
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY
USACE PERMIT: MVS-2020-554

PROPERTY DESCRIPTION

AS SURVEYED DESCRIPTION
A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF 'CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO' IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODDARD RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS; NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 303.46 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD VARIABLE WIDTH, IN PLAT BOOK 354 PAGES 865 OF THE ST. LOUIS COUNTY RECORDS, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 5.31 FEET, TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 518.79 FEET, AN ARC DISTANCE OF 19.25 FEET; AND A CHORD WHICH BEARS NORTH 69 DEGREES 35 MINUTES 45 SECONDS EAST, 19.25 FEET; NORTH 79 DEGREES 48 MINUTES 24 SECONDS EAST 84.71 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 307.00 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 320.45 FEET, AND A CHORD WHICH BEARS NORTH 84 DEGREES 25 MINUTES 32 SECONDS EAST, 318.79 FEET, NORTH 04 DEGREES 32 MINUTES 49 SECONDS EAST 12.00 FEET, TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 918.00 FEET, AND ALONG SAID CURVE AN ARC DISTANCE OF 623.36 FEET, AND A CHORD WHICH BEARS NORTH 60 DEGREES 01 MINUTES 16 SECONDS EAST, 611.48 FEET, TO A POINT ON THE WEST LINE OF A ROADWAY DEDICATED AS RECORDED IN BOOK 8408 PAGE 1235 OF THE ST. LOUIS COUNTY RECORDS, BEING THE NORTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND CONVERTED TO KENNER PROPERTY HOLDING LLC AS RECORDED IN DEED BOOK 23776 PAGE 3007 OF SAID RECORDS; THENCE SOUTH 00 DEGREES 43 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID ROADWAY DEDICATION, 6.68 FEET; THENCE ALONG THE SOUTH LINE OF SAID DEDICATION, SOUTH 44 DEGREES 16 MINUTES 55 SECONDS EAST, 222.40 FEET; THENCE NORTH 45 DEGREES 14 DEGREES 16 MINUTES 55 SECONDS EAST, 8.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF ABOVE SAID RELOCATED WILD HORSE CREEK ROAD, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1181.92 FEET; THENCE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG SAID CURVE, AN ARC DISTANCE OF 25.00 FEET, AND A CHORD WHICH BEARS SOUTH 49 DEGREES 04 MINUTES 19 SECONDS EAST, 25.00 FEET; SOUTH 49 DEGREES 46 MINUTES 41 SECONDS EAST 4.14 FEET; SOUTH 44 DEGREES 11 MINUTES 59 SECONDS EAST 3.70 FEET; SOUTH 49 SECONDS 41 MINUTES 26 SECONDS EAST 36.63 FEET; SOUTH 40 DEGREES 25 MINUTES 28 SECONDS WEST 19.97 FEET; SOUTH 49 DEGREES 40 MINUTES 30 SECONDS EAST 112.49 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1059.85 FEET; ALONG SAID CURVE, AN ARC DISTANCE OF 300.72 FEET, AND A CHORD WHICH BEARS SOUTH 54 DEGREES 04 MINUTES 45 SECONDS EAST, 300.52 FEET; SOUTH 58 DEGREES 45 SECONDS EAST 164.17 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1659.66 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 84.52 FEET, AND A CHORD WHICH BEARS SOUTH 59 DEGREES 40 MINUTES 44 SECONDS EAST, 84.52 FEET; AND SOUTH 17 DEGREES 50 MINUTES 47 SECONDS EAST 135.74 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY, 73 FEET WIDE, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1186.50 FEET; THENCE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID WEST RIGHT OF WAY LINE, ALONG SAID CURVE AN ARC DISTANCE OF 206.68 FEET, AND A CHORD WHICH BEARS SOUTH 17 DEGREES 11 MINUTES 08 SECONDS WEST, 295.91 FEET; SOUTH 10 DEGREES 03 MINUTES 12 SECONDS WEST, 1252.43 FEET; AND SOUTH 55 DEGREES 01 MINUTES 55 SECONDS WEST 35.38 FEET TO THE NORTH RIGHT OF WAY LINE OF BURKHARDT PLACE, VARIABLE WIDTH; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 80 DEGREES 08 MINUTES 49 SECONDS WEST 15.00 FEET; SOUTH 10 DEGREES 01 MINUTES 02 SECONDS WEST 3.50 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 287.03 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 244.69 FEET, AND A CHORD WHICH BEARS NORTH 55 DEGREES 47 MINUTES 14 SECONDS WEST 237.35 FEET; NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST, 472.64 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 568.00 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 351.80 FEET, AND A CHORD WHICH BEARS NORTH 48 DEGREES 10 MINUTES 57 SECONDS WEST 37 SECONDS WEST, 351.80 FEET; ALONG SAID CURVE, AN ARC DISTANCE OF 281.27 FEET, AND A CHORD WHICH BEARS NORTH 76 DEGREES 46 MINUTES 37 SECONDS WEST, 279.89 FEET; NORTH 03 DEGREES 22 MINUTES 20 SECONDS EAST, 8.50 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 826.50 FEET; ALONG SAID CURVE, AN ARC DISTANCE OF 244.42 FEET, AND A CHORD WHICH BEARS SOUTH 84 DEGREES 53 MINUTES 57 SECONDS WEST, 243.53 FEET; SOUTH 76 DEGREES 28 MINUTES 53 SECONDS WEST 99.72 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 697.80 FEET, AND A CHORD WHICH BEARS NORTH 45 DEGREES 37 MINUTES 28 SECONDS WEST, 554.80 FEET; TO A POINT OF REVERSE CURVE, TO THE LEFT HAVING A RADIUS OF 985.00 FEET; ALONG SAID CURVE, AN ARC DISTANCE OF 900.56 FEET, AND A CHORD WHICH BEARS NORTH 13 DEGREES 53 MINUTES 58 SECONDS WEST, 869.52 FEET, TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 164.50 FEET; ALONG SAID CURVE, AN ARC DISTANCE OF 96.96 FEET, AND A CHORD WHICH BEARS NORTH 15 DEGREES 34 MINUTES 59 SECONDS WEST, 286.06 FEET, TO THE SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD AS INDICATED BY PLAT BOOK 354 PAGE 865; NORTH 02 DEGREES 22 MINUTES 28 SECONDS EAST, 9.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 164.50 FEET; ALONG SAID CURVE, AN ARC DISTANCE OF 164.50 FEET, AND A CHORD WHICH BEARS NORTH 38 DEGREES 52 MINUTES 37 SECONDS EAST, 85.54 FEET; NORTH 06 DEGREES 33 MINUTES 40 SECONDS EAST, 12.18 FEET TO THE ABOVE SAID SOUTH RIGHT OF WAY OF WILD HORSE CREEK ROAD; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 996.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 459.36 FEET, AND A CHORD WHICH BEARS NORTH 36 DEGREES 20 MINUTES 43 SECONDS EAST, 552.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.397 ACRES.

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AND ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0164K WITH AN EFFECTIVE DATE OF 2-4-2015, BY GRAPHICALLY PLOTTING.

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, NON-EXISTENCE, 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 BY SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/22/2020	REVISED PER COMMENTS
2	09/15/2020	REVISED PER COMMENTS
3	11/13/2020	REVISED PER COMMENTS
4	12/07/2020	REVISED PER COMMENTS
5	01/04/2021	REVISED PER COMMENTS

GRAPHIC SCALE

1 inch = 100 ft.

MoDOT LOCATE (314) 340-4100

CATEGORY IDENTIFICATIONS

- A - CATEGORY A
B - CATEGORY B
A/B - CATEGORY A or B

LEGEND

- PRIVATE ROADS
PR. COMMERCIAL BLDG.
PR. RESIDENTIAL BLDG.
PROPOSED LOT LINES
LANDSCAPE BUFFER
BUILD TO LINE
ELECTRIC MANHOLE
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING UTILITIES
PROPOSED CONTOUR
PROPOSED SPOT
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
FIRE HYDRANT
POWER POLE
WATER MANHOLE
WATER VALVE
DENOTES RECORD INFORMATION
PHONE MANHOLE
OVERHEAD ELECTRIC
UNDERGROUND TELEPHONE
CONCRETE
ASPHALT
POLYVINYL CHLORIDE
PVC
DENOTES WITH
TRANSFORMER
SANITARY
SWALE
CHAIN-LINK FENCE
TRAFFIC FLOW

ST. LOUIS COUNTY NOTES

- UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
- THE PROPOSED 12' WIDE SHARED USE PATH TO BE MAINTAINED BY THE DEVELOPER.
- PROPOSED TRAFFIC SIGNALS SHALL BE INSTALLED ONLY WHEN SIGNAL WARRANTS ARE MET. COORDINATE WITH ST. LOUIS COUNTY PRIOR TO ANY TRAFFIC SIGNAL INSTALLATION WORK.
- COORDINATE WITH COUNTY AR-1817 PRIOR TO THE START OF ANY WORK ON WILD HORSE CREEK ROAD. CHESTERFIELD PARKWAY WEST SIDEWALK IS NOT MAINTAINED BY ST. LOUIS COUNTY.
- ALL PROPOSED TRAFFIC SIGNALS SHALL BE ADA COMPLIANT, WITH THE NUMBER OF CROSSINGS AS DIRECTED BY COUNTY, AND SIGNAL EQUIPMENT LOCATED AS DIRECTED BY COUNTY, REGARDLESS OF PROPERTY RIGHTS.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- 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.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE 'REVISED PRELIMINARY GEOTECHNICAL EXPLORATION' PREPARED BY MIDWEST TESTING (MT JOB NO. 14938), DATED APRIL 7, 2020.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- FINAL LOT GRADING AND ASSOCIATED IMPROVEMENTS, INCLUDING RETAINING WALLS WILL BE REVIEWED AND APPROVED BY SUBSEQUENT SITE DEVELOPMENT SECTION PLANS FOR EACH LOT.
- ALL ABOVE GROUND UTILITY FACILITIES TALLER THAN TWO (2) FEET IN HEIGHT OR COVERING IN EXCESS OF FOUR (4) SQUARE FEET IN SIZE SHALL BE SCREENED FROM PUBLIC VIEW. IF SCREENING IS COMPLETED BY LANDSCAPE MATERIAL, A LANDSCAPE PLAN IDENTIFYING THE SIZE, LOCATION AND SPECIES SHALL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY FACILITY.

PREPARED FOR:

WILDHORSE VILLAGE, LP
A MISSOURI LIMITED PARTNERSHIP
CARE OF ORG
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
PHONE: 314.429.5100
ATTN: JEFF. TEGEHOFF - 314.492.2572
OPERATING PARTNER

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12048
NGVD29 Elev = 557.81
"5" on top of curb at end of rounding along the north curb line of the easterly extension of Burkhardt Place on the east side of Chesterfield Village Parkway, 0.2 mile north of Lyda Hills Drive.

ABBREVIATIONS

- W - WATER
E - ELECTRIC
OE - OVERHEAD ELECTRIC
UE - UNDERGROUND ELEC.
T - TELEPHONE
F - TO BE REMOVED
TND - FOUND AND REPLACED
U/P - USE IN PLACE
ATG - ADJUST TO GRADE
BC - BACK OF CURB
FC - FACE OF CURB
CI - CURB INLET
TW - TOP OF WALL
Q - YARD DRAIN
PVC - POLYVINYL CHLORIDE PIPE
RCP - REINFORCED CONCRETE PIPE
CMP - CORRUGATED METAL PIPE
CLP - CLAY PIPE
FL - FLOWLINE
FS - FINISHED GRADE
FF - FINISHED FLOOR
LL - LOWER LEVEL
TT - TOP OF TIE
TC - TOP OF CURB
SG - SUBGRADE
MG - METHANE GAS

GEOTECHNICAL STATEMENT

Midwest Testing at the request of Wildhorse Village, LP has provided limited geotechnical services for the project proposed hereon. A preliminary geotechnical exploration was conducted during December 2019 and revised in April 2020 for the development proposed hereon. Our preliminary findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our April 7, 2020 report titled 'Revised Preliminary Geotechnical Exploration (MT Job No. 14938) Pearl/RCA - Downtown Chesterfield, Chesterfield, Missouri'.

Richard D. Laughlin, P.E.
PE-20132

March 11, 2020
Date

LOT	SIZE (Ac.)	RESIDENTIAL USE (SQUARE FEET)	COMMERCIAL USE (SQUARE FEET)
1	8.630	90	0
2A	8.507	250	0
2B	1.427	0	170,000
2C	1.417	0	170,000
2A	2.347	0	200,000
3B	2.355	0	135,000
3C	1.368	0	153,000
4C	3.126	0	12,000
4A	1.305	0	66,000
4B	1.481	0	89,000
4C	3.126	0	90,000
4D	0.674	0	15,000
5A	0.935	0	52,000
5C	1.436	270	15,000
5D	1.364	40	0
5E	0.43	0	0
5F	11.559	693	1,174,000

NOTE:
FUTURE DENSITY ALLOCATION OF 267,225 SF OF COMMERCIAL SPACE AND 119 RESIDENTIAL UNITS SHALL BE AT THE DISCRETION OF WILDHORSE VILLAGE, LP, ITS SUCCESSORS AND ASSIGNS.

2527 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 590-9000 FAX: (636) 590-9001
e-mail: gme@stockandassociates.com
Web: www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PREPARED BY:

CATEGORIES A & B AMENDED SITE DEVELOPMENT CONCEPT PLAN:
WILDHORSE VILLAGE
WILD HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY
BURKHARDT PLACE - CHESTERFIELD, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER 25-2516
PROFESSIONAL SEAL
01/04/2021
GEORGE M. STOCK - E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:
1 10/22/2020 REVISED PER COMMENTS
2 09/15/2020 REVISED PER COMMENTS
3 11/13/2020 REVISED PER COMMENTS
4 12/07/2020 REVISED PER COMMENTS
5 01/04/2021 PC PACKET

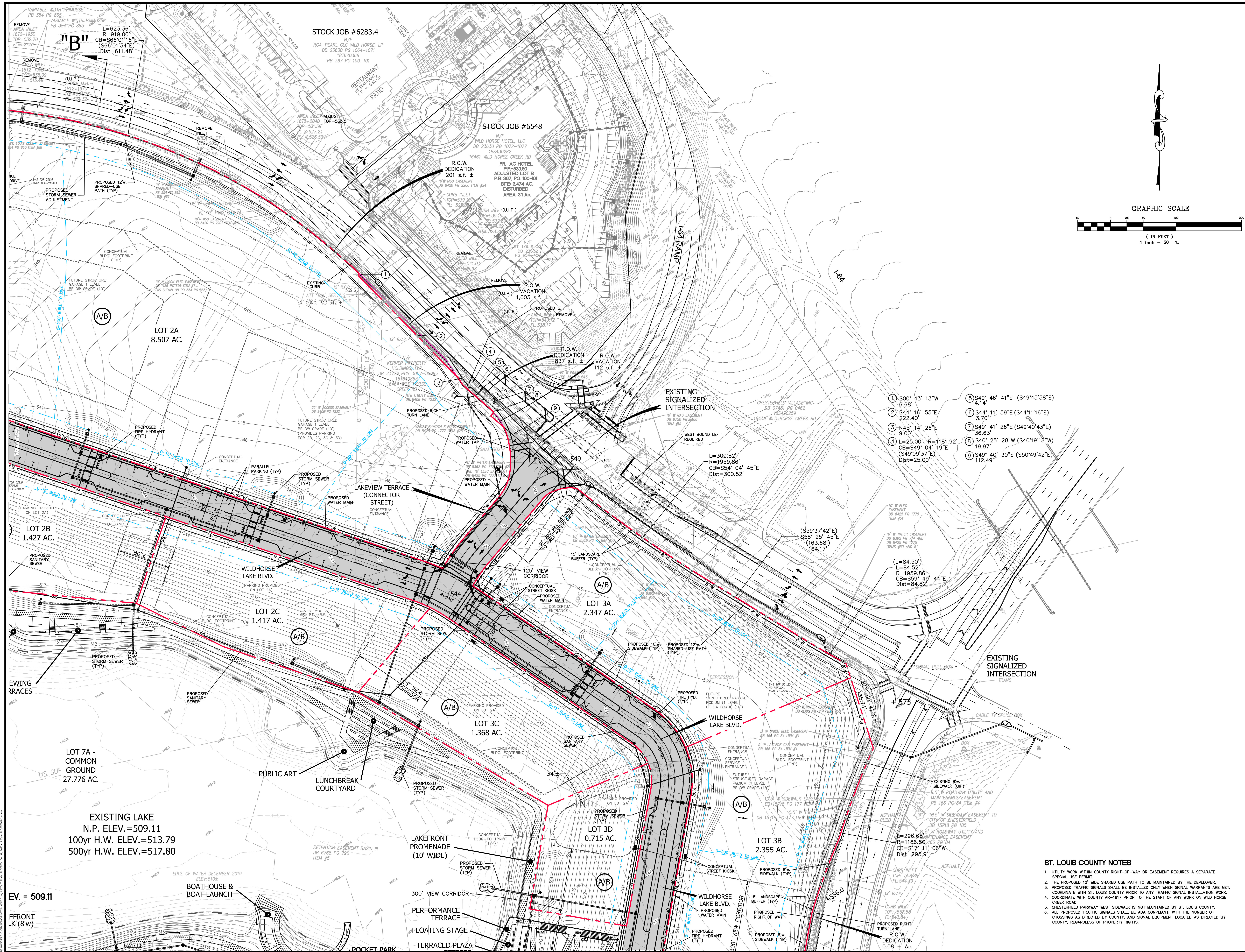
DRAWN BY: CHECKED BY:
G.M.S. G.M.S.
DATE: 09/15/2020 JOB NO: 219-6670
K.S.D. P. # BASE DATE: 05/18/18
20MSD-00335 185/181
S.L.C. HAT # HAT S.U.P. #

