



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Wednesday, January 23, 2019
5:30pm**

I. Appointments

A. Appointment

- Board of Adjustment – Stanley Proctor

II. Planning and Public Works Committee – Chairperson Michelle Ohley-Ward IV

A. Bill No.3226 – Vector Control Services Contract (First Reading)

B. Bill No.3227 – Edison Crossing, Lot 1 & Lot 2 (Boundary Adjustment Plat (First & Second Reading)

C. Bill No.3228 – P.Z. 07-2018 City of Chesterfield (Unified Development Code – Article 3) (First Reading)

D. Aventura at Wild Horse Creek (Above All Development (Voice Vote)

E. P.Z.18-2016 17511 Chesterfield Airport Rd. (Time Extension Request) (Voice Vote)

F. Next Meeting – February 7, 2019 (5:45pm)

III. Finance and Administration Committee – Chairperson Barbara McGuinness-Ward I

A. Bill No. – 3223 Order of Business (Second Reading)

B. Bill No. – 3224 Vacancies (Second Reading)

C. Next Meeting – January 28, 2019 (5:30pm)

IV. Parks, Recreation and Arts Committee – Chairperson Dan Hurt-Ward III

V. Public Health and Safety Committee – Chairperson Ben Keathley-Ward II

**A. Bill No. – 3225 Municipal Court – ShowMeCourts Management System
(Second Reading)**

VI. Report from the City Administrator – Mike Geisel

A. Liquor License Request – Pi Pizzeria (Voice Vote)

VII. Unfinished Business – Mayor Bob Nation

VIII. New Business – Mayor Bob Nation

IX. Adjourn –

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.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE HASS AT (636) 537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, January 23, 2019
7:00PM

- 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 Hass
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – January 7, 2019
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. Municipal League of Metro St. Louis – Board of Freeholders (City’s position and vote)**
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Monday, January 28, 2019** – Finance & Administration (5:30pm)
 - B. Monday, January 28, 2019** – Planning Commission (7 pm)
 - C. Monday, February 4, 2019** – Next City Council Meeting (7pm)
 - D. Thursday, February 7, 2019** – Planning and Public Works (5:45 pm)
- VIII. APPOINTMENTS** – Mayor Bob Nation

- Board of Adjustment – Stanley Proctor

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Michelle Ohley, Ward IV

- 1. Bill No.3226** – Vector Control Services Contract **(First Reading)**
- 2. Bill No.3227** – Edison Crossing, Lot 1 & Lot 2 (Boundary Adjustment Plat **(First & Second Reading)**
- 3. Bill No.3228** – P.Z. 07-2018 City of Chesterfield (Unified Development Code – Article 3) **(First Reading)**
- 4. Aventura at Wild Horse Creek (Above All Development (Voice Vote)**
- 5. P.Z.18-2016 17511 Chesterfield Airport Rd. (Time Extension Request (Voice Vote)**
- 6. Next Meeting – February 7, 2019 (5:45pm)**

B. Finance and Administration Committee – Chairperson Barbara McGuinness, Ward I

- 1. Bill No.3223** – Order of Business **(Second Reading)**
- 2. Bill No.3224** – Vacancies **(Second Reading)**
- 3. Next Meeting – January 28, 2019 (5:30pm)**

C. Parks, Recreation and Arts Committee – Chairperson Dan Hurt, Ward III

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

- 1. Bill No.3225** – Municipal Court – ShowMeCourts Management System **(Second Reading)**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Liquor License Request – Pi Pizzeria **(Voice Vote)**

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

- A. Bill No. 3223** – An ordinance repealing and replacing section 2-49 Order of Business pertaining to the agenda for regular meetings of the City Council. **(Second Reading) (Finance and Administration Committee Recommends Approval)**
- B. Bill No. 3224** – An ordinance revising the Chesterfield City Code as it relates to filling vacancies in elective office. **(Second Reading) (Finance and Administration Committee Recommends Approval)**
- C. Bill No. 3225** – An ordinance authorizing the automation of the City of Chesterfield’s municipal court by amending section 19-7 of the municipal code to add a seven dollar surcharge to municipal court costs and authorizing the City Administrator to enter an agreement for the implementation of show-me courts **(Second Reading) (Public Health and Safety Committee Recommends Approval)**
- D. Bill No. 3226** – An ordinance authorizing the City of Chesterfield to enter into and execute a contract with St. Louis County, Missouri for Vector Control Services and authorizing and directing the City Administrator of the City of Chesterfield to enter into, on behalf of the City, a contract with St. Louis County, Missouri for Vector Control Service. **(First Reading) Planning & Public Works Committee recommends approval.**
- E. Bill No. 3227** – An ordinance providing for the approval of a Boundary Adjustment Plat for Lots 1 and 2 of Edison Crossing Lot Split to create a 1.27 acre tract of land and a 9.91 acre tract of land, zoned “PC” Planned Commercial District, and located on the southeast corner of the intersection of Edison Avenue and Long Road (17U120287, 17U120298). **(First & Second Readings) Department of Planning & Development Services recommends approval.**

XIV. LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3228** – An ordinance amending Article 03-07 Use Table for Nonresidential Districts of the Unified Development Code {P.Z. 07-2018 City Of Chesterfield (Unified Development Code Article 3)}. **(First Reading) Planning Commission recommends approval.**

XV. 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.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE HASS AT (636) 537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.

AGENDA REVIEW – Wednesday 1/23/2019 – 5:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **5:30 pm, on Wednesday, January 23, 2019.**

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 7, 2019

The meeting was called to order at 7:02 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 Barry Flachsbart
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 December 3, 2018 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Keathley, to approve the December 3, 2018 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the December 3, 2018 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the December 3, 2018 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mr. Ellis Markman, 1959 Farm Valley Drive, expressed concern about the deterioration and redevelopment of Chesterfield Mall.

INTRODUCTORY REMARKS

Mayor Nation recognized several Boy Scouts in attendance and invited them to stay after the meeting to ask any questions they may have.

Mayor Nation recognized Mr. Larry Sontag and his father Mr. Raymond Sontag. Raymond Sontag is a World War II veteran and recently celebrated his 100th birthday.

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, January 23, at 7 p.m.

APPOINTMENTS

Mayor Nation nominated Mr. Mick Weber for re-appointment to the Architectural Review Board. Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to re-appoint Mr. Mick Weber to the Architectural Review Board for a term of two years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Michelle Ohley, Chairperson of the Planning/Public Works Committee, announced that the next meeting of this Committee has been scheduled for Thursday, January 10, at 5:45 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Mastorakos, to approve the pre-application petition for establishment of a Neighborhood Improvement District (NID) for Brandywine Subdivision and authorize Staff to move forward with the development of appropriate final project documents. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember McGuinness reported that Bill No. 3223 (Order of Business) would be read for the first time under the “Legislation” portion of the agenda.

Councilmember McGuinness reported that Bill No. 3224 (Vacancies) would be read for the first time under the “Legislation” portion of the agenda.

Parks, Recreation & Arts Committee

Councilmember Dan Hurt, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items for this evening.

Public Health & Safety Committee

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, reported that Bill No. 3225 (Municipal Court – ShowMeCourts Management System) would be read for the first time under the “Legislation” portion of the agenda.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that The Curry Club, located at 1635 Clarkson Road (former location of Jet’s Pizza), has requested a new liquor license, for retail sale of beer and wine by the drink, to be consumed on premise, and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Keathley made a motion, seconded by Councilmember DeCampi, to approve issuance of a new liquor license to The Curry Club. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3223	Repeals and replaces section 2-49 Order of Business pertaining to the agenda for regular meetings of the City Council (First Reading) (Finance and Administration Committee Recommends Approval)
---------------	---

Councilmember McGuinness made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3223. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3223 was read for the first time.

BILL NO. 3224 Revises the Chesterfield City Code as it relates to filling vacancies in elective office **(First Reading) (Finance and Administration Committee Recommends Approval)**

Councilmember McGuinness made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3224. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3224 was read for the first time.

BILL NO. 3225 Authorizes the automation of the City of Chesterfield's municipal court by amending section 19-7 of the municipal code to add a seven dollar surcharge to municipal court costs and authorizes the City Administrator to enter an agreement for the implementation of show-me courts **(First Reading) (Public Health and Safety Committee Recommends Approval)**

Councilmember Keathley made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3225. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3225 was read for the first time.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:28 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____



MUNICIPAL LEAGUE OF METRO ST. LOUIS

LINKING LOCAL COMMUNITIES
STRENGTHENING LOCAL
GOVERNMENT

MEETING NOTICE

DATE: January 17, 2019

TO: Mayors, Board Chairmen Chief Administrative Officers & Associate Members

FROM: Pat Kelly, Executive Director

RE: Membership Meeting, 7:15 pm, Thursday, January 24, 2019
Chesterfield City Hall

The next membership meeting will be held on Thursday, January 24 at the Chesterfield City Hall, 690 Chesterfield Parkway West, 63017. Refreshments will be served at 6:30 pm with the meeting getting underway at 7:15 pm.

Program: We had planned to have a speaker from the US Coast Guard but with the federal government shutdown likely to continue, he will not be able to attend.

Agenda Item: The League continues to oppose a statewide election for the proposed governmental changes that are to be presented by Better Together. One way to ensure that any revisions to the governmental structure have local input and are voted on locally is to call for the formation of a board of freeholders/electors under the provisions Article VI of the Missouri Constitution. The League Executive Board today voted to ask the membership at next week's meeting to consider supporting an initiative petition to establish a Board of Freeholders/Electors in order to give the residents of St. Louis City and County a voice in a transparent, public process in determining if any changes to the City and County are merited. Under the Missouri Constitution this will allow the voters of St. Louis City and County to decide on any reorganization plan. We are asking for your support next Thursday.

There will also be a short presentation from MSD representatives regarding their upcoming stormwater program tax proposal which will be on the April ballot.

Enclosed for your review are the Minutes of the November meeting.

BOARD OF DIRECTORS

President
Norman McCourt
Mayor
City of Black Jack

Vice President
Ruth Springer
Councilmember
City of Olivette

Finance Chairman
James Knowles, III
Mayor
City of Ferguson

Darlene Bell
Alderman
City of Moline Acres

Terry Briggs
Mayor
City of Bridgeton

Errol Bush
Alderman
City of Northwoods

Chuck Caverly
Councilmember
City of Maryland Heights

Scott Douglass
Mayor
City of Jackson Valley

Barry Glantz
Mayor
City of Cross Creek

Michelle Harris
Alderman
City of Clayton

Rich Magee
Mayor
City of Glen Dale

Edward Mahan
Mayor
City of Rock Hill

Cindy Pool
Councilmember
City of Ellisville

Michael T. Schneider
Mayor
City of Overland

Thomas P. Schneider
Mayor
City of Ellisville

Cara Spencer
Alderman
City of St. Louis

Gerry Welch
Mayor
City of Webster Groves

Pat Kelly
Executive Director

MINUTES
MUNICIPAL LEAGUE OF METRO ST. LOUIS MEMBERSHIP MEETING
November 29, 2018
Fenton City Hall

I. CALL TO ORDER

The meeting was called to order by President Norm McCourt at 7:15 pm. The Pledge of Allegiance was recited.

II. APPROVAL OF MINUTES

The Minutes of the October 25, 2018 meeting were approved.

III. REPORT OF THE FINANCE CHAIRMAN

Finance Chairman James Knowles gave the monthly Financial Report as follows: Expenditures during the first four months of the fiscal year, July 1, 2018 through October 31, 2018, totaled \$108,521.57 and were allocated as follows: General Expenses - A. Personnel Expenses \$72,293.96; B. Operating Expenses \$33,929.33; Special Events & Training Academy \$2,298.28. The total unexpended General Fund budgeted balance is \$275,588.43 - 72% of the budget with 67% of the fiscal year remaining. General Fund cash and investments as of October 31 totaled \$639,641.98. Expenses from the restricted settlement fund total \$24,697.09. The Settlement fund balance as of October 31 is \$943,810.60.

IV. PRESIDENT'S REPORT

- A. President McCourt said that the League is seeking a determination as to whether the Annual Legislative Reception can be held since voters approved new regulations relating to lobbying that prohibit any expenditures over \$5 for legislators. If the reception is held it will be on January 29 or 30 in Jefferson City.
- B. He indicated that Better Together is likely to release a report after the first of the year calling for some types of change to the government structure of the City and County, likely through a statewide vote on a constitutional amendment. Once it is released, staff will update the membership on the contents and recommendations to that the League can determine the best course of action.
- C. President McCourt reported that voters in November had approved the appointment of a County Charter Review Commission, to be comprised of seven members appointed by the County Executive and one member appointed by each of the seven County Council members. The County Executive is required to appoint two elective municipal officials. There is no requirement for Councilmembers to do so, but if League members are interested in serving, they should contact either the County Executive or their Councilmember.
- D. He reminded the membership that the League's 2019 legislative priorities had recently been approved. He urged the members to work with the League to help support and pass the priorities such as the failure to appear laws, internet sales tax and a prescription drug monitoring program.

V. EXECUTIVE DIRECTOR'S REPORT

- A. Mr. Kelly said that he is working with the MML and others on drafting language for internet sales tax. Because of Missouri's tax laws, cities will still need to pass the use tax to collect taxes on internet sales. Clearer ballot language may help voters better understand the issue at the polls.
- B. He noted that the Training Academy held a training session this afternoon on sovereign immunity with attorneys from Cunningham, Vogel and Rost as the speakers.
- C. Mr. Kelly indicated that a meeting is scheduled for next week with Senator Emery to discuss draft failure to appear legislation.
- D. He reported on a recent letter sent by the State Department of Revenue regarding the need for cities to send in boundaries to be used for GIS coding for sales taxes. He noted that the County has this information and will forward it to the State. Also, if a city has a special sales taxing district such as a TDD or CID, these boundary maps should be sent to the County to be forwarded to the State. Cities should send a letter to DOR indicating that all maps will be supplied by the County.
- C. Mr. Kelly said that the next meeting would be held in Chesterfield on January 24.

VI. PROGRAM

President McCourt introduced Jeanie Sanders of General Code Corporation who had been invited to discuss eCode360 and MapLink. These programs connect municipal GIS mapping systems to zoning codes systems to provide a great deal of on-line information about properties throughout a city. She said that large zoning tables would not need to be printed in code books as they could be downloaded for easy viewing. The program can show all different zoning codes for a particular city and also allows for viewing of specific properties and the available uses for the site. Properties can be selected by address or parcel number and the user can get information on the zoning category, acreage, dimensions, parking regulations and permits required for development. The program also shows aerial views of the property. These programs can be a very useful tool for municipalities and developers seeking easy access to information about particular properties.

VII. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

VIII. NEW BUSINESS

- A. Julie Stone from Bi-State invited members to an upcoming meeting related to fighting terrorism on transportation systems.
- B. Frank Johnson from East-West Gateway indicated that applications for federal road, bridge and congestion mitigation funds are available and due February 14. Application workshops for sponsors will be scheduled soon.

IX. INTRODUCTION OF HOST – President McCourt introduced Mayor Josh Voyles who introduced other Fenton officials and welcomed the membership.

X. ADJOURNMENT - The meeting adjourned at 8:00 p.m.

Attendance Record – Representatives from the following members signed the register:

Bellerive Acres	Bel-Nor	Black Jack
Bridgeton	Chesterfield	Clarkson Valley
Crestwood	Ellisville	Fenton
Ferguson	Maryland Heights	Moline Acres
Olivette	Overland	Richmond Heights
Pine Lawn	St. Louis County	Twin Oaks
Uplands Park	Velda Village Hills	Webster Groves
Wildwood	Woodson Terrace	

Also in attendance were representatives from:

Ameren Missouri	Ameresco	Bi-State
Daniel & Henry	East-West Gateway	General Code
Navigate Building Solutions	Ross & Baruzzini	St. Louis Association of Realtors
St. Louis Community Credit Union	Spire	SSM Health
Stifel Nicolaus	Press	

City of Chesterfield
Payment Register
 Checks in excess of \$5000

From Payment Date: 12/1/2018 - To Payment Date: 12/31/2018

Number	Date	Payee Name	Transaction Amount	Reconciled Amount	Difference
43125	12/07/2018	METROPOLITAN ST. LOUIS SEWER DI	\$14,401.68		
43129	12/07/2018	PROS CONSULTING INC	\$10,150.00		
43136	12/11/2018	ENVIRO WORLD CORP	\$11,415.00		
43157	12/21/2018	BIG RIVER RACE MANAGEMENT, LLC	\$8,052.34		
56112	12/04/2018	GEORGE BUTLER ASSOCIATES, INC.	\$7,235.39		
56115	12/04/2018	HR GREEN, INC.	\$7,568.73		
56120	12/04/2018	MCBRIDE & SON HOMES, INC.	\$9,000.00		
56145	12/07/2018	DELTA DENTAL OF MISSOURI	\$13,414.32		
56148	12/07/2018	INTERNAL REVENUE SERVICE	\$40,020.84		
56150	12/07/2018	MASS MUTUAL	\$11,527.79		
56154	12/07/2018	ST. LOUIS AREA HEALTH INSURANCE	\$189,991.72		
56156	12/07/2018	STATE OF MISSOURI	\$5,807.00		
56157	12/07/2018	THE HARTFORD-PRIORITY ACCOUNT	\$8,588.46		
56163	12/11/2018	COMPASS MINERALS AMERICA INC	\$80,665.82		
56166	12/11/2018	DE SHELTER HOMES	\$5,000.00		
56172	12/11/2018	FARINELLA NURSERY LANDSCAPE CO	\$54,305.00		
56177	12/11/2018	GERSHENSON CONSTRUCTION	\$13,817.70		
56199	12/11/2018	TOPE PLUMBING	\$5,525.00		
56215	12/14/2018	AMEREN MISSOURI	\$9,280.77		
56226	12/14/2018	GAMMA TREE EXPERTS	\$6,192.00		
56231	12/14/2018	J. M. MARSCHUETZ	\$22,519.49		
56244	12/14/2018	ST. LOUIS AREA HEALTH INSURANCE	\$273,403.00		
56258	12/18/2018	DOORACK BRICK CONTRACTING COM	\$6,500.00		
56261	12/18/2018	GREG GLANDT ROOFING, INC.	\$34,247.00		
56280	12/21/2018	GAMMA TREE EXPERTS	\$11,674.00		
56285	12/21/2018	J. M. MARSCHUETZ	\$77,339.26		
56306	12/28/2018	ED ROEHR SAFETY PRODUCTS	\$5,504.04		
56317	12/28/2018	LEON UNIFORM CO., INC.	\$15,839.09		
56319	12/28/2018	PNC BANK	\$6,508.56		
56324	12/28/2018	SCOTWOOD INDUSTRIES INC	\$7,537.18		
56333	12/28/2018	TREASURER-ST. LOUIS COUNTY	\$16,109.50		

UPCOMING MEETINGS/EVENTS

A. Monday, January 28, 2019 – Finance & Administration (5:30pm)

B. Monday, January 28, 2019 – Planning Commission (7 pm)

C. Monday, February 4, 2019 – Next City Council Meeting (7pm)

D. Thursday, February 7, 2019 – Planning and Public Works (5:45 pm)

APPOINTMENTS

Appointment – Board of Adjustment

Mayor Nation has nominated Stanley Proctor for appointment to the Board of Adjustment for a new five-year term. As a statutory Committee appointment, the Mayor's nomination requires the consent of City Council. A voice vote is requested.



DATE: January 11, 2019

TO: Michael O. Geisel, City Administrator

FROM: Vickie J. Hass, City Clerk *vjh*

SUBJECT: Statutory Committee Member Appointment

Mayor Nation intends to nominate the following individual for appointment to fill an "Alternate" position at the January 23, 2019 City Council meeting (resume attached):

Board of Adjustment

Stanley Proctor
50 High Valley Drive
Chesterfield, MO 63017
314-469-3559
siproctor@aol.com
Ward I
New term expires 1/23/24

This appointment is for a five-year term. Please add this appointment to the January 23 City Council agenda.

STANLEY I. PROCTOR
50 High Valley Drive
Chesterfield, Missouri 63017-2716
(314) 469-3559 (Residence)
(314) 434-9933 (Office)

EDUCATION

1955 Associate in Arts - Belleville Junior College, Belleville, Illinois
1957 B.S.Ch.E. (Honors) - Washington University, St. Louis, Missouri
1962 M.S. (Ch.E.) - Washington University, St. Louis, Missouri
1972 D.Sc. (Ch.E.) - Washington University, St. Louis, Missouri

Continuing Education Courses taken are shown later in this curriculum vitae.

EXPERIENCE

PROCTOR CONSULTING SERVICES - Chesterfield, Missouri

1993-Present

President

Private consultant in the area of technology and people management. Technology management includes organizational and staffing issues, technology evaluation, planning and development. People management includes interpersonal skills, diversity, leadership, career planning, and team building. Clients have included industrial companies, academic institutions, and government agencies.

MONSANTO COMPANY - St. Louis, Missouri

1959-93

Director, Engineering Technology & Services - The Chemical Group (1991-93)

Responsible for a group of approximately 50 professional and support persons in the areas noted directly below, plus project management of environmental remediation sites, engineering contracts and contractor administration and computer aided engineering.

- Effectively managed consolidation of different engineering functions following restructuring of the engineering department, including coaching of three new managers.
- Successfully led movement toward increased awareness of and concern with diversity issues in the Operations Group. Played the key role in getting Vice President, Operations and staff to participate in diversity training, as well as staff of Engineering Technology and Services. Trained and taught seminars in sexual harassment awareness.
- Maintained highly competent and responsive technical consulting organization in the face of a 15% reduction in staff.
- Established a waste elimination technology program focused on bringing the most appropriate technology to bear on The Chemical Group's efforts in this area. The function has identified opportunities for multi-million dollars in savings over earlier plans.
- Supported development of, and obtained approval for, a \$500K/year safety technology program aimed at helping The Chemical Group improve its safety record and meet all government requirements.

Director, Engineering Technology - Monsanto Chemical Company (1986-91)

Responsible for a group of approximately 40 professional and support persons who serve as company consultants in specific disciplines related primarily to process and environmental engineering. Responsible for the development, evaluation, application and dissemination of technology in the areas of environmental engineering, materials engineering, mechanical technology, energy technology, non-destructive testing, process control, process simulation, physical properties, engineering computations, risk analysis and chemical engineering (heat transfer, fluid mechanics, separations, particulate systems, reaction engineering, etc.).

- Effectively managed consolidation of different engineering functions involving a 50% reduction in staff through cross training of specialists and shifting of focus areas in response to customer needs.
- Supported Fellow Program in Engineering, serving as the "ombudsman" for that Fellow Group.
- Served as 1987 President of the 50,000 member American Institute of Chemical Engineers. After dismissal of Executive Director, successfully managed both AIChE office in New York, as well as Engineering Technology organization in St. Louis, for several months.
- Coached subordinates in development of career plans. Achieved the promotion of one manager to director level, and seven technical specialists to senior technical positions (Fellow, Consultant).
- Led Engineering Department in training and application of Breakthrough Technology, resulting in numerous projects focused on the "reinvention of engineering."
- Played key role in team building of the Engineering Department management group, resulting in improved interaction and mutual support
- Undertook lead role in the introduction of diversity concepts in the Chemical Company. Was most senior manager in the Chemical Company to become a Consulting Pair (internal diversity consultant).

Director, Biotechnology Projects - Corporate Engineering Department (1985-86)

A new position created to bring focus on developing engineering skills needed to facilitate progression of products based on biotechnology from research to commercial stage. Also had responsibility for engineering projects for Corporate R&D, the Health Care Division, and the Executive Division (laboratories and offices).

- Chaired Project Board that oversaw the successful design and construction of a world-class bioprocess development facility.
- Provided project management support for design and construction of Invitron Corporation's commercial scale mammalian cell culture facility.

Director, Applied Sciences - Central Research Laboratories (1984-85)

Management of a diverse group of functions involved in both basic and applied research, and service and support to Monsanto R&D community. These included biochemistry/cell culture research, bioprocess development, Physical Sciences Center (advanced analytical methods services and development), Environmental Sciences Center, and information services (MIS and Information Center). Over 150 professional, technician and support persons were included at four laboratory sites in St. Louis, Missouri and Dayton, Ohio.

- Chaired steering committee which oversaw implementation of a highly successful Research Computing Consortium that furnished responsive and cost effective computing support to all research facilities in the St. Louis area.
- Chaired Project Board that oversaw successful design and construction of a world-class bioprocess development facility.
- Provided technical support to development of a commercial mammalian cell culture facility to be built by Invitron Corporation, formed through Monsanto venture capital.

Director, Engineering Technology - Corporate Engineering Department (1979-83)

Responsible for a group of approximately 70 professional and support persons who served as Corporate consultants in specific disciplines related to process engineering. Responsible for the development, evaluation, application and dissemination of technology in the areas of materials engineering, process control, process simulation, physical properties, engineering computations, risk analysis, biochemical engineering and chemical engineering (heat transfer, fluid mechanics, separations, particulate systems, reaction engineering, etc.).

- Played key management role in evaluation and introduction of interactive computing into the Corporate Engineering Department.
- Established engineering technology thrust in biochemical engineering to support the corporate direction in biotechnology.
- Established Process Energy Technology Group to focus on energy conservation through process design and modification, resulting in many million dollars in savings in reduced energy costs.

*Manager, Process Technology - Texas City Plant -
Monsanto Chemical Intermediates Company (1978-79)*

Managed function was responsible for process development, manufacturing process support and improvement, and capital project support for phenol, acetone, methanol and acetic acid product lines. Also included acetic acid technology licensing - worldwide. Size of section was approximately 40 professional and support persons. Manufacturing facilities and people were located at two plant sites (Texas City and Chocolate Bayou).

*General Superintendent, Manufacturing and Services - Chocolate Bayou Plant -
Monsanto Chemical Intermediates Company (1976-78)*

Managerial responsibility for Monsanto's primary petrochemical complex. Responsibility also included management of (a) smaller manufacturing units producing diphenyl oxide, formalin, and phenol-formaldehyde resins, (b) the plant quality control laboratories, and (c) the plant MIS organization. Organization consisted of over 200 professional, support and wage roll persons.

*Manager, Engineering, Process Simulation and Dynamics Section -
Corporate Engineering Department (1973-76)*

Managed function involved approximately 20 professional and support persons in the development, application and evaluation of technology in the areas of engineering computations, process simulation, physical properties, process control and computer control.

Progression of job functions in Engineering

1959-73

*Engineering Superintendent, Engineering Computations (1972-73)
Engineering Supervisor, Engineering Computations (1971-72)
Engineering Supervisor, Chemical Reaction Engineering (1970-71)
Engineering Specialist, Chemical Reaction Engineering (1968-70)
Senior Engineer, Chemical Reaction Engineering (1963-68)
Engineer, Systems Section (1959-63)*

EDUCATIONAL ACTIVITIES

- National Science Foundation Review Committee for The Foundation Coalition, 1993-97
- National Science Foundation Review Committee for The Gateway Coalition, 1994-96, 1998-99
- National Science Foundation Review Committee for the Synthesis Coalition, 1996-97
- National Science Foundation Committee of Visitors, Education and Engineering Centers, 1998
- National Science Foundation Review Panel - Course, Curriculum and Laboratory Improvement Programs, 2001,2002,2004
- Corporate Development Council, University of Missouri-Rolla, 1991-93.
- Accreditation Board for Engineering and Technology, 1990-Present
 - International Visitor (Substantial Equivalency Evaluations), 1995-Present
 - Institutions Visited:
 - The University of Kuwait - Kuwait City (Chemical Engineering Evaluator)
 - Bogazici University - Istanbul, Turkey (Team Chair)
 - The United Arab Emirates University - Al-Ain (Chemical Engineering Evaluator)
 - King Fahd University of Petroleum and Minerals - Dhahran, Saudi Arabia (Chemical Engineering Evaluator)
 - Chemical Engineering Program Evaluator for Accreditation Visits, 1980-2008
 - Institutions Visited:
 - University of Cincinnati
 - Worcester Polytechnic University
 - Carnegie-Mellon University
 - Massachusetts Institute of Technology
 - Brigham Young University
 - University of Nebraska
 - University of Puerto Rico
 - University of Wisconsin
 - Purdue University
 - Tri-State University
 - Board of Directors, 1990-1998
 - Immediate Past President, 1997-1998
 - President, 1996-97
 - President-elect, 1995-96
 - Secretary, 1994-95
 - Awards Committee (chair), 1997-1998
 - Executive Committee, 1994-1998
 - International Activities Committee, 1995-97
 - Self-study Committee (ad hoc), 1995-96
 - Finance Committee, 1993-95
 - Nominating Committee, 1990-91, 97-98(chair)
 - Industrial Participation Committee (chair), 1990-93
 - Industry Advisory Council, 1990-94, 95-97
 - Educational Policy Committee, 1991-93, 95-96(chair)
 - Executive Director Search Committee, 1992-93
 - 75th Anniversary Retrospective Executive Committee, 2005-Present
 - Washington University School of Engineering and Applied Science
 - Alumni Advisory Council Executive Committee, 1992-Present
 - Immediate Past President, 1997-98
 - President, 1996-97
 - Eliot Society Membership Committee, 1992-94 (vice-chair), 1994-96 (chair)

Membership Committee, 2000 – 2002
Scholarship Committee, 1998-present: Chair, 2001-Present
National Council, 1996-Present
Capital Campaign Committee, 1998-2004
Department of Chemical Engineering Advisory Committee (chair), 1999-2006
Adjunct Professor of Chemical Engineering, 2005
Senior Professor of Engineering, 2006
University Wide Activities
 Alumni Board of Governors, 1996-98
 Endowed Scholarship Committee, 2002-Present
 Gift Chair, 45th Class Reunion, 2001-02
 Gift Co-chair, 50th Class Reunion, 2006-07

- Industrial Advisory Board, Department of Chemical Engineering, Texas Tech University, 1989-92
- Industrial Advisory Council, Department of Chemical Engineering, Texas A&M University, 1988-92
- Industrial Advisory Committee, Department of Chemical Engineering, Oklahoma State University, 1982 – 85
- Gifted and Talented Education Program Advisory Committee, Parkway School District, St. Louis County, Missouri, 1986-95
- General Advisory Committee, Missouri Scholars Academy, 1984-88
- American Society for Engineering Education, 1981-2007
 Advisory Board, Quality of Engineering Education Project, 1985-86
- Program Review Committee, Department of Chemical Engineering, University of Missouri-Rolla, 1983
- Board of Directors, National Consortium for Graduate Degrees for Minorities in Engineering, Inc., 1981-84
- Research Advisory Subcommittee, Energy and Systems Analysis, Institute of Paper Chemistry, 1980-84
- Lecturer in Continuing Education, Washington University, 1967-68
- Certified Monsanto Instructor, Performance Enhancement Process; Situational Leadership; Managing for Performance; and Sexual Harassment Awareness (in-house management courses)
- Certified Instructor, Social Styles, Wilson Learning Corp.
- Instructor, AIChE Continuing Education Program, 2002-03