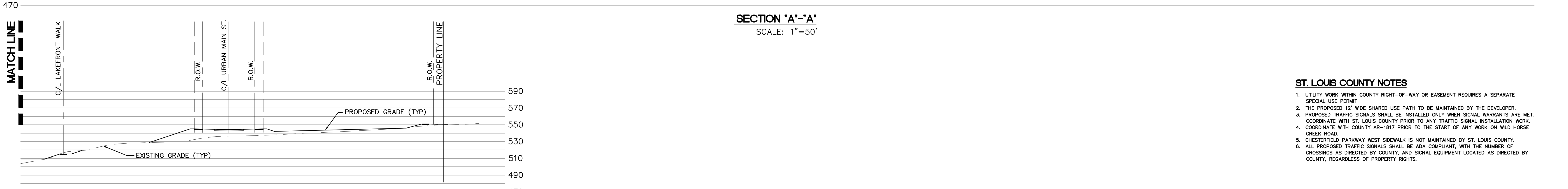
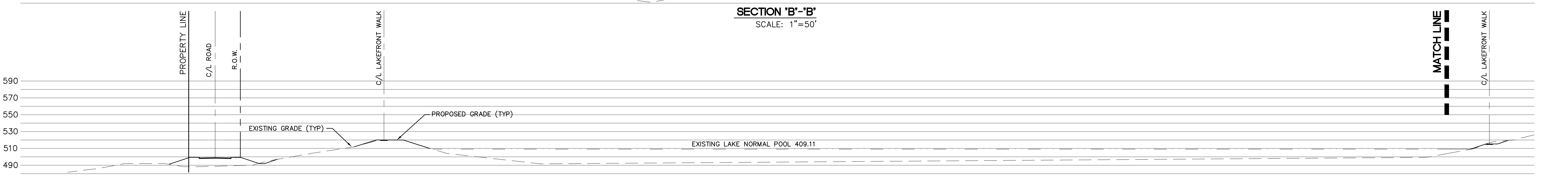
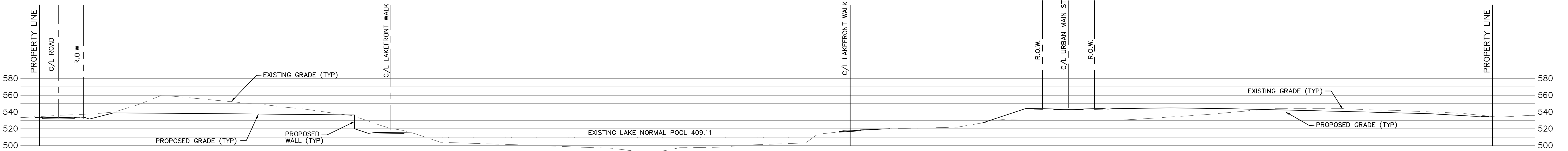
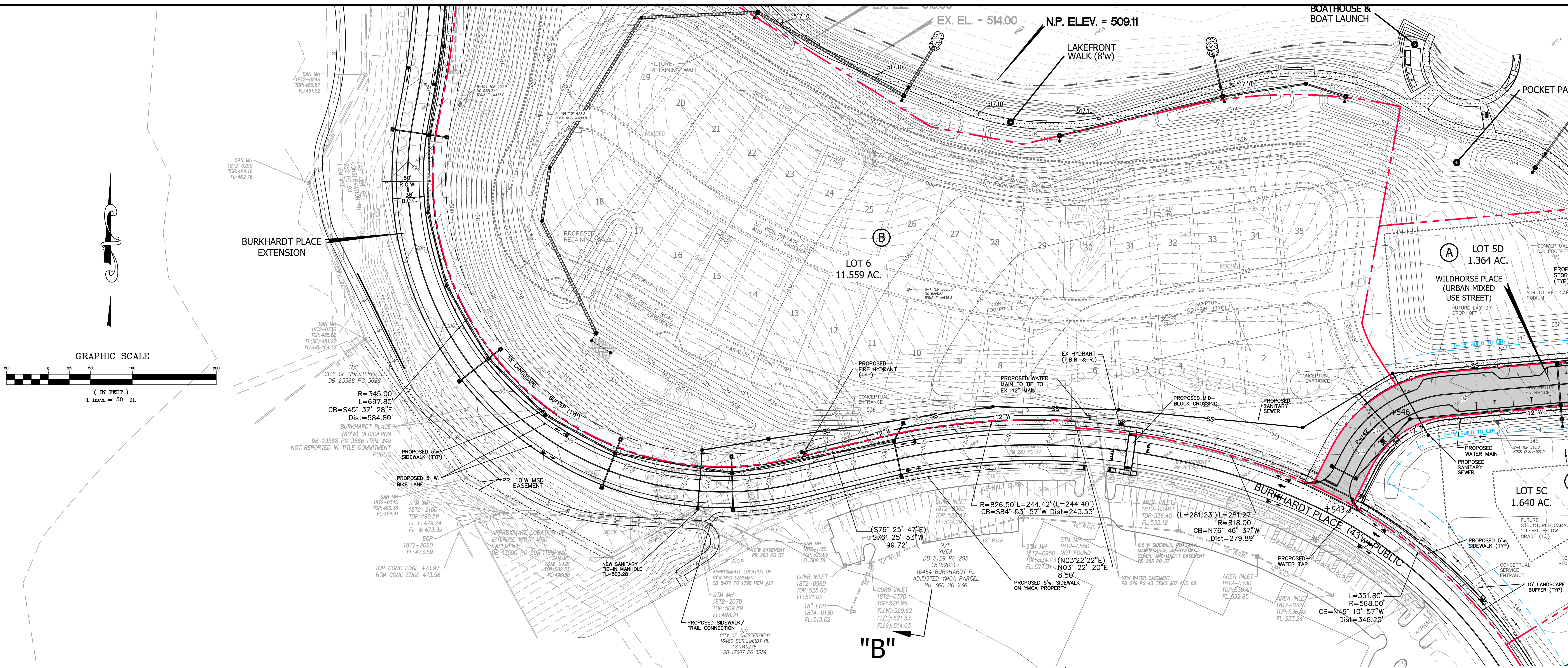
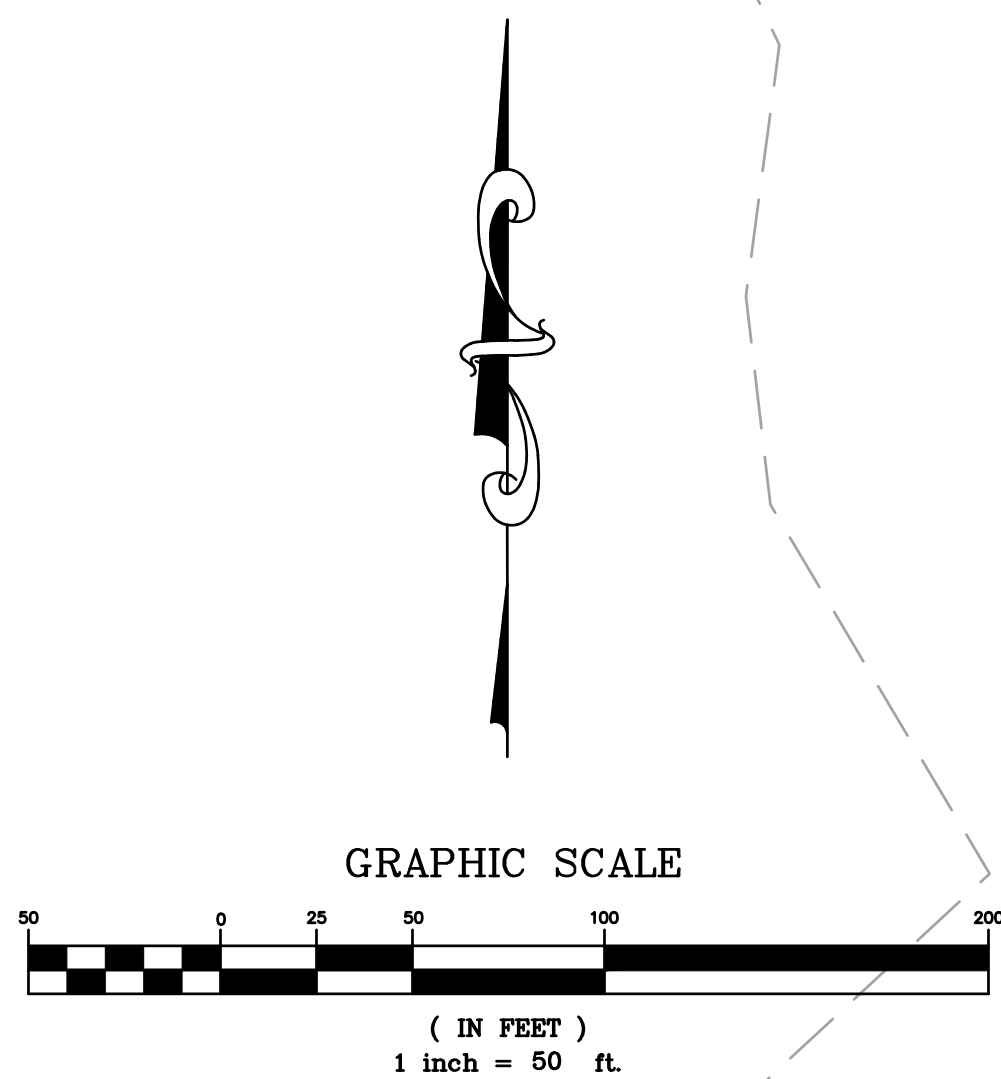
MDNR #:
MORA16776

SHEET NO. 10

SITE DEVELOPMENT CONCEPT PLAN (OVERALL SITE)

C10

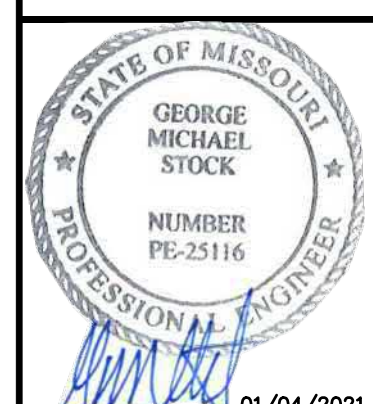




- ST. LOUIS COUNTY NOTES**
- UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
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PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 590-9000 FAX: (636) 590-9001
e-mail: general@stockass.com
Web: www.stockass.com

CATEGORIES A & B AMENDED SITE DEVELOPMENT CONCEPT PLAN:
WILDHORSE VILLAGE
WILD HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY
BURKHARDT PLACE - CHESTERFIELD, MISSOURI

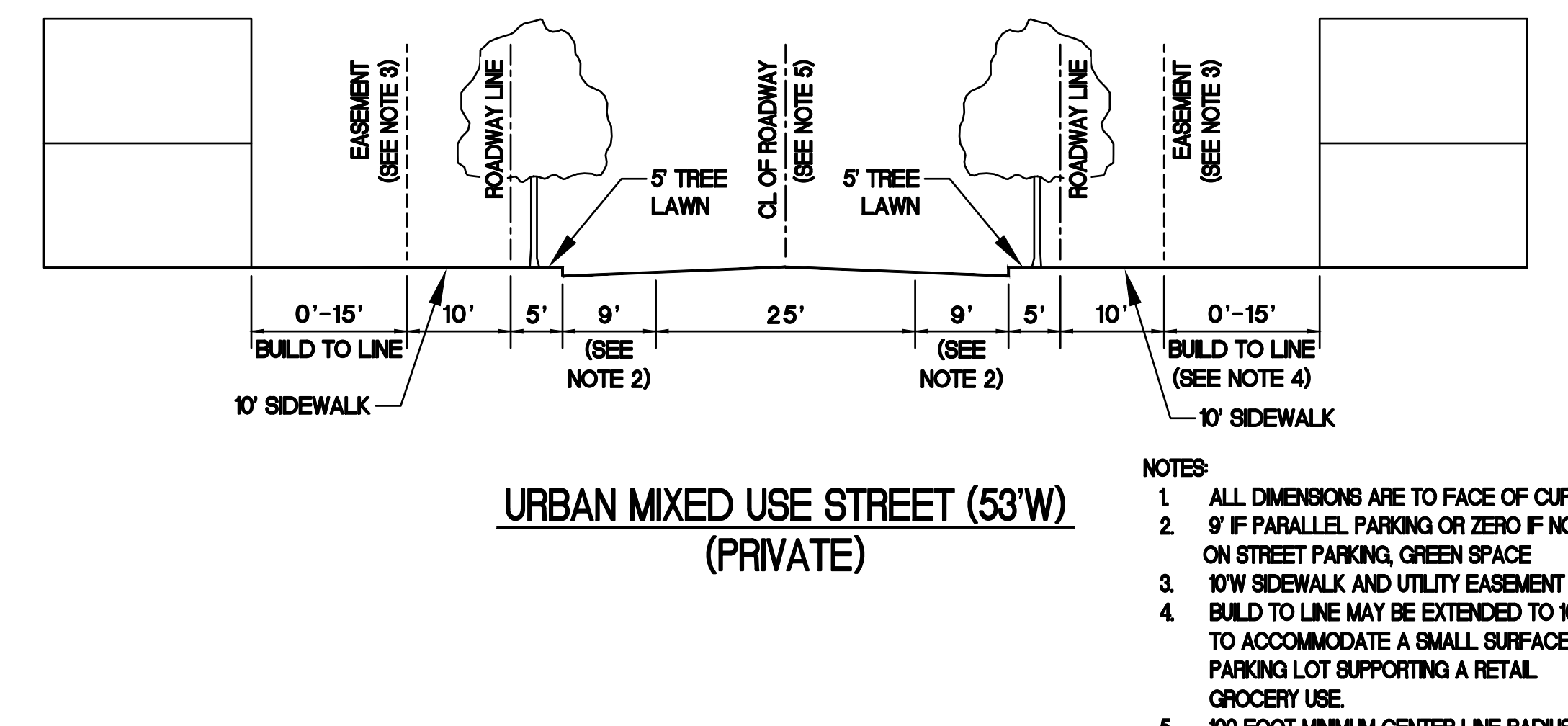
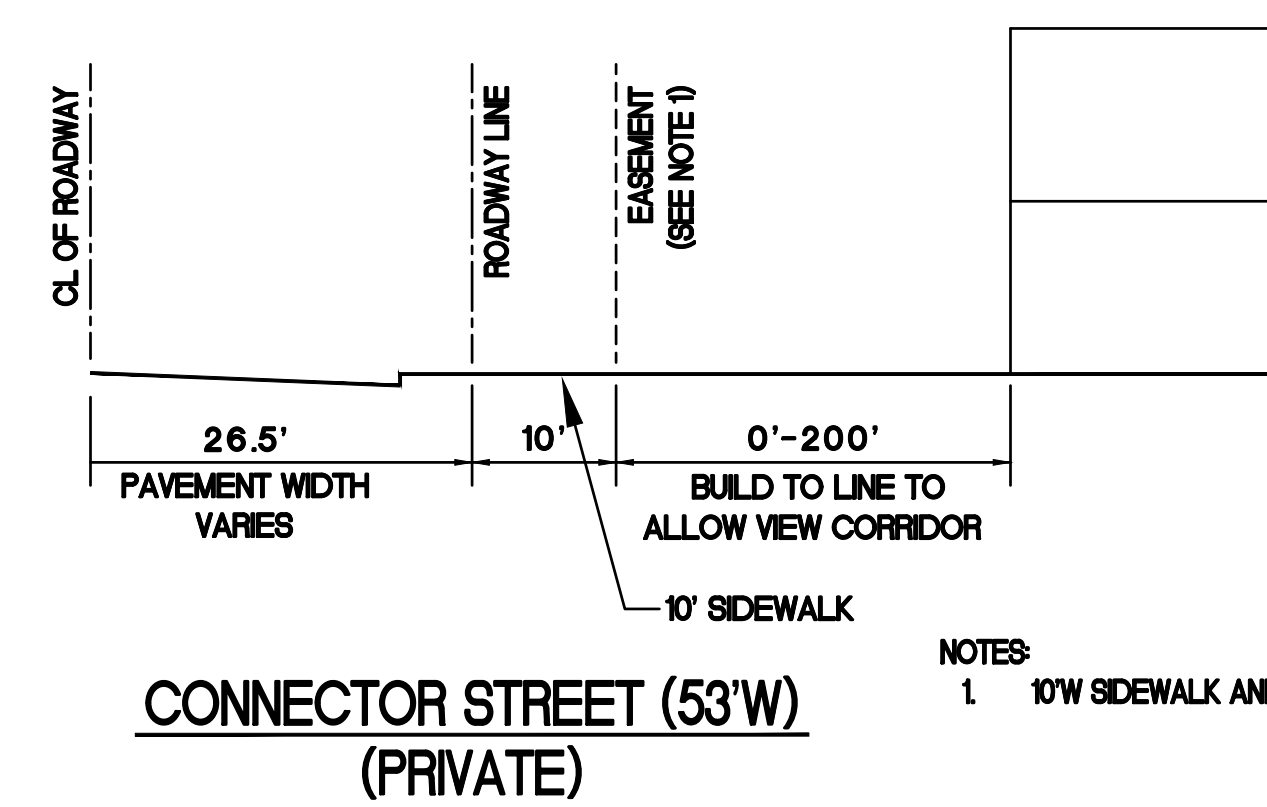