PROFESSIONAL ACTIVITIES

- American Association of Engineering Societies
Executive Committee, 1993
- The Chemical Heritage Foundation
Board of Directors, 1988-93, 2004-05
Site Committee, 1990-93
Program Committee, 1992-93
- National Society of Professional Engineers
- Missouri Society of Professional Engineers
Government Relations Committee, 1981-86, 1993-95
Task Force on the Role of Engineers & Engineering Educational Institutions in Missouri's
Developing High Technology & Industrial Economy, 1985-86
Crisis in Engineering Education Committee, 1985-87
Advisory Group, 1987-88
Registration Committee, 1991-96
- Metropolitan St. Louis Engineering Guidance Council (through 1976)
Founding Member
Vice President, 1975-76
- American Chemical Society
National Historic Chemical Landmarks Program Advisory Committee, 1992-2001
- Alpha Chi Sigma
John R. Keubler Award Selection Committee, 1992-95
- American Institute of Chemical Engineers - St. Louis Section
General Arrangements Committee, Honorary Chair, 1993 Annual Meeting, 1992-93
Director, 1980-83
General Chair, Symposium '80, 1979-80
Section Vice Chair, 1976
General Chair, Symposium '73 1972-73
Chair, Career Guidance Committee - 1972-73
General Arrangements Committee, 1972 Summer National Meeting
- American Institute of Chemical Engineers - National
Centennial Steering Committee, 2000-Present; Chair, 2000-2005
Career and Education Operating Council, 1999-2002; Chair, 1999-2000
Foundation Board of Trustees, 1992-Present
Chair, St. Louis Pacesetters Campaign, 1993-96
Vice-chair, 1996-1998
Chair, 1998-2000
Past Chair, 2000-2002
Emeritus Trustee, 2002-Present
Awards Committee, 1992-97
History of Chemical Engineering Committee (NPC Area 4f), 1988-Present
Vice Chair, 1989-90; Chair, 1991-95

American Institute of Chemical Engineers – National – continued

“Frontiers Report” Implementation –ad hoc Committee: Chair, Industry Subcommittee, 1988-90

Center for Waste Reduction Technologies: Chair, ad hoc Formation Committee, 1989-90;
Managing Board, 1990

Nominating Committee, 1983, 1987-89; 1992-93; Chair, 1988

Ethics Committee, 1989-92; Chair, 1988

President, 1987

Vice President, 1986

Center for Chemical Plant Safety, Managing Board, 1986-88, Advisory Board, 1986-87

Finance Committee, 1987

Executive Committee, 1986-88

Consulting Editor, Chemical Engineering Progress, 1986-88

Education and Accreditation Committee, 1985-2008; Program Evaluator, 1980-84, 1990-2008

Public Relations Committee, 1984-88

Education Advisory Board, 1984-88

Director on Council, 1982-84, 1988 (as Immediate Past President)

Management Division, Director, 1984-86, 2006-Present; Summit Meeting Coordinator, 1989-92;

Senior Advisor, 2002-05

Government Programs Steering Committee, 1983-93; Vice Chair, 1988; Chair, 1989-90

Superfund Task Force, 1993-96

Constitution and By-Laws Committee, 1982-84; Chair, 1983-84

Career Guidance Committee, 1974-82; Vice Chair, 1976-78; Chair, 1979-81

- Engineers' Club of St. Louis, 1965-92
- Registered Professional Engineer – Missouri
- United States Council for International Engineering Practice
 - Board of Directors, 1996-2003; Chair, 1996-2000
 - Monitoring Committee, 2001-06

CIVIC AND CHURCH ACTIVITIES

- Lutheran Church - Missouri Synod. A variety of district and local congregational roles (not all current), including:
 - Vice-President
 - Pastoral Care Committee, Chair
 - Board of Christian Education
 - Board of Stewardship, Chair
 - Sunday School Superintendent
 - Adult Bible Class Leader and Curriculum Coordinator
 - Board of Elders
 - Building Committee, Chair
 - Board of Outreach, Chair
 - Lay Representative, Texas District Convention
 - Lay Representative, Missouri District Convention
 - Survey Co-coordinator and Executive Committee, Missouri District Funding Initiative Study
- TreeTop Village Property Owners Association
 - Board of Directors, 1998-Present; Secretary, 1998-Present

HONORS

- Washington University Distinguished Alumni Award, 2005
- Invited Commencement Speaker, University of Missouri - St. Louis, 2004
- Washington University Engineering Alumni Achievement Award, 1995
- F. J. & Dorothy Van Antwerpen Award, AIChE, 1993
- Malcolm E. Pruitt Award, Council for Chemical Research, 1993
- Rodney D. Chipp Memorial Award, Society of Women Engineers, 1993
- Partnership Award, The Network of Monsanto, 1992
- Founders Award, AIChE, 1989
- T. J. Hamilton Memorial Award for Government Service, AIChE Government Programs Steering Committee, 1988
- Gary Leach Award (to Superfund Task Force), AIChE, 1995
- Career Achievement Award, St. Louis Section, AIChE, 1987
- Robert L. Jacks Memorial Progress Award, AIChE Management Division, 1986
- Invited Plenary Lecturer, AIChE Diamond Jubilee Meeting, 1983
- Fellow, American Institute of Chemical Engineers
- Fellow, Accreditation Board for Engineering and Technology
- Tau Beta Pi
- Sigma Xi
- Phi Theta Kappa

INTERNAL MONSANTO COMMITTEES AND TASK FORCES

- Remediation Technology Committee, Chair, 1992-93
- High Hazardous Materials Steering Committee, 1992-93
- The Network Advisory Panel, 1992-93
- The Chemical Group Engineering Operations Board, 1991-93
- The Chemical Group Committee on Workforce Diversity, 1990-93
- The Chemical Company Engineering Operating Committee, 1986-91
- Management Development Quality Improvement Team, 1989-91
- Research Computing Consortium Steering Committee, Chair, 1985
- Project Board - Bioprocess Development Facility, Chair, 1984-85
- Biotechnology Process Engineering Study Group, Chair, 1984
- Emerging Management Issues Task Force, 1980-81
- Product Boards - Acetic Acid, Methanol, Phenol, 1978-79

MISCELLANEOUS

- Argonne National Laboratory
Review Committee - Energy Systems Division, 1992-2003; Chair, 1997
- National Institute for Petroleum and Energy Research Technical Advisory Committee, 1996-97

- Heat Transfer Research, Inc.
Board of Directors, 1979-84; 1986-93
Long Range Planning Task Force, 1983-86
Executive Committee, 1988-93
Site Selection Committee, Chair, 1988-89
- Solid Waste Management/Collaborative Research Workshop
Invited Participant, Chicago, Illinois, April 30-May 2, 1990
Sponsored by U.S. EPA/Amoco/Argonne National Laboratory/Midwest Universities Energy Consortium
- Citations
American Men and Women of Science
Who's Who in Technology Today
Who's Who in America
Who's Who in Finance and Industry
Who's Who in the Midwest
Who's Who in Engineering
- Hobbies
The American Civil War
Collecting Antique Weapons

PUBLICATIONS AND PRESENTATIONS

1. Dynamic Response of a Liquid Level Control System, M. S. Thesis, Washington University, St. Louis (June 1962).
2. "Redox Kinetics of the Peroxydisulfate-Iron-Sulfoxylate Systems," with H. M. Anderson, J. Poly. Sci., 3, 1343-66 (1965).
3. "Empirical Tuning of Kinetic Models," AIChE St. Louis Section One-Day Symposium (March 1969).
4. Noninteracting Control of Chemical Processes, D.Sc. Dissertation, Washington University, St. Louis (June 1972).
5. "The Use of Mathematical Models in the Design and Analysis of Chemical Processes," S. W. Section Mathematics Meeting, Illinois Council of Teachers of Mathematics (March 13, 1976).
6. "Simulation: Its Role and Value," Process Simulation Forum (keynote address), TAPPI Conference, Atlanta, GA (February 26, 1980).
7. "The FLOWTRAN Simulation System," Chemical Engineering Progress, 79, No. 6, 43-53 (June 1983).
8. "Challenges and Constraints in Computer Implementation and Applications," Proceedings of the Second International Conference on Foundations of Computer-Aided Process Design, 47-67, CACHE (1984).
9. "Computers in Chemical Engineering - Advances and Accomplishments," Plenary Address, AIChE Diamond Jubilee Meeting, Washington, DC (November 3, 1983). (Published in Diamond Jubilee Historical/Review Volume, AIChE Symposium Series No. 235, 79, 1983.)

10. "Leadership Styles" with J. D. Nutter, AIChE St. Louis Section One-Day Symposium (April 1984).
11. "The Chemical Engineer in the 1990's: An Industry Perspective," Second International Conference on Chemical Engineering Education, Cambridge, England (April 16, 1987). (Published in I. Chem. E. Symposium Series No. 101, 1987.)
12. "Biotechnology: A New Focus," plenary address, ASEE Chemical Engineering Division Summer School for Chemical Engineering Faculty, Southeastern Massachusetts University, North Dartmouth, MA (August 11, 1987).
13. "Serving a Changing Profession," AIChE Presidential Address, AIChE Annual Meeting, New York, NY (November 17, 1987).
14. "Industrial Biotechnology and Chemical Engineering Education" (with W. G. Bauer), Indo-U.S. Seminar on Chemical Engineering Curriculum, Bangalore, India (January 1, 1988).
15. "Future Opportunities for Chemical Engineers," Panel Discussion, AIChE St. Louis Section One-Day Symposium (April 1988).
16. Presentations at AIChE Local Section and Student Chapter Meetings (in excess of 20 separate presentations, mostly in 1987):
 - a. "Computers in Chemical Engineering"
 - b. "AIChE - Past, Present and Future"
 - c. "Biotechnology and Chemical Engineering"
 - d. "Chemical Engineering: A Changing Profession"
 - e. "Chemical Engineers - Shaping Technologies for Tomorrow"
 - f. "Reflections of a Past, Past President"
 - g. "Waste Reduction - A Chemical Engineering Challenge"
 - h. "Careers for Chemical Engineers"
17. "New Technology Developments in Energy Processing," Fourth Pacific Area Chemical Engineering Congress, Acapulco, Mexico (October 20, 1988).
18. "Looking Backward - Looking Forward: New Technologies in Chemical Engineering," 1988 Annual Meeting - AIChE, Washington, DC (November 29, 1988).
19. "The Chemical Engineer in the 1990's: An Industry Perspective," International Forum on Engineering Education, Washington, DC (November 30, 1988). (See also item no. 11.)
20. "The Monsanto Fellow Program" AIChE Annual Meeting, Chicago, IL (November 13, 1990)
21. "Educating for Change: Industrial and Academic Views of the Undergraduate Curriculum," Panel Discussion, AIChE Annual Meeting, Chicago, IL (November 14, 1990)
22. "Intrinsic Safety and Chemical Process Design," 1992 AIChE Southwest Regional Student Conference, Texas Tech University, Lubbock, TX (February 29, 1992)
23. "New Initiatives for Engineering Education Reform: Engineering Education Coalitions", International Symposium on Engineering Education, Kuwait University (November 15-16, 1995)

24. "ABET Engineering Criteria 2000", Panel discussion on Future Directions for Engineering Education, ASEE North Midwest Section Meeting, North Dakota State University, Fargo, ND (October 4, 1996)
25. "A Proud Legacy - A Vision for Excellence" ABET President's Speech, ABET Annual Meeting, Washington, DC (October 31, 1997)
26. "Re-Engineering Engineering Education", with Richard C. Seagrave, Chemical Engineering Education, 33, 104-5 (Spring 1999)
27. "What Will It Take to Reform Engineering Education?", with John W. Prados, Chemical Engineering Progress (March, 2000)
28. "Mutual Recognition Documents - Opportunities and Challenges", Engineering Foundation Conference on "Engineering Education for Global Practice in the 21st Century - Accreditation and Assessment", April 10, 2000, Il Ciocco Hotel and Conference Center, Castelveccchio Pascoli, Italy. Also editor of conference proceedings (with Carl Mchargue)
29. "Leadership - The Skill Most Needed", Topical Presentation, AIChE Spring Meeting, New Orleans, LA (March 2003) also Chemical Engineering Progress (June 2004)
30. "Management Careers and the Chemical Engineer", Student Conference, AIChE Annual Meeting, San Francisco, CA (November 2003)
31. "The Art of Negotiation", Topical Presentation, AIChE Spring Meeting, New Orleans, LA (April 2004)
32. "From Student to Professional: What Does It Mean?", Commencement Address, University of Missouri - St. Louis (May 15, 2004)

INTERNAL REPORTS (Monsanto)

1. "Design Manual for Fluid - Solid Reactors I. Fixed Bed Reactors," Central Engineering Report No. 110, April 1972
2. "Pyrolysis Kinetic Studies - A Summary Report," Engineering Report No. 64, March 1, 1969
3. "Hydrocarbon Pyrolysis Kinetics - A Review of the Literature," Engineering Report No. 65, March 1, 1969
4. "Evaluation of a Large Grassroots Styrene Plant" (with G. H. Lovett), Engineering Report No. 53, April 1968
5. "Thermodynamic Analysis of the Cracking Pattern Obtained in the Pyrolysis of Heavy Hydrocarbon Feedstocks," Engineering Report No. 271, August 6, 1965
6. "Kinetic Simulation of the Ethylbenzene Dehydrogenation Process" (with P. E. Parisot), Engineering Report No. 231, July 31, 1964
7. "The Kinetics of the Pyrolysis of Heavy Hydrocarbon Feedstocks," Engineering Report No. 228, August 23, 1963
8. "Final Report on Butanol Recovery From Phthalate Esters" (with J. D. King and C. W. Roos), Research Report No. 2310, February 1, 1959

9. "Final Report on Dodecylaniline Filtration Pilot Plant Studies" (with D. Fleming, W. G. Knapp, P. Vandeven and H. L. Williams), Research Report No. 2195, September 23, 1959
10. "Final Report on Pilot Plant Studies on Orthonitroaniline" (with H. J. Close and W. G. Knapp), Research Report No. 2152, September 12, 1958
11. "Pilot Plant Preparation of N-7797" (with J. F. Adams, W. G. Knapp and G. R. Graham), Research Report No. 2122, July 25, 1958

CONTINUING EDUCATION COURSES TAUGHT

- Chemical Engineering Principles for Non-Engineers (2002 - 2003)
- Performance Enhancement Process (1994-96)
- Sexual Harassment Awareness (1992-Present)
- Managing for Performance (1984-85)
- Situational Leadership (1982-83; 1986; 1990)
- Computerized Design Methods Workshop
- Mathematical Modeling Using the Analog Computer (1960-61), (selected lectures)

LECTURES IN CONTINUING EDUCATION

- Phase Contacting With Chemical Reaction (1967)
- Chemical Reaction Engineering for Chemists (1968)
- Experimental Design for Kinetic Model Building (1968)
- Selection and Design of Fixed Bed Reactors (1968)
- Hydrocarbon Pyrolysis Kinetics (1968)

CONTINUING EDUCATION COURSES TAKEN (internal, unless noted)

- Social Styles; Content and Leader Training (Wilson Learning Corp., 1994)
- Sexual Harassment Awareness Training (1992)
- Diversity Awareness (1991, 1992)
- Consulting Pairs Training (1990)
- Breakthrough Communication (1990)
- Leadership Management (1988)
- Breakthrough Technology (1988)
- Managing a Diverse Workforce (1988)
- Statistical Methods for Improving Quality and Productivity (1988)
- Total Quality Fundamentals (1987)
- Biotechnology and Bioprocesses (AIChE, 1984)
- Managing for Performance (1983)
- Situational Leadership Instructor (1981)
- Situational Leadership (1981)
- Management of Motivation (1980)
- Integration of R&D with Corporate Business Plans and Objectives (Industrial Research Institute, 1979)
- Management Style (1979)
- Economic Concepts (1977)
- Financial Management for Non-Financial Managers (University of Virginia, Colgate Darden Graduate School of Business Administration, 1976)
- Effective Team Management (1976)
- Process and Equipment Reliability (AIChE, 1974)
- Economic Evaluations (1997)

- Statistical Methodology for Chemical Reaction Modeling (AIChE, 1967)
- Management Development (1967)
- Hybrid Computation (Beckman/SDS, 1965)
- Chemical Reaction Engineering (1964)

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Ohley

Vice Chair: Councilmember Hurt

The Planning and Public Works Committee has the following action items for the January 23, 2019 City Council meeting.

LEGISLATION

Bill No. 3226 - Vector Control Services Contract

An ordinance authorizing the City of Chesterfield to enter into and execute a contract with St. Louis County, Missouri for Vector Control Services and authorizing and directing the City Administrator of the City of Chesterfield to enter into, on behalf of the City, a contract with St. Louis County, Missouri for Vector Control Service. **(First Reading) Planning & Public Works Committee recommends approval.**

Bill No. 3227 - Edison Crossing, Lot 1 & Lot 2 (Boundary Adjustment Plat):

An ordinance providing for the approval of a Boundary Adjustment Plat for Lots 1 and 2 of Edison Crossing Lot Split to create a 1.27 acre tract of land and a 9.91 acre tract of land, zoned "PC" Planned Commercial District, and located on the southeast corner of the intersection of Edison Avenue and Long Road (17U120287, 17U120298). **(First & Second Readings) Department of Planning & Development Services recommends approval.**

LEGISLATION – PLANNING COMMISSION

Bill No. 3228 - P.Z. 07-2018 City of Chesterfield (Unified Development Code – Article 3) An ordinance amending Article 3 of the Unified Development Code to revise the "AG" Agricultural District regulations and the Use Table for Nonresidential Districts. **(First Reading) Planning Commission recommends approval.**

RECOMMENDATIONS

Aventura at Wild Horse Creek (Above All Development): A Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road. (18T630205, 17T310016 18T630173, 18T640226).

(Voice Vote) Moves forward from Planning & Public Works Committee with no recommendation.

P.Z.18-2016 17511 Chesterfield Airport Rd. (Time Extension Request): A request for an eighteen (18) month extension of time to submit a Site Development Concept Plan or Site Development Plan for a 13.01 acre tract of land located north of Chesterfield Airport Road, east of Long Road, west of Arnage Boulevard, and south of Interstate 64/US 40 (17U510084).

(Voice Vote) Planning & Public Works Committee recommends approval.

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, February 7, 2019 at 5:45 pm.

If you have any questions, please contact me prior to Wednesday's meeting.

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: November 30, 2018

RE: Vector Control Services Contract

**PLEASE FORWARD TO PPW FOR
REVIEW AND INFORMATION, AND
TO OBTAIN RECOMMENDATION
FOR FULL COUNCIL APPROVAL.**

McGeisel

11/29/2018

The City of Chesterfield recently received a letter from the St. Louis County Department of Health indicating that the current contract for vector control services expires on April 7, 2019. As you may recall, the Chesterfield City Council most recently approved a contract with St. Louis County for vector control services in 2014. The current contract renews automatically each year, but the number of automatic renewals cannot exceed four. Therefore, in order for St. Louis County to continue this service, the City of Chesterfield must adopt an ordinance authorizing approval of these services and rates. The proposed rates for larviciding, adulticiding, and rodent abatement are \$55 per hour, \$72 per hour, and \$32 per hour, respectively. These are the current rates the City pays for these services. Both parties have the right to terminate this contract at any time with thirty days written notice.

Public Works Staff finds the service and rates for vector control services acceptable, and recommends approval of the attached ordinance and contract. Should you have questions or need additional information, please let me know.

Action Recommended

This matter should be presented to City Council for its consideration of approval of the attached ordinance authorizing the City Administrator to execute a contract between the City of Chesterfield and St. Louis County for vector control services.

Steven V. Stenger
County Executive

Saint Louis
COUNTY
PUBLIC HEALTH

Dr. Emily Doucette
Acting Director

Spring Schmidt
Acting Director

October 22, 2018

To whom it may concern,

I wanted to reach out to you today to let you know that, according to our records, your contract with Saint Louis County regarding vector control services for your municipality has or will be expiring soon. Should you wish to renew your service, I have enclosed a new contract for your review and signature.

Vector Control Services are particularly important in protecting the public from vector-borne diseases. Arboviruses such as West Nile, Saint Louis encephalitis, Zika, Dengue, and Chikungunya are all transmitted by mosquitos. Salmonella, Leptospirosis, and Tularemia are just a few of the diseases that can be spread by rodents, such as Norway Rats. Rodents are further capable of spreading diseases such as Ehrlichiosis, Rocky Mountain spotted fever, Heartland Virus, and Bourbon Virus indirectly through the bite of infected ticks and mites that they may be carrying. Furthermore, rodents can cause extensive damage by contaminating property with their urine and feces, or by gnawing on structures and wiring. Extensive burrowing by Norway Rats can also cause damage by undermining foundations and concrete slabs and increase erosion to stream banks.

The Saint Louis County Department of Public Health Vector Control Program provides full-scale vector control services for the majority of Saint Louis County which includes all contracted municipalities in addition to all the unincorporated areas. Services provided include: adult mosquito surveillance, laboratory testing of adult mosquitoes for the presence of arboviral disease, larvicidal treatment of mosquito breeding sites, Ultra-Low Volume (ULV) and barrier applications for the control of adult mosquitoes and comprehensive rodent abatement in public areas.

Saint Louis County Department of Public Health – Vector Control strives to provide the best service possible to protect the health of our residents from the threat of vector-borne disease. All operations are conducted in accordance with Integrated Pest Management (IPM) principles which are overseen by Vector Control Specialists who are licensed and certified by the Missouri Department of Agriculture in Public Health Pest Control.

VECTOR CONTROL SERVICES

Facility: 10521 Baur Boulevard • Olivette, MO 63132 • PH 314/615-0680 • FAX 314/615-0681
Administration: 6121 North Hanley Road • Berkeley, MO 63134 • PH 314/615-0600 • FAX 314/615-6435
RelayMO 711 or 800-735-2966 • www.stlouisco.com/HealthandWellness
An Equal Opportunity Employer • Services Provided on a Non-Discriminatory Basis

Vector Control Services provided will include all of the following services:

1. Larviciding

The Saint Louis County Vector Control Program regularly monitors known mosquito breeding sites within the contracting municipality throughout the mosquito season. Types of sites monitored include ditches, ponds, lakes, creeks, canals, swamps, marshes, sewers, storm water detention basins, and any other areas on public property where standing water is present and the potential exists for mosquito breeding to occur. Sites in which mosquito breeding is identified or where conditions show a high potential for mosquito breeding are treated with an appropriate EPA-registered mosquito larvicide in accordance with the product label. Whenever possible, environmentally friendly mosquito control products and application methods are used to minimize potential impacts on beneficial organisms and the environment.

2. Adulticiding

To control adult disease carrying mosquitoes, the Saint Louis County Vector Control Program conducts nighttime Ultra-Low Volume (ULV) mosquito adulticide applications on public roads, using truck mounted ULV machines. Adulticiding is done at the discretion of Saint Louis County Vector Control and is based primarily upon mosquito surveillance and testing results. Adulticiding efforts are focused in areas where arboviral disease has been identified in the mosquito population and/or where surveillance has indicated the presence of high numbers of adult mosquitoes with the potential to transmit disease. In addition, the Vector Control Program applies adult mosquito barrier applications in public areas, such as parks or ball fields, or outdoor event areas, where conditions and criteria warrant the application of a barrier treatment. Barrier treatments are conducted upon reasonable advance request only and are applied at the discretion of Saint Louis County Vector Control.

3. Rodent Abatement

Saint Louis County Vector Control's Rodent Abatement Program is a request-driven program that provides rodent abatement services for the control of Norway Rats in public areas within the contracting municipality. Upon approval by the municipality's designated representative, Vector Control will investigate complaints of rat activity on public and private property as a reactive approach to rodent control. Municipal residents are instructed to contact their municipality to report rodent activity. The designated municipal representative will then notify Saint Louis County Vector Control when rat activity is observed or reported, authorizing an investigation by a Vector Control Specialist in the area of the complaint. Based on the specialist's findings, proper control methods are utilized in public areas according to Integrated Pest Management protocols. Public areas where Norway Rat activity has been identified will be re-treated by prescribed methods as indicated on rodenticide labeling until rodent activity has been eradicated. If rodent activity is noted on private property, residents receive professional recommendations on the control and exclusion of rodents and/or the resident is advised to contact a private pest control operator to treat their property. Per licensing restrictions, Saint Louis County cannot apply rodenticides on private property or provide residents with rodenticides.

Fees for the 2019 season are as follows:

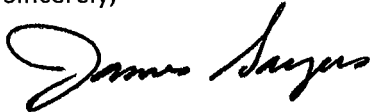
Larviciding - \$55.00/Hour
Surveillance / Arboviral Testing – No Charge
Adulticiding- \$82.00/Hour
Rodent Abatement - \$32.00/Hour

We are asking you to:

- 1) Complete, sign and return both copies of the enclosed contract, and
- 2) Enclose a copy of your enabling legislation that authorizes the contract (see enclosed model ordinance).

Vector Control is committed to providing the best service possible in accordance to Integrated Pest Management protocols. Your timely response is appreciated. Should you have any questions, please feel free to contact me via email (JSayers@stlouisco.com) or phone (314-615-0654).

Sincerely,

A handwritten signature in black ink, appearing to read "James Sayers", with a stylized, cursive script.

James Sayers
Vector Control Services Supervisor

Enclosures: One (1) Instruction Form
 Two (2) Original Contracts
 One (1) Sample Ordinance

VECTOR CONTROL SERVICES

Thank you for choosing St. Louis County for Vector Control Services. Below are instructions for submitting your contract. On this form, please fill in the point of contact information and the return address for the contract.

Please fill in the following areas:

- Page 1 – The name of the Municipal Corporation
Ordinance No. / Resolution No.
- Page 2 – Only fill out and sign in the "Municipality" box

Attach a copy of the Ordinance/Resolution

Provide the following information below:

Point of contact regarding this contract

Name :

Phone Number:

Email:

Return address for contract

Municipality:

Attn:

Address:

Send this letter and **two (2) signed and attested original** contracts to the address listed below:

Saint Louis County Department of Public Health
Attn: Contracts Representative, Administration
6121 North Hanley Road
Berkeley, MO 63134

If you have questions or need additional information, please contact the Saint Louis County Vector Control Program Supervisor, James Sayers, at (314) 615-0654.

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: January 10, 2019
CC Date: January 23, 2019

JW

Re: **Edison Crossing, Lot 1 & Lot 2 (Boundary Adjustment Plat):** A Boundary Adjustment Plat for Lots 1 & 2 of Edison Crossing Lot Split, zoned "PC" Planned Commercial District located on the southeast corner of the intersection of Edison Avenue and Long Road (17U120287, 17U120298).

Civil Engineering Design Consultants (CEDC), on behalf of Buttry & Brown Development, has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 11.18 acres; Lot 1 zoned "PC" Planned Commercial District located at 17690 Edison Avenue and Lot 2 zoned "PC" Planned Commercial District at 17634 Edison Avenue.

The purpose of said Boundary Adjustment Plat is to adjust the eastern property line of 17690 Edison Avenue in conjunction with a Site Development Section Plan approved December 10, 2018 for the development of a daycare facility on Lot 1 of Edison Crossing.

Address	Before BAP	After BAP
17690 Edison Avenue (Lot 1)	0.98 acres	1.27 acres
17634 Edison Avenue (Lot 2)	10.20 acres	9.91 acres

Attached to the legislation, please find a copy of the Boundary Adjustment Plat.



Figure 1: Aerial Photograph

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services *JW*

Date: January 15, 2019

CC Date: January 23, 2019

RE: **P.Z. 07-2018 City of Chesterfield (Unified Development Code—Article 3):** An ordinance amending Article 3 of the Unified Development Code to revise the “AG” Agricultural District regulations and the Use Table for Nonresidential Districts.

The purpose of this petition is to amend the permitted and conditional uses contained within the Use Table for Nonresidential Districts for the “AG” Agricultural District. Staff was authorized to pursue these updates at the November 9, 2017 Planning and Public Works Committee meeting.

This request stems from numerous areas that are unprotected by the 500-year levee within the Chesterfield Valley. These areas are designated as “Agricultural / Flood Plain / Conservation” on the Future Land Use Map within the Comprehensive Plan. However, many of these areas are zoned either “M3” Planned Industrial District or “NU” Non-Urban District, as depicted in the zoning map image on the following page. The proposed revisions to the permitted and conditional uses of the “AG” Agricultural District would allow for more passive recreational uses as well as the current activities taking place in the area north of the Monarch Chesterfield Levee. In turn, the addition of these new uses would provide an incentive for property owners to zone away from the industrial type zoning that is currently in place in favor of the “AG” Agricultural District. This would better align the zoning designations in this area with the Comprehensive Plan’s Agricultural/Floodplain/Conservation land use designation, as shown in the following images.

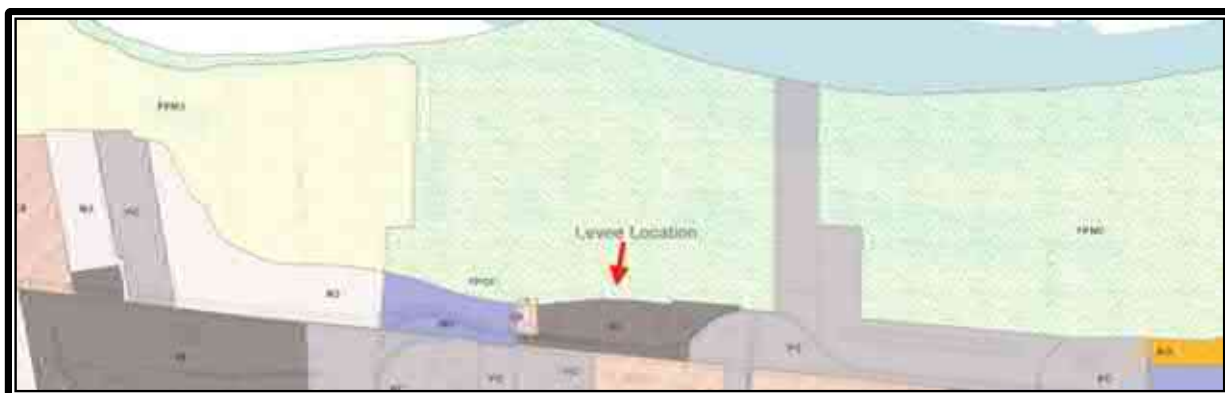


Figure 1: Zoning Map

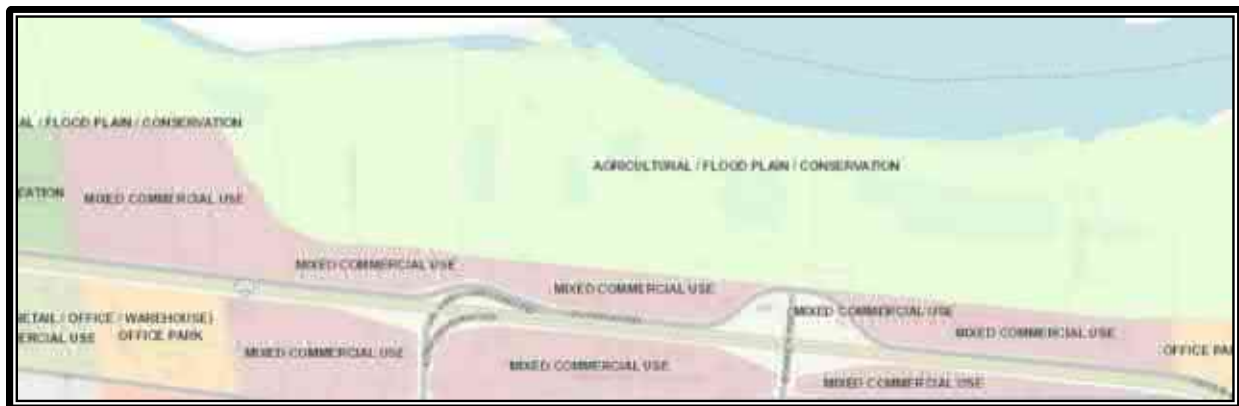


Figure 2: Future Land Use Map

A Public Hearing was held for this request at the October 8, 2018 Planning Commission meeting. At that time, one member of the public spoke in favor and one spoke from a neutral standpoint. Both speakers own property, operate businesses north of the levee, and are eligible to rezone into the “AG” Agricultural District. Following the Public Hearing, Staff corresponded with these property owners to ensure that they understand the proposed revisions and how they would be impacted if they chose to file a petition to rezone their properties to the “AG” Agricultural District.