REVISIONS:	
1	10/22/2020 REVISED PER COMMENTS
2	11/13/2020 REVISED PER COMMENTS
3	12/07/2020 REVISED PER COMMENTS
4	01/04/2021 PC PACKET

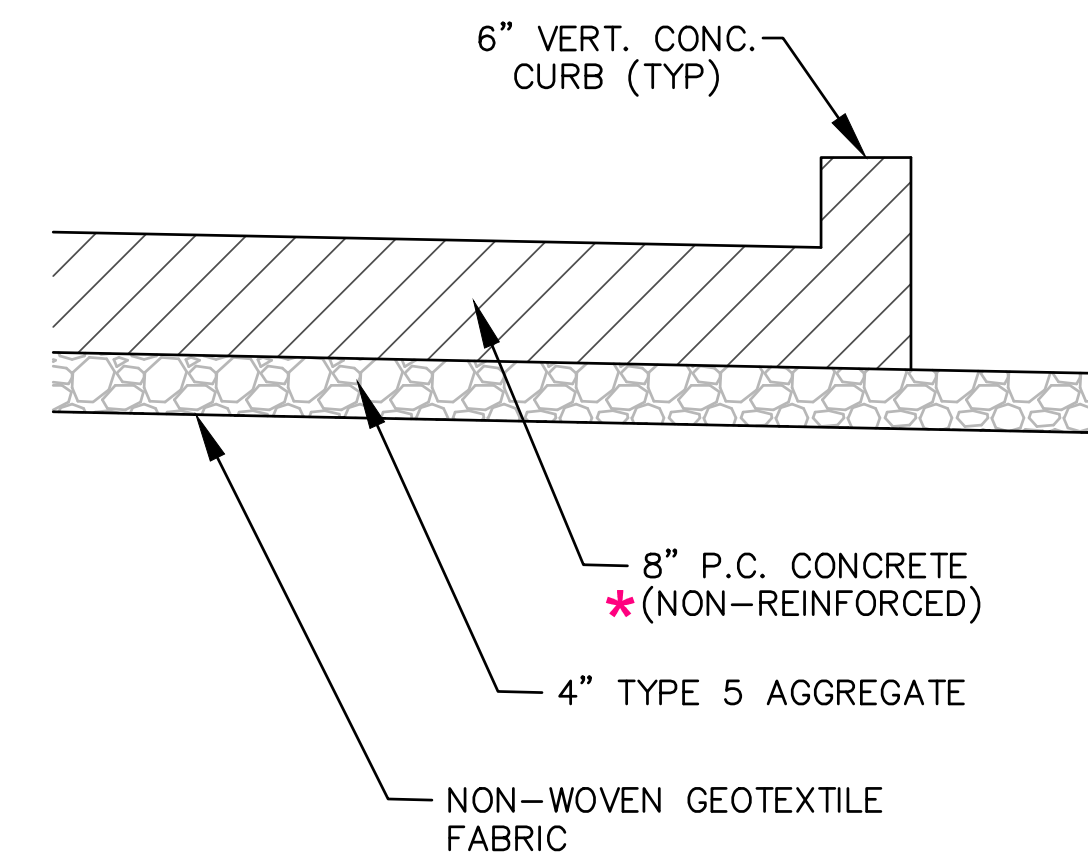
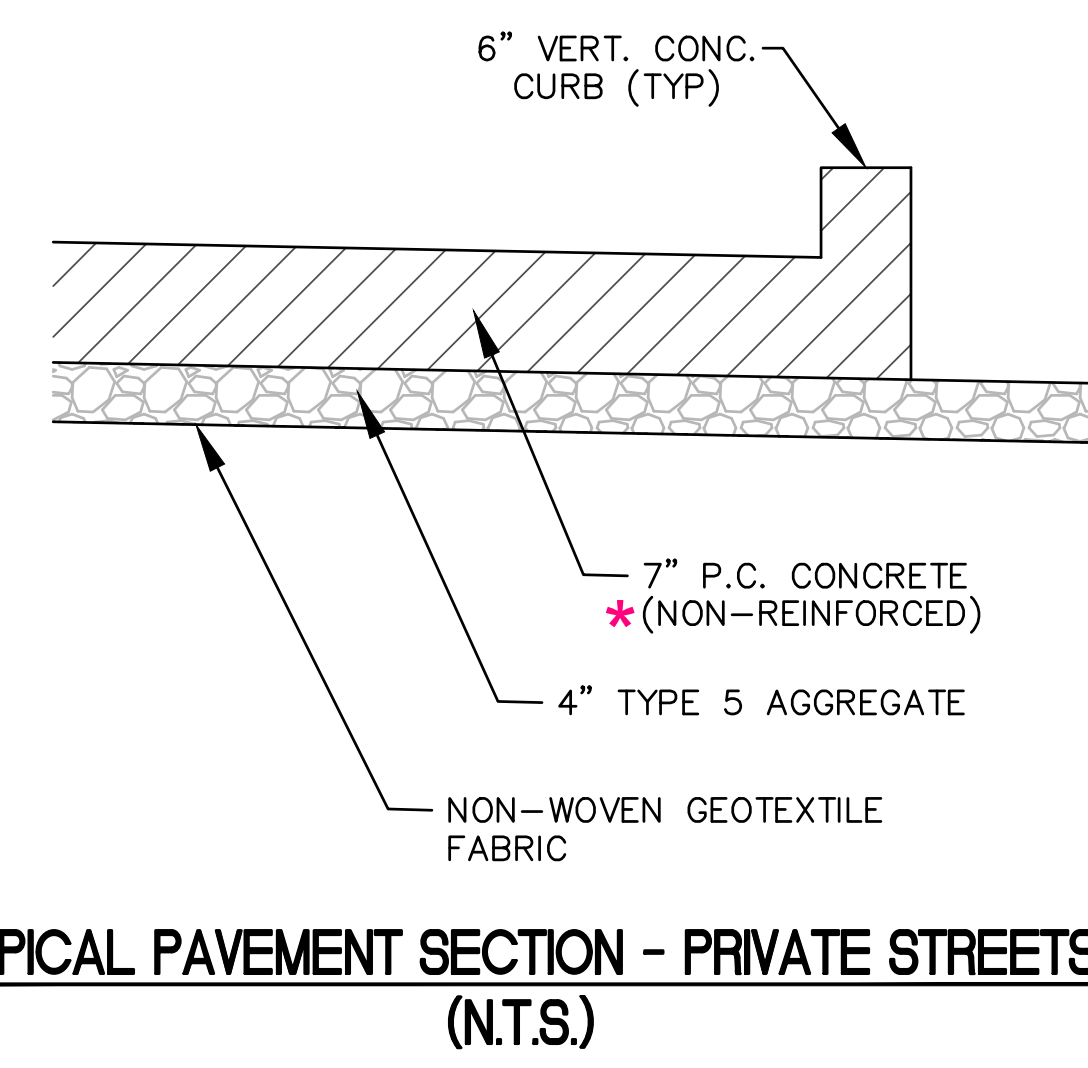
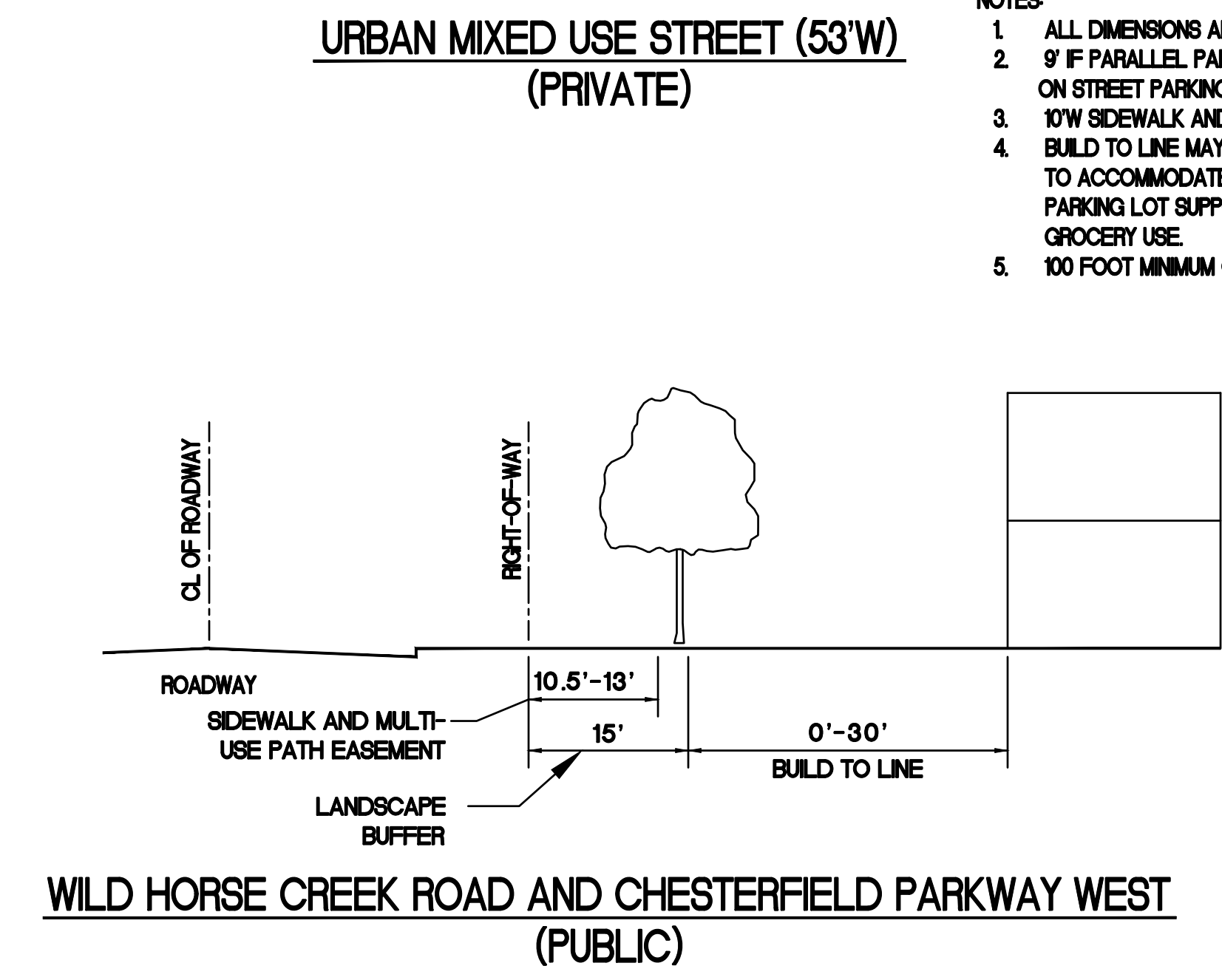
DRAWN BY: A.C.D.	CHECKED BY: G.M.S.
DATE: 09/15/2020	JOB NO: 219-6670
WKS. P. # 20MSD-00335	BASE MAP: 185/181
S.L.C. HAT #	HAT S.U.P. #
M.D.N.R. # MORA16776	

SHEET TITLE:
SITE DEVELOPMENT CONCEPT PLAN
SHEET NO.:
C4.0

SEE SHEET C6.0 FOR STREET TYPICAL SECTIONS



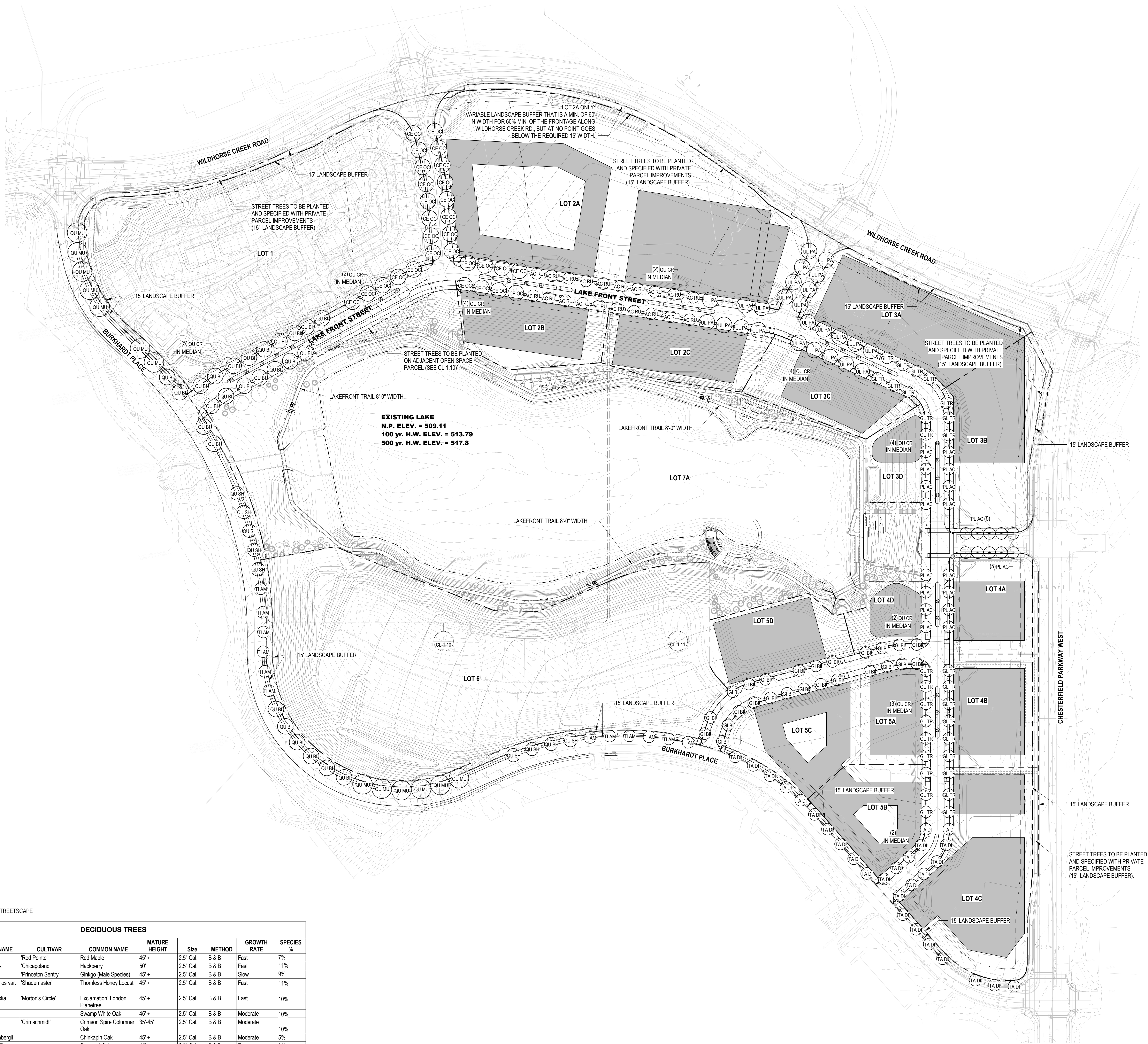
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★ NOTE:
TRANSVERSE AND LONGITUDINAL JOINTS REINFORCEMENT IS REQUIRED FOR PUBLIC & PRIVATE ROADWAYS PER STANDARD DRAWINGS C502.01 THRU C502.14 OF THE MOST CURRENT ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION'S STANDARD DRAWINGS. ALL TRANSVERSE JOINTS SHALL BE SPACED A MINIMUM OF 10 FEET AND A MAXIMUM OF 15 FEET APART.

TYPICAL PAVEMENT SECTION - PUBLIC STREETS
(N.T.S.)