This project was presented for vote at the November 26, 2018 Planning Commission meeting, at which time the Planning Commission recommended approval with one modification by a vote of 8-0. The modification was to add “Botanical Garden” as a conditional use in the “AG” Agricultural District. This change has been incorporated into the attached Use Table for Nonresidential Districts.

Following the Planning Commission vote, this project was discussed at the January 10, 2019 Planning and Public Works Committee meeting, where a motion to forward the project to City Council with a recommendation of approval was passed by a vote of 4-0.

Attachments

1. Legislation
2. Draft amendment to UDC Article 03

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: January 23, 2019

RE: **Aventura at Wild Horse Creek (Above All Development):** A Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road. (18T630205, 17T310016 18T630173, 18T640226)

Summary

This request is to allow for development of two apartment buildings containing a total of 176 units. Other significant features within the site include a clubhouse, pool, cabana, maintenance building with carwash, trash compactor with recycle center, pet park, pocket park, BBQ area, public art with water fall feature, and multiple carport structures. The exterior materials primarily range from thin set manufactured stone veneer and cementitious fiber siding, stucco board siding, vinyl shutters, and roofs consisting of architectural asphalt shingles.

The subject site is currently zoned "R-6AA" Residence District. This is a conventional zoning district that has a minimum lot size of 3,000 square feet per unit. The area is designated Urban Core within the City of Chesterfield's Comprehensive Land Use Plan. The site will have prominent views from both Wild Horse Creek Road and Old Chesterfield Road.

On Thursday July 12th 2018, the Aventura at Wild Horse Creek (Above All Development) project was reviewed by the Architectural Review Board. Based on discussion at this meeting, the applicant requested that no action be taken on the project in order to allow time to address issues raised and bring the project back to the ARB at a future meeting.

On Thursday August 09th 2018, the project was reviewed by the ARB. At this meeting, the applicant requested that no vote be taken but the applicant wanted to show the ARB substantial changes they had made and receive comment/direction to move forward.

On Thursday September 13th 2018, the project was reviewed by the ARB. At that time, the Board made a motion to forward the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild

Horse Creek (Above All Development) to Staff with a recommendation to approve with conditions.

The applicant fulfilled the recommendation from the ARB and addressed all comments from Staff. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code on October 11th 2018.

On October 18th 2018, the project was reviewed by the Planning and Public Works Committee. The Committee expressed the desire for the applicant to revise the plan to position the entrance of the development to align with the Burkhardt Place curb cut. A motion was made to forward the updated plan of Aventura at Wild Horse Creek to the ARB for review and comment, and then return it to the Planning and Public Works Committee. The motion passed by a voice vote of 4-0.

On November 18th 2018 the project was reviewed again by the Architectural Review Board. At this meeting a motion was made to forward the updated plans to the Planning and Public Works Committee with a recommendation for approval with conditions, which passed by a voice vote of 5-0. Those conditions were to consider additional landscaping or monument features incorporated at the main entrance drive to better celebrate the entranceway and that once the configuration of the trail is better defined, the interaction with the entrance to the site should be reviewed.

The applicant again fulfilled the considerations from the ARB and addressed all remaining comments from Staff.

On January 10th, 2019 the project was reviewed by the Planning and Public Works Committee. At this meeting a motion was made to forward Aventura at Wild Horse Creek (Above All Development) to City Council with a recommendation to approve. The motion was seconded and resulted in a voice vote of 2-2.

At the January 10th PPW meeting there was some discussion regarding the roof line elevation and property grading in relation to the nearby church property. Staff provides the information below to assist with the perspective of proposed finished floor elevation and heights for the proposed buildings in conjunction with the finished floor elevation and building height of the existing church and preschool to the west. It is important to note that this analysis is derived of layered GIS maps and recorded documents vs. an actual survey of existing conditions.

Summary Table			
Site	Finished Floor Elevation (Existing Church/Proposed Aventura)	Structure Height (Tallest Point)	FFE + Building Height
Aventura Building 1	530'	57'10"	587' 10"
Aventura Building 2	528'	60'10"	588' 10"
Ascension Preschool	518'	25'	543'
Ascension Church	516'	Estimated 45'	561'

Table 1: Neighboring Height

Attached to this report please find an updated copy of the Site Plan, Lighting Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design.

Attachments: Site Plan
Landscape Plan
Tree Preservation Plan
Tree Stand Delineation
Lighting Plan
Architectural Elevations
Architect's Statement of Design



Figure 1: Subject Site Aerial

CONSULTING, INC.
Civil Engineering & Surveying Services

GNIES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-147D-D
PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D

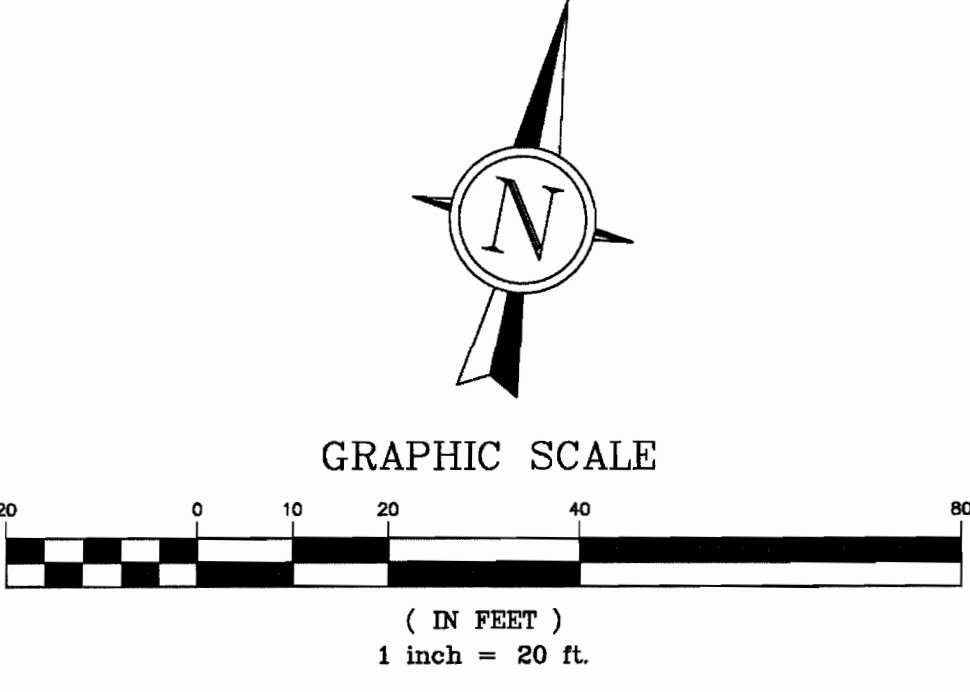
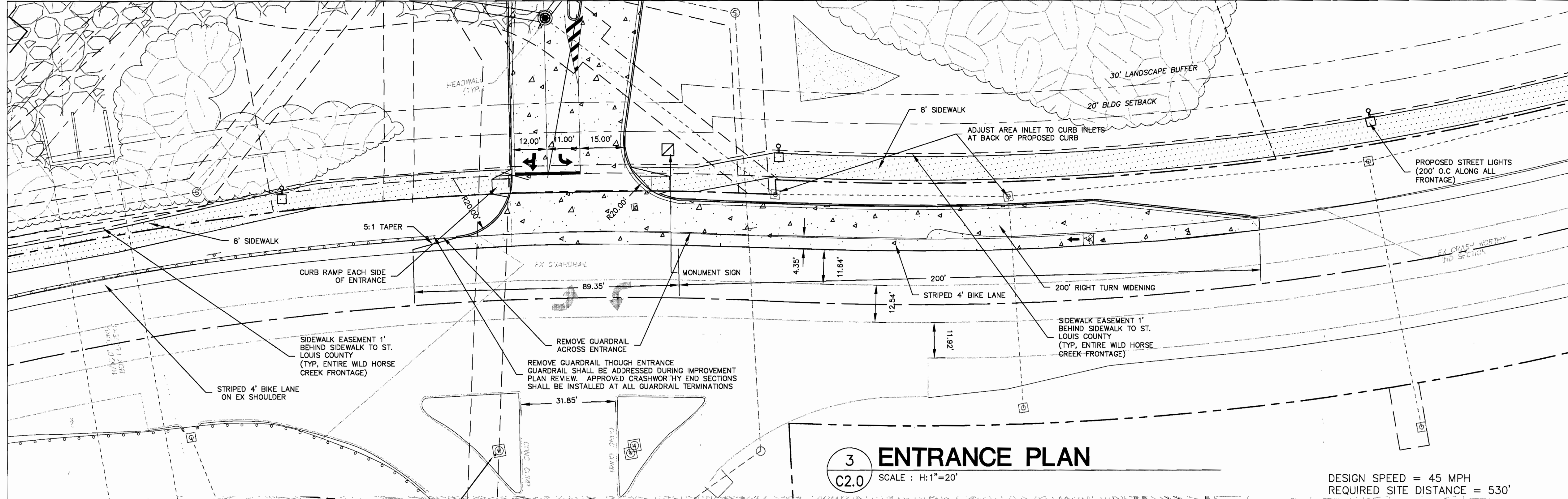
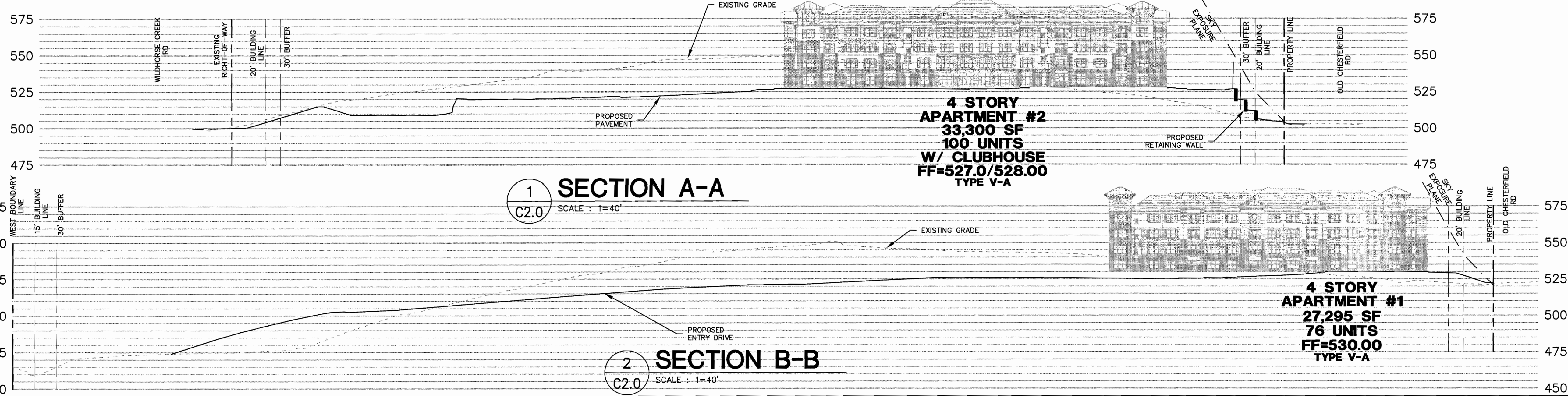
CHESTERFIELD MO 63005

JOB NUMBER:	3044
DRAWN BY:	JLW
DATE:	10/10/18
CHECKED BY:	LJM
DATE:	10/10/18
SHEET:	
PSP3.3	



GENERAL NOTES:

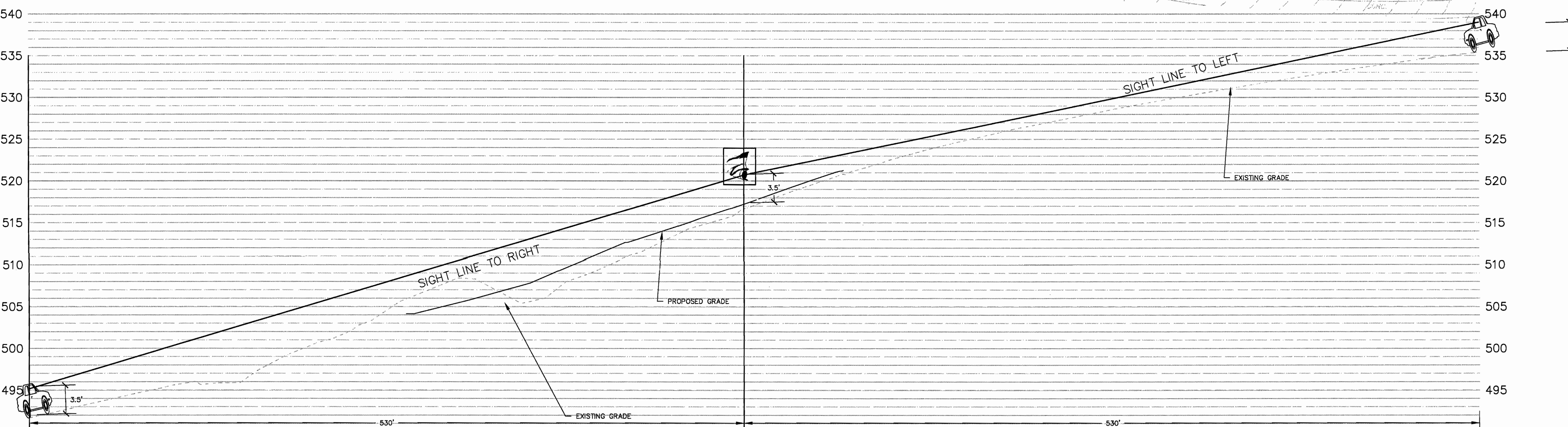
- THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 519 RSMo.
- ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY GRIMES CONSULTING.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD, MO.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES MAY BE REQUIRED.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO SLOPES SHALL EXCEED A 1V-3H SLOPE (UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY CHESTERFIELD).
- DEVELOPMENT SHALL COMPLY WITH ALL APPROPRIATE ZONING AND SUBDIVISION ORDINANCES.
- ALL SIDEWALKS TO BE CONSTRUCTED TO ADA STANDARDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
- A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED, OR ITS VISUAL IMPACT OTHERWISE REDUCED, AS APPROVED BY THE PLANNING COMMISSION ON THE SITE DEVELOPMENT PLAN.
- ALL UTILITY SERVICE SHALL BE INSTALLED UNDERGROUND.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- MAXIMUM HEIGHT OF ALL LIGHT STANDARDS SHALL BE 20 FEET MEASURED FROM FINISHED GRADE.
- TRASH ENCLOSURE SHALL CONSIST OF A BRICK VENEER ON BLOCK BACK-UP TO MATCH THE VENEER OF THE BUILDING.



ST. LOUIS COUNTY NOTES:

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO SPECIAL USE PERMIT/ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.

PREPARED FOR:
ABOVE ALL DEVELOPMENT
CONTACT: BRYAN ASTON
10411 CLAYTON ROAD, SUITE 308
FRONTENAC, MO 63131
PH: (314) 363-9693



SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION ASSOCIATED WITH NEW DEVELOPMENT									
Design Speed mph	Sight Distance for Left Turn From Major Road ("X" & "Y")				Sight Distance for Left Turn From Minor Road ("X" & "Y")				Sight Distance for Right Turn Only From Major Road ("X")
	10'x1 Lane	10'x2 Lanes	10'x3 Lanes	10'x4 Lanes	10'x1 Lane	10'x2 Lanes	10'x3 Lanes	10'x4 Lanes	
15	170	180	190	128	135	145	155	165	145
20	225	240	260	165	180	195	210	225	195
25	280	295	315	200	225	240	255	270	240
30	335	355	375	245	270	290	310	330	290
35	390	410	440	285	310	335	355	385	335
40	445	475	505	325	355	385	415	445	385
45	500	530	565	365	400	430	460	490	430
50	555	590	625	405	445	480	515	550	480
55	610	650	690	445	490	530	570	610	530
60	665	710	750	485	535	580	625	670	570
65	720	765	810	525	580	630	680	730	620
70	775	825	875	565	620	675	730	785	670

POSTED SPEED = 40 MPH

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
10350 OLD TESSON ROAD
SUITE 3000
ST. LOUIS, MO 63128
TEL: (314) 848-6010
FAX: (314) 848-6010
www.grimconsulting.com

REV.	NO.	DATE	REMARKS
1	A	7/19/18	PER CITY COMMENTS
2	A	10/7/18	PER COUNTY COMMENTS
3	A	10/23/18	REVISED LAYOUT
4	A	12/20/18	CITY COMMENTS

A SITE PLAN FOR
AVENTURA AT WILD HORSE CREEK
CHESTERFIELD MO 63005

SHEET TITLE
SITE PLAN

JOB NUMBER: 3044

DRAWN BY: JLW

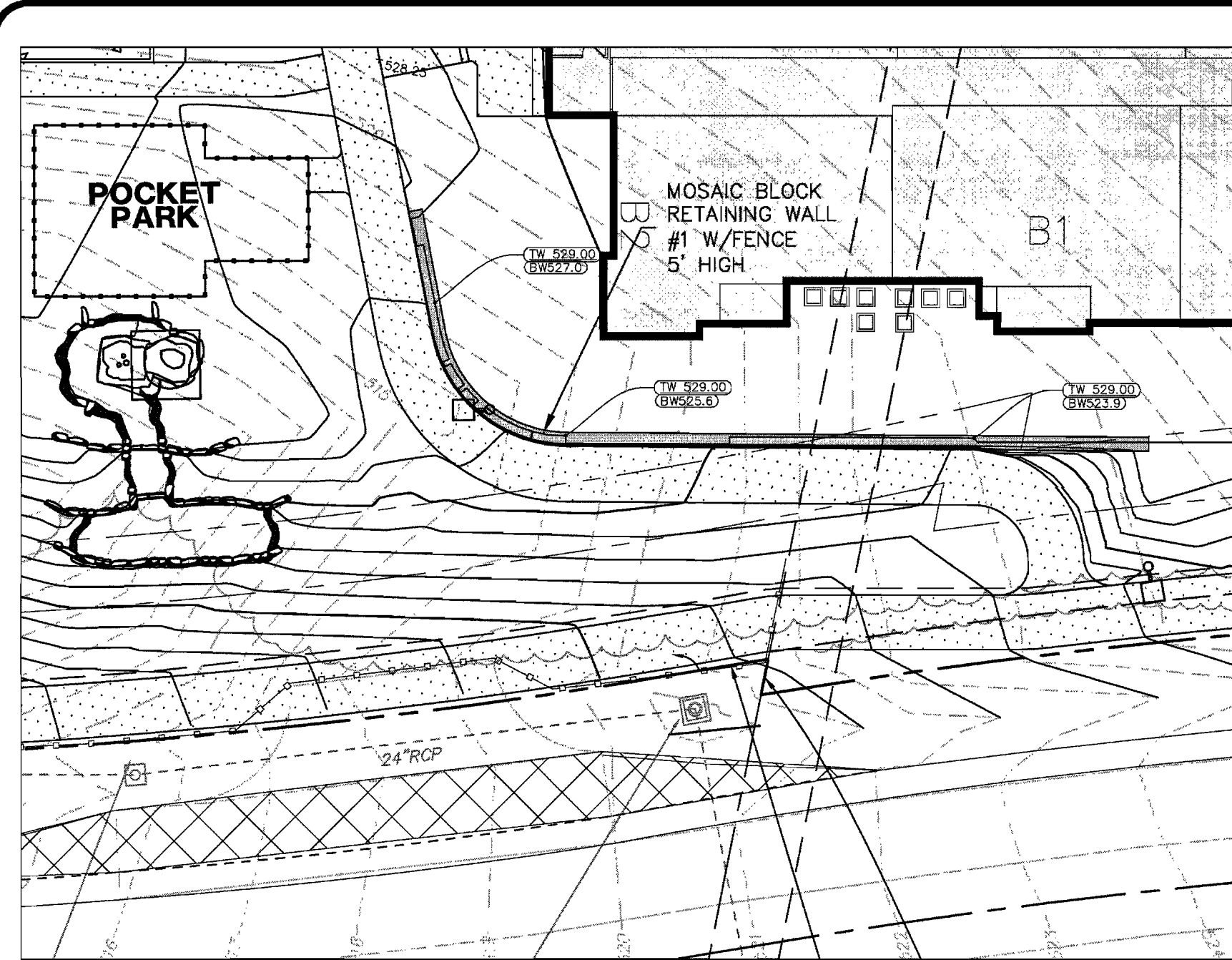
DATE: 10/10/18

CHECKED BY: LJM

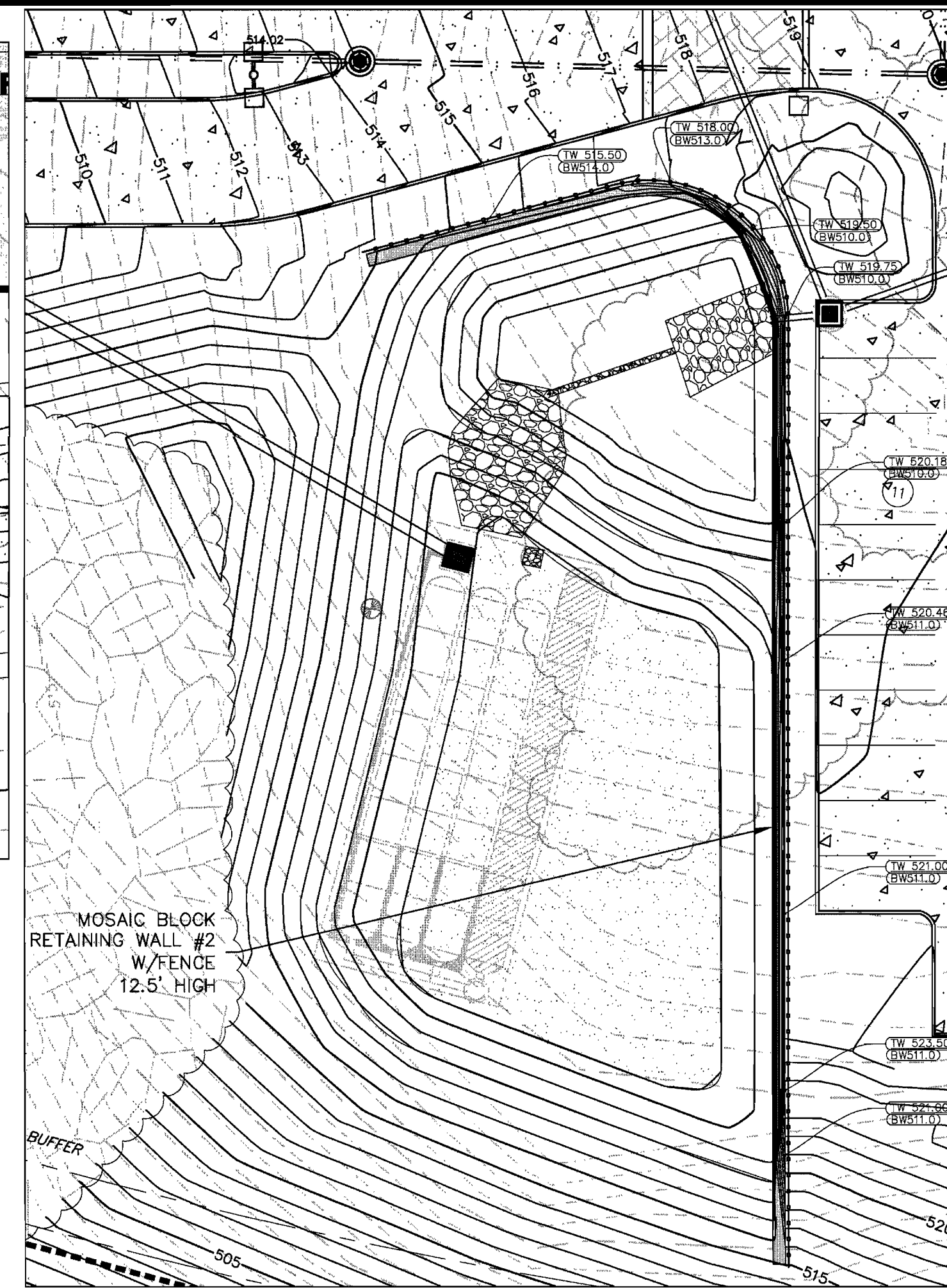
DATE: 10/10/18

SHEET: C2.0

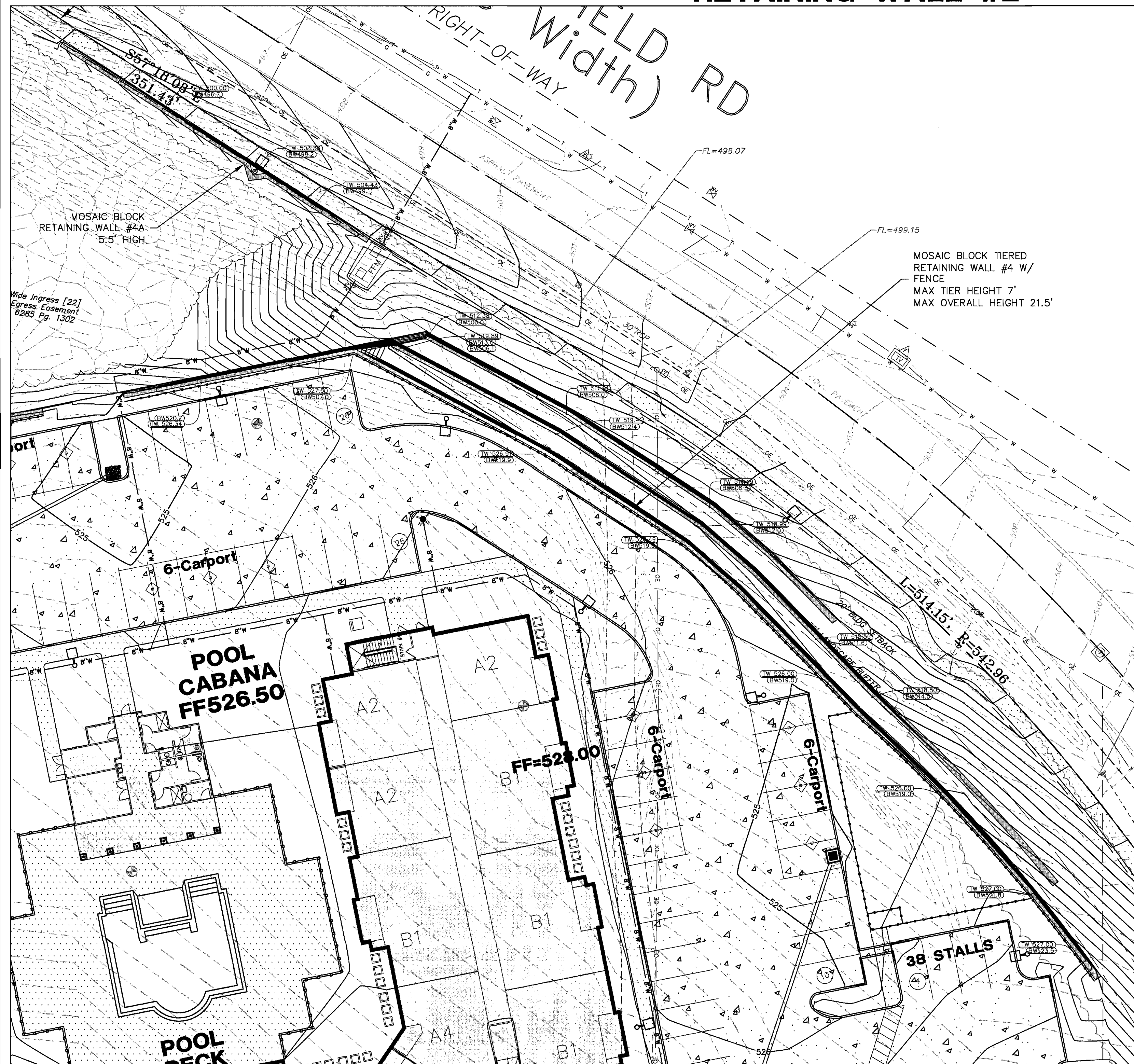
MSD P-TBD
M.S.D. BASE MAP 18T
LOC. NO. 18T630173
ZIP CODE 63005



RETAINING WALL #1



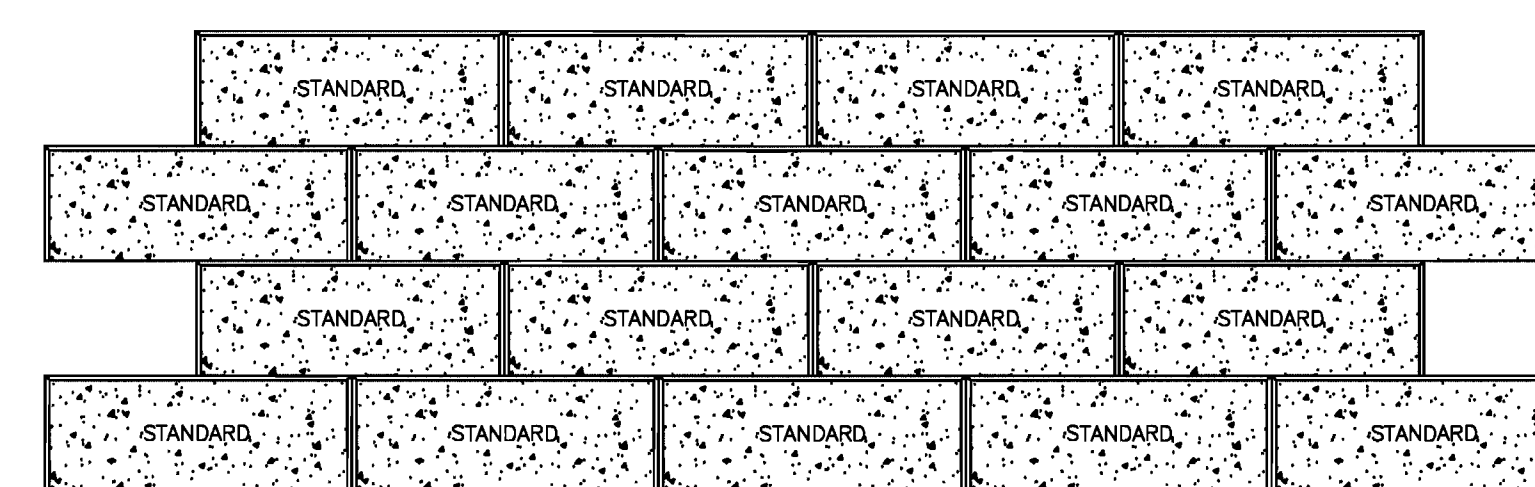
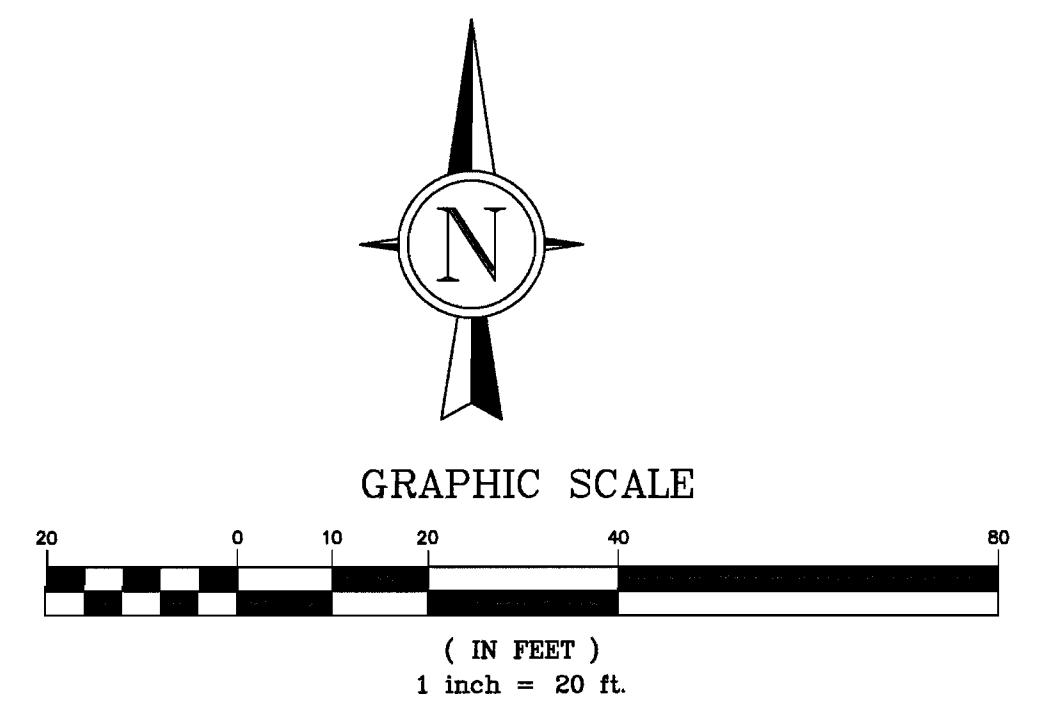
RETAINING WALL #2