VIEW CORRIDOR - TRAIL ACCESS FROM LAKEFRONT STREET
SCALE: 1"=40'



TREE PLANTING SCHEDULE - STREETScape

DECIDUOUS TREES									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	Size	METHOD	GROWTH RATE	SPECIES %
20	AC RU	Acer rubrum	'Red Pointe'	Red Maple	45' +	2.5" Cal.	B & B	Fast	7%
29	CE OC	Celtis occidentalis	'Chicagoland'	Hackberry	50'	2.5" Cal.	B & B	Fast	11%
25	GI BI	Ginkgo biloba	'Princeton Sentry'	Ginkgo (Male Species)	45' +	2.5" Cal.	B & B	Slow	9%
30	GL TR	Gleditsia triacanthos var. inermis	'Shademaster'	Thornless Honey Locust	45' +	2.5" Cal.	B & B	Fast	11%
26	PL AC	Platanus x acerifolia	'Morton's Circle'	Exclamation! London Planetree	45' +	2.5" Cal.	B & B	Fast	10%
26	QU BI	Quercus bicolor		Swamp White Oak	45' +	2.5" Cal.	B & B	Moderate	10%
28	QU CR	Quercus robur	'Crimschmidt'	Crimson Spire Columnar Oak	35'-45'	2.5" Cal.	B & B	Moderate	10%
13	QU MU	Quercus muhlenbergii		Chickasaw Oak	45' +	2.5" Cal.	B & B	Moderate	5%
9	QU SH	Quercus shumardii		Shumard Oak	45' +	2.5" Cal.	B & B	Fast	3%
28	TA DI	Taxodium distichum	'Shawnee Brave'	Bald Cypress	50'	2.5" Cal.	B & B	Moderate	10%
12	TI AM	Tilia americana	American Sentry	American Linden	45' +	2.5" Cal.	B & B	Moderate	5%
25	UL PA	Ulmus parvifolia	'Elmer II'	Allee Elm	60'-70'	2.5" Cal.	B & B	Moderate	9%

1 CL-1.00 CONCEPT LANDSCAPE PLAN - STREETScape

SHEET NOTES

SEE SHEET CL-1.10 AND CL-1.11 FOR PUBLIC REALM LANDSCAPE PLAN AND TREE SCHEDULE

GENERAL NOTES

1. A MINIMUM OF ONE (1) STREET TREE EVERY FIFTY (50) FEET OF STREET FRONTAGE.
2. ALL TREES WITHIN FIVE (5) FEET OF EXISTING OR PROPOSED R.O.W. OR PUBLIC SIDEWALKS SHALL BE TAKEN FROM THE STREET TREE CATEGORY IN THE CITY OF CHESTERFIELD TREE LIST.
3. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
4. NO MORE THAN TWENTY PERCENT (20%) OF THE TREES SELECTED SHALL BE FROM THE SAME SPECIES.

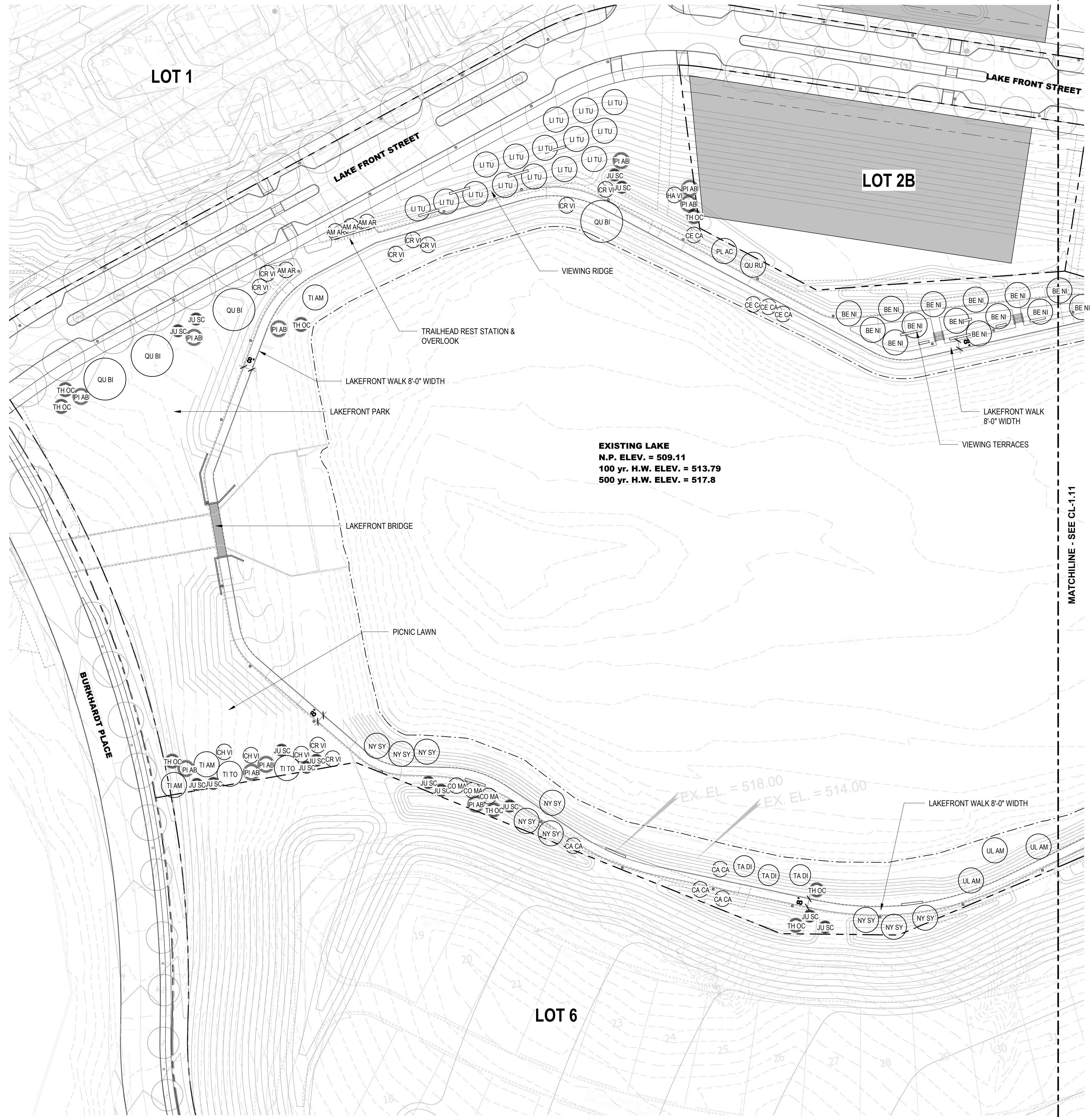
LEGEND

SYMBOL	DESCRIPTION
	CANOPY TREES - 2.5" CAL.
	UNDERSTORY TREES - 2.5" CAL. OR HEIGHT SPECIFIED
	EVERGREEN TREES - HEIGHT SPECIFIED

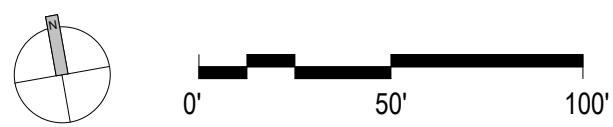
DRAWING ISSUE		
DESCRIPTION	DATE	
SDCP	09/14/2020	
Categories A and B	10/22/2020	
Amended SDCP		
Revised Per Comments	11/13/2020	
Revised Per Comments	12/07/2020	
PC Packet	01/04/2021	

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NOTE: FOR PLANTING SCHEDULE, SEE SHEET CL-1.11



1
CL-1.10
CONCEPT LANDSCAPE PLAN - OPEN SPACE (AREA A)



SHEET NOTES

SEE SHEET CL-1.10 AND CL-1.11 FOR PUBLIC REALM LANDSCAPE PLAN AND TREE SCHEDULE

GENERAL NOTES

1. A MINIMUM OF ONE (1) STREET TREE EVERY FIFTY (50) FEET OF STREET FRONTAGE.
2. ALL TREES WITHIN FIVE (5) FEET OF EXISTING OR PROPOSED R.O.W. OR PUBLIC SIDEWALKS SHALL BE TAKEN FROM THE STREET TREE CATEGORY IN THE CITY OF CHESTERFIELD TREE LIST.
3. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
4. NO MORE THAN TWENTY PERCENT (20%) OF THE TREES SELECTED SHALL BE FROM THE SAME SPECIES.

LEGEND

SYMBOL	DESCRIPTION
	CANOPY TREES - 2.5" CAL.
	UNDERSTORY TREES - 2.5" CAL. OR HEIGHT SPECIFIED
	EVERGREEN TREES - HEIGHT SPECIFIED

WILDHORSE VILLAGE

OWNER: WILDHORSE VILLAGE, LP C/O CRG,
WILDHORSE CREEK RD., W CHESTERFIELD PKWY., AND
BURKHARDT PLACE - CHESTERFIELD, MO

DRAWING ISSUE

DESCRIPTION	DATE
SDCP	09/14/2020
Categories A and B	10/22/2020
Amended SDCP	
Revised Per Comments	11/13/2020
Revised Per Comments	12/07/2020
PC Packet	01/04/2021

BUILDING MAP

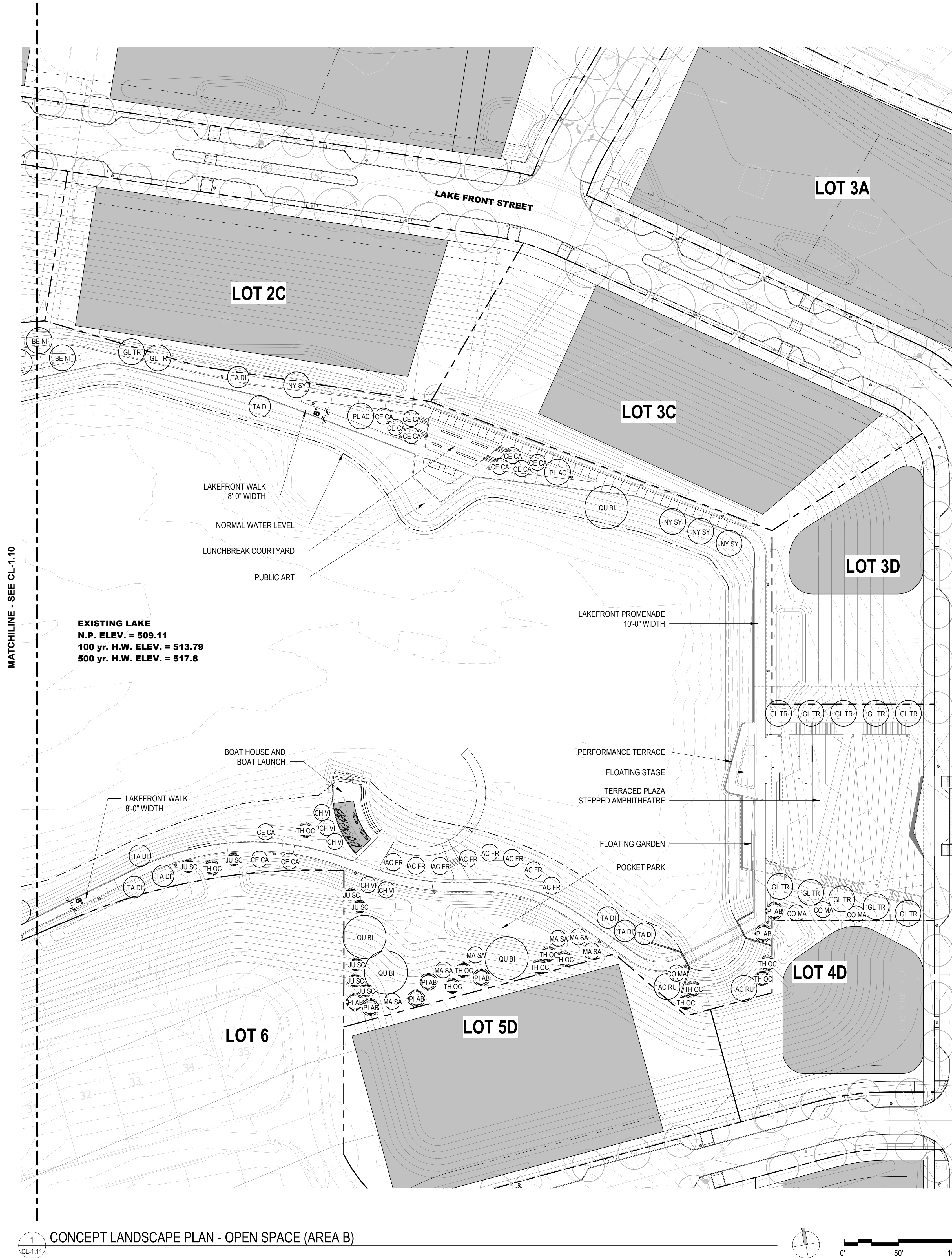
DRAWING TITLE
CONCEPT LANDSCAPE PLAN-
OPEN SPACE (AREA A)

DRAWING NO.
CL-1.10

Job # **20.0213**

TREE PLANTING SCHEDULE - OPEN SPACE (AREA A & B)

SDCP - DECIDUOUS TREES									
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	SIZE	METHOD	GROWTH RATE	SPECIES %
AC FR	8	Acer freemanii	'Armstrong'	Armstrong Maple	50'-70'	2.5' Cal.	B & B	Fast	4%
AC RU	2	Acer rubrum	'Red Pointe'	Red Pointe Maple	40'-50'	2.5' Cal.	B & B	Fast	1%
BE NI	14	Betula nigra	'Cully'	Heritage River Birch	30'-40'	2.5' Cal.	B & B	Fast	7%
GL TR	12	Gleditsia triacanthos var. inermis	'Shademaster'	Thornless Honey Locust	45' +	2.5' Cal.	B & B	Fast	6%
LI TU	15	Liriodendron tulipifera	'Emerald City'	Tulip Tree	55' +	2.5' Cal.	B & B	Moderate	7%
NY SY	13	Nyssa sylvatica	'Wildfire'	Blackgum	30'-50'	2.5' Cal.	B & B	Slow	6%
PL AC	3	Platanus x acerifolia	'Morton's Circle'	Exclamation! London Planetree	45' +	2.5' Cal.	B & B	Fast	2%
QU BI	8	Quercus bicolor		Swamp White Oak	50'-60'	2.5' Cal.	B & B	Moderate	4%
QU RU	1	Quercus rubra		Northern Red Oak	60'-75'	2.5' Cal.	B & B	Moderate	1%
TA DI	11	Taxodium distichum	'Shawnee Brave'	Bald Cypress	50'-60'	2.5' Cal.	B & B	Fast	5%
TI AM	3	Tilia americana	McKsentry	American Linden	40'-45'	2.5' Cal.	B & B	Moderate	2%
TI TO	2	Tilia tomentosa		Silver Linden	50'-70'	2.5' Cal.	B & B	Moderate	1%
UL AM	3	Ulmus americana	'Princeton'	Princeton Elm	60'-70'	2.5' Cal.	B & B	Fast	2%
SDCP - EVERGREEN TREES									
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	SIZE	METHOD	GROWTH RATE	SPECIES %
JU SC	21	Juniperus scopulorum		Colorado Blue Spruce	20'	8'-10'	B & B	Moderate	10%
PI AB	17	Pinus strobus		Norway Spruce	80'-100'	8'-10'	B & B	Slow	8%
TH OC	19	Thuja occidentalis	'Green Giant'	Green Giant Arborvitae	40'-60'	8'-10'	B & B	Moderate	10%
SDCP - ORNAMENTAL TREES									
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	SIZE	METHOD	GROWTH RATE	SPECIES %
AM AR	4	Amelanchie arborea		Common Serviceberry	25'-30'	Multi-stem	B & B	Multi-stemmed	2%
CA CA	4	Carpinus caroliniana		American Hornbeam	20'-30'	Slow	B & B	Slow	2%
CE CA	15	Cercis canadensis		Eastern Redbud	25'-30'	Multi-stem	B & B	Multi-stemmed	7%
CH VI	8	Chionanthus virginicus		Fringe Tree	20'-30'	Multi-stem	B & B	Slow	4%
CO MA	7	Cornus mas		Cornelian Cherry Dogwood	15'-25'	15'-25'	B & B	Moderate	3%
CR VI	9	Crataegus viridis	'Winter King'	Winter King Hawthorn	25'	2.5' Cal.	B & B	Slow	4%
HA VI	1	Hamamelis virginiana		Witch Hazel	20'-30'	Slow	B & B	Slow	1%
MA SA	6	Malus sargentii		Sargent Crabapple	6'-12'	2.5' Cal.	B & B	Slow	3%



CONCEPT LANDSCAPE PLAN - OPEN SPACE (AREA B)

SHEET NOTES

SEE SHEET CL-1.10 AND CL-1.11 FOR PUBLIC REALM LANDSCAPE PLAN AND TREE SCHEDULE

GENERAL NOTES

1. A MINIMUM OF ONE (1) STREET TREE EVERY FIFTY (50) FEET OF STREET FRONTAGE.
2. ALL TREES WITHIN FIVE (5) FEET OF EXISTING OR PROPOSED R.O.W. OR PUBLIC SIDEWALKS SHALL BE TAKEN FROM THE STREET TREE CATEGORY IN THE CITY OF CHESTERFIELD TREE LIST.
3. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
4. NO MORE THAN TWENTY PERCENT (20%) OF THE TREES SELECTED SHALL BE FROM THE SAME SPECIES.