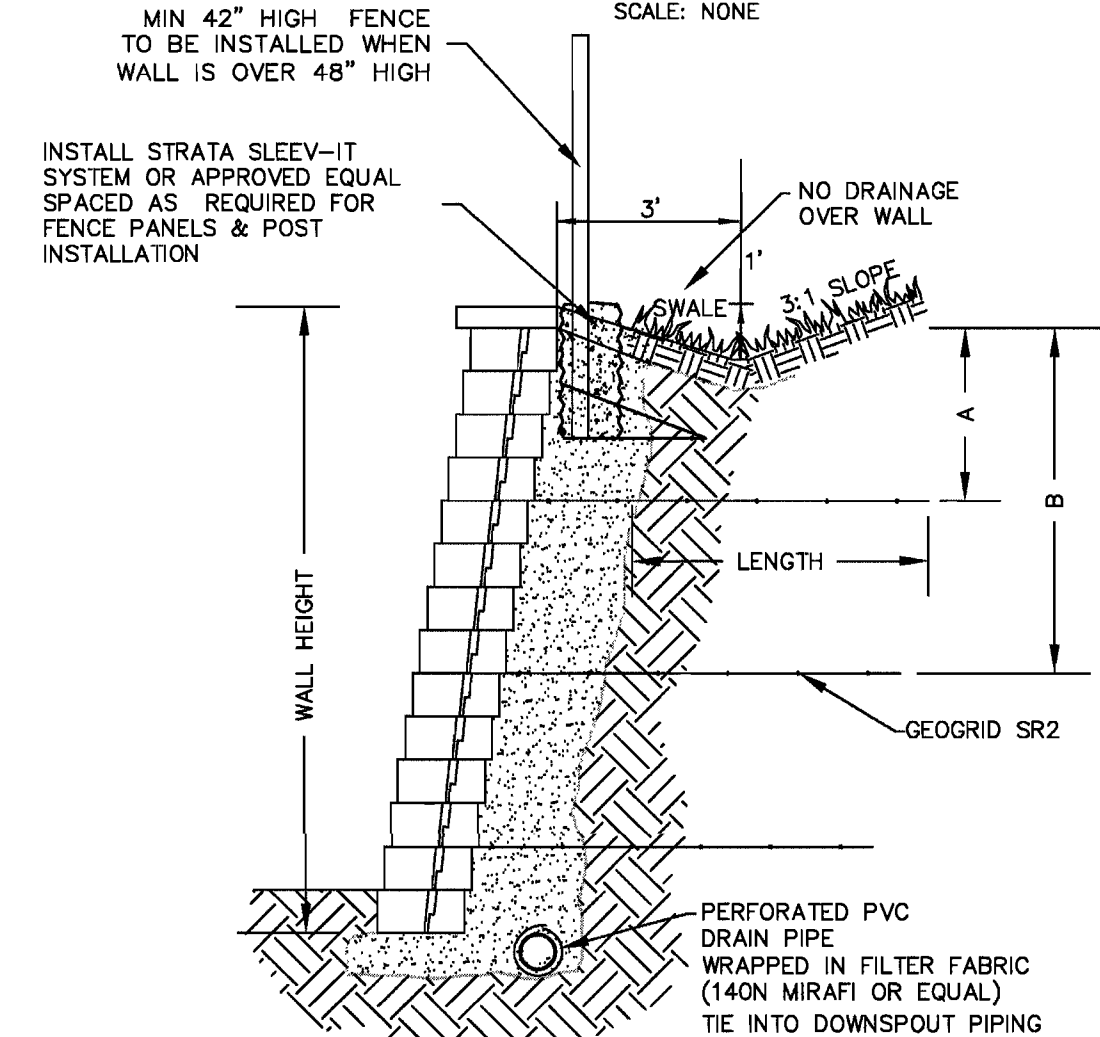
RETAINING WALL #4



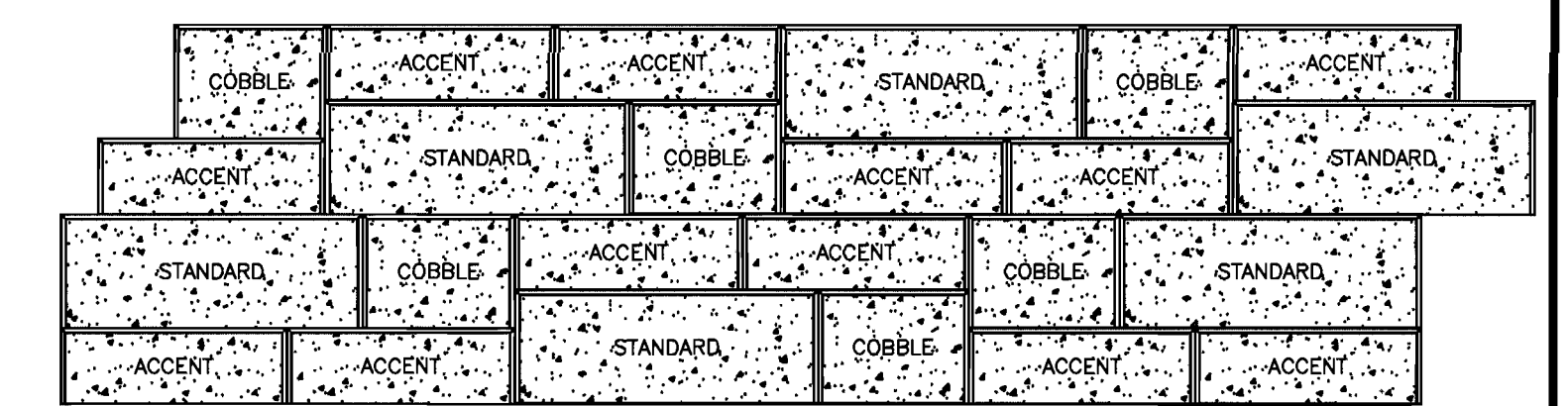
RETAINING WALL #3



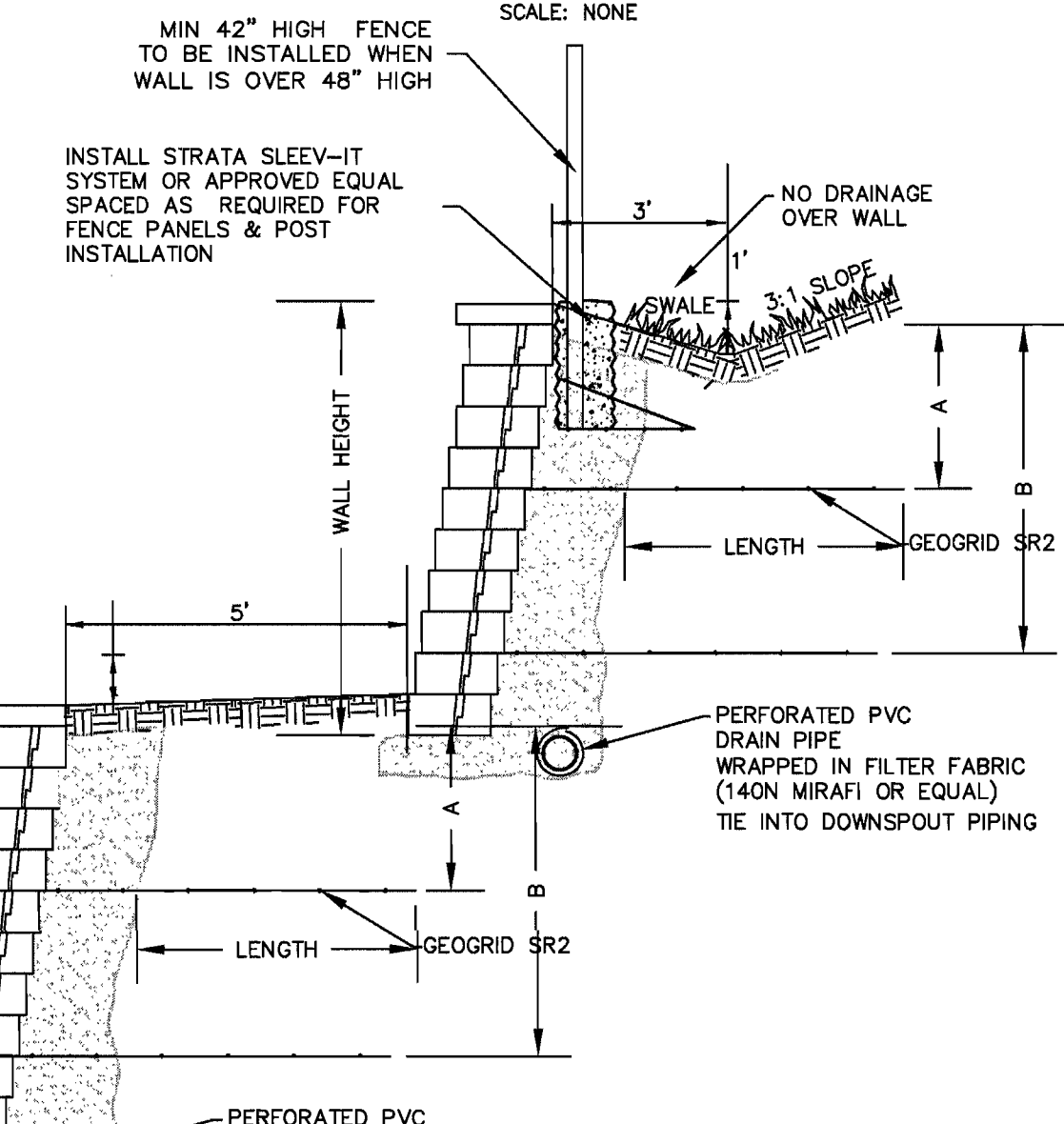
VERSA-LOK STANDARD PANELS



NOTE: CONTRACTOR TO PROVIDE FINAL WALL SEALED SHOP DRAWINGS, DETAILS, AND CALCULATIONS FOR APPROVAL.



VERSA-LOK MOSAIC PANELS



NOTE: CONTRACTOR TO PROVIDE FINAL WALL SEALED SHOP DRAWINGS, DETAILS, AND CALCULATIONS FOR APPROVAL.

MODULAR BLOCK RETAINING WALL

(SEE RETAINING WALL PLANS BY OTHERS)

PREPARED FOR:
ABOVE ALL DEVELOPMENT
CONTACT: BRYAN ASTON
10411 CLAYTON ROAD, SUITE 308
FRONTENAC, MO 63131
PH: (314) 363-9693

MSD P-TBD
M.S.D. BASE MAP 18T
LOC. NO. 18T630173
ZIP CODE 63005

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
13000 OLD TESSON ROAD
SUITE 300
ST. LOUIS, MO 63128
TEL: (314) 846-5000
FAX: (314) 846-5001
www.grimconsulting.com

REV.	NO.	DATE	REMARKS
1	1	7/18/18	PER CITY COMMENTS
2	2	10/2/18	PER COUNTY COMMENTS
3	3	10/23/18	REVISED LAYOUT
4	4	12/20/18	CITY COMMENTS

A SITE PLAN FOR

AVENTURA AT WILD HORSE CREEK

CHESTERFIELD MO 63005

SITE PLAN

SHEET TITLE

JOB NUMBER: 3044

DRAWN BY: JLW

DATE: 10/10/18

CHECKED BY: LJM

DATE: 10/10/18

SHEET:

C3.0

J:\3044\3044.dwg(Engineering\Construction\Plans\3044Site.dwg) 12/27/2018 9:12 AM James Wheeler

PREPARED FOR:
ABOVE ALL DEVELOPMENT
CONTACT: BRYAN ASTON
10411 CLAYTON ROAD, SUITE 308
FRONTENAC, MO 63131
PH: (314) 363-9693

MSD P-TBD
M.S.D. BASE MAP 18T
LOC. NO. 187630173
ZIP CODE 63005

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

SCRIPT FOR A SITE PLAN

A TRACT OF LAND SITUATED IN THE CITY OF CHESTERFIELD, THE COUNTY OF ST. LOUIS, AND THE STATE OF MISSOURI, LYING IN PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND BEING PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 6549 PAGE 1873, PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 6881 PAGE 1745, PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 6928 PAGE 45, PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 1222 PAGE 379, PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 11324 PAGE 2292, AND PART OF A TRACT OF LAND CONVEYED TO RICHARD BAUSCH GOWIN, TRUSTEE AND MARILYN F.M. JOHNSTON, TRUSTEE AS DESCRIBED IN DEED BOOK 12444 PAGE 733, ALL OF THE LAND RECORDS OF SAID ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/8 INCH IRON PIPE ON THE SOUTH LINE OF SAID U.S. SURVEY 2031 MARKING THE SOUTHWEST CORNER OF ADJUSTED LOT A OF THE BOUNDARY ADJUSTMENT PLAT, LOT A AND LOT B OF CHESTERFIELD PROFESSIONAL VILLAGE, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 260 PAGE 3 OF SAID LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI, SAID SOUTHWEST CORNER OF ADJUSTED LOT A BEING A RECORD DISTANCE OF 281.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID U.S. SURVEY 2031; THENCE ALONG SAID SOUTH LINE OF SAID U.S. SURVEY 2031, NORTH 88 DEGREES 53 MINUTES 09 SECONDS WEST A DISTANCE OF 162.88 FEET TO THE SOUTHWEST CORNER OF SAID CHESTERFIELD VILLAGE, INC. TRACT AS DESCRIBED IN DEED BOOK 6881 PAGE 1745, FROM SAID SOUTHEAST CORNER A FOUND STONE BEARS SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST A DISTANCE OF 0.90 FEET; THENCE LEAVING SAID SOUTH LINE OF U.S. SURVEY 2031 ALONG THE WEST LINE OF SAID CHESTERFIELD VILLAGE, INC. TRACT AS DESCRIBED IN DEED BOOK 6881 PAGE 1745, NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST A DISTANCE OF 384.78 FEET TO AN ANGLE POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD, WIDTH VARIES, FROM SAID ANGLE POINT A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT BEARS SOUTH 43 DEGREES 02 MINUTES 41 SECONDS WEST A DISTANCE OF 0.08 FEET; SAID ANGLE POINT IN THE RIGHT-OF-WAY LINE BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG SAID WEST LINE OF SAID CHESTERFIELD VILLAGE, INC. TRACT AND ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD, NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST A DISTANCE OF 5.34 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT; THENCE LEAVING SAID WEST LINE OF SAID CHESTERFIELD VILLAGE, INC. TRACT ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD AS FOLLOWS: 10.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 996.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 07 SECONDS, WITH A CHORD THAT BEARS SOUTH 69 DEGREES 20 MINUTES 02 SECONDS WEST A DISTANCE OF 10.17 FEET TO A SET 5/8 INCH IRON ROD MARKING A POINT OF REVERSE CURVATURE; 540.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 914.00 FEET, THROUGH A CENTRAL ANGLE OF 33 DEGREES 53 MINUTES 21 SECONDS, WITH A CHORD THAT BEARS SOUTH 85 DEGREES 59 MINUTES 09 SECONDS WEST A DISTANCE OF 532.77 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT; SOUTH 06 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 5.03 FEET; THENCE 0.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 919.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTES 04 SECONDS, WITH A CHORD THAT BEARS NORTH 77 DEGREES 05 MINUTES 37 SECONDS WEST A DISTANCE OF 0.28 FEET TO A POINT OF REVERSE CURVATURE, FROM SAID POINT OF REVERSE CURVATURE A CHORD X IN CONCRETE BEARS NORTH 88 DEGREES 35 MINUTES 28 SECONDS EAST A DISTANCE OF 0.09 FEET, 372.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 991.00 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 33 MINUTES 54 SECONDS, WITH A CHORD THAT BEARS NORTH 67 DEGREES 51 MINUTES 52 SECONDS WEST A DISTANCE OF 370.70 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT MARKING A POINT OF TANGENCY; SOUTH 81 DEGREES 21 MINUTES 2 SECONDS WEST A DISTANCE OF 18.53 FEET TO THE INTERSECTION OF SAID NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD AND THE SOUTHERN RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD AS LOCATED CIRCA 2007, WIDTH VARIES, FROM SAID INTERSECTION A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT BEARS NORTH 84 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 0.13 FEET; THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD AS FOLLOWS: 67.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 995.37 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 55 SECONDS, WITH A CHORD THAT BEARS NORTH 56 DEGREES 52 MINUTES 18 SECONDS EAST A DISTANCE OF 67.71 FEET TO A SET 5/8 INCH IRON ROD; NORTH 00 DEGREES 54 MINUTES 22 SECONDS EAST A DISTANCE OF 12.39 FEET TO AN ANGLE POINT IN SAID SOUTHERN RIGHT-OF-WAY LINE, FROM SAID ANGLE POINT A FOUND 3/8 INCH IRON PIPE BY LS-19-D BEARS SOUTH 00 DEGREES 41 MINUTES 04 SECONDS WEST A DISTANCE OF 0.30 FEET, 65.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 985.37 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 46 MINUTES 46 SECONDS, WITH A CHORD THAT BEARS NORTH 52 DEGREES 36 MINUTES 34 SECONDS EAST A DISTANCE OF 64.99 FEET TO A SET 5/8 INCH IRON ROD; SOUTH 39 DEGREES 18 MINUTES 49 SECONDS EAST A DISTANCE OF 28.00 FEET TO A SET 5/8 INCH IRON ROD; 30.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,013.37 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 39 SECONDS, WITH A CHORD THAT BEARS NORTH 49 DEGREES 50 MINUTES 51 SECONDS EAST A DISTANCE OF 30.85 FEET TO A SET 5/8 INCH IRON ROD; NORTH 41 DEGREES 01 MINUTES 29 SECONDS WEST A DISTANCE OF 28.00 FEET TO A SET 5/8 INCH IRON ROD; 507.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 985.37 FEET, THROUGH A CENTRAL ANGLE OF 29 DEGREES 50 MINUTES 29 SECONDS, WITH A CHORD THAT BEARS NORTH 34 DEGREES 13 MINUTES 17 SECONDS EAST A DISTANCE OF 501.89 FEET TO A SET 5/8 INCH IRON ROD MARKING A POINT OF TANGENCY; NORTH 19 DEGREES 28 MINUTES 03 SECONDS EAST A DISTANCE OF 149.96 FEET TO A SET 5/8 INCH IRON ROD; THENCE SOUTH 70 DEGREES 31 MINUTES 57 SECONDS EAST A DISTANCE OF 12 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 15-1635; NORTH 19 DEGREES 28 MINUTES 03 SECONDS EAST A DISTANCE OF 177.64 FEET TO THE INTERSECTION OF SAID SOUTHERN RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD AND THE SOUTHERN RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 60 FEET WIDE, FORMERLY OLIVE STREET ROAD, FROM SAID INTERSECTION A FOUND 3/8 INCH IRON PIPE BEARS SOUTH 76 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 0.28 FEET; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, SOUTH 84 DEGREES 08 MINUTES 59 SECONDS EAST A DISTANCE OF 130.93 FEET TO AN ANGLE POINT IN SAID SOUTHERN RIGHT-OF-WAY LINE, FROM SAID ANGLE POINT A FOUND 3/8 INCH IRON PIPE BY LS-1685 BEARS SOUTH 44 DEGREES 49 MINUTES 2 SECONDS WEST A DISTANCE OF 0.07 FEET; SOUTH 67 DEGREES 18 MINUTES 08 SECONDS EAST A DISTANCE OF 383.43 FEET TO A FOUND 3/8 INCH IRON PIPE MARKING A POINT OF CURVATURE; 514.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 542.96 FEET, THROUGH A CENTRAL ANGLE OF 54 DEGREES 15 MINUTES 19 SECONDS, WITH A CHORD THAT BEARS SOUTH 30 DEGREES 10 MINUTES 28 SECONDS EAST A DISTANCE OF 485.15 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT MARKING A POINT OF TANGENCY; SOUTH 03 DEGREES 02 MINUTES 49 SECONDS EAST A DISTANCE OF 22.40 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT; SOUTH 86 DEGREES 57 MINUTES 11 SECONDS WEST A DISTANCE OF 5.00 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT; SOUTH 33 DEGREES 41 MINUTES 48 SECONDS WEST A DISTANCE OF 44.54 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT MARKING THE INTERSECTION OF SAID SOUTHERN RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD AND SAID NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD, 239.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 991.00 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 52 MINUTES 04 SECONDS, WITH A CHORD THAT BEARS SOUTH 76 DEGREES 27 MINUTES 10 SECONDS WEST A DISTANCE OF 239.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.596 ACRES, ACCORDING TO SURVEY BY GRIMES CONSULTING, INC. DATED OCTOBER 2017.

AVENTURA AT WILD HORSE CREEK, L.L.C. THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 31-03-03.5, R-6AA OF CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE):
(NAME TYPED): STAN MCCURDY

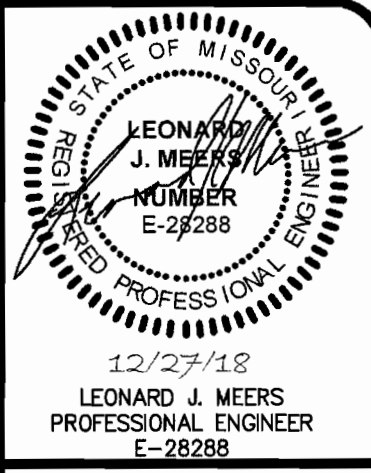
STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, A.D., 20____, BEFORE ME PERSONALLY APPEARED STAN MCCURDY TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE MEMBER OF AVENTURA AT WILD HORSE CREEK, L.L.C. CORPORATION IN THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID STAN MCCURDY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

THIS SITE PLAN WAS APPROVED BY CITY COUNCIL AND DULY VERIFIED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES ON THE _____ DAY OF _____, 20____, AUTHORIZING THE RECORDING OF THIS SITE PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE CITY CLERK.

JUSTIN WYSE, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
CITY OF CHESTERFIELD, MISSOURI

WOKIE HASS, CITY CLERK
CITY OF CHESTERFIELD, MISSOURI



GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
GRIMES CONSULTING, INC.
1000 OAS TESSON ROAD
SUITE 200
ST. LOUIS, MO 63128
TEL: (314) 895-8000
FAX: (314) 895-8010
www.grimescalculating.com

REV. NO.	REMARKS	DATE
1	PER CITY COMMENTS	7/19/18
2	PER COUNTY COMMENTS	10/12/18
3	REVISED LAYOUT	10/23/18
4	CITY COMMENTS	12/20/18

A SITE PLAN FOR
AVENTURA AT WILD HORSE CREEK

CHESTERFIELD MO 63005

SITE PLAN

SHEET TITLE

JOB NUMBER: 3044

DRAWN BY: JLW

DATE: 10/10/18

CHECKED BY: LJM

DATE: 10/10/18

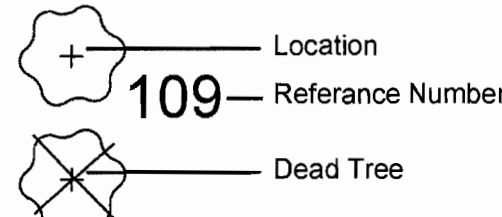
SHEET:

C4.0

TREE NUMBER	SPECIES_01	DBH_EXACT	CROWN_CLAS	CONDITION
1	oak northern red	26	31-40	Fair (60-69)
2	sycamore American	28	31-40	Good (70-79)
3	oak northern red	20	31-40	Fair (60-69)
4	sycamore American	20	31-40	Fair (60-69)
5	hackberry	20	31-40	Fair (60-69)
6	pine eastern white	28	41-50	Fair (60-69)
7	maple silver	26	31-40	Fair (60-69)
8	sycamore American	42	51-60	Good (70-79)
9	maple silver	32	41-50	Fair (60-69)
10	maple silver	20	31-40	Fair (60-69)
11	hackberry	20	31-40	Fair (60-69)
12	ash green	20	31-40	Fair (60-69)
13	maple silver	24	31-40	Fair (60-69)
14	hackberry	24	31-40	Fair (60-69)
15	walnut black	20	41-50	Fair (60-69)
16	Basswood spp	22	31-40	Fair (60-69)
17	oak northern red	20	31-40	Good (70-79)
18	hackberry	24	31-40	Fair (60-69)
19	maple silver	20	31-40	Fair (60-69)
20	oak shingle	24	41-50	Good (70-79)
21	oak northern red	22	41-50	Good (70-79)
22	oak chinquapin	24	41-50	Fair (60-69)
23	oak white	22	31-40	Good (70-79)
24	oak shingle	26	41-50	Good (70-79)
25	maple sugar	26	41-50	Good (70-79)
26	oak black	28	41-50	Fair (60-69)
27	oak black	20	31-40	Fair (60-69)
28	oak black	24	31-40	Fair (60-69)
29	oak black	24	31-40	Fair (60-69)
30	oak shingle	20	31-40	Fair (60-69)
31	ash green	20	31-40	Fair (60-69)
32	cherry black	22	31-40	Fair (60-69)
33	Basswood spp	24	41-50	Fair (60-69)
34	hackberry	24	41-50	Fair (60-69)
35	sycamore American	24	41-50	Fair (60-69)
36	sycamore American	28	41-50	Fair (60-69)
37	sycamore American	24	41-50	Fair (60-69)
38	maple sugar	24	41-50	Good (70-79)
39	maple sugar	20	31-40	Good (70-79)
40	maple silver	24	41-50	Good (70-79)
41	maple sugar	38	41-50	Fair (60-69)
43	oak black	38	51-60	Fair (60-69)
44	ash green	20	31-40	Fair (60-69)
45	maple silver	24	41-50	Fair (60-69)
46	maple sugar	40	41-50	Fair (60-69)
47	maple sugar	24	41-50	Fair (60-69)
48	cherry black	20	31-40	Fair (60-69)
49	oak black	30	41-50	Good (70-79)
50	oak black	22	31-40	Fair (60-69)
51	maple sugar	20	31-40	Fair (60-69)
52	maple sugar	22	31-40	Fair (60-69)
53	sycamore American	26	41-50	Dead (0)
54	maple silver	28	41-50	Fair (60-69)
55	cherry black	30	41-50	Fair (60-69)
56	oak white	28	41-50	Fair (60-69)
57	oak black	24	41-50	Fair (60-69)

NOTE: These larger trees were located and identified. However, it was determined that none of these met two or more of the criteria to be classified as Monarch trees.

LEGEND



Tree Stand Delineation Narrative September 13, 2017

The overall Lot comprises a total of 12.6 Ac and has a total of 10.4 Ac of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: A majority of the site is young woodland that has signs of past disturbance. Overstory is a mix of oak species, sugar maple, silver maple, hackberry, and a few of the planted white pine. Understory varies from thick honeysuckle to elm and maple. This woodland covers acreage north of Wild Horse Creek Road. Part of it encompasses an area of old field near the gateposts that now is grown up in young woodland. Average stand diameter is 8" DBH.

Woodland B: A high-quality hardwood stand with scattered large diameter oaks and sugar maple. While some exceed 20" DBH they do not meet the criteria to be classified as Monarch trees. Overstory is white oak, red oak, black oak, silver maple, and sugar maple. Understory was sparse due to dense canopy with very little honeysuckle intrusion. Average overstory diameter is 10" DBH.

Woodland C: Pine Plantings. Remnants of a double row of white pines are still present. Most have declined and have received no maintenance. Crown dieback and branch death is extensive. Some still have decent health and might add to the project. The remainder are in poor condition. Average diameter is 12" DBH.

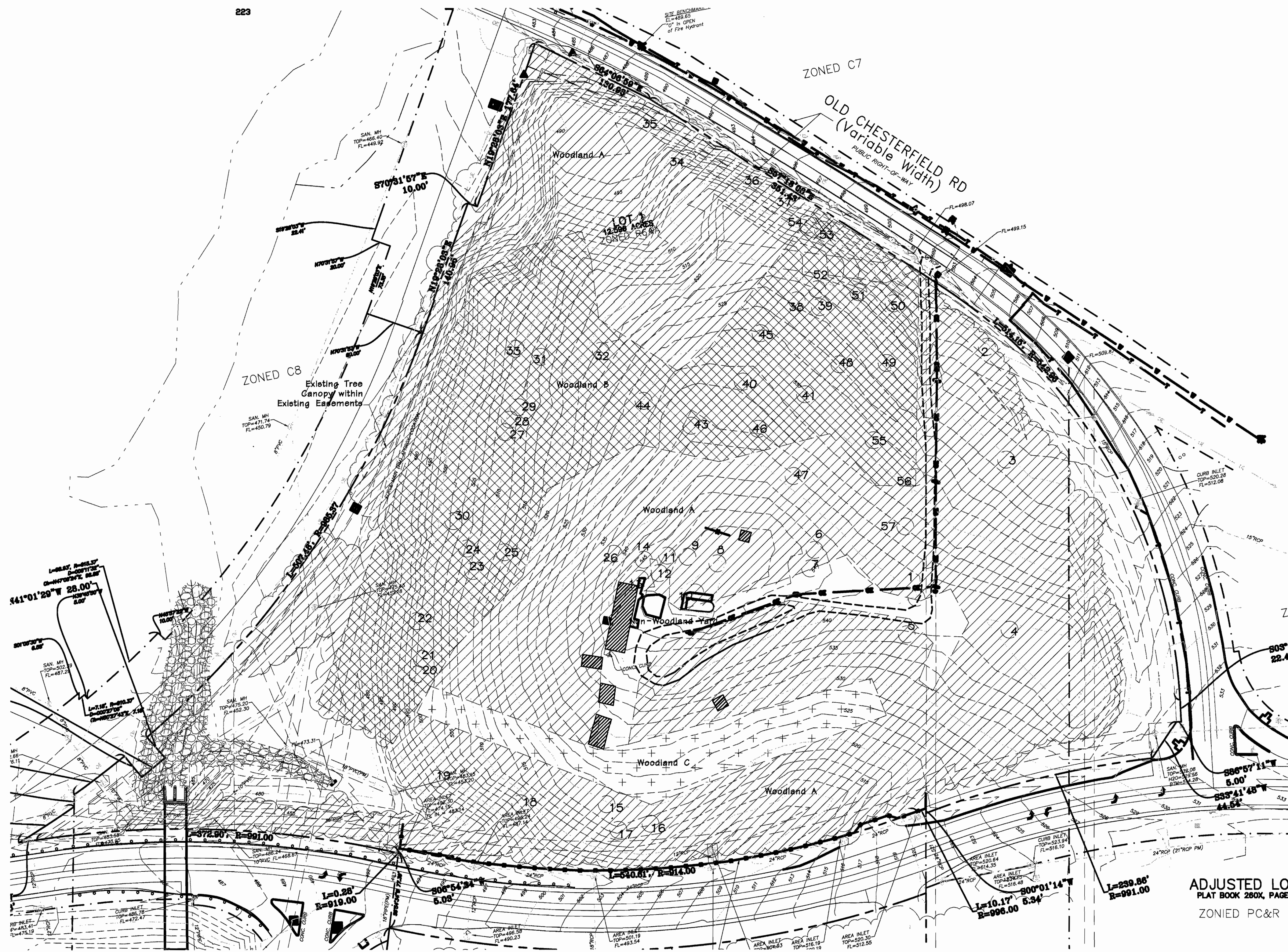
Non-Woodland Yard Area: An abandoned yard area with no salvageable trees. The area is thick with small diameter volunteer sprouts and is comprised of impervious surfaces such as the house, outbuildings, roadway, and pool.

WOODLAND A = 7.2 Ac (315,560.3 sq. ft.)
WOODLAND B = 2.9 Ac (128,018.7 sq. ft.)
WOODLAND C = 0.8 Ac (21,439.0 sq. ft.)

Total Existing Canopy 10.7 Ac (465,016.0 sq. ft.)

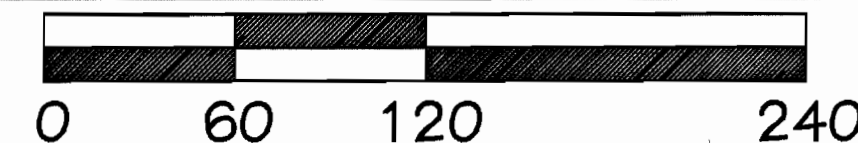
Existing Canopy in Existing Easements: (35,580.0 sq. ft.)

Net Canopy: (429,436.0 sq. ft.)



Tree Stand Delineation

Scale: 1"=60'



Douglas A. DeLong, Landscape Architect LA-91

Consultants:



Aventura at Wild Horse Creek Chesterfield, MO

Above All Development

Revisions:

Date	Description	No.
11/12/17	City Comments	1
9/20/18	Amended	2

Drawn: BAD
Checked: DAD

DeLong Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong-la@gmail.com
Missouri State Certificate of Authority: 0031900145

Tree Stand Delineation Prepared under direction of Skip Kincaid of Hansen's Tree Service
Certified Arborist MWV-0155BW

Skip Kincaid
Base Map Provided by: Grimes Consulting

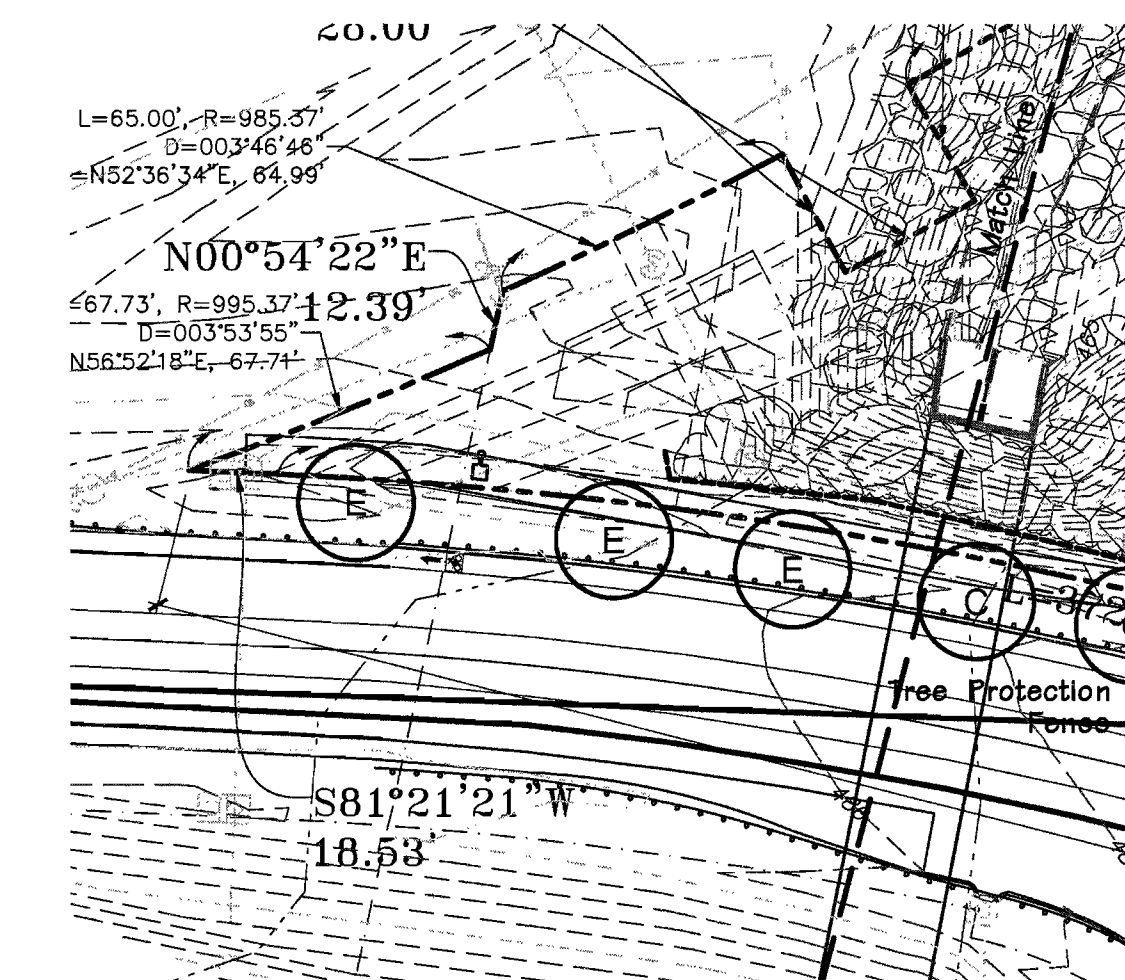
Sheet Title: Amended Tree Stand Delineation

Sheet No: TSD-1

Date: 9/13/2017
Job #: 127.006

GENERAL NOTES:

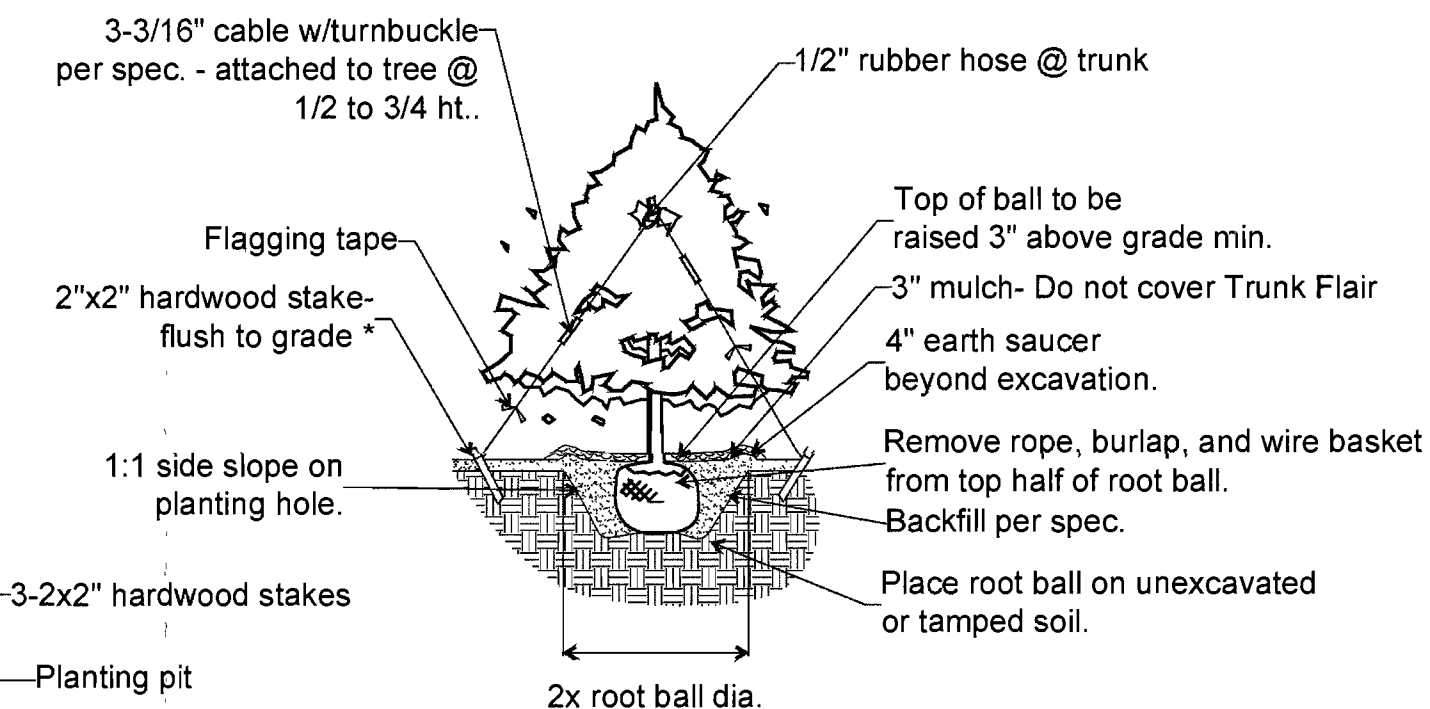
- 1) Openspace ratio is 64.0% Total Site 546,671 SF/Open Space 351,059 SF
- 2) Street trees-Old Chesterfield Road 1,060.5 lf - 366.4 lf met by existing trees = 672.1 lf/50 13.5 or 14 street trees
- 3) Street Trees-Wildhorse Creek Road - 1,171.9 lf/50 = 23.4 or 24 street trees
- 4) All street trees will be located at least 3' from proposed curb.
- 5) All street trees will be located at least 10' from all storm sewer structures.
- 6) All street trees will be located at least 25' from all Street lights, Signs, and Intersections.
- 7) Street Trees along Old Chesterfield Road to be small ornamental trees where under overhead electric lines.
- 8) All turf areas around building will be seeded balance of site will be seeded.
- 9) An in-ground irrigation system will be provided.



Street Tree
SCALE 1"=40'-0"

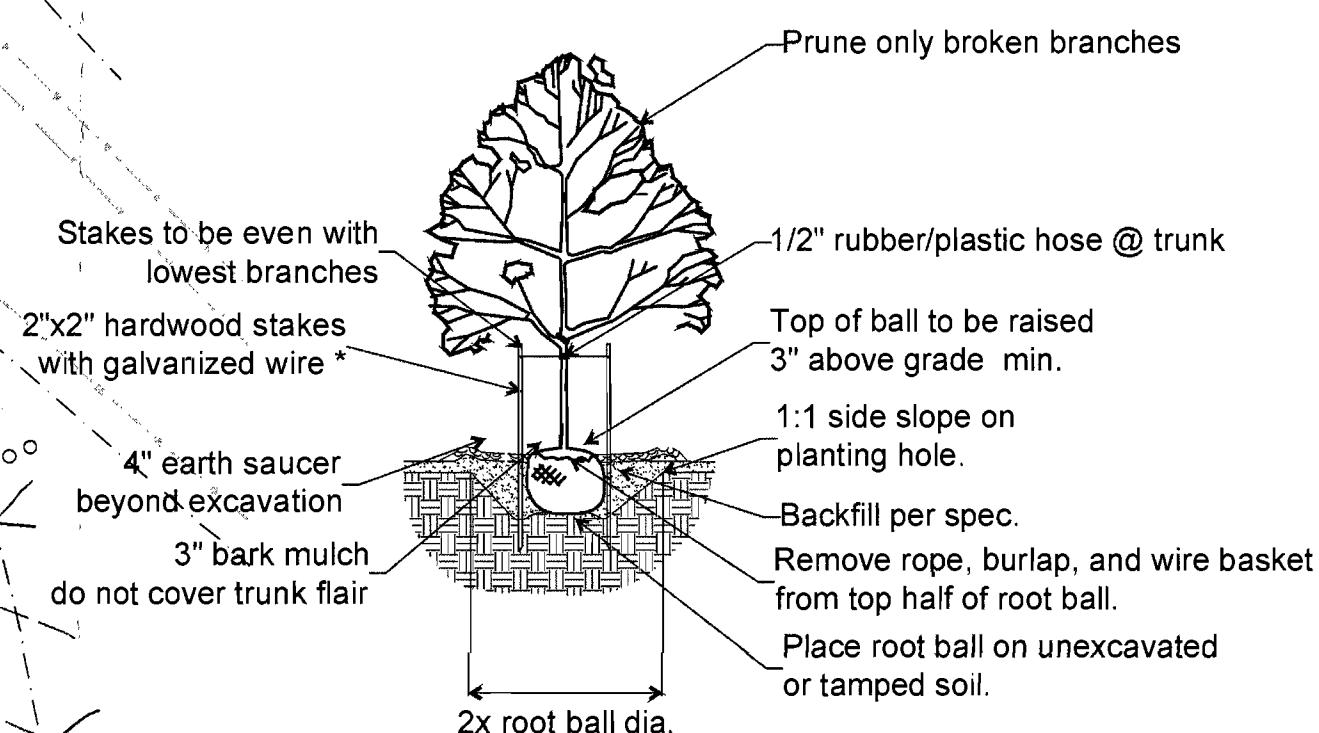
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	CATEGORY	PERCENTAGE
A	33	Picea pungens	Colorado Spruce	6-10'	30-40'	Medium Growing	Evergreen	13.9%
B	24	Pinus strobus	White Pine	6-10'	45'+	Fast Growing	Evergreen	10.1%
C	39	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2 1/2"	45'+	Fast Growing	Deciduous	16.5%
D	21	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2 1/2"	45'+	Fast Growing	Deciduous	6.9%
E	22	Tilia americana 'Redmond'	Redmond Linden	2 1/2"	45'+	Medium Growing	Deciduous	9.3%
F	10	Quercus bicolor	Swamp White Oak	2 1/2"	45'+	Medium Growing	Deciduous	4.2%
G	8	Taxodium distichum	Bald Cypress	6-10'	45'+	Medium Growing	Deciduous	3.3%
H	9	Cercis canadensis 'Merlot'	Merlot Red Bud	2 1/2"	25'+	Fast Growing	Ornamental	3.6%
J	16	Crataegus laevigata 'Superba'	Crimson cloud Hawthorn	2 1/2"	25'+	Medium Growing	Ornamental	6.7%
K	12	Ostrya virginiana	Hophornbeam	2 1/2"	30'+	Slow Growing	Ornamental	5.0%
L	18	Carpinus caroliniana	American Hornbeam	2 1/2"	20'+	Medium Growing	Ornamental	7.6%
M	16	Cornus florida	Flowering Dogwood	2 1/2"	20'+	Medium Growing	Ornamental	6.7%
N	8	Juniperus virginiana 'Taylor'	Taylor Juniper	6-8'	30'+	Maintain 7' Ht	Evergreen	3.3%
a	26	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	4-6'	4' O.C.			
b	176	Ilex X 'Meag' China Girl'	China Girl Holly	24"	3' O.C.			
c	103	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetgum	24"	3' O.C.			
d	97	Juniperus sabiniana 'Buffalo'	Buffalo Juniper	18-24"	4' O.C.			
e	135	Hibiscus syriacus 'Antong Two'	Lil' Kim Rose of Sharon	24"	3' O.C.			
f	16	Euonymus alatus 'Compata'	Dwarf Burning Bush	24-30"	4' O.C.			
g	58	Viburnum x juddii	Judd Viburnum	24-30"	4' O.C.			
h	94	Berberis thunbergii a. 'Rose Glow'	Rose Glow Barberry	24"	30' O.C.			
aa	354	Heimerocallis 'Stella de Oro'	Stella de Oro Daylily	1 qt	16' O.C.			
bb	483	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 qt	12' O.C.			
cc	89	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	1 qt	16' O.C.			
dd	338	Liriope muscari 'Big Blue'	Big Blue Liriope	1 qt	12' O.C.			
ee	730	Sporobolus heterolepis	Prairie Dropseed	1 qt	16' O.C.			
	500	Annuals to be selected		C. P.	9' O.C.			
	-	Bioretention Plantings per MSD		C. P.	16' O.C.			

Evergreen 65 = 27.5%
Deciduous 100 = 42.4%
Ornamental 67 = 26.4%

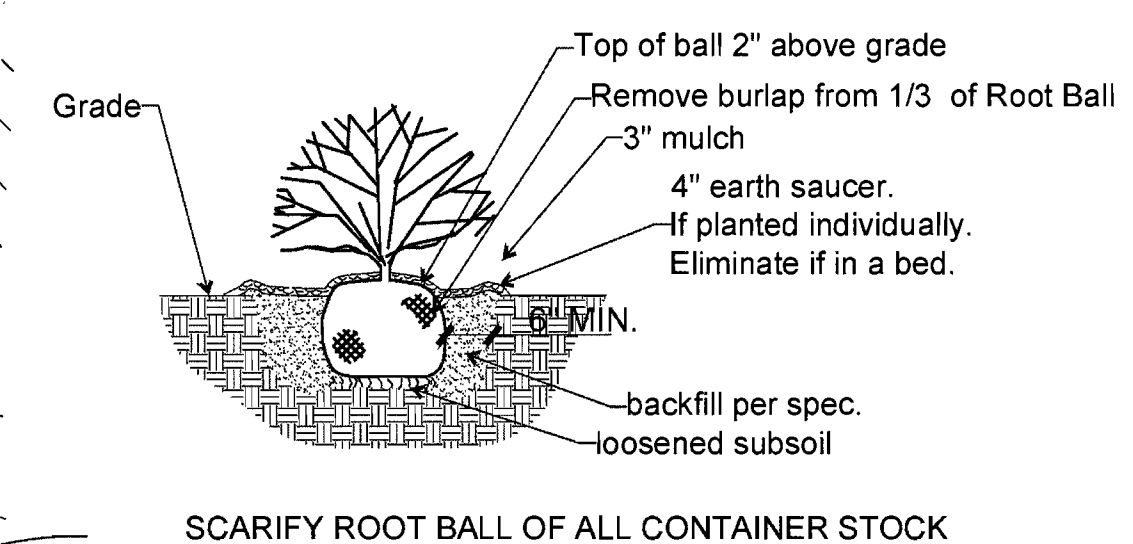


TYPICAL EVERGREEN PLANTING

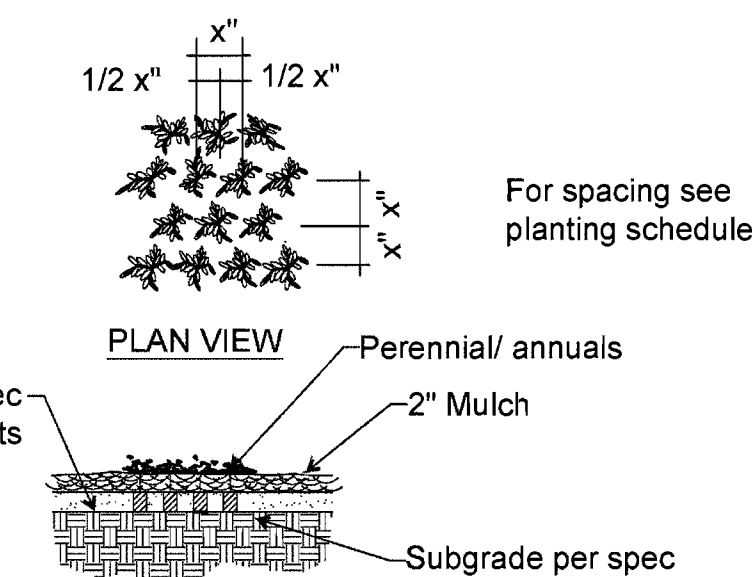
- * Staking should be done only when:
- Planting in soft, loose soils
- Root balls with sandy soil, or wet clay
- Trees located in an extremely windy location



DECIDUOUS TREE PLANTING



TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

Aventura At Wild Horse Creek Chesterfield, Missouri

Above All Development

Date	Description	No.
6/11/18	City Comments	1
7/23/18	City Comments	2
10/19/18	City Comments	4
10/19/18	City Comments	5
10/23/18	Site Plan	6
11/27/18	City Comments	7
12/20/18	City Comments	8

Drawn: BAD
Checked: DAD

DeLong Architecture, LLC
7620 West Bruno Ave
St. Louis, MO 63117
(314) 546-4856
delongla@gmail.com

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 6/11/2018
Job #: 127.006

Aventura At Wild Horse Creek
Chesterfield, Missouri
 Above All Development

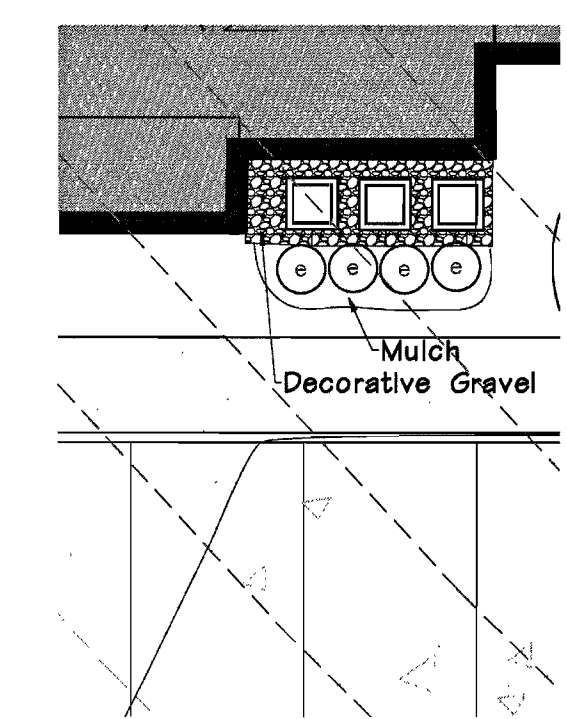
Revisions:

Date	Description	No.
6/11/18	City Comments	1
7/23/18	City Comments	2
8/28/18	Added Details	3
9/19/18	City Comments	4
10/11/18	City Comments	5
10/23/18	Site Plan	6
11/27/18	City Comments	7
12/20/18	City Comments	8

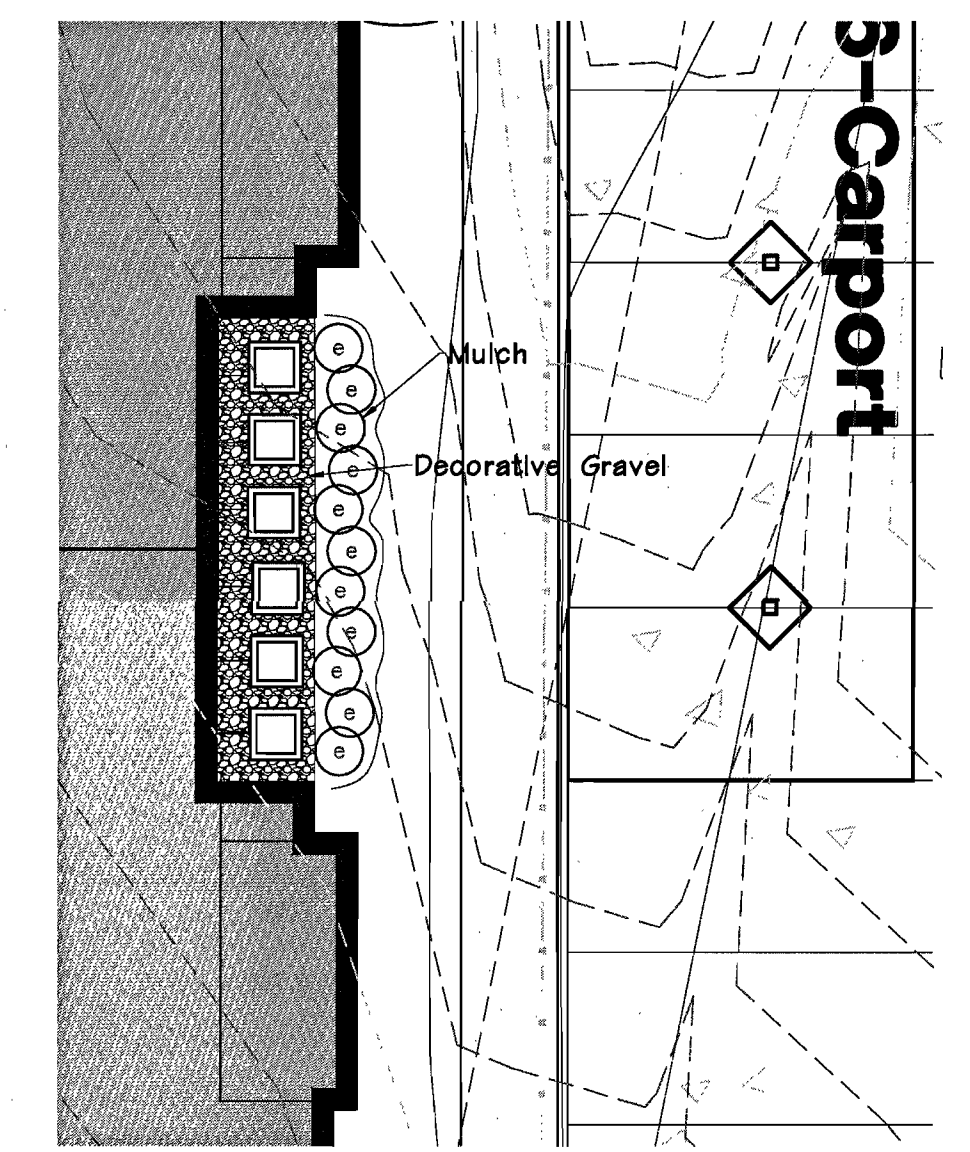
Drawn: **BAD**
 Checked: **DAD**

Drawn by: **Douglas A. DeLong**
 Landscape Architecture, LLC
 7620 West Bruno Ave
 St. Louis, MO 63117
 (314) 346-4856
 delong.la@gmail.com
Professional Seal Certificate of Authority: 0033000145

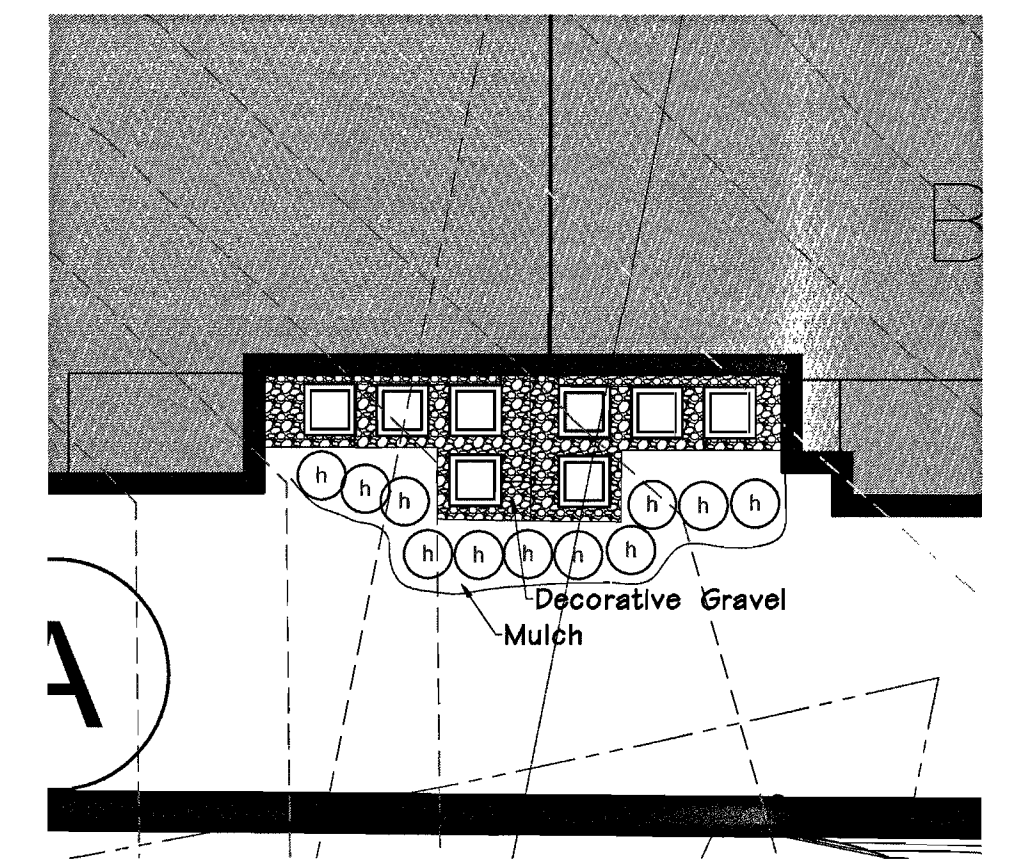
Sheet Title: **Landscape Details**
 Sheet No.: **L-2**
 Date: **7/19/2018**
 Job #: **127.006**



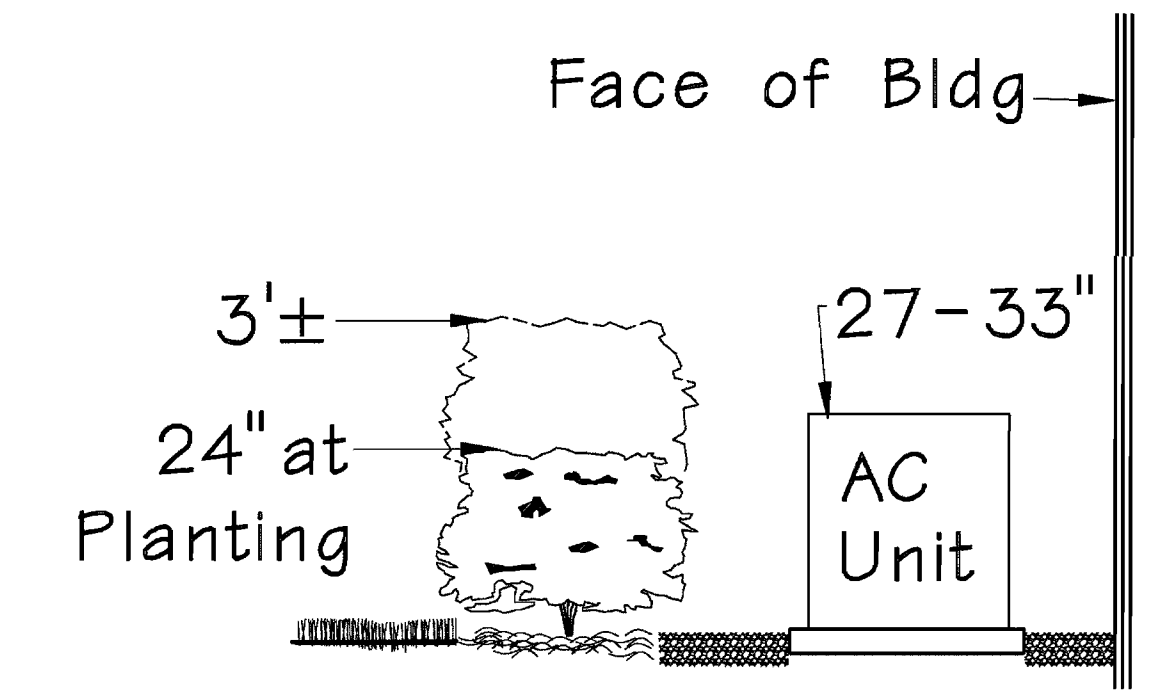
1
 L-2
3 AC Unit Screening
 SCALE 1"=10'-0"