LEGEND

SYMBOL	DESCRIPTION
	CANOPY TREES - 2.5' CAL.
	UNDERSTORY TREES - 2.5' CAL. OR HEIGHT SPECIFIED
	EVERGREEN TREES - HEIGHT SPECIFIED

DRAWING ISSUE		
DESCRIPTION	DATE	
SDCP	09/14/2020	
Categories A and B	10/22/2020	
Amended SDCP		
Revised Per Comments	11/13/2020	
Revised Per Comments	12/07/2020	
PC Packet	01/04/2021	

BUILDING MAP

DRAWING TITLE
CONCEPT LANDSCAPE PLAN-
OPEN SPACE (AREA B)

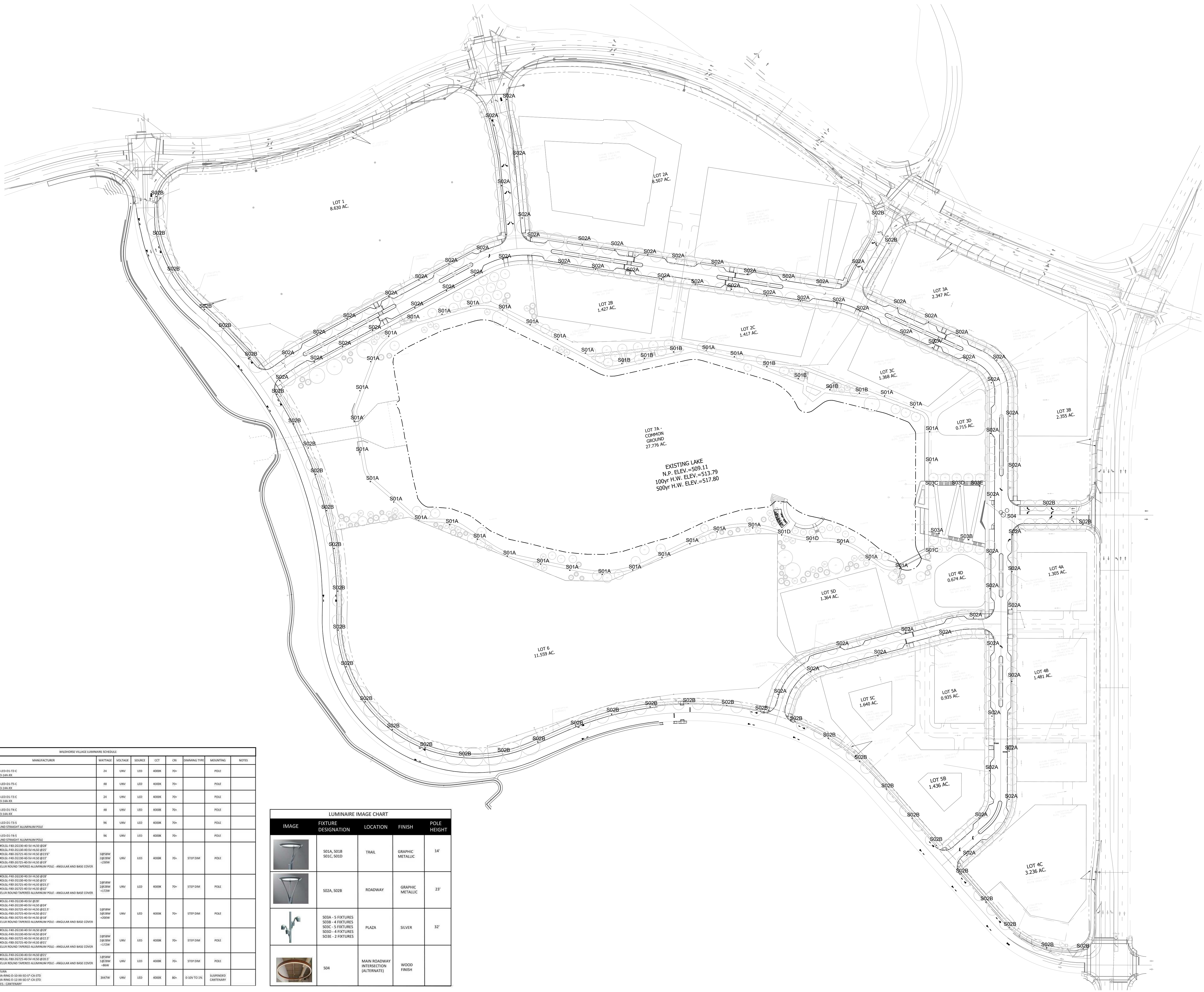
DRAWING NO.
CL-1.11

Job # **20.0213**

WILDHORSE VILLAGE LUMINAIRE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	WATTAGE	VOLTAGE	SOURCE	LOT	USE	DRAWING TYPE	NOTES
S01A	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE TYPE IV	DAVID DA-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	
S01B	THREE HEAD LUMINAIRE AND DECORATIVE POLE TYPE IV	DAVID DA-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	
S02C	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE TYPE IV	DAVID DS-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	
S02D	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE TYPE IV	DAVID DA-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	
S02A	SINGLE HEAD LUMINAIRE AND POLE TYPE IV DISTRIBUTION	DAVID DS-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	
S02B	SINGLE HEAD LUMINAIRE AND POLE TYPE IV DISTRIBUTION	DAVID DS-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	
S02E	SINGLE HEAD LUMINAIRE AND POLE TYPE IV DISTRIBUTION	DAVID DS-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	
S03A	(S) AREA LUMINAIRES ON SINGLE ALUMINUM POLE	DAVID DS-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	
S03B	(S) AREA LUMINAIRE CLUSTER ON SINGLE ALUMINUM POLE	DAVID DS-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	
S03C	(S) AREA LUMINAIRES ON SINGLE ALUMINUM POLE	DAVID DS-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	
S03D	(S) AREA LUMINAIRES ON SINGLE ALUMINUM POLE	DAVID DS-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	
S03E	(S) AREA LUMINAIRES ON SINGLE ALUMINUM POLE	DAVID DS-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	
S04	THREE RING	DAVID DS-84 LED-DS-75-C CAPPA L15A-DS	75	UNV	LED	4000K	75'	POLE	

LUMINAIRE IMAGE CHART				
IMAGE	FIGURE DESIGNATION	LOCATION	FINISH	POLE HEIGHT
	S01A, S01B S02C, S02D	TRAIL	GRAPHIC METALLIC	14'
	S02A, S02B	ROADWAY	GRAPHIC METALLIC	23'
	S03A - 5 FIXTURES S03B - 4 FIXTURES S03C - 5 FIXTURES S03D - 4 FIXTURES S03E - 2 FIXTURES	PLAZA	SILVER	32'
	S04	MAIN ROADWAY INTERSECTION (INTERMITTENT)	WOOD FINISH	

1 SITE LIGHTING PLAN
1" = 100'-0"



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Lamar Johnson
Collaborative

2108 INNERSET BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.425.5100

STOCK & ASSOCIATES
Consulting Engineers, Inc.

H2
Lighting Design

WILDHORSE VILLAGE
WILDHORSE VILLAGE, LP C/O CRG.
ATTN. MR. JEFF TEGETHOFF - OPERATING PARTNER
WILDHORSE CREEK RD., W CHESTERFIELD PKWY., AND
BURKHARDT PLACE - CHESTERFIELD, MO

DRAWING ISSUE	
DESCRIPTION	DATE
SDCP	9.14.2020
Categories A and B	10.22.2020
Amended SDCP	
Revised Per Comments	11.13.2020
Revised Per Comments	12.07.2020
Progress Set	12.23.2020
PC Packet	01.04.2021

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PLAN

DRAWING NO.
E1.100

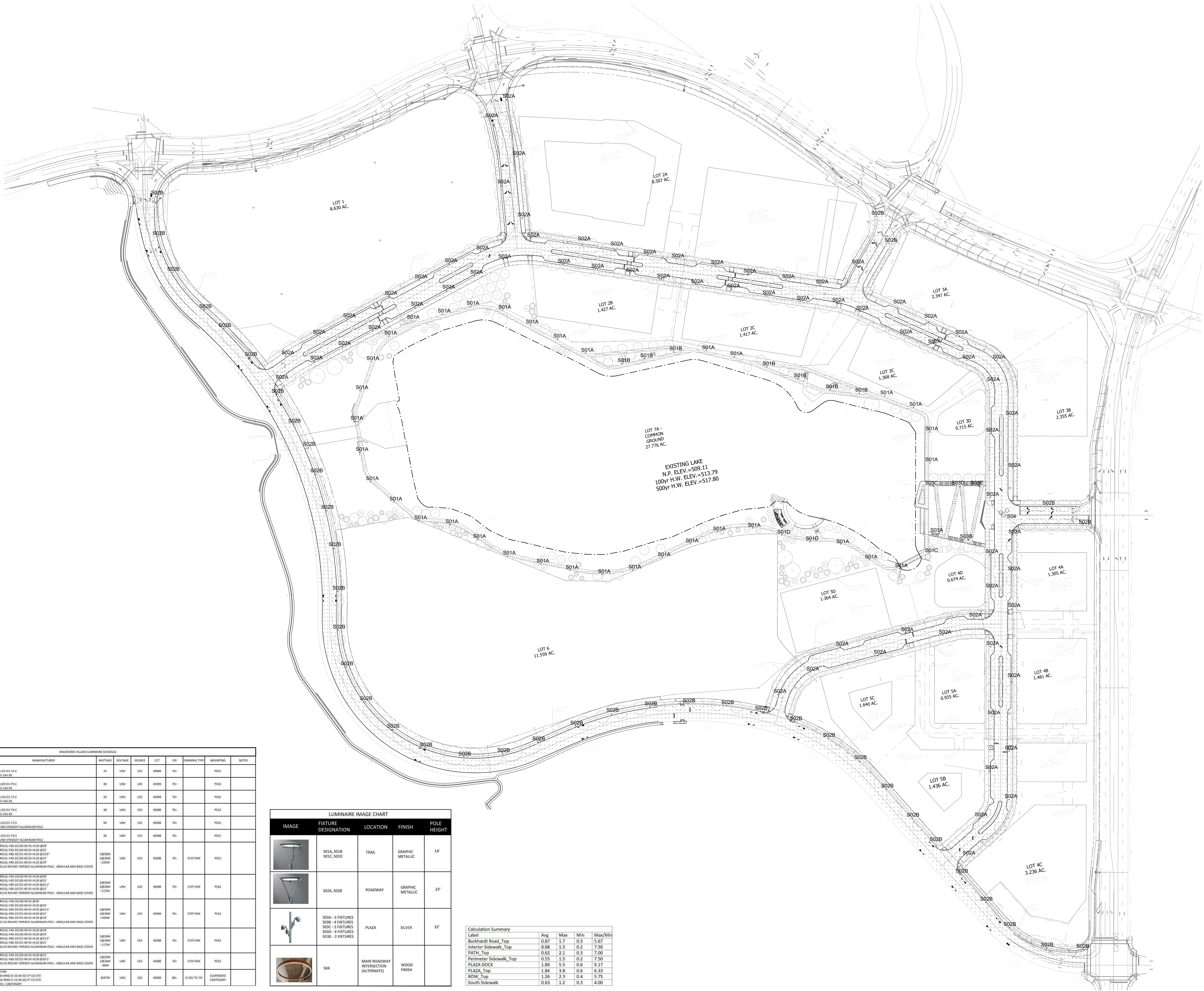
Job # 20.0213

WILDHORSE VILLAGE LUMINAIRE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	WATTAGE	VOLTAGE	SOURCE	LOT	USE	DRAWING TYPE	NOTES
S01A	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE TYPE IV	DAVID DAVID LED DS-75-C CAPPA L15A-01	24	UNV	LED	4000K	75"	POLE	
S01B	THREE HEAD LUMINAIRE AND DECORATIVE POLE TYPE IV	DAVID DAVID LED DS-75-C CAPPA L15A-01	48	UNV	LED	4000K	75"	POLE	
S02C	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE TYPE IV	DAVID DAVID LED DS-75-C CAPPA L15A-01	24	UNV	LED	4000K	75"	POLE	
S02D	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE TYPE IV	DAVID DAVID LED DS-75-C CAPPA L15A-01	48	UNV	LED	4000K	75"	POLE	
S02A	SINGLE HEAD LUMINAIRE AND POLE TYPE IV DISTRIBUTION	DAVID DAVID LED DS-75-C CAPPA L15A-01	96	UNV	LED	4000K	75"	POLE	
S02B	SINGLE HEAD LUMINAIRE AND POLE TYPE IV DISTRIBUTION	DAVID DAVID LED DS-75-C CAPPA L15A-01	96	UNV	LED	4000K	75"	POLE	
S03A	(1) AREA LUMINAIRE ON SINGLE ALUMINUM POLE	DAVID DAVID LED DS-75-C CAPPA L15A-01	96	UNV	LED	4000K	75"	STEP 10M	POLE
S03B	(2) AREA LUMINAIRE CLUSTER ON SINGLE ALUMINUM POLE	DAVID DAVID LED DS-75-C CAPPA L15A-01	192	UNV	LED	4000K	75"	STEP 10M	POLE
S03C	(1) AREA LUMINAIRE ON SINGLE ALUMINUM POLE	DAVID DAVID LED DS-75-C CAPPA L15A-01	96	UNV	LED	4000K	75"	STEP 10M	POLE
S03D	(2) AREA LUMINAIRE ON SINGLE ALUMINUM POLE	DAVID DAVID LED DS-75-C CAPPA L15A-01	192	UNV	LED	4000K	75"	STEP 10M	POLE
S04	THREE RING	DAVID DAVID LED DS-75-C CAPPA L15A-01	288	UNV	LED	4000K	84"	0.12V TO 12V	LIGHTING CONTINUED

LUMINAIRE IMAGE CHART				
IMAGE	FIGURE DESIGNATION	LOCATION	FINISH	POLE HEIGHT
	S01A, S01B S02C, S02D	TRAIL	GRAPHIC METALLIC	14'
	S02A, S02B	ROADWAY	GRAPHIC METALLIC	23'
	S03A - 5 FIXTURES S03B - 4 FIXTURES S03C - 5 FIXTURES S03D - 2 FIXTURES	PLAZA	SILVER	32'
	S04	MAIN ROADWAY INTERSECTION (INTERMEDIATE)	WOOD FINISH	

Calculation Summary				
Label	Avg	Max	Min	Max/Min
Burkhardt Road_Top	0.87	1.7	0.3	5.67
Interior Sidewalk_Top	0.68	1.5	0.2	7.50
PARK_Top	0.62	2.1	0.3	7.00
Perimeter Sidewalk_Top	0.55	1.5	0.2	7.50
PLAZA DOCK	1.89	5.5	0.6	9.17
PLAZA_Top	1.84	3.8	0.6	6.33
ROW_Top	1.26	2.3	0.4	5.75
South Sidewalk	0.63	1.2	0.3	4.00

1 SITE LIGHTING CALCULATION PLAN
1" = 100'-0"



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STOCK & ASSOCIATES
Consulting Engineers, Inc.
2109 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
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H2
Lighting
Lighting Designer

WILDHORSE VILLAGE
WILDHORSE VILLAGE, LP CO. ORG.
ATTN: MR. JEFF TEGETHOFF - OPERATING PARTNER
WILDHORSE CREEK RD., W. CHESTERFIELD PKWY., AND
BURKHARDT PLACE - CHESTERFIELD, MO

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BUILDING MAP

DRAWING TITLE
SITE LIGHTING
CALCULATION PLAN
DRAWING NO.
E2.100

Job # 20.0213

'WILDHORSE VILLAGE' SITE INDIVIDUAL TREES

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite
1	Red Maple	10	15'	1	Trunk Decay	X	
2	Red Maple	9	20'	1	Trunk Decay	X	
3	Red Maple	9	10'	1	Trunk Decay	X	
4	Red Maple	12	12'	1		X	
5	Red Maple	9	10'	1		X	
6	Green Ash	24	40'	2	Poor structure/form	X	
7	Green Ash	14	30'	2	Poor structure/form	X	
8	Green Ash	14	25'	2	Poor structure/form	X	
9	Green Ash	14	25'	2	Poor structure/form	X	
10	Green Ash	14	25'	2	Poor structure/form	X	
11	Green Ash	8	15'	2			X
12	Green Ash	12	15'	2		X	
13	Green Ash	12	25'	2		X	
14	Green Ash	16	25'	1		X	
15	Green Ash	12	20'	2		X	
16	Green Ash	10	20'	2		X	
17	Green Ash	12	25'	2			X
18	Locust	18	30'	2	Multi-stem	X	
19	Locust	12	20'	2	Multi-stem	X	
20	Allanhus	24	30'	2	Multi-stem	X	
21	Birch	12	15'	2		X	
27	Locust	12	25'	2		X	
28	Locust	12	25'	2		X	

Condition Rating
1 = Poor
4 = Excellent

'WILDHORSE VILLAGE' SITE TREE NOTES

- 1) Woodland "A" (110,955 sq.ft.) (2.547ac)
• Primarily Red Oak, Black Cherry, Sugar Maple, Elm, with Honeysuckle understory and some Redbuds.
• Condition: Fair
• Average size 8-12" DBH
- 2) Woodland "B" (135,622 sq.ft.) (3.113ac)
• Primarily Red Oak, Sassafras, Elm
• Condition: Fair
• Average size 10" DBH
- 3) Woodland "C" (97,155 sq.ft.) (2.230ac)
• Cedar/Hardwood mix
- 4) Woodland "D" (101,387 sq.ft.) (2.328ac)
• Primarily Red Oak, Elm, Cedar
• Condition: Poor to fair
• Average size 10" DBH
- 5) Woodland "E" (191,558 sq.ft.) (4.398ac)
• Primarily Sassafras, Black Cherry, Elm, with Honeysuckle and Russian Olive understory
• Condition: Poor to fair
• Average size 6-8" DBH along western portion and 10-12" DBH along eastern portion
- 6) Woodland "F" (52,711 sq.ft.) (1.210ac)
• Primarily Red Oak, Elm, Cedar
• Condition: Fair
• Average size 8-10" DBH