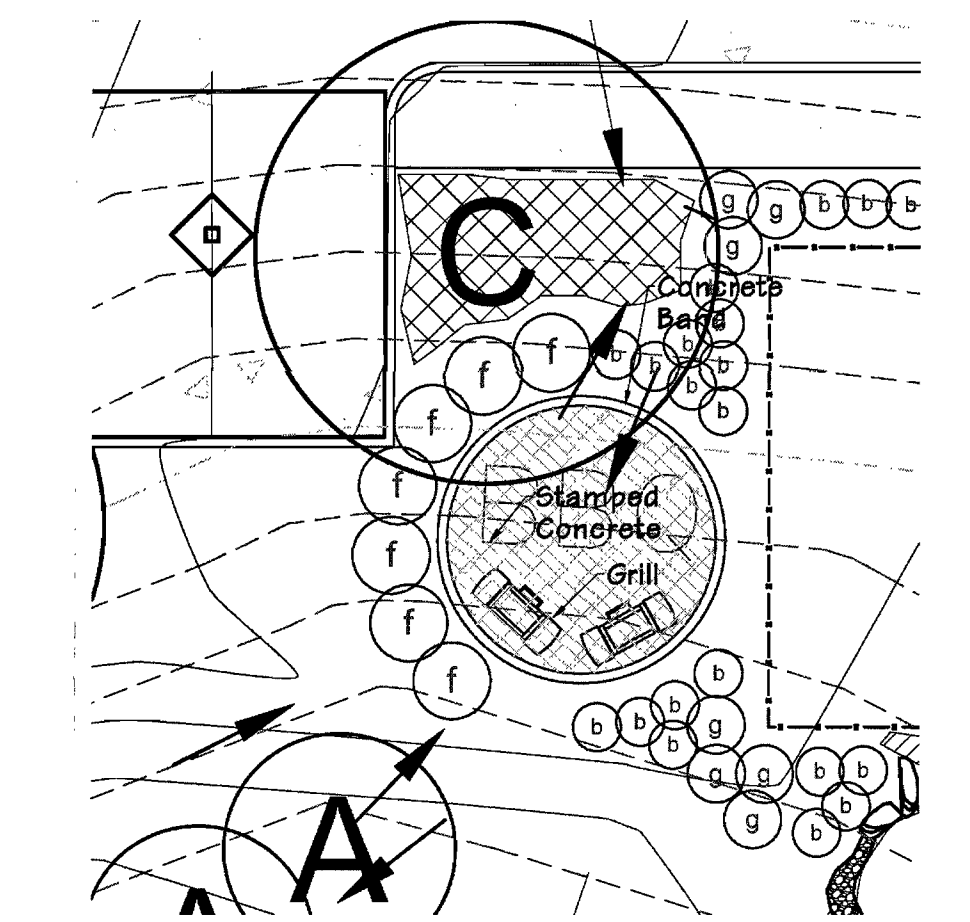
2
 L-2
6 AC Unit Screening
 SCALE 1"=10'-0"



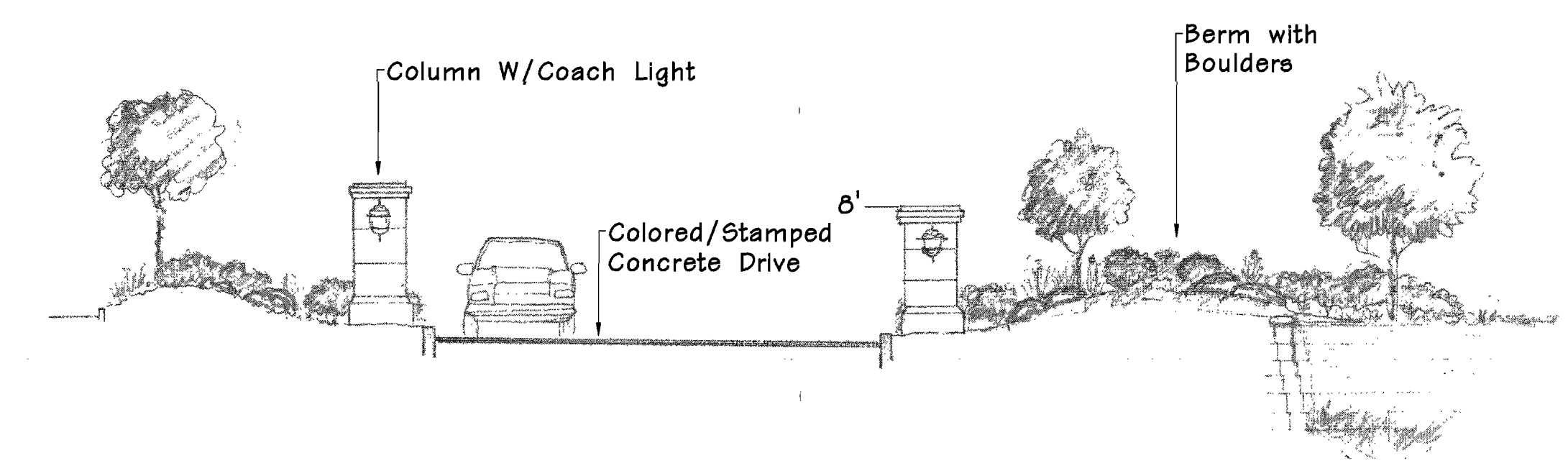
3
 L-2
8 AC Unit Screening
 SCALE 1"=10'-0"



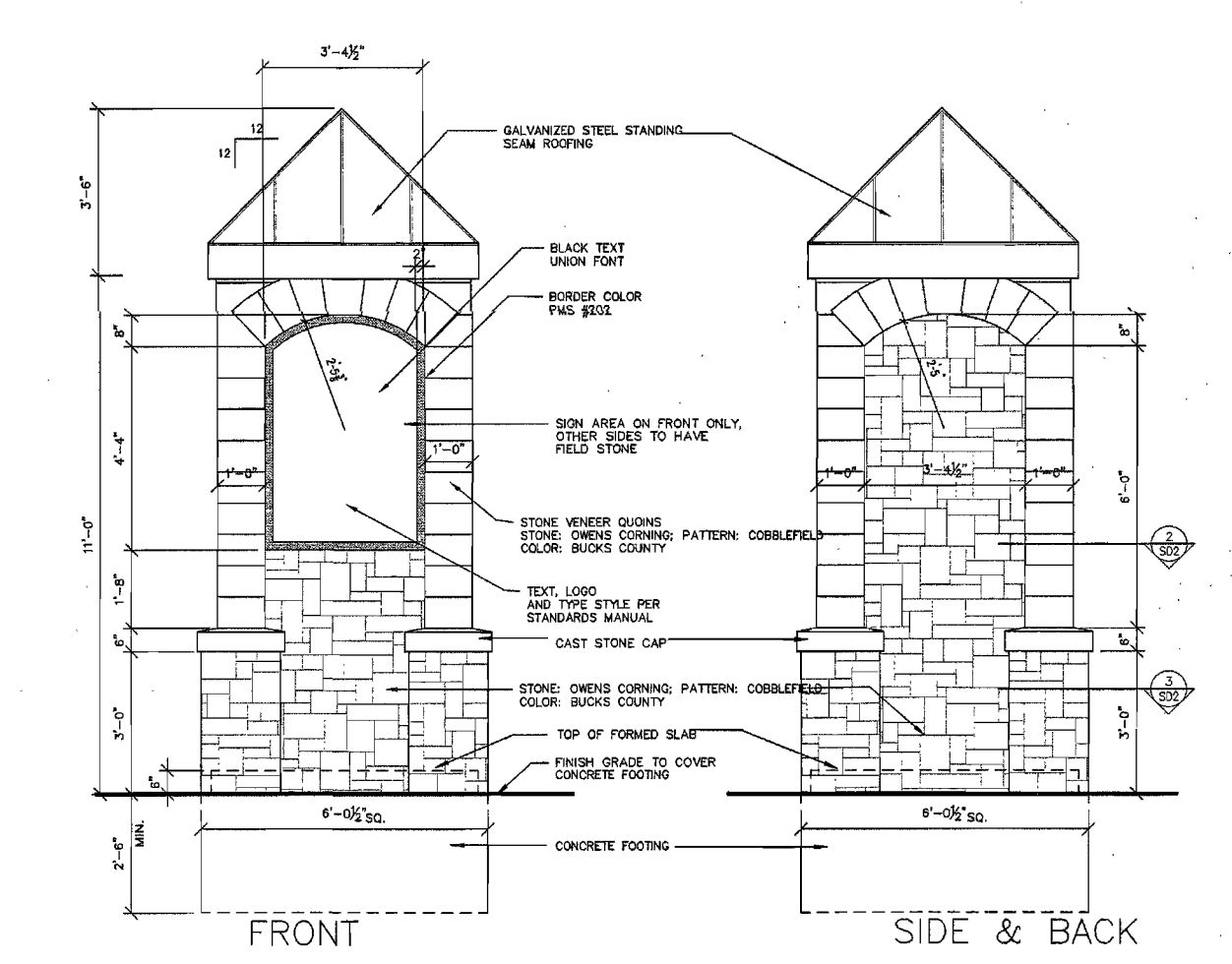
4
 L-2
Section AC Unit Screening
 SCALE 1/2"=1'-0"



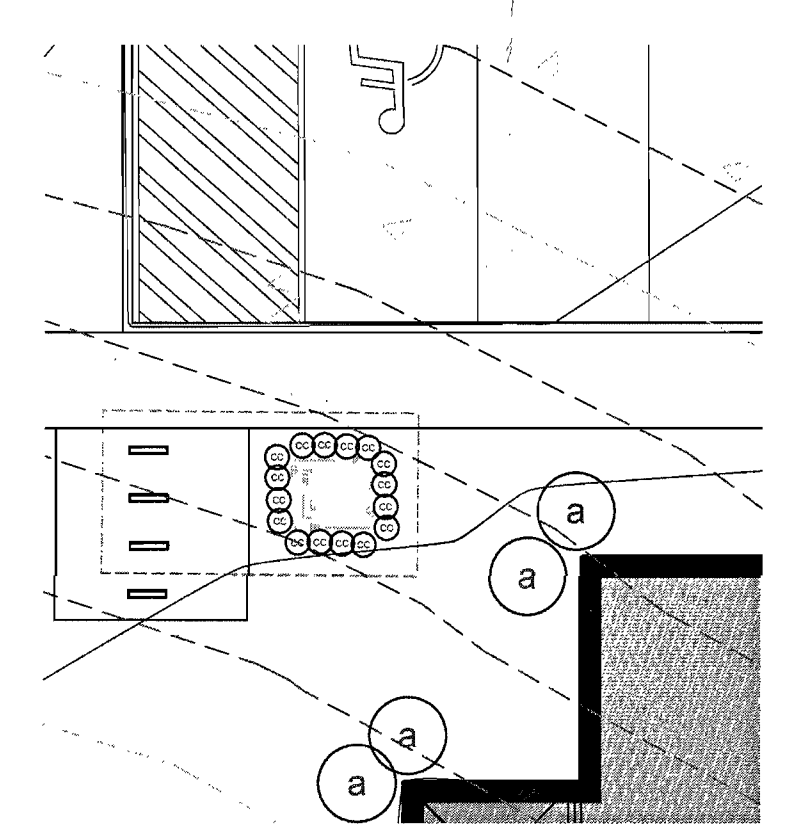
5
 L-2
BBQ Patio
 SCALE 1"=10'-0"



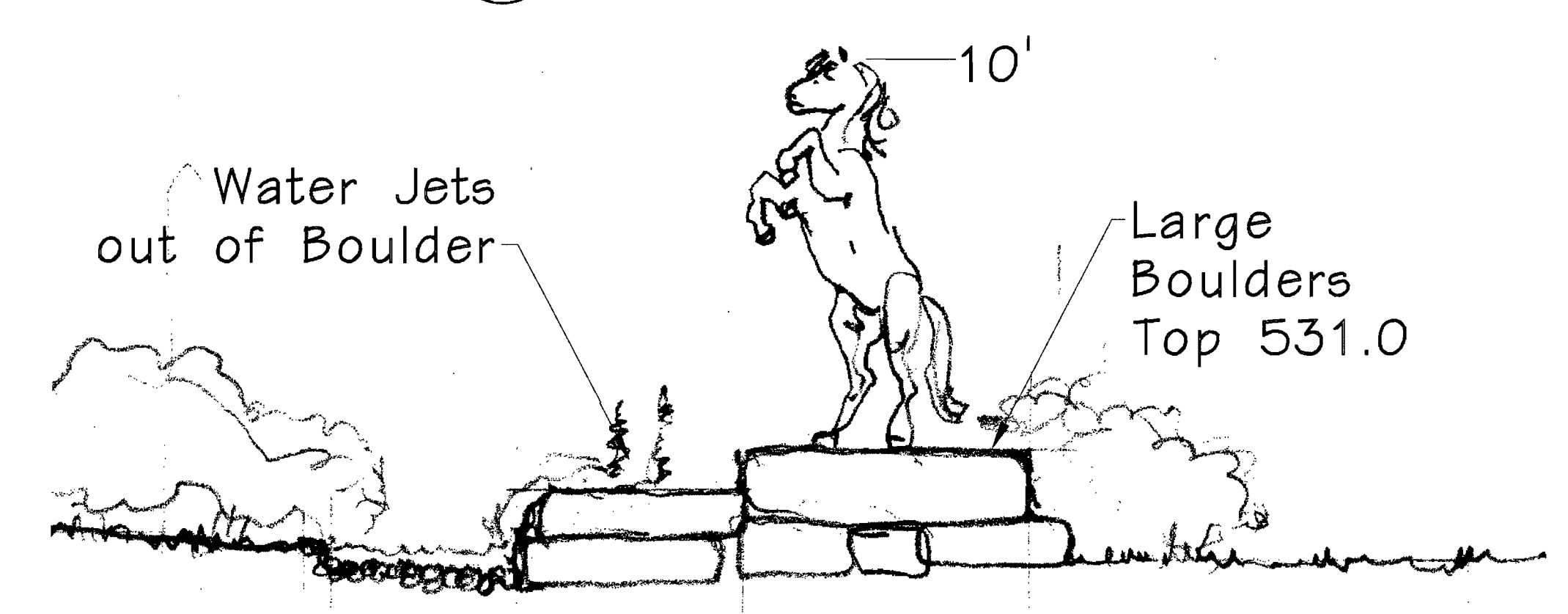
6
 L-2
Entry Feature
 SCALE 1"=8'-0"



7
 L-2
Entry Monument
 SCALE 1"=4'-0"



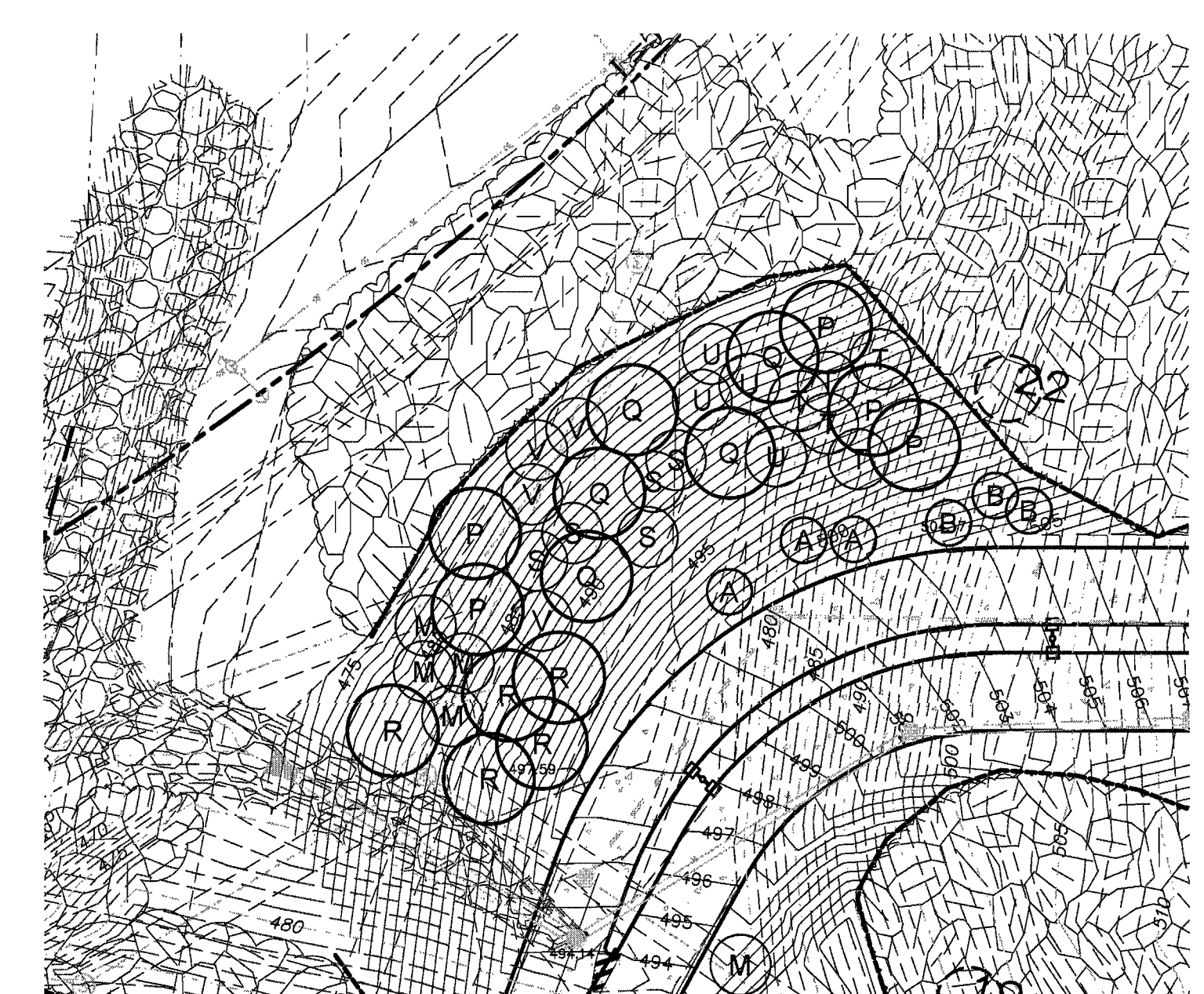
8
 L-2
Typical Transformer Screening
 SCALE 1"=10'-0"



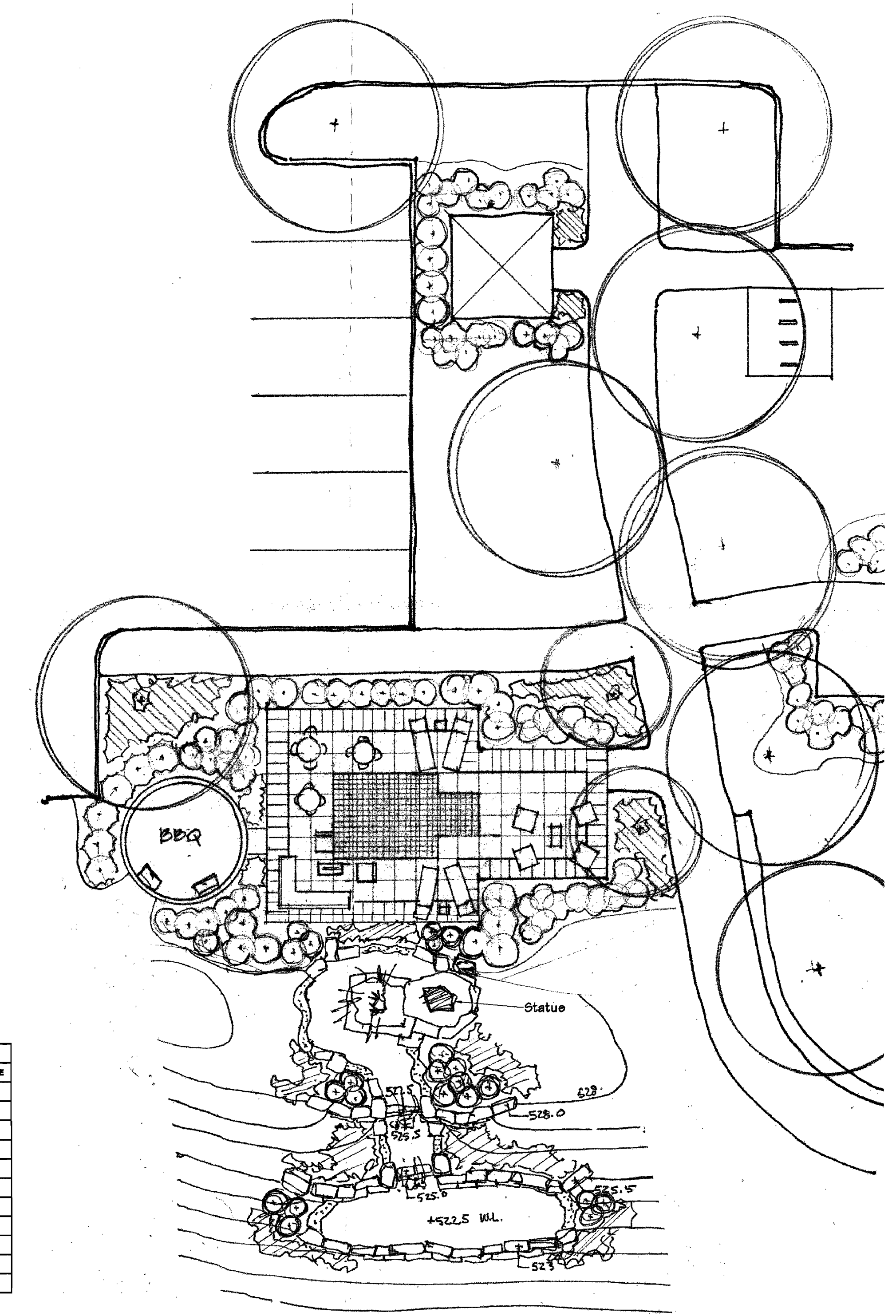
9
 L-2
Section Through Water Feature
 SCALE 1"=10'-0"

TREE MITIGATION SUMMARY:
 Required Preservation 30% of Net Tree Canopy = 128,830.8 sq. ft.
 Mitigation required for 128,860 - 116,626 = 12,204 sq ft
 Mitigation provided:
 15 large trees X 400 sf = 6,000 sq ft
 13 Medium trees X 300 sf = 3,900 sq ft
 12 small trees X 200 sf = 2,400 sq ft
 12,300 sq ft

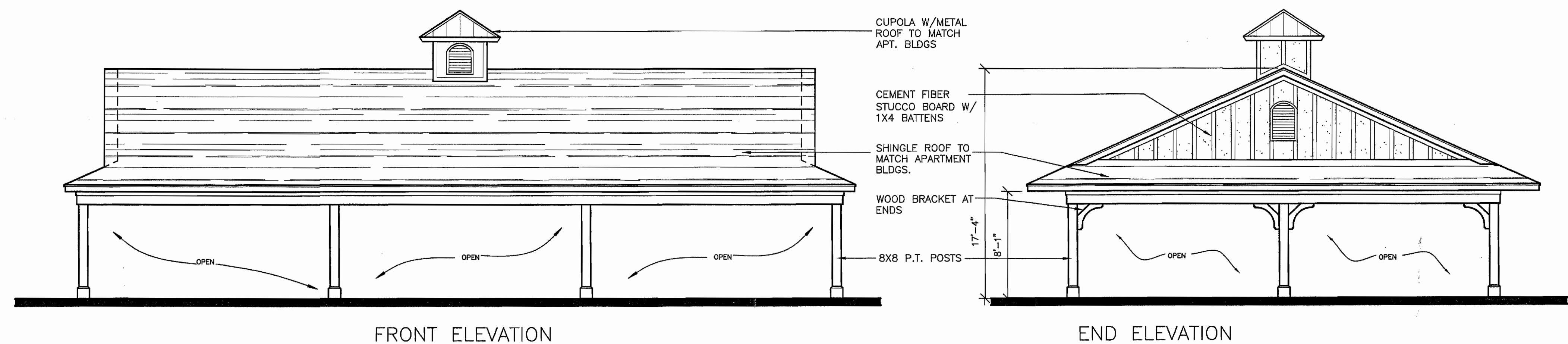
MITIGATION PLANTING SCHEDULE									
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	CATEGORY	PERCENTAGE	
A	3	<i>Picea pungens</i>	Colorado Spruce	8-10'	30-40'	Medium Growing	Med/Evergreen	7.5	
B	3	<i>Pinus strobus</i>	White Pine	8-10'	45'+	Fast Growing	Large/Evergreen	7.5	
M	4	<i>Cornus florida</i>	Flowering Dogwood	2 1/2"	20'+	Slow Growing	Small/Ornamental	10	
P	5	<i>Quercus alba</i>	White Oak	2 1/2"	45'+	Medium Growing	Large/Deciduous	12.5	
Q	4	<i>Quercus rubra</i>	Red Oak	2 1/2"	45'+	Medium Growing	Large/Deciduous	10	
R	3	<i>Acer saccharum</i>	Sugar Maple	2 1/2"	45'+	Slow Growing	Large/Deciduous	7.5	
S	5	<i>Amelanchier arborea</i>	Serviceberry	8-10'	45'+	Medium Growing	Med/Deciduous	12.5	
T	5	<i>Cercis canadensis</i>	Redbud	2 1/2"	25'+	Fast Growing	Med/Ornamental	12.5	
U	4	<i>Crataegus phaenopyrum</i>	Washington Hawthorn	2 1/2"	25'+	Medium Growing	Small/Ornamental	10	
V	4	<i>Carpinus caroliniana</i>	American Hornbeam	2 1/2"	20'+	Medium Growing	Small/Ornamental	10	



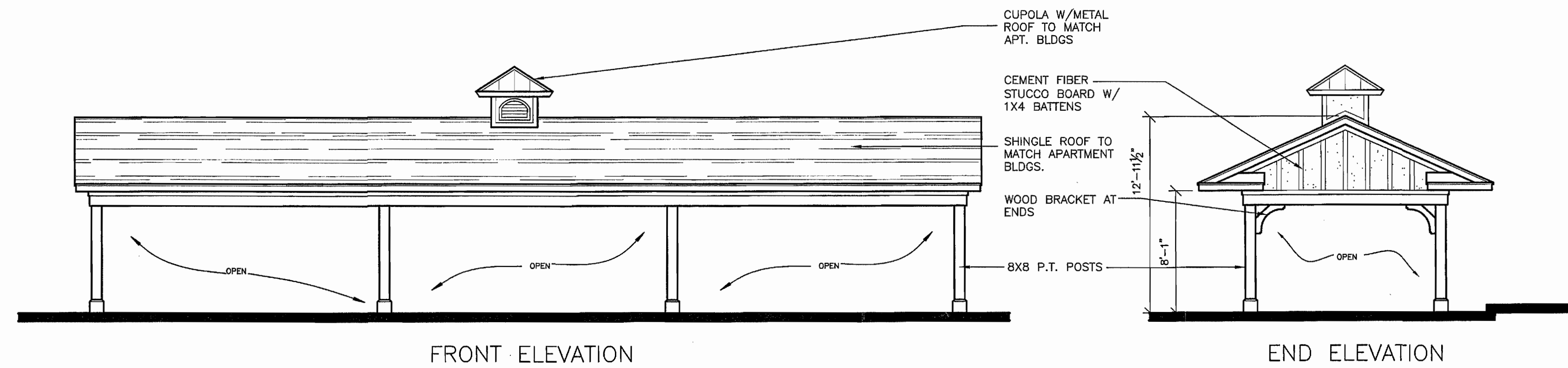
Mitigation Plantings
 SCALE 1"=40'-0"



Pocket Park/Water Feature
 SCALE 1"=10'-0"



2 TYPICAL DOUBLE BAY CARPORT ELEVATION
3/16"=1'-0"



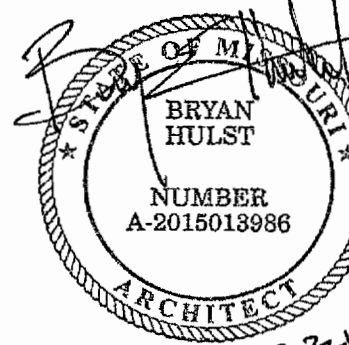
1 TYPICAL SINGLE BAY CARPORT ELEVATION
3/16"=1'-0"

RECEIVED
JAN - 4 2019
City of Chesterfield
Department of Public Services

Aventura at Wild Horse Creek
Chesterfield, Missouri


Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2485
BRYAN HULST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013986

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-353-9693


BRYAN HULST
NUMBER A-2015013986
ARCHITECT

JOB NUMBER: 218011
DRAWN BY: SL/HA
DATE: 4/5/18

CARPORT ELEVATION

SHEET SD4 OF 4

TREE PROTECTION NOTES:

- 1) Preserved woodland canopy is delineated with shading.
- 2) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.
- 3) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Where noted on plan, contractor to trench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.
- 4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.
- 5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 6) Tree protection measures to be maintained throughout construction sequence.

TREE PROTECTION ACTION KEY SEQUENCE:

- 1) Survey limit of disturbance.
- 2) Install tree protection fencing.
- 3) Post tree protection signage on fence (No signs will be posted on trees).
- 4) Maintain tree protection area as an off-limits zone.

TREE PRESERVATION SUMMARY:

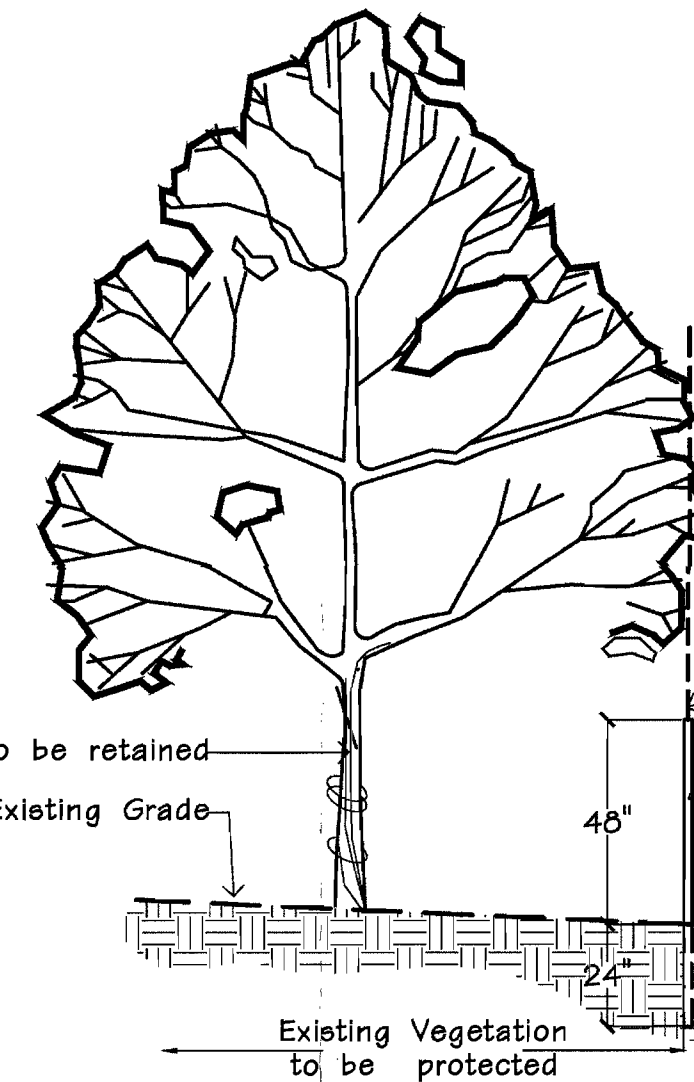
Total Site Area = 548,671 sq. ft. or 12.59 Ac.
Existing Tree Canopy Coverage = 465,016 sq. ft. or 10.7 Ac.
Existing Tree Canopy in Easements = 35,580.0 sq. ft.
(Excludes Easements to be Vacated)
Net Existing Tree Canopy = 429,436.0 sq. ft.

Total Canopy proposed for removal = 327,544.0 sq. ft. (70.4%)
Total Canopy proposed for preservation = 137,472.0 sq. ft. (29.6%)
Total Canopy preserved in Easements = 20,846.0 sq. ft.
Net Canopy preserved = 116,626.0 sq. ft. (27.2% of Net Existing Canopy)

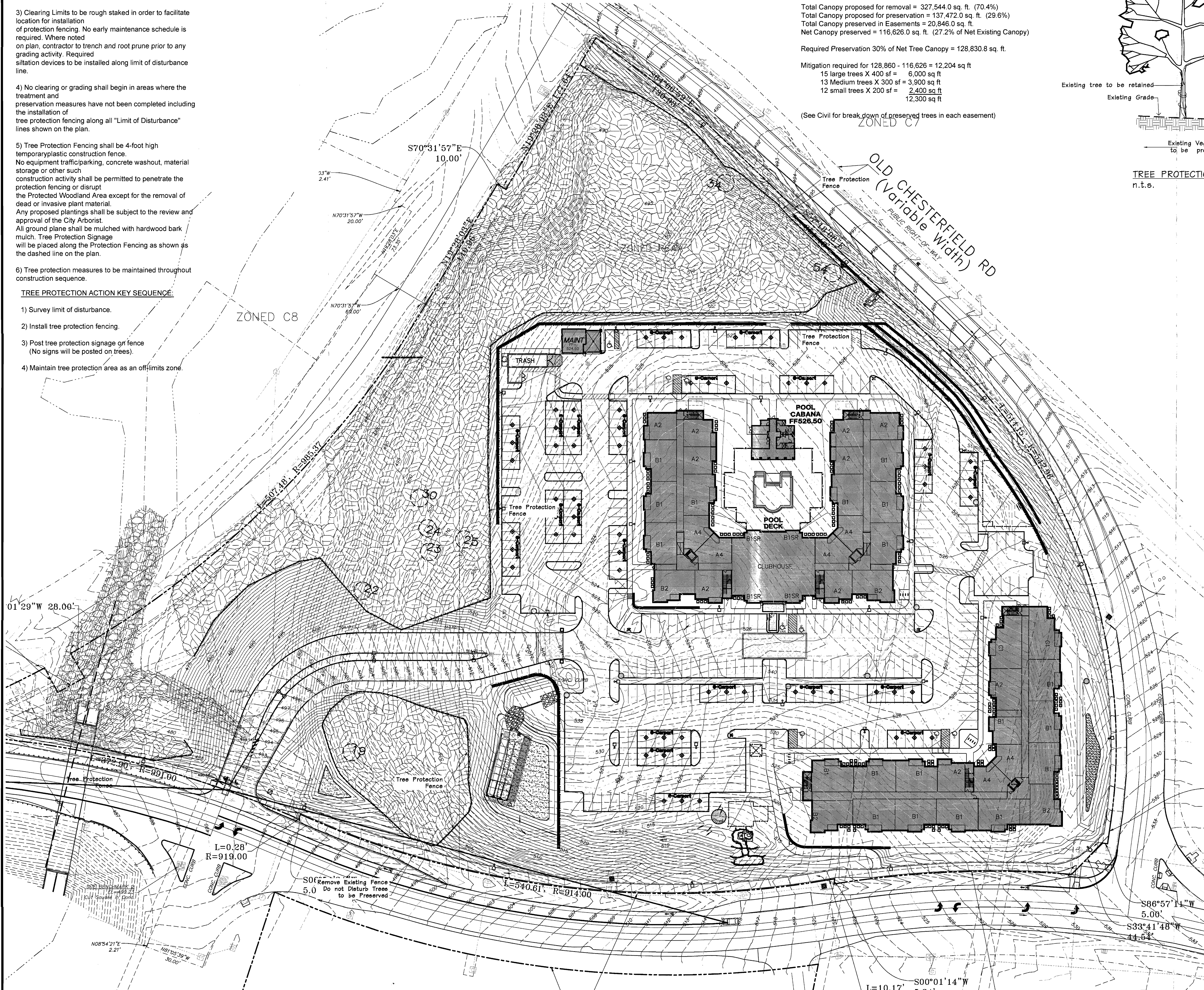
Required Preservation 30% of Net Tree Canopy = 128,830.8 sq. ft.

Mitigation required for 128,860 - 116,626 = 12,204 sq ft
15 large trees X 400 sf = 6,000 sq ft
13 Medium trees X 300 sf = 3,900 sq ft
12 small trees X 200 sf = 2,400 sq ft
12,300 sq ft

(See Civil for break-down of preserved trees in each easement)



TREE PROTECTION DETAIL
n.t.s.



TREE NUMBER	SPECIES_01	DBH_EXACT	CROWN_CLAS	CONDITION	
1	oak northern red	26	31-40	Fair (60-69)	T.B.R.
2	sycamore-American	28	31-40	Good (70-79)	T.B.R.
3	oak northern red	20	31-40	Fair (60-69)	T.B.R.
4	sycamore-American	20	31-40	Fair (60-69)	T.B.R.
5	hackberry	20	31-40	Fair (60-69)	T.B.R.
6	pine eastern white	28	41-50	Fair (60-69)	T.B.R.
7	maple silver	26	31-40	Fair (60-69)	T.B.R.
8	sycamore-American	42	51-60	Good (70-79)	T.B.R.
9	maple silver	32	41-50	Fair (60-69)	T.B.R.
10	maple silver	20	31-40	Fair (60-69)	T.B.R.
11	hackberry	20	31-40	Fair (60-69)	T.B.R.
12	ash-green	20	31-40	Fair (60-69)	T.B.R.
13	maple silver	24	31-40	Fair (60-69)	T.B.R.
14	hackberry	24	31-40	Fair (60-69)	T.B.R.
15	weinst-black	20	41-50	Fair (60-69)	T.B.R.
16	Basswood spp	22	31-40	Fair (60-69)	T.B.R.
17	oak northern red	20	31-40	Good (70-79)	T.B.R.
18	hackberry	24	31-40	Fair (60-69)	T.B.R.
19	maple silver	20	31-40	Fair (60-69)	T.B.R.
20	oak shingle	24	41-50	Good (70-79)	T.B.R.
21	oak northern red	22	41-50	Good (70-79)	T.B.R.
22	oak chinkapin	24	41-50	Fair (60-69)	T.B.R.
23	oak white	22	31-40	Good (70-79)	T.B.R.
24	oak shingle	26	41-50	Good (70-79)	T.B.R.
25	maple sugar	26	41-50	Good (70-79)	T.B.R.
26	oak black	28	41-50	Fair (60-69)	T.B.R.
27	oak black	20	31-40	Fair (60-69)	T.B.R.
28	oak black	24	31-40	Fair (60-69)	T.B.R.
29	oak black	24	31-40	Fair (60-69)	T.B.R.
30	oak shingle	20	31-40	Fair (60-69)	T.B.R.
31	ash-green	20	31-40	Fair (60-69)	T.B.R.
32	cherry black	22	31-40	Fair (60-69)	T.B.R.
33	Basswood spp	24	41-50	Fair (60-69)	T.B.R.
34	hackberry	24	41-50	Fair (60-69)	T.B.R.
35	sycamore-American	24	41-50	Fair (60-69)	T.B.R.
36	sycamore-American	28	41-50	Fair (60-69)	T.B.R.
37	sycamore-American	24	41-50	Fair (60-69)	T.B.R.
38	maple sugar	24	41-50	Good (70-79)	T.B.R.
39	maple sugar	20	31-40	Good (70-79)	T.B.R.
40	maple silver	24	41-50	Good (70-79)	T.B.R.
41	maple sugar	38	41-50	Fair (60-69)	T.B.R.
42	oak black	38	51-60	Fair (60-69)	T.B.R.
43	ash-green	20	31-40	Fair (60-69)	T.B.R.
44	maple silver	24	41-50	Fair (60-69)	T.B.R.
45	maple sugar	40	41-50	Fair (60-69)	T.B.R.
46	maple sugar	34	41-50	Fair (60-69)	T.B.R.
47	cherry black	20	31-40	Fair (60-69)	T.B.R.
48	oak black	30	41-50	Good (70-79)	T.B.R.
49	oak black	22	31-40	Fair (60-69)	T.B.R.
50	maple sugar	20	31-40	Fair (60-69)	T.B.R.
51	maple sugar	22	31-40	Fair (60-69)	T.B.R.
52	maple sugar	26	41-50	Dead (0)	T.B.R.
53	sycamore-American	26	41-50	Dead (0)	T.B.R.
54	maple silver	28	41-50	Fair (60-69)	T.B.R.
55	cherry black	30	41-50	Fair (60-69)	T.B.R.
56	oak white	28	41-50	Fair (60-69)	T.B.R.
57	oak black	24	41-50	Fair (60-69)	T.B.R.

NOTE: These larger trees were located and identified. However, it was determined that none of these met two or more of the criteria to be classified as Monarch trees.



Consultants:



Aventura At Wild Horse Creek Chesterfield, Missouri

Above All Development

Revisions:

Date	Description	No.
6/11/18	City Comments	4
9/19/18	City Comments	4
10/11/18	City Comments	5
10/24/18	Site Plan	6
11/27/18	City Comments	7
12/20/18	City Comments	8

Drawn: **BAD**
Checked: **DAD**

DeLong Architecture, LLC
7620 West Bruno Ave
St. Louis, MO 63117
(314) 346-4856
delong.la@gmail.com
Missouri State Certificate of Authority: 003300045

Sheet Title: **Tree Preservation Plan**

Sheet No: **TPP**

Date: **6/11/2018**
Job #: **127.006**

Tree Protection Plan Prepared under direction of Skip Kincaid of Hansen's Tree Service
Certified Arborist MW-01555W

Skip Kincaid
Base Map Provided by: Grimes Consulting

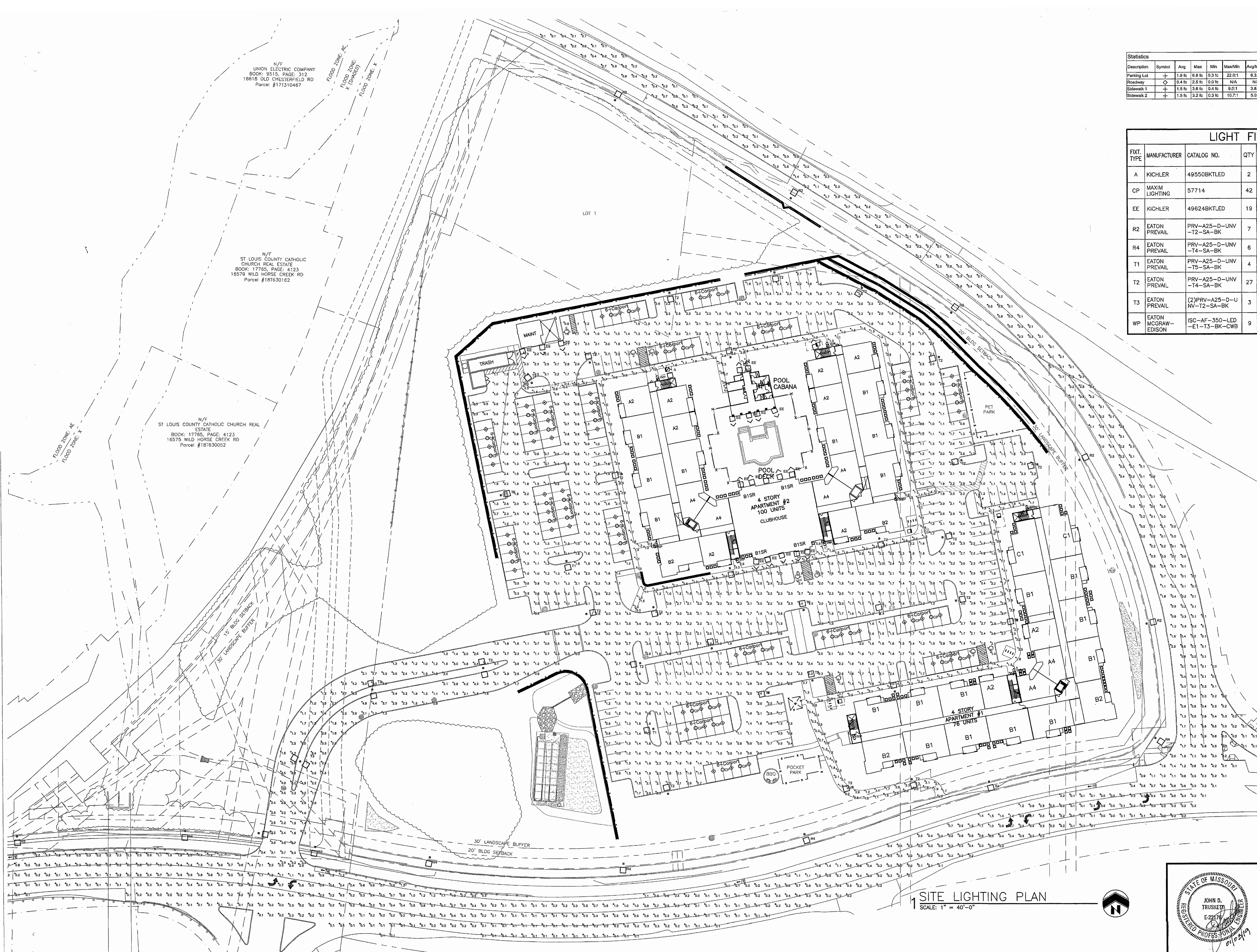
Tree Preservation Plan
SCALE 1"=40'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.9 fc	6.6 fc	0.3 fc	22.0:1	6.3:1
Roadway	◇	0.4 fc	2.5 fc	0.0 fc	N/A	N/A
Sidewalk 1	+	1.5 fc	3.6 fc	0.4 fc	9.0:1	3.8:1
Sidewalk 2	+	1.5 fc	3.2 fc	0.3 fc	10.7:1	5.0:1

LIGHT FIXTURE SCHEDULE									
FIXT. TYPE	MANUFACTURER	CATALOG NO.	QTY	VOLTS	WATTS	#	LAMP(S)	FINISH	REMARKS
A	KICHLER	49550BKTL	2	120	8	-	LED, 3000°K	TEXTURED BLACK	WALL, +12'-0"
CP	MAXIM LIGHTING	57714	42	120	20	-	LED, 3000°K	WHITE	CARPOR CEILING
EE	KICHLER	49624BKTL	19	120	17	-	LED, 3000°K	TEXTURED BLACK	WALL, +10'-0"
R2	EATON PREVAL	PRV-A25-D-UNV-T2-SA-BK	7	120	87	-	LED, 4000°K	BLACK	20' POLE
R4	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	6	120	87	-	LED, 4000°K	BLACK	20' POLE
T1	EATON PREVAL	PRV-A25-D-UNV-T5-SA-BK	4	120	87	-	LED, 4000°K	BLACK	20' POLE
T2	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	27	120	87	-	LED, 4000°K	BLACK	20' POLE
T3	EATON PREVAL	(2)PRV-A25-D-UNV-T2-SA-BK	3	120	180	-	LED, 4000°K	BLACK	20' POLE
WP	EATON MCGRAW-EDISON	ISC-AF-350-LED-E1-T3-BK-CWB	9	120	20	-	LED, 4000°K	BLACK	WALL, +20'-0"

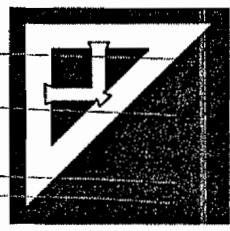
GENERAL NOTES

- ALL ELECTRIC LIGHTING SHALL BE CONTROLLED AUTOMATICALLY BY PHOTOELECTRIC CELLS. STREET AND RESIDENTIAL LIGHTING SHALL BE ON FROM DUSK TO DAWN.
- THE SOURCE OF ILLUMINATION SHALL NOT BE LOWER THAN TEN (10) FEET ABOVE GRADE.
- MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED TWENTY (20) FEET.



1 SITE LIGHTING PLAN
SCALE: 1" = 40'-0"

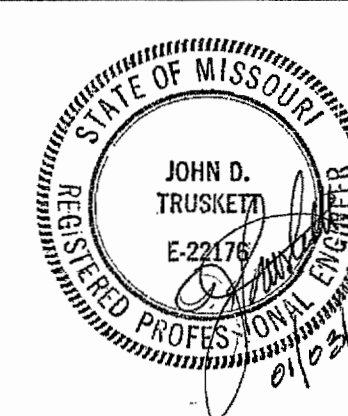
Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates, Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2485

BRYAN HUST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013986

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-363-8993

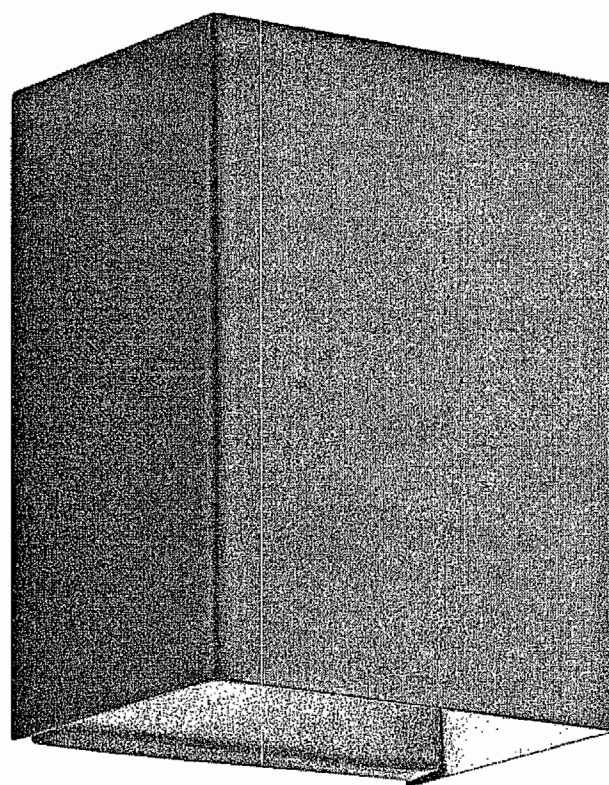


JED/A
Consulting Engineering
Mechanical • Electrical • Energy

JOB NUMBER: 218011
DRAWN BY: JT/AC/RL/DM/DB/SN
DATE: 01/03/2019

SHEET SL1 OF 3
NUMBER

Walden Collection
Walden 1 Light LED Outdoor Wall Light BKT
49550BKTLED (Textured Black)



Dimensions	
Height	7.25"
Width	5.00"

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Ordering Information
Product ID 49550BKTLED
Finish Textured Black
Available Finishes AZ, BKT
Collection Walden Collection

Dimensions
Extension 3.75"
Height from center of Wall opening 3.75"
Base Backplate 7.25 X 4.75
Weight 3.00 LBS

Photometrics
Kelvin Temperature 3000 K
Color Rendering Index 90

Specifications
Material Aluminum

Electrical
Dimmable Yes

Dimmable Notes
This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to www.kichler.com/dimming.

Voltage 120 V
Input Voltage Single (120)

Qualifications
Safety Rated Wet
ADA Compliant Yes
Dark Sky Yes
Expected Life Span 35000 Hours
Warranty www.kichler.com/warranty

Primary Lamping
Light Source LED
Lamp Included Integrated
Light Source Equivalent 60(1) Incandescent
of Bulbs/LED Modules 1
Delivered Lumens 750

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-0818
Toll free: 800.568.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values unless measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent is presented as an approximate number and is for reference only.

KICHLER

Walden Collection
Walden 1 Light LED Outdoor Wall Light BKT
49550BKTLED (Textured Black)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Initial Lumens 720
Delivered Efficacy 90
Max or Nominal Watt 8W
Dimming Yes

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-0818
Toll free: 800.568.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values unless measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent is presented as an approximate number and is for reference only.

KICHLER

page 3

ISC/ISS/IST/ISW IMPACT ELITE LED

ORDERING INFORMATION

Product Family *	Light Engine	Drive Current	Lamp Type	Voltage	Distribution	Color
ISC-Impact Elite LED Small Cylinder	AFx(1) LightSquares	350-Drive Current Factory Set to 350mA 450-Drive Current Factory Set to 450mA 500-Drive Current Factory Set to 500mA 800-Drive Current Factory Set to 800mA 1000-Drive Current Factory Set to 1000mA 1200-Drive Current Factory Set to 1200mA *	LED-Solid State Light Emitting Diodes	E1-Electronic (120-277V) 800-480V *	T2-Type II T3-Type III T4-Type IV Forward Throw T5-Type IV Wide SL2-Type II w/Spill Control SL3-Type II w/Spill Control SL4-Type IV w/Spill Control SL4-2" Spill Light Eliminator Left SL4-2" Spill Light Eliminator Right R/W-Rectangular Wide Type I	AP-Drey B2-Bronze BK-Black DP-Dark Platinum Ole-Graphite Metallic White/White

Options (Add as Suffix)

7080-70 CR / 3000K CCT *
7080-70 CR / 4000K CCT *
7080-70 CR / 5000K CCT *
7080-80 CR / 3000K CCT *
7080-80 CR / 4000K CCT *
7080-80 CR / 5000K CCT *

PERI-META 7-PIN Two-Track Photocentral Receptacle ***
P-Photo Type Photocentral (Available in 120, 208, 240 or 277V. Must Specify Voltage) **
H4-50°C High Ambient
AHD24S-After Hours Dim, 2 Hours, 50% *
AHD24S-After Hours Dim, 4 Hours, 50% *
AHD24S-After Hours Dim, 6 Hours, 50% *
AHD24S-After Hours Dim, 8 Hours, 50% *
AHD24S-After Hours Dim, 10 Hours, 50% *

MB-DIM-Ax-Motion Sensor for Dimming Operation ***
LWR-LWA-LumWatt Pro Wireless Sensor, Wide Lens for 8" - 16" Mounting Height ***
LWR-LWA-LumWatt Pro Wireless Sensor, Narrow Lens for 16" - 40" Mounting Height ***
BBB-Battery Pack with Back Box (Specify 120V or 277V) **
CWB-Curt Weather Battery Pack with Back Box (Specify 120V or 277V) **
LFC-LightSquare Trim Face Matches Housing Finish
JBS-Jack Factory Installed House Side Shield **
UL-UL-ULight Glow **
T-Temper Resistant Hardware
UL-UL-ULight Surge Protection (RATV) Only **

NOTES:
1. Standard 4000K CCT and greater than 70 CR.
2. Not available with UL-UL option.
3. Only for use with 480V line voltage. For NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
4. Extended test time apply.
5. Available for 30°C provided the options after hours motion sensor (in included) and driver output set to 1.6A or less.
6. Not available with UL-UL or MB-DIM-Ax.
7. Requires the use of a photocentral or the PERI photocentral receptacle with photocentral accessory. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information.
8. Specify test in per cent (%). Round to next highest option based on mounting height. Available options are 10, 20 and 40%.
9. The PERI photocentral test is required to adjust parameters including lag and low mode, sensitivity, time delay, on/off and more. Consult your lighting representative at Eaton for more information.
10. Includes integral photocentral.
11. LumWatt Pro wireless sensors are factory installed and require network component in appropriate quantities. See www.eaton.com/lighting for LumWatt Pro application information.
12. LED standard integral battery pack is used for minimum operating temperature 32°F (0°C). Operates down to 10 minutes.
13. LED standard integral battery pack is used for minimum operating temperature -4°F (-20°C). Operates down to 10 minutes.
14. LED standard integral battery pack is used for minimum operating temperature -4°F (-20°C). Operates down to 10 minutes.
15. Only for use with SL2, SL3 and SL4 distributions. The LightSquare trim plate is painted black when the HSD option is selected.
16. Not available with UL-UL option.
17. Specify color in place of XX.

page 2

ISC/ISS/IST/ISW IMPACT ELITE LED

POWER AND LUMENS

1 LightSquare (AF)	Cylinder (ISC) and Quarter Sphere (BS)										Trapezoid (IST) and Wedge (ISW)									
	350	450	500	800	1000	1200	350	450	500	800	1000	1200	350	450	500	800	1000	1200	350	450
Power (Watts)	120-277V	20.3	26.5	33.4	43.8	55.1	66.2	20.3	26.5	33.4	43.8	55.1	66.2	20.3	26.5	33.4	43.8	55.1	66.2	20.3
Current (A)	120V	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56	0.17
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25	0.09
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1	23.3
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21	0.07
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16	0.05

LUMEN MAINTENANCE

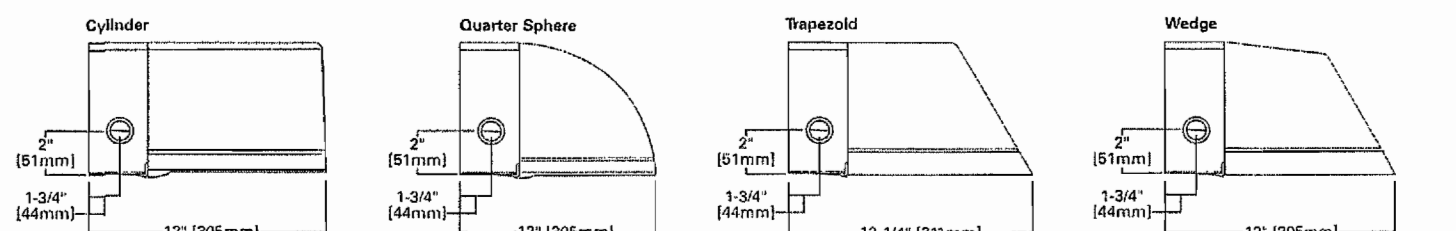
Current	Ambient Temperature	5500K Hours*	6000K Hours*	6500K Hours*	7000K Hours*	Theoretical L70 (Hours)*
Up to 1.2A	Up to 40°C	>95%	>91%	>90%	>88%	20,400

*Data calculated based on TM-31 calculator.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

THRUWAY BACK BOX



Eaton
Powers Business Website

Eaton
121 Highway 71 South
Piquette, CA 95009
P: 770-485-4802
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TDS-14036EN
January 18, 2019 5:54 PM

Eaton
Powers Business Website

Eaton
121 Highway 71 South
Piquette, CA 95009
P: 770-485-4802
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TDS-14036EN
January 18, 2019 5:54 PM

TYPE WPEN McGraw-Edison

page 1

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightSquares technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of 10 patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 5700K CCT.

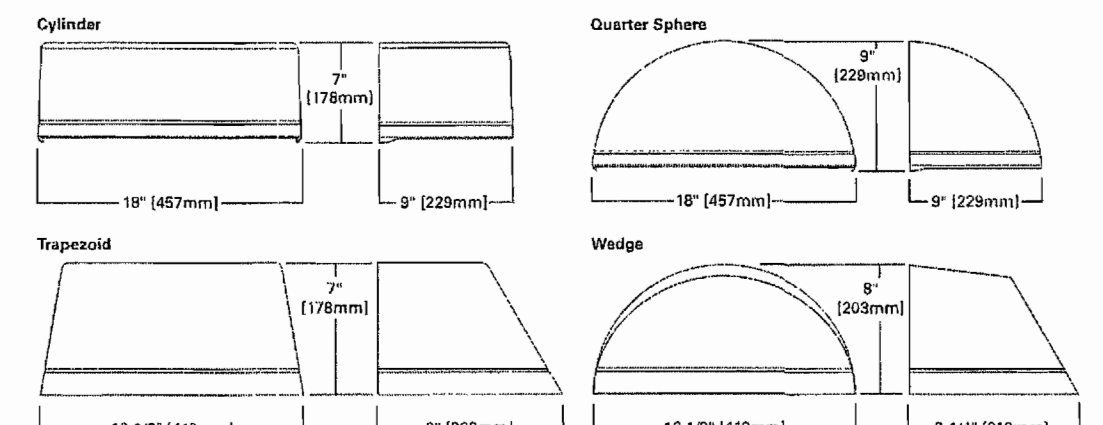
Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V/600V), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common - and differential - mode surge protection. LightSquares feature an IP68 enclosure rating and maintain greater than 30% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Cast and zinc plated rigid steel mounting attachment fits directly to 4" joist or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

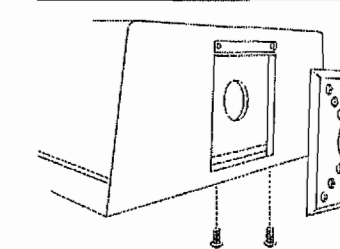
Finish
Cast components finished in a five-stage super TDC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

DIMENSIONS



HOOK-N-LOCK MOUNTING



Eaton
Powers Business Website

Eaton
Powers Business Website

TDS-14036EN
January 18, 2019 5:54 PM

Aventura at Wild Horse Creek
Chesterfield, Missouri

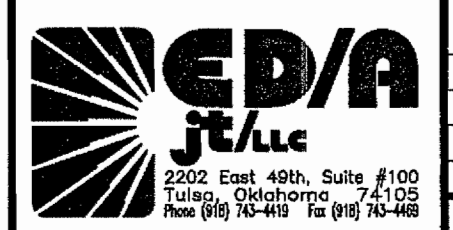


Parker Associates Tulsa, LLC
2202 E. 40th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2485

BRYAN HULST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013088

Aventura at Wild Horse Creek, LLC

10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63111
PH 314-363-9893



2202 East 40th, Suite #100
Tulsa, Oklahoma
Phone (918) 742-4415 Fax (918) 742-4416

Consulting Engineering
Mechanical • Electrical • Energy

JOB NUMBER: 218011
DRAWN BY: JT/AC/RL/DM/DB/SN
DATE: 01/03/2019

SHEET NUMBER SL3 OF 3



Parker Associates Tulsa, LLC
2202 East 49th Street South
Suite 200
Tulsa, Oklahoma 74105

Phone 918-742-2485
Fax 918-742-2486
www.parkertulsa.com

Architect's Statement of Design

10/24/18

RECEIVED

JAN - 4 2019

City of Chesterfield
Department of Public Services

Project: Aventura at Wild Horse Creek Apartment Project

Location: Northwest Quadrant of the Wild Horse Creek Road and Old Chesterfield Road Intersection, Chesterfield, MO.

Project Overview:

The project contains two apartment buildings containing a total of 176 units. Site amenities will include the following: Clubhouse that is integral with apartment Building 2, pool, pool cabana, maintenance building with carwash, trash compactor with recycle center, and carport structures.