Woodland "A" = 110,955 sq.ft.
Woodland "B" = 135,622 sq.ft.
Woodland "C" = 97,155 sq.ft.
Woodland "D" = 101,387 sq.ft.
Woodland "E" = 191,558 sq.ft.
Woodland "F" = 52,711 sq.ft.
Individual trees outside of woodland boundaries = 7,369 sq.ft.
TOTAL SQ.FT. OF EXISTING CANOPY = 696,757 sq.ft. (16.0 ac)

'FREEDOM TITLE' SITE INDIVIDUAL TREES

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite
22	Green Ash	15	40'	3			X
23	Green Ash	15	40'	3			X
24	Green Ash	15	30'	2			X
25	Crabapple	10	15'	2			X
26	Crabapple	10	15'	2			X

Total canopy = 3,376sf (0.08ac)

'CVI' SITE TREE NOTES

- 1) Woodland "A" (5,719sf sq.ft.) (0.13ac)
• Primarily Red Oak, Black Cherry, Sugar Maple, Elm, with Honeysuckle understory and some Redbuds.
• Condition: Fair
• Average size 8-12" DBH

'BURKHART R.O.W.' SITE TREE NOTES

- 1) Woodland "A" (56,175sf sq.ft.) (1.29ac)
• Primarily Red Oak, Black Cherry, Sugar Maple, Elm, with Honeysuckle understory and some Redbuds.
• Condition: Fair
• Average size 8-12" DBH

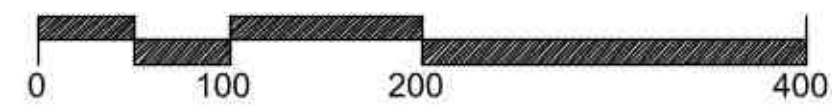
LEGEND

Symbol	Description
#	Existing individual tree
○	Ex. individual tree canopy
■	Existing On-Site Woodland, see 'WILDHORSE VILLAGE' SITE TREE NOTES
■	Existing Off-Site Woodland, see 'CVI' SITE TREE NOTES
■	Existing Off-Site Woodland, see 'BURKHART R.O.W.' SITE TREE NOTES



Tree Stand Delineation

SCALE 1"=100'



Tree Stand Delineation Prepared under direction of: Brian Bage
Certified Arborist MW-5033A



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

WILDHORSE VILLAGE

WILD HORSE CREEK ROAD, W CHESTERFIELD PARKWAY, AND
BURKHART PLACE - CHESTERFIELD MISSOURI

Revisions:

Date	Description	No.
5-21-20	Add. Tree Info	2

Drawn: LWH
Checked: JAS

loomisAssociates

landscape architects/planners
Jerald Saunders, Landscape Architect
Missouri License # LA-007
630.515.8508
jasa@loomisassociates.com
loomisassociates.com

Sheet Title: Tree Stand Delineation

Sheet No:

TSD-1

Date: 03/04/20
Job #: 813.082

Wildhorse Village

LANDSCAPE DESIGN UPDATE

December 2020

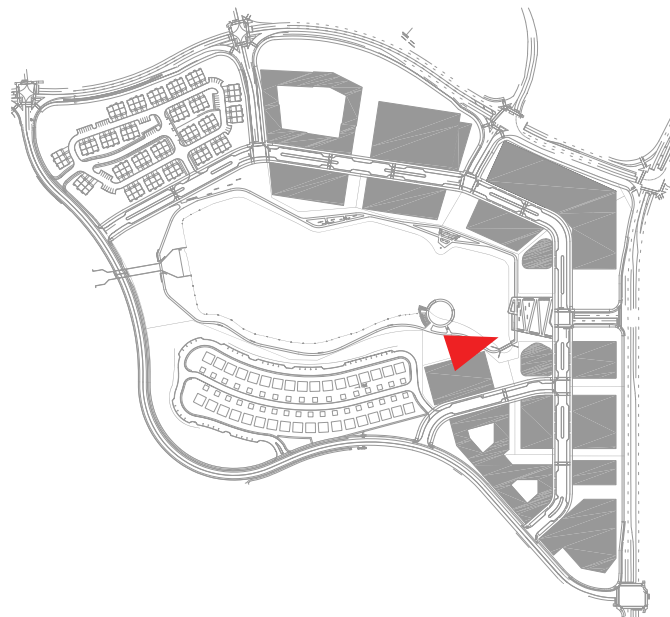
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WILDHORSE VILLAGE S D C P

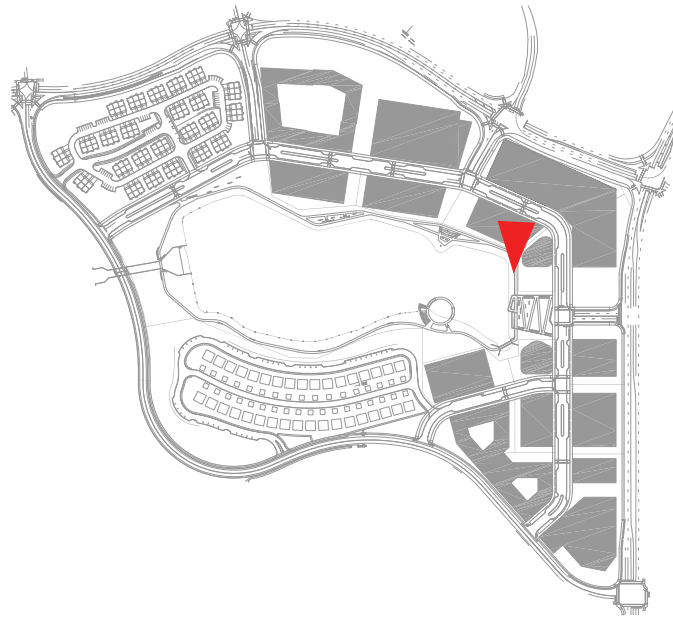


NARRATIVE:

The primary open space guides visitors through a terraced plaza park which creates a stepped amphitheatre for large gatherings. The cast in place concrete seating is arranged so the viewer is looking out toward the water. In the foreground, an elevated/floating stage sits centered within the performance terrace. The performance terrace acts as an overlook extending into the water and provides visitors a grand view of the lake and development. The floating garden area directly engages the water and extends towards a sunken seating area. This area will provide the appearance of 'floating' above the water from the viewer's perspective.



WILDHORSE VILLAGE S D C P



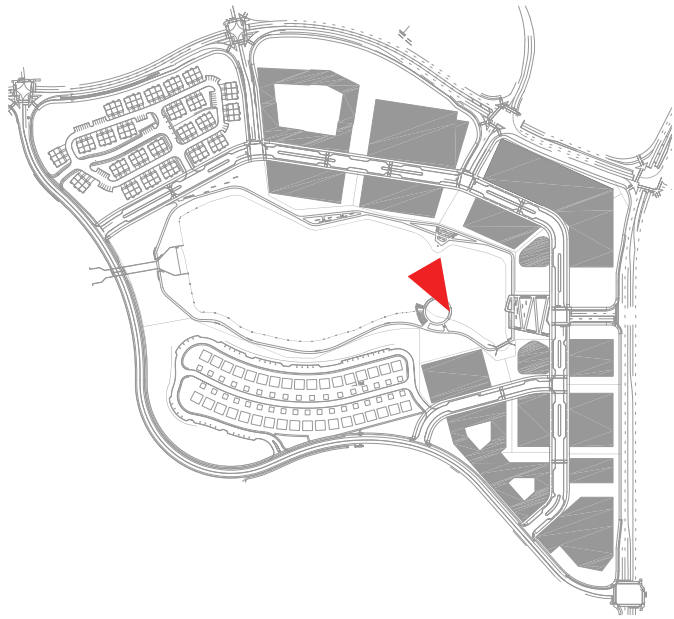
NARRATIVE:

The Lakefront Promenade is a 10' wide linear sidewalk that connects the Terrace Plaza Park and Performance Terrace with the Lakefront Walk. The formal corridor will be planted with low perennials, shrubs, ornamental grasses and lawn so there is no obstructed views to water's edge. A safety stone curb will be installed to provide a safety separation to the plantings along the water's edge.



*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.

WILDHORSE VILLAGE
S D C P



NARRATIVE:

The pocket park serves as an open space for passive and activity near the boathouse and boat launch. It will primarily consist of open lawn with canopy and evergreen trees to serve as a separator between buildings and open space. The pedestrian bridge nearby connects the Pocket Park to the Terrace Plaza Park and Lakefront Promenade.

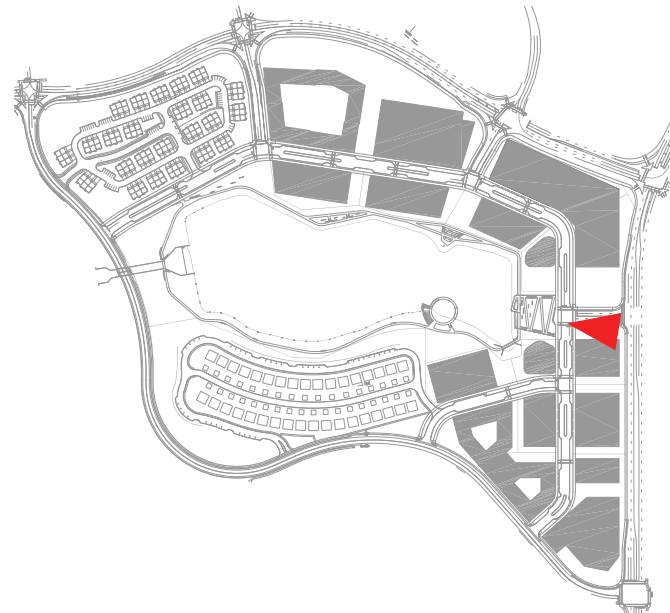
*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.



PEDESTRIAN
BRIDGE

POCKET PARK

WILDHORSE VILLAGE
S D C P

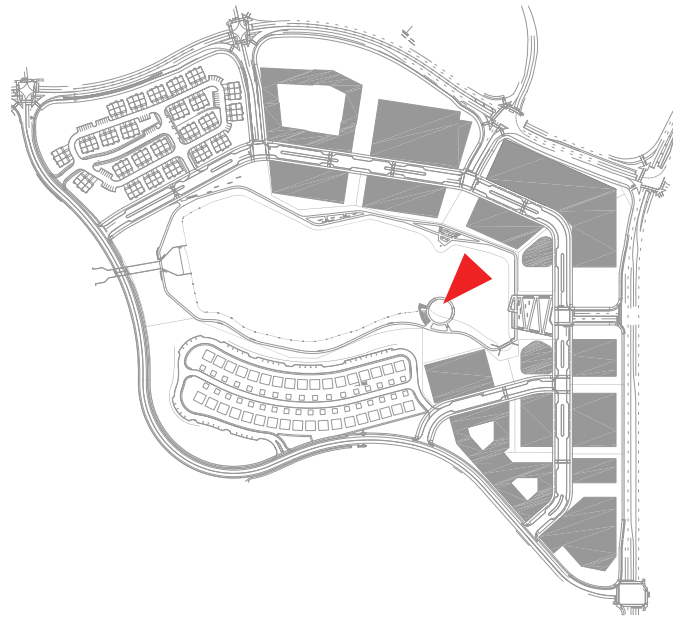


NARRATIVE:

To serve as a focal point as you turn into the development from Chesterfield Parkway, a monumental sign will welcome you into the development. The sign wall will be architectural concrete with pin letters mounted. The monument sign will have a series of uplights in the pavement to highlight the feature in the evening hours. The overall length of the sculptural monument sign is +/-50'.



WILDHORSE VILLAGE S D C P



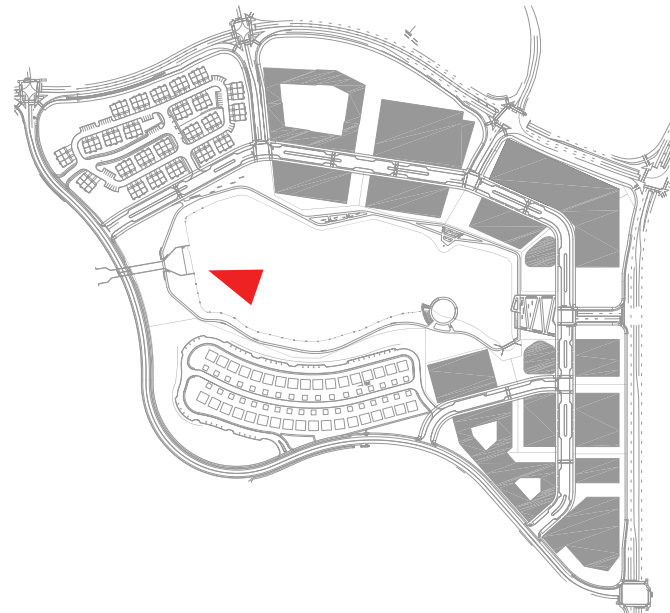
NARRATIVE:

Constructed of steel frame, the 2,080 sf Boathouse and metal-screen storage enclosure (860 sf) resides on the lake edge. The radial design sits on 3,300 sf of concrete foundation, the structure topped with a metal, sloped roof plane. Boat launch occurs on the adjoining gravel beach and 8' wide, curved floating dock pier (600sf).



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WILDHORSE VILLAGE
S D C P



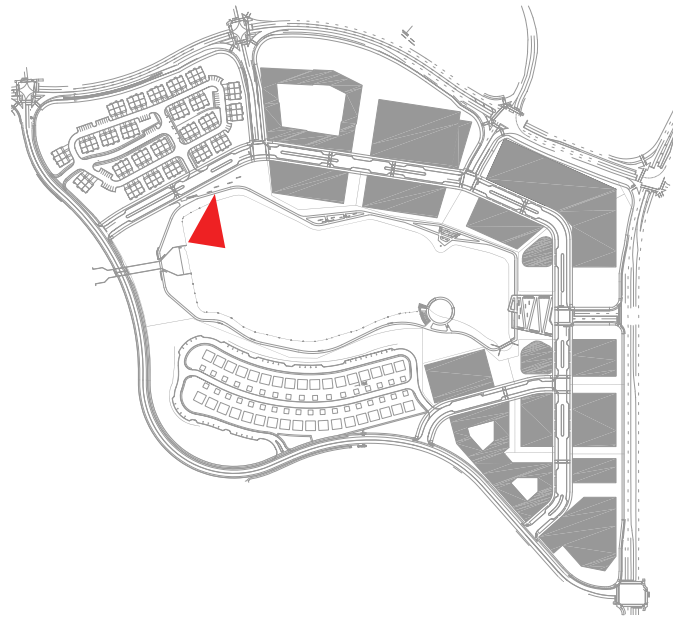
NARRATIVE:

Adjacent to the existing spillway, the development will provide flexible open lawn space for active play like throwing a frisbee and flying a kite, or more passive activities like enjoying a picnic while observing the activity taking place on the water. A pedestrian bridge is included to continue the Lakefront Walk around the water.



*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.

WILDHORSE VILLAGE S D C P

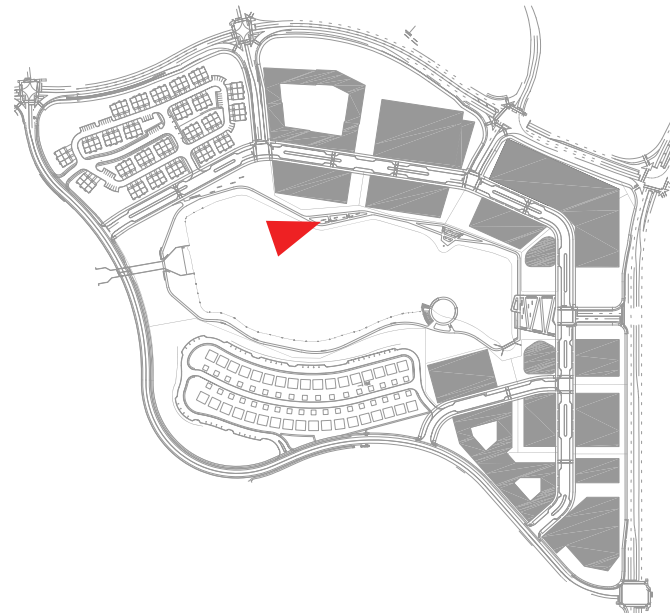


NARRATIVE:

To serve as a secondary entry point for the Lakefront Walk from the public sidewalk, a trailhead is located near the Lakefront Park. The Trailhead Rest Area, which includes bike racks and seating, is positioned to provide an Overlook Area for the visitors. Seating expands into the Viewing Ridge adjacent the trailhead. This area provides pedestrians an opportunity to pause and observe the activity occurring on the water and walkways.



WILDHORSE VILLAGE S D C P



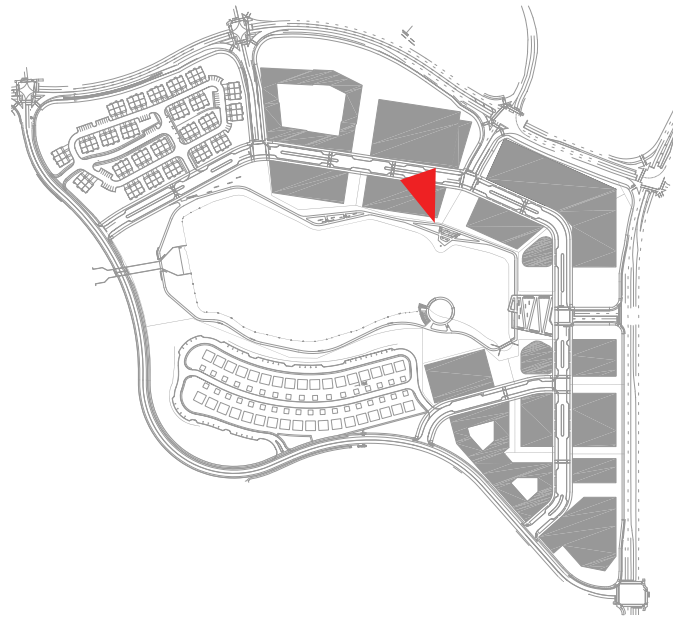
NARRATIVE:

The Viewing Terrace provide a public space near the water's edge. Architectural concrete benches are placed along the 200' linear feet terrace within shade provided from a grove of Birch trees. The Lakefront Walk engages the viewing terrace by being located between the sitting space and the water, rather than behind the sitting space.



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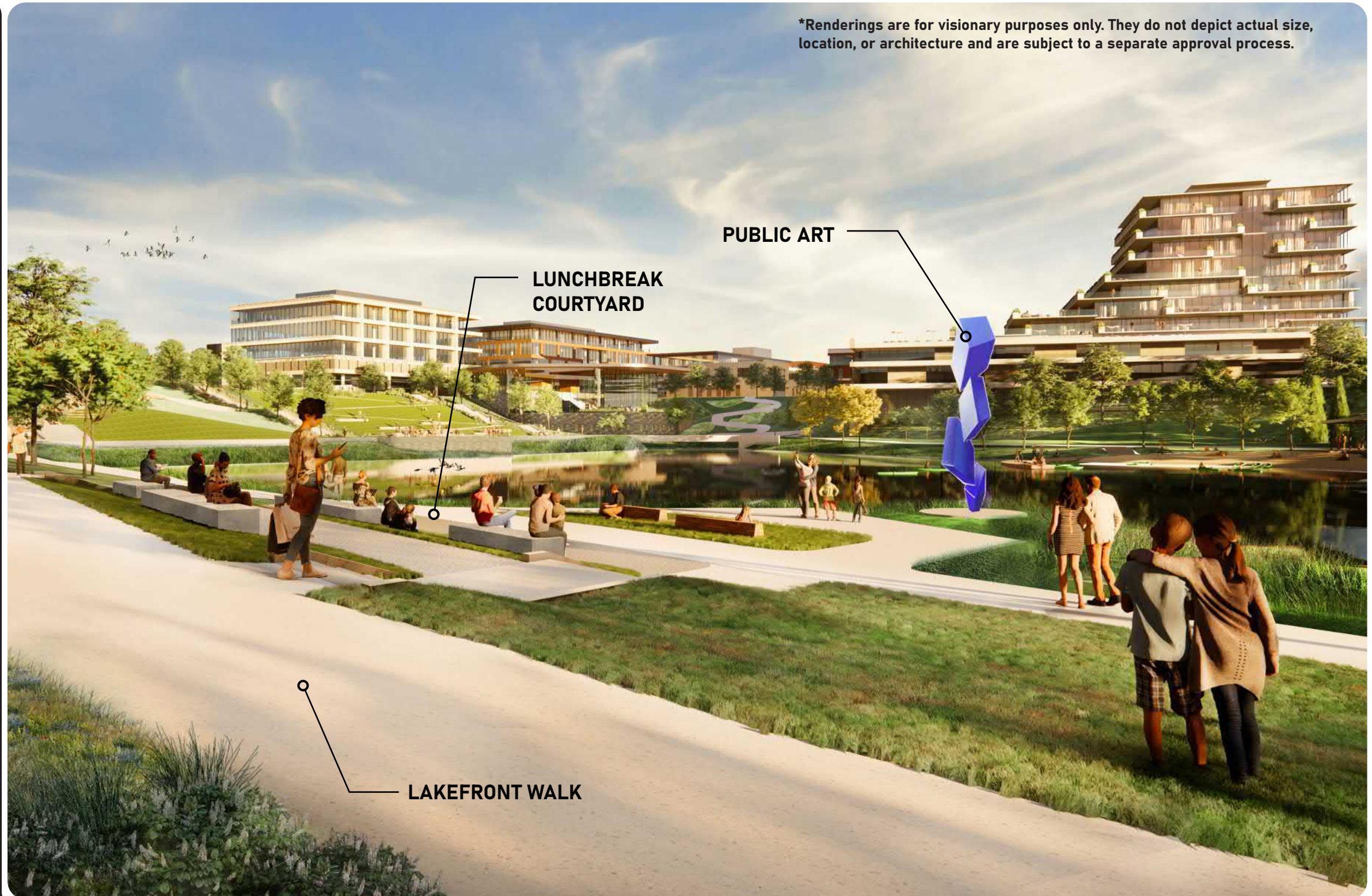
WILDHORSE VILLAGE S D C P



NARRATIVE:

The Lunchbreak Courtyard is strategically placed near the office buildings to provide a flexible gathering amenity. A series of architectural concrete benches connected with stabilized decomposed granite walking surfaces accommodates small or individual gatherings.

A commissioned public art installation anchors the Lunchbreak Courtyard. This art piece sits between the courtyard and waters edge to become a focal point for the area.



*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.

Wildhorse Village

LANDSCAPE DESIGN UPDATE

DECEMBER 2020

CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

**Lamar Johnson
Collaborative** 
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CLAYCO
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December 04, 2020

Joseph M. Knight
Assistant City Planner
City of Chesterfield, Missouri

Re: Wildhorse Village Development (Category A+B) – Signage Concept Plan
LJC Project #20.0080.000

To Whom it may concern,

Chesterfield's Unified Development Code requires the development team to submit a Signage Concept Plan for review and approval by the City of Chesterfield. The concepts proposed in this signage plan are intended to be utilized by the Wildhorse Village Development (Category A+B) to promote a consistent approach to signage. It is our intent to create a high quality and unique development that enhances the Chesterfield community. There are two components to our approach to the Signage Concept Plan; site signage and building signage.

Site signage has been designed to integrate into the public realm, both hardscape and softscape, while relating the overall development aesthetic. Sign placement on site plans will help facilitate wayfinding and district branding. This approach will aid in facilitating a unified approach to site signage for the entire development.

Building signage will be utilized by individual buildings within the development having frontage along internal and perimeter right-of-ways. Our intent is to maintain the flexibility that the Chesterfield Sign Code provides these buildings. This flexibility is important to maintain parity with other developments in the marketplace when competing for investors / tenants. All building signage will be constructed of quality industry standard materials and components consistent with the Chesterfield sign ordinance and will receive final approval with the individual parcel Section Plans.

For additional information, please refer to the attached Wildhorse Village Development (Category A+B) – Signage Concept Plan Package.

Sincerely,



J. Andrew Kilmer, PLA
Principal
Lamar Johnson Collaborative

Wildhorse Village

WILDHORSE VILLAGE DEVELOPMENT (CATEGORY A+B)

SITE DEVELOPMENT CONCEPT PLAN PACKAGE

December 2020

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SOLUTIONS

**Lamar Johnson
Collaborative** 
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WILDHORSE VILLAGE
SITE SIGNAGE

Signage for development parcels located in Section Area A+B are to comply with the following criteria and guidelines. Individual sign packages for each site development are to be submitted to the City of Chesterfield for approval.

Primary



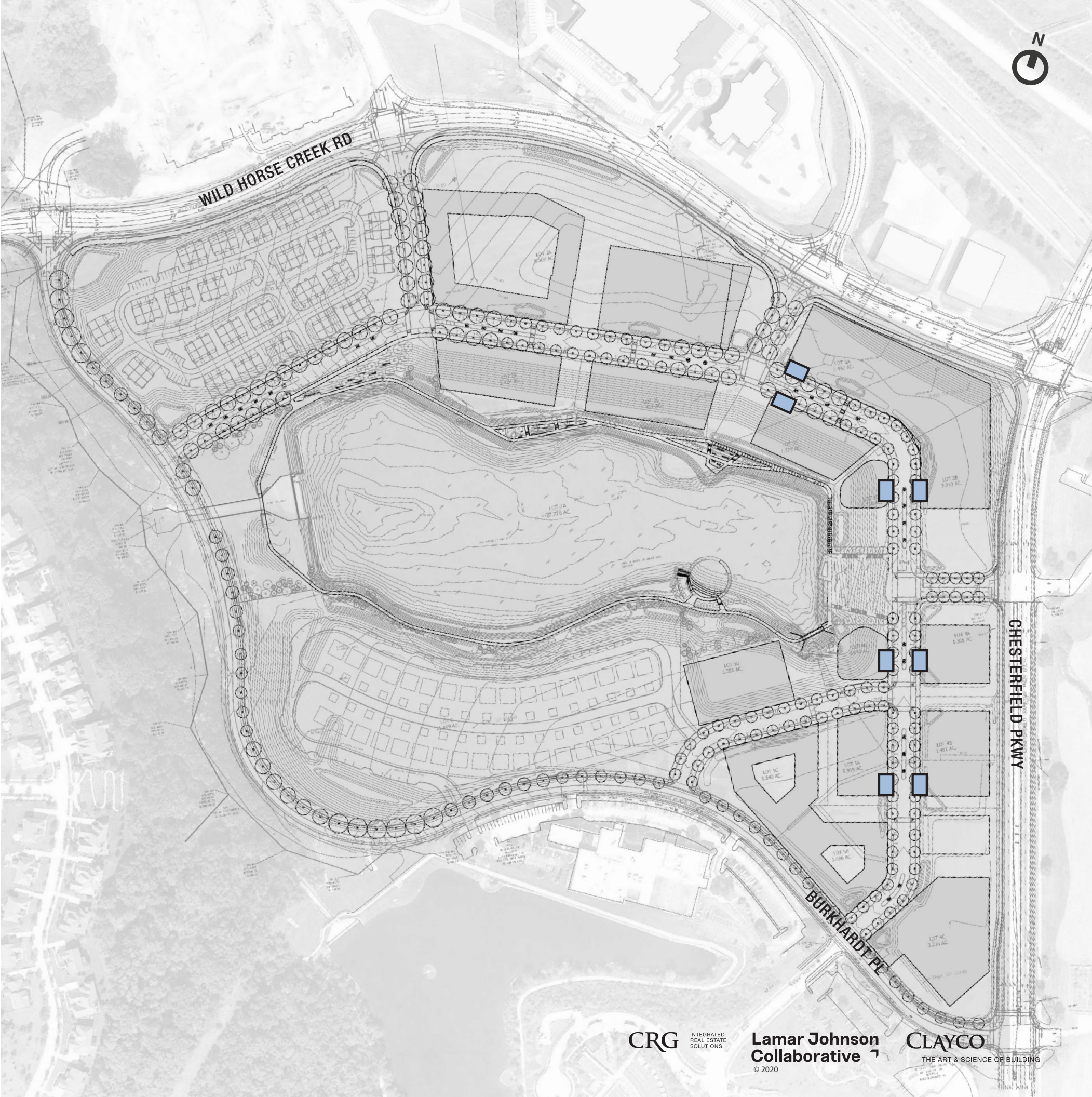
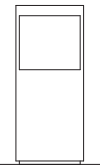
Secondary



 Street Kiosk



Pathway Wayfinding



WILDHORSE VILLAGE

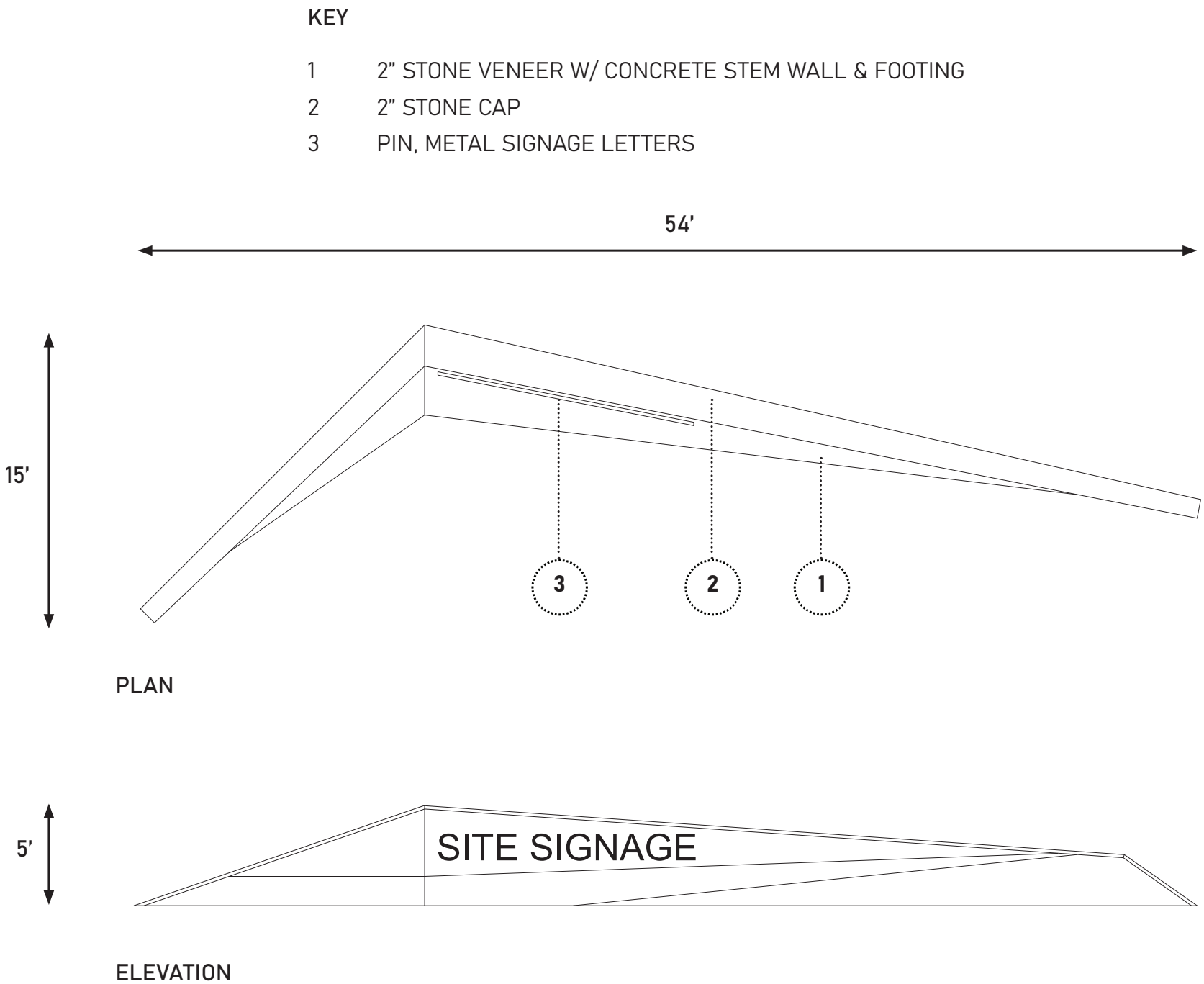
SITE SIGNAGE

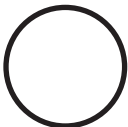
PRIMARY

Primary signage will be located at primary entrances into the development. We envision these to be at the intersection of Chesterfield Parkway and Burkhardt Place and the intersection of Wildhorse Creek Road and the first entry just west of Chesterfield Parkway. We also envision a primary sign to be the focal point once you turn into the development off Chesterfield Parkway, mid-block. This signage will be at the top of the terraced park. The signage walls are to utilize large scale solid materials (natural, precast, or cast-in-place architectural concrete with integral color) for the base of the sign or as the background for the sign message.

The materials and color are to be complementary to the overall public realm materials of the development. The signage message and/or graphic are to be comprised of individual letters or symbols. All text and graphic are to be pin mounted to the sign background and to be illuminated by ground mounted LED lighting or be backlit.

Plant material is critical to integrate the site signage into the public realm and complement the overall development. Perimeter signage will be placed in landscape that provides seasonal interest while maintaining a safe and non-distracting environment for users (pedestrian and vehicular). Plant selection to leverage adaptive+native species and to be compatible for growth within the local USDA Plant Hardiness Zones. Sample of Plant Selection: , Virginia Sweetspire, Lily Turf, Grey Owl Juniper, Gro-Low Sumac, Switch Grass Varieties, Feather Reed Grass.





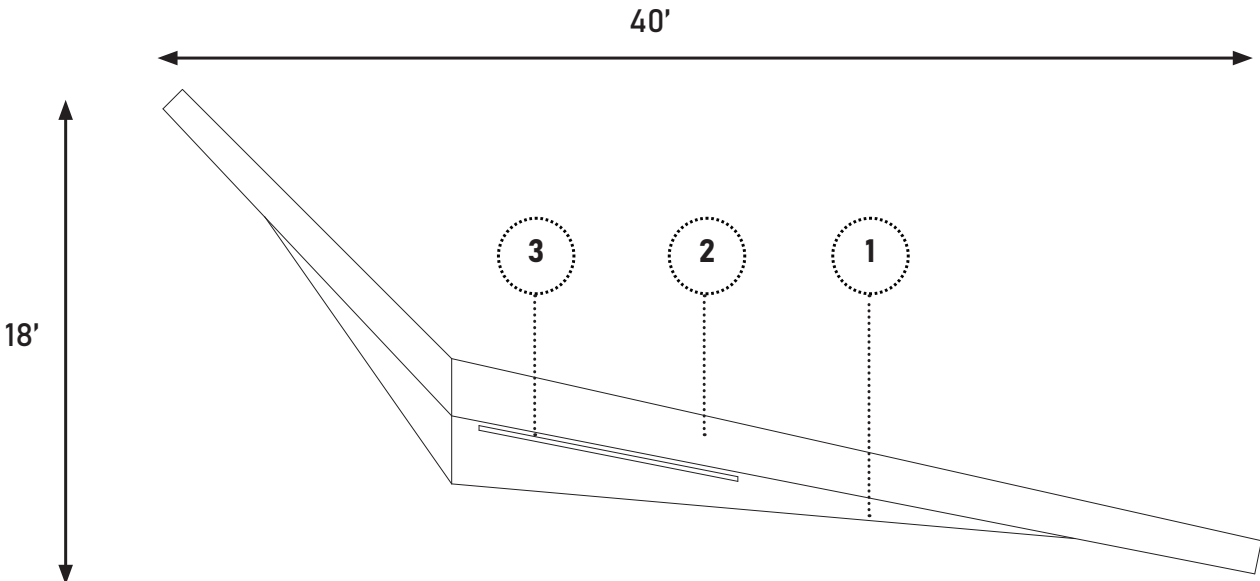
WILDHORSE VILLAGE SITE SIGNAGE

SECONDARY

Similar to Primary Signage, secondary site signage will be placed at perimeter entrances into the development, such as the intersection of Wildhorse Creek Road and Burkhardt Place, Wildhorse Creek Road and the second entry west of Chesterfield Parkway, the intersection of Wildhorse Creek Road and Chesterfield Parkway, and the mid-block entry off Chesterfield Parkway.

KEY

- 1 2" STONE VENEER W/ CONCRETE STEM WALL & FOOTING
- 2 2" STONE CAP
- 3 PIN, METAL SIGNAGE LETTERS



PLAN



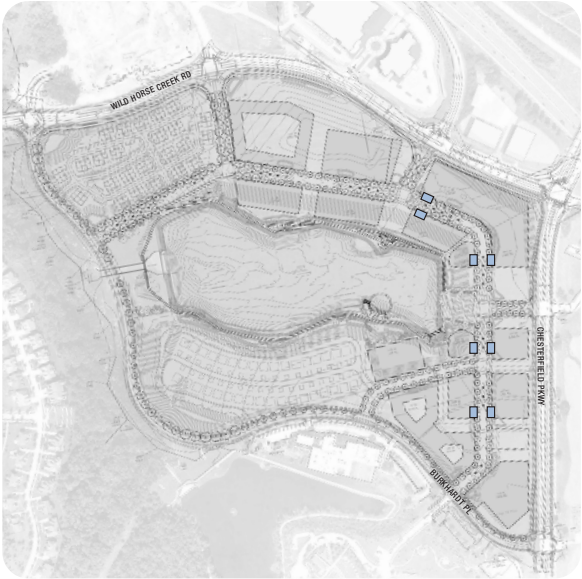
ELEVATION

WILDHORSE VILLAGE

SITE SIGNAGE

STREET KIOSKS

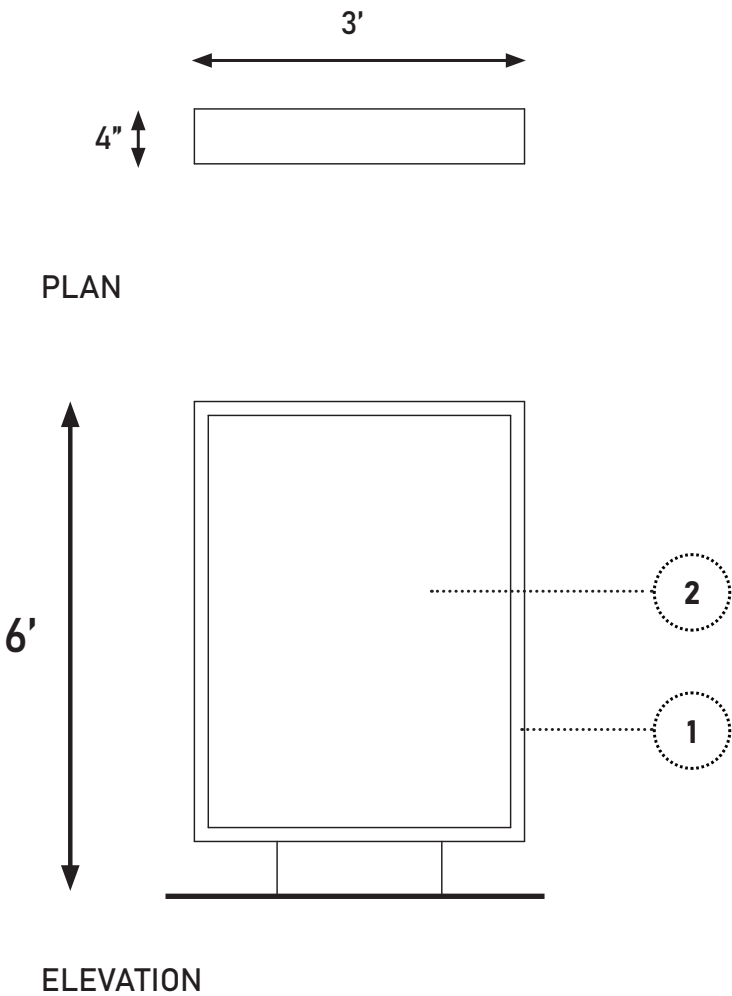
To help facilitate and promote development activities, tenants, and general information, street kiosks signs will be installed along Lakefront Street. These signs are to complement the building materials (painted metal) while being pedestrian scale and not obstrusive to views, emergency access, and maintenance. Graphics to be on an opaque panel integral to the sign cabinet while being internally illuminated.



- KEY
- 1

ALUMINUM FRAME ENCLOSURE
- 2

SIGNAGE GRAPHIC



WILDHORSE VILLAGE

SITE SIGNAGE

PATHWAY WAYFINDING

To help facilitate general site wayfinding, pathway signage will be placed near primary pedestrian destinations, pathway intersections and intermittently along the lakefront trail. Form and materials will be similar to primary signage, but scale will be reduced to provide heiracrchy to the primary signage. These pathway signs are to complement the primary signage in materials while being pedestrian scale and not obstrusive to views, emergency access, and maintenance.

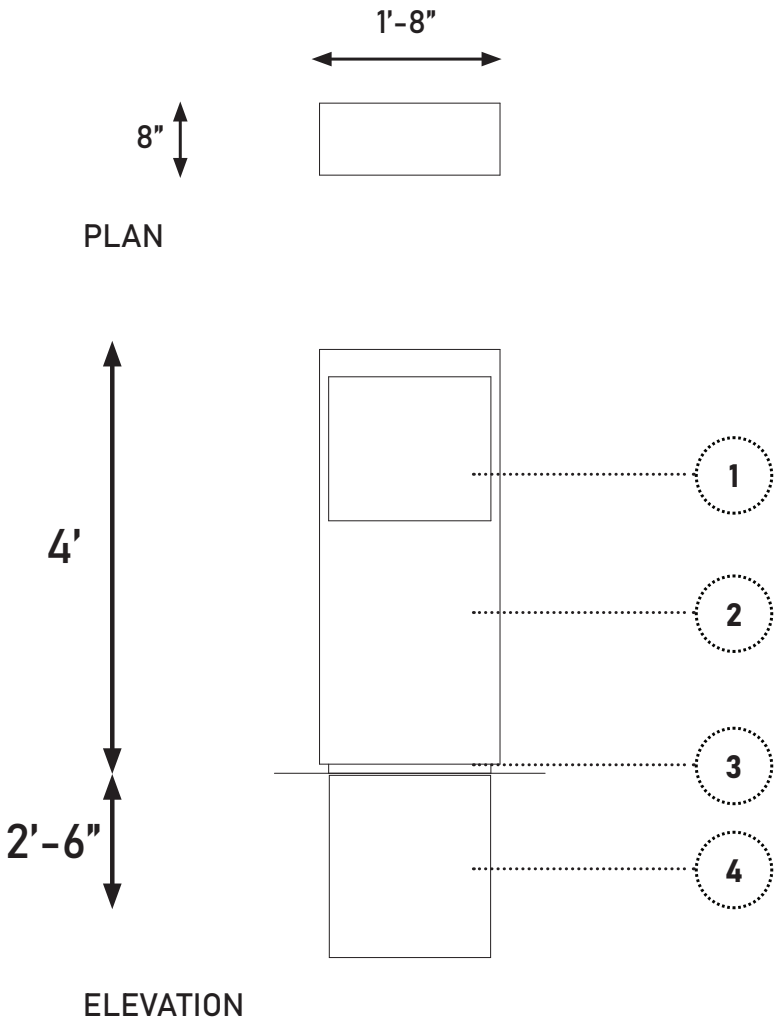
- KEY
- 1

METAL SIGN PANEL, MOUNTED TO STONE SLAB
- 2

CUT STONE SLAB, HONED FINISH
- 3

RECESS GROUT SETTING BED
- 4

CONCRETE FOOTING



WILDHORSE VILLAGE
BUILDING SIGNAGE

Signage for development parcels located in Section Area A+B are to comply with the following criteria and guidelines. Individual sign packages for each site development are to be submitted to the City of Chesterfield for approval.

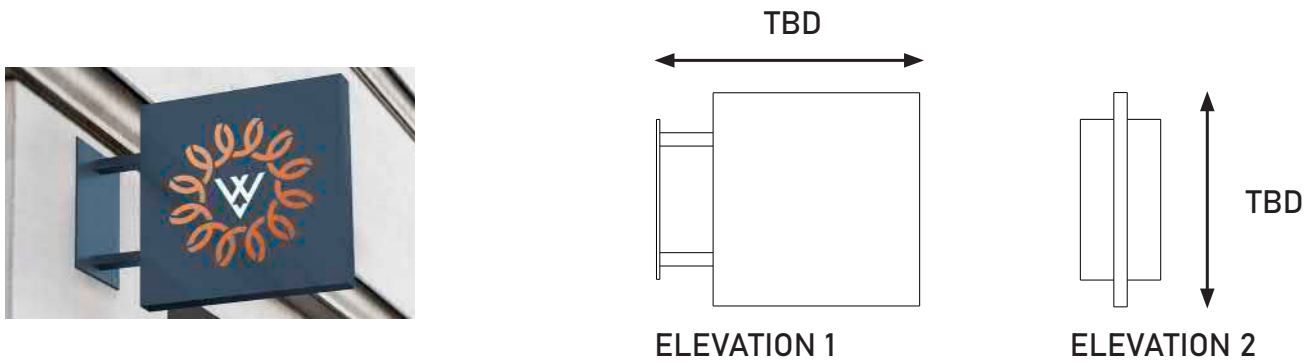
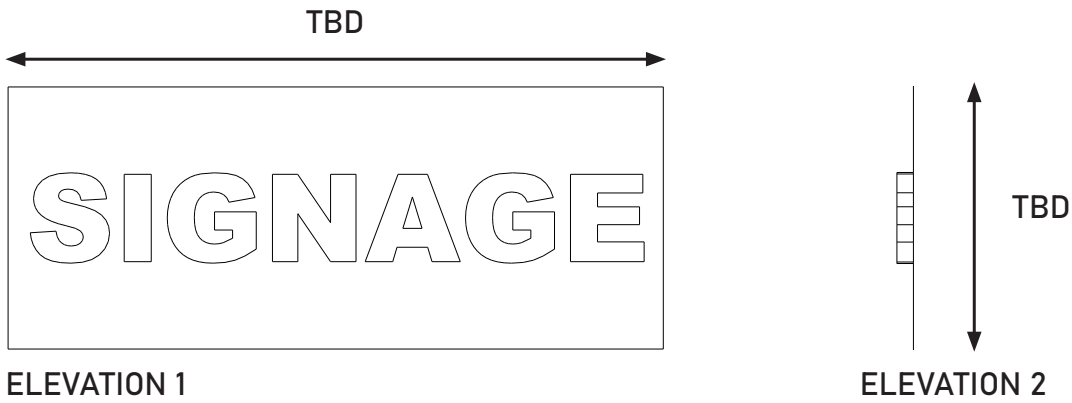
PRIMARY/SECONDARY SIGNAGE

Building wall signs are to be simple, clean, and contemporary that are complementary to the building architecture. All wall signage will be constructed of quality industry standard materials & components and to be internally illuminated while being consistent with the City signage ordinance.

An internally illuminated or backlit graphic or logo may be part of an individual tenant sign. These signs are to be either pin mounted to the building façade or mounted to a background panel that is attached to the façade. These signs can also be attached directly to a building entry canopy.

BLADE AND CABINET SIGNAGE

Cabinet signs and blade signs are allowed within Section Area A+B pending review and approval by the City of Chesterfield through the Concept Sign Package process. Unique design, superior quality and appropriateness of the proposed cabinet or blade sign will be the primary consideration.



January 04, 2021

Joseph M. Knight
Assistant City Planner
City of Chesterfield, Missouri

Re: Wildhorse Village Development (Category A+B) – Delivery & Loading Narrative
LJC Project #20.0080.000

To Whom it may concern,

We are pleased to offer the following written responses to your comments within your departmental letter, dated 11/25/2020 and 12/16/2020.

Amended Site Development Concept Plan

Comment:

3. There was an abundance of discussion on deliveries for Wildhorse Village within the zoning process. As staff reviews the ASDCP, each access point/entry to each individual lot on roadways has been reviewed against access management principles within the City's UDC similar to comment 1. There is still a bit of ambiguity that remains on the overall strategy of commercial and residential delivery and loading. Provide a narrative on this strategy and at what point in the development process the final configuration will be defined. This narrative will be provided in the Planning Commission packets.

Response:

We appreciate the City and Planning Commission's focus on the overall strategy of service (refuse, loading, & deliveries) within the development. For the ASDCP, we have revised the Conceptual Service Entrances to adhere to the City's UDC and Development's Ordinance #3114. We have focused on placing service entrances that could be shared with multiple tenants / parcels while be screened by future buildings and plantings. Final service configurations for individual lots will be approved at the Site Development Section Plan.

Sincerely,



J. Andrew Kilmer, PLA
Principal
Lamar Johnson Collaborative

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

There are no Finance and Administration Committee action items scheduled on the agenda for this meeting.

NEXT MEETING

The next meeting of the Finance and Administration Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Finance Director Jeannette Kelly or me prior to Monday's meeting.

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Ohley

Vice Chair: Councilmember Moore

There are no Parks, Recreation and Arts Committee action items scheduled on the agenda for this meeting.

NEXT MEETING

The next meeting of the Parks, Recreation and Arts Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Parks, Recreation and Arts Director Thomas McCarthy or me prior to Monday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Keathley

Vice Chair: Councilmember DeCampi

There are no Public Health and Safety Committee action items scheduled on the agenda for this meeting.

NEXT MEETING

The next meeting of the Public Health and Safety Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Chief Ray Johnson or me prior Monday's meeting.

REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL

Liquor License Request – El Troquero LLC 185 Hilltown Village Center, formerly the site of Fiesta Modern Mexican, has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. This application has been fully vetted by both the Police Department and the Department of Planning for compliance with City Codes. If approved by City Council at Monday's meeting, I will immediately issue the license. A voice vote is requested for approval.

OTHER LEGISLATION

There are no "Other Legislation" action items scheduled on the agenda for this meeting.

UNFINISHED BUSINESS

There are no "Unfinished Business" action items scheduled on the agenda for this meeting.

NEW BUSINESS



MEMORANDUM

DATE: January 21, 2021

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – EL TROQUERO LLC**

EL TROQUERO LLC, 185 HILLTOWN VILLAGE CTR (FORMERLY FIESTA MODERN MEXICAN) ... has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

Mr. Michael Hurley is the Managing Officer.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Monday, February 1, 2021 City Council meeting, I will immediately issue this license.