Site Access:

The site has one point of access off Wild Horse Creek Road. The boulevard entry drive aligns with an existing curb cut across from Burkhardt Place. The parking is generally centralized in the interior of the site and loops around Building 2 which allows for improved traffic flow. Apartment buildings and landscape berms screen the majority of the parking from the adjacent public right of ways. The parking area located at the northwest part of the site will be screened from off-site traffic by a substantial existing tree line. There is a public sidewalk along both public roads. The sidewalk at Wild Horse Creek ties to the interior sidewalks of the site. There is an accessible route that connects all buildings and amenities throughout the site.

Topography:

The existing topography is extensive with over 70' of change with the high point located near the center of the site. The proposal is to lower the grade at the center of the site creating a flattened area for the proposed structures. Even so, there will be the need for retaining walls at the perimeter of the site. The mosaic block retaining wall shown at Building 1 along Wild Horse Creek Road has a maximum height of 5'. The triple tiered mosaic block retaining wall along Old Chesterfield Road has an overall height of 21.5' height (maximum height of each tier is 7'). The standard versa-lok retaining wall at the NW corner of the site and along the bio-retention basin on the west are a maximum of 19' and 12.5' high respectively and are located along the tree preservation area and are screened from the public view. The retaining walls will be constructed of modular block and with a stone type finish that will complement the stone on the Buildings. The retaining walls will be required to be engineered with sealed drawings provided by the supplier.

Building Design:**Scale:**

The proposed apartment buildings are 4-story in height with pitched roofs. The maximum height of Building 1 and 2 is 58' (tower element at building corners). The facades employ horizontal banding and material changes to break up the building height and length which help achieve a sense of human scale. Balcony elements and other building offsets occur at each unit which provides visual breaks and shadow lines along building elevations.

Design:

The buildings incorporate a number of design elements that lend a residential feel to the project. The exterior materials include stone, cementitious stucco board and cementitious horizontal siding. Elements including window shutters, cornice brackets and pitched roofs also give a residential feel. All buildings will be constructed of the same materials. Siding and stucco board areas will employ complementary color schemes including accent colors to visually break up the building scale and to provide interest.

Materials and Colors:

The exterior materials will include thin set manufactured stone, cementitious stucco board, cementitious horizontal siding and stucco which accentuate the club. Colors and sample board will be submitted by the Owner separate from this document.

Landscape Design and Screening:

A landscape design meeting the City standards is submitted separately from this document. Tree and shrubs are planned at the site perimeters as well as around each structure. Heat pump condensers located around the perimeter of the apartment buildings will be screened with shrubbery.

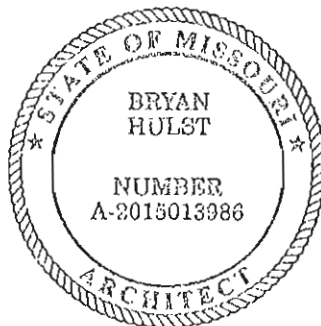
Lighting:

A site lighting plan is submitted separately from this document. The general parking lighting will be provided by LED fixtures that have zero up-light. The clubhouse will have 10 wall mounted decorative fixtures to accentuate the club entry. All site lighting will meet the Lighting Standards as provided for in the Unified Development Code.

Sincerely,



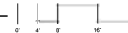
Bryan E. Hulst, AIA
Member





2 BUILDING TWO - SOUTH ELEVATION

3/32" = 1'-0"



1 BUILDING TWO - EAST ELEVATION

3/32" = 1'-0"



TRIM COLOR
PRAIRIE WINDS
PPG: 1111-1

ROOF COLOR
SHINGLE
MNFR: CERTAINTED

METAL STANDING SEAM
MNFR: OTHERS
COLOR: TBD

STONE
MNFR: STONECRAFT



EXTERIOR ELEVATIONS - BUILDING 2

AVENTURA AT WILD HORSE CREEK

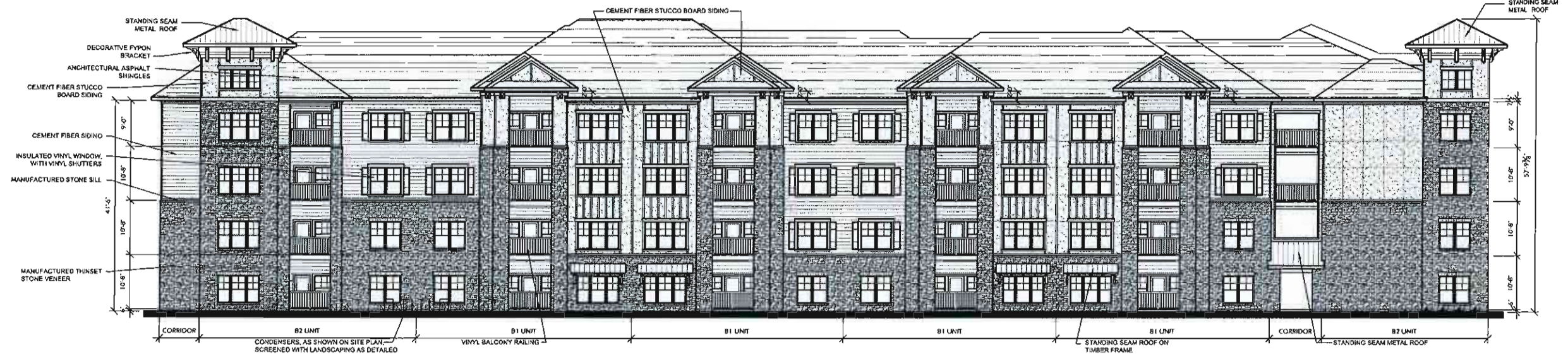
2

Parker Associates Tulsa, LLC

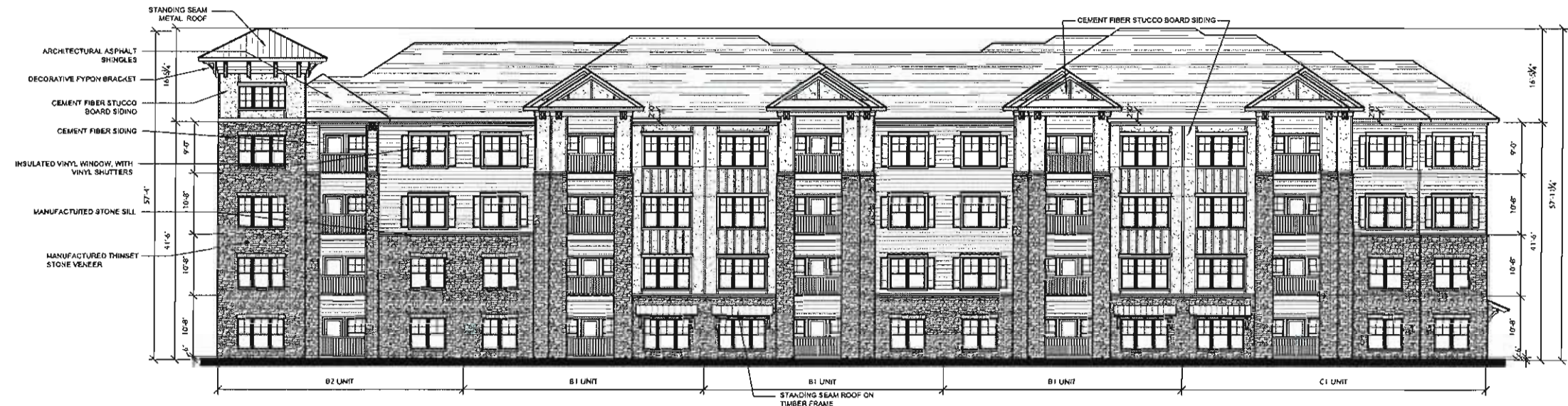
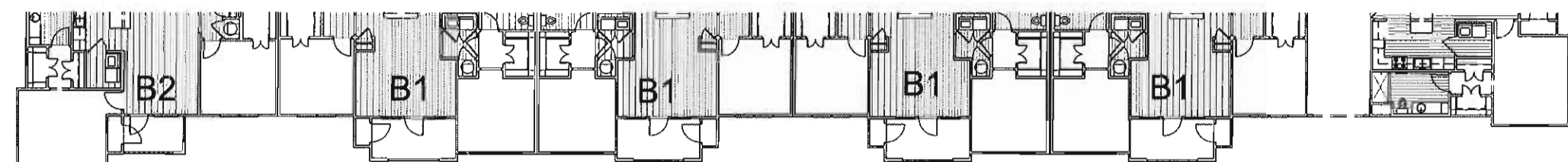
rosemann & ASSOCIATES P.C.

10/26/19

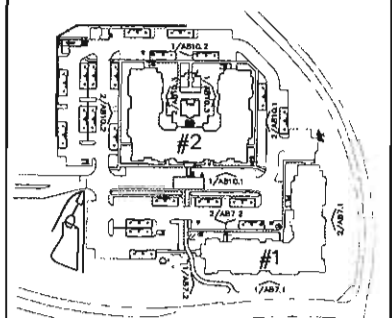
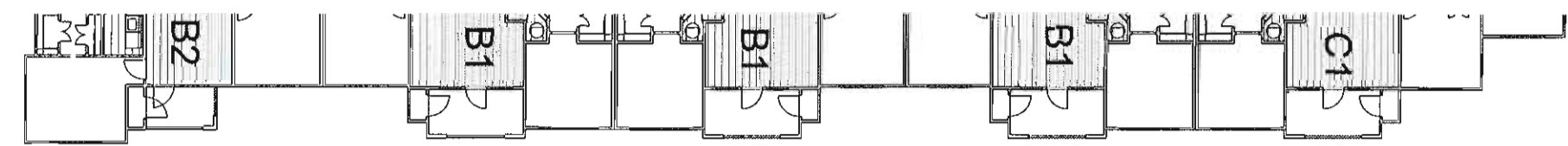
KEYNOTES



1 BUILDING ONE - SOUTH ELEVATION
3/32" = 1'-0"
STREET-SIDE ELEVATION



2 BUILDING ONE - EAST ELEVATION
3/32" = 1'-0"
STREET-SIDE ELEVATION



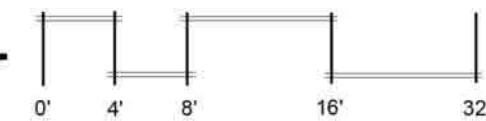
ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri

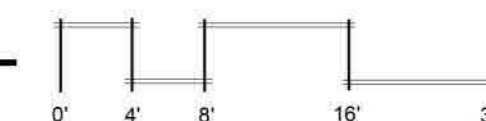
 Parker Associates Tulsa, LLC 2202 E. 40th Street, Suite 202 Tulsa, Oklahoma 74105 918-742-2405 BRYAN HALL - ARCHITECT OF RECORD MISSOURI LICENSE A-001501886	Aventura at Wild Horse Creek, LLC 10411 CLAYTON RD., STE. 308 ST. LOUIS, MO 63131 PH 314-393-8893	
	JOB NUMBER:	218011
	DRAWN BY:	SL/MA
	DATE:	4/5/18
BUILDING ONE ELEVATIONS		
SHEET NUMBER AB7.1 OF 11		



2 BUILDING ONE - WEST ELEVATION
3/32" = 1'-0"



1 BUILDING ONE - NORTH ELEVATION
3/32" = 1'-0"

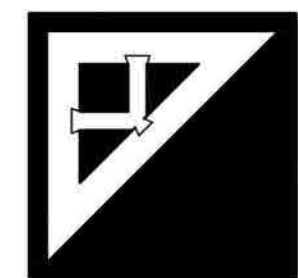


TRIM COLOR
PRAIRIE WINDS
PPG: 1111-1

ROOF COLOR
SHINGLE
MNFR: CERTAINTEED

METAL STANDING SEAM
MNFR: OTHERS
COLOR: TBD

STONE
MNFR: STONECRAFT

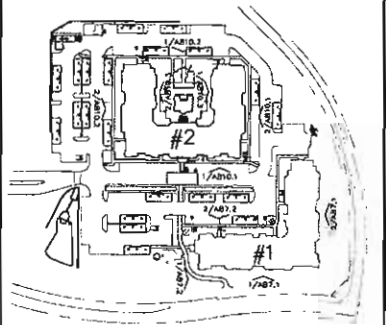


Parker Associates Tulsa, LLC

rosemann
& ASSOCIATES P.C.



KEYNOTES



ELEVATION KEY PLAN

Aventura at Wild Horse Creek

Chesterfield, Missouri



Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-3405

BRYAN HAUPT - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015012958

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-363-9893

JOB NUMBER: 218011
DRAWN BY: SLHA
DATE: 4/3/18

BUILDING ONE ELEVATIONS

SHEET NUMBER AB7.2 OF 11



2 BUILDING TWO - SOUTH ELEVATION
3/32" = 1'-0"



1 BUILDING TWO - EAST ELEVATION
3/32" = 1'-0"



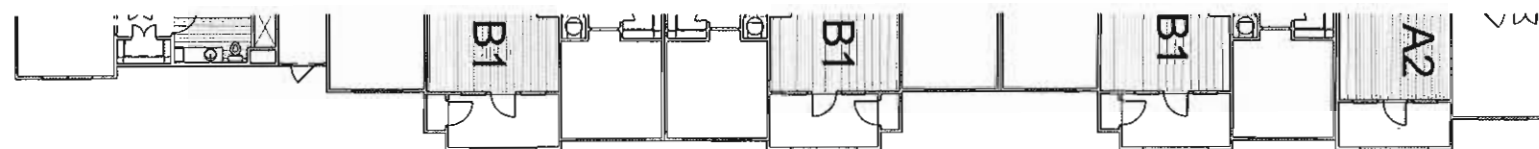
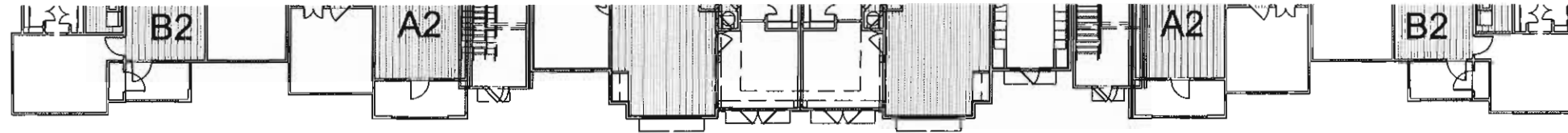
TRIM COLOR
PRAIRIE WINDS PPG: 1111-1
ROOF COLOR
SHINGLE MNFR: CERTAINTEED
METAL STANDING SEAM
MNFR: OTHERS COLOR: TBD
STONE
MNFR: STONECRAFT



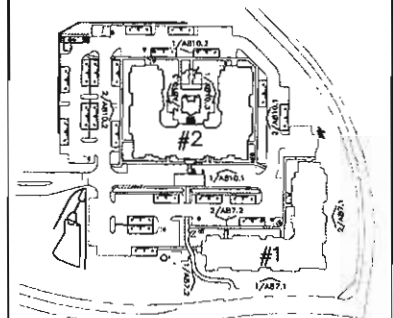
Parker Associates Tulsa, LLC

rosemann & ASSOCIATES P.C.





KEYNOTES



ELEVATION KEY PLAN

Aventura at Wild Horse Creek

Chesterfield, Missouri



Parker Associates Tulsa, LLC
2202 E. 43rd Street, Suite 100
Tulsa, Oklahoma 74105
918-742-2400

BRAM HILST - ARCHITECT OF RECORD
WESLEY LUDWIG - A-7015012008

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-393-9893

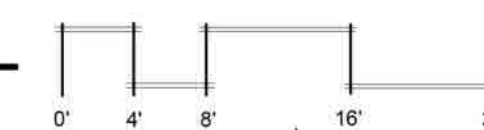
JOB NUMBER: 218011
DRAWN BY: SLKA
DATE: 4/5/18

BUILDING TWO
ELEVATIONS

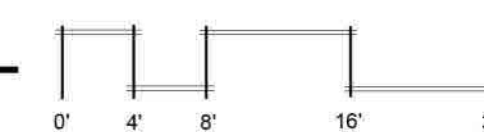
SHEET NUMBER AB10.1 OF 11

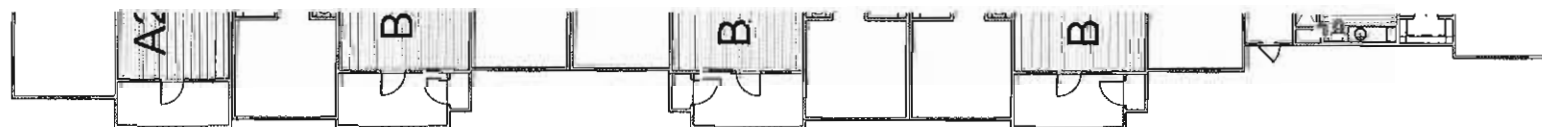
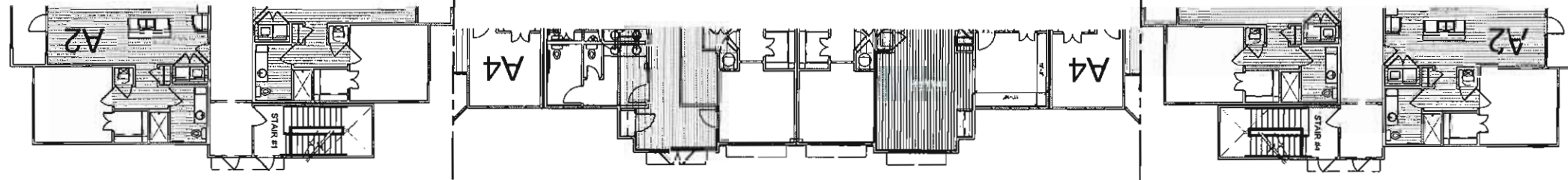


2 BUILDING TWO - NORTH ELEVATION
3/32" = 1'-0"

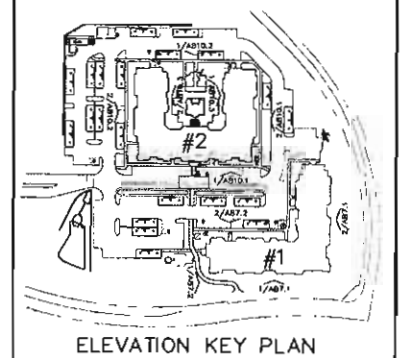


1 BUILDING TWO - EAST COURTYARD ELEVATION
3/32" = 1'-0"





KEYNOTES



Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2207 E. 46th Street, Suite 200
Tulsa, Oklahoma 74116
918-742-2455

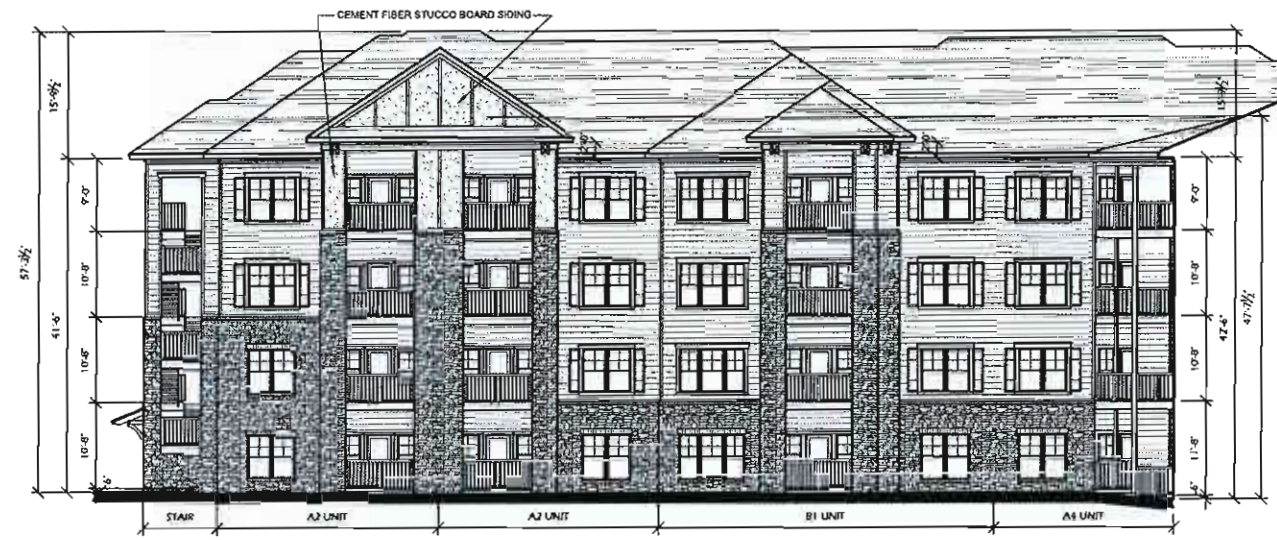
BRYAN HULST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015012658

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-383-2693

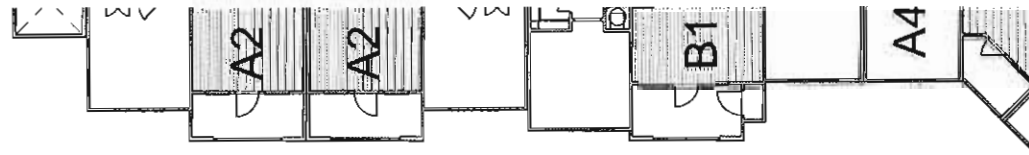
JOB NUMBER: 218011
DRAWN BY: SLA
DATE: 4/5/18

BUILDING TWO ELEVATIONS
SHEET NUMBER AB10.2 of 11

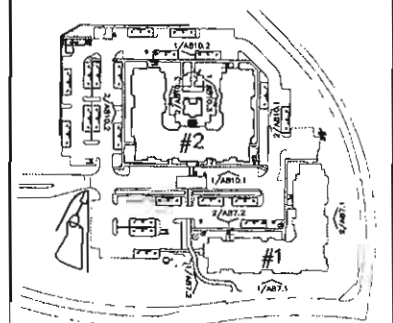
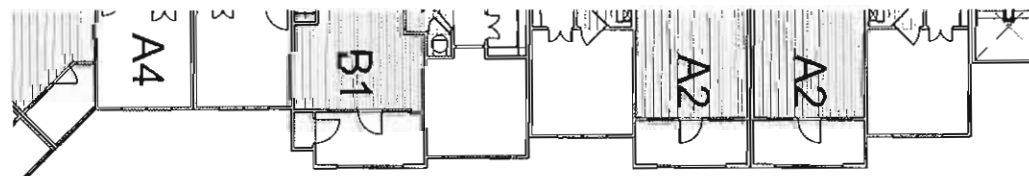
KEYNOTES



1 BUILDING TWO - EAST COURTYARD ELEVATION
3/32"=1'-0"



2 BUILDING TWO - WEST COURTYARD ELEVATION
3/32"=1'-0"



ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2202 E. 48th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2465

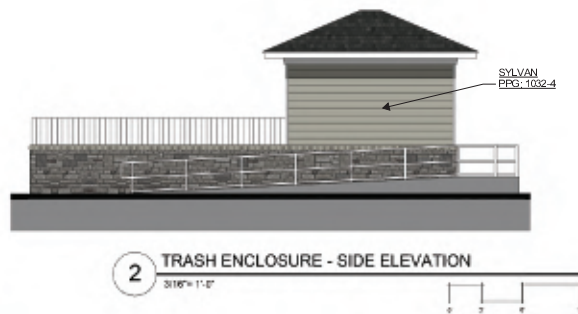
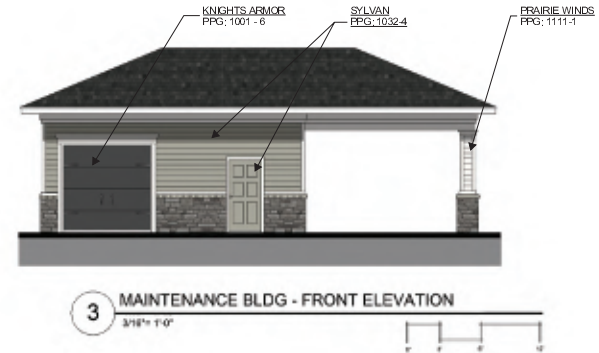
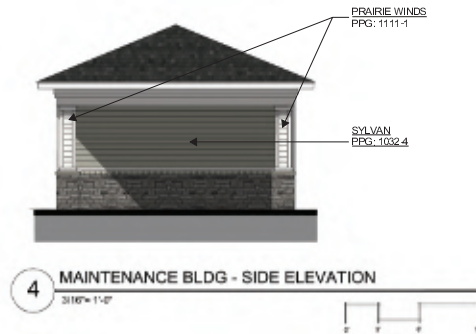
BRYAN HART - ARCHITECT OF RECORD
MISSOURI LICENSE A-301501368

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-383-9893

JOB NUMBER: 218011
DRAWN BY: SL/HA
DATE: 4/5/18

BUILDING TWO
ELEVATIONS

SHEET
NUMBER AB10.3 OF 11



TRIM COLOR
PRAIRIE WINDS
PPG: 1111-1

ROOF COLOR
SHINGLE
MNFTR: CERTAINTED

METAL STANDING SEAM
MNFTR: OTHERS
COLOR: TBD

STONE
MNFTR: STONECRAFT



EXTERIOR ELEVATIONS

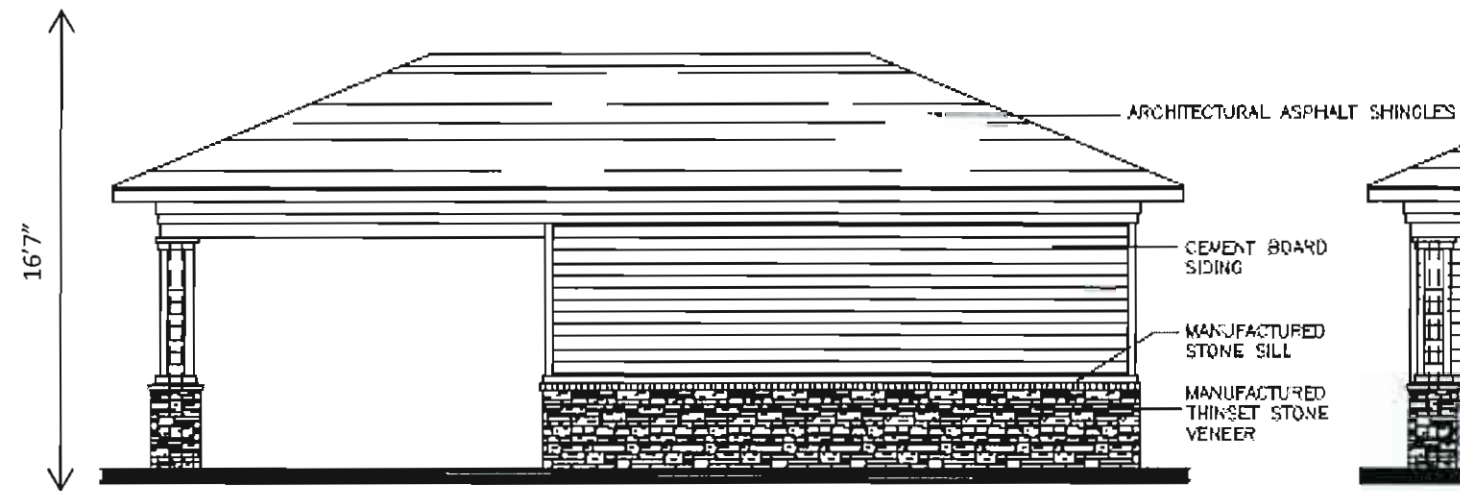
AVENTURA AT WILD HORSE CREEK

4

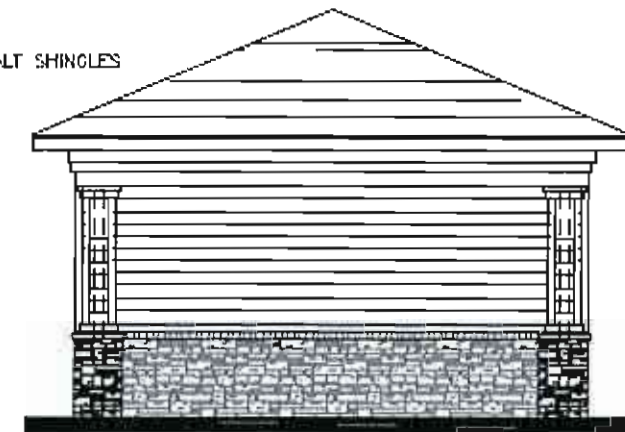
Parker Associates Tulsa, LLC

rosemann
& ASSOCIATES_{PC}

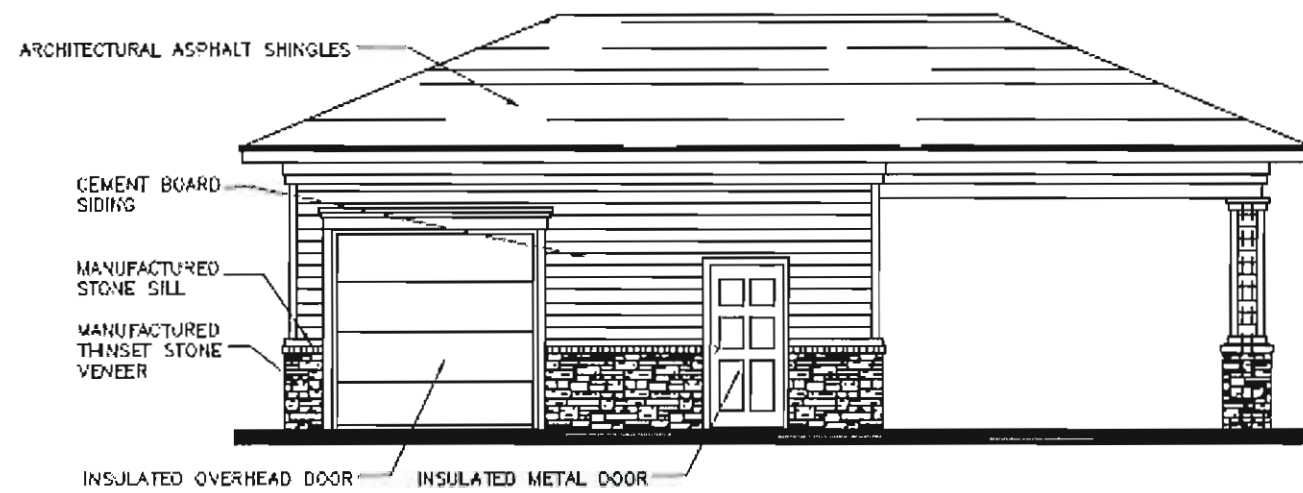




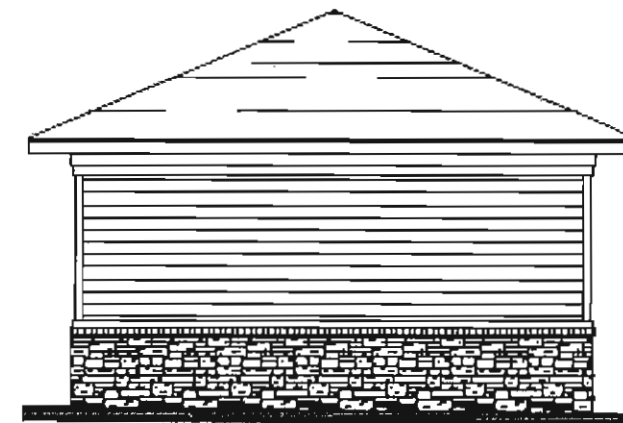
8 MAINTENANCE NORTH ELEV
3/16"=1'-0"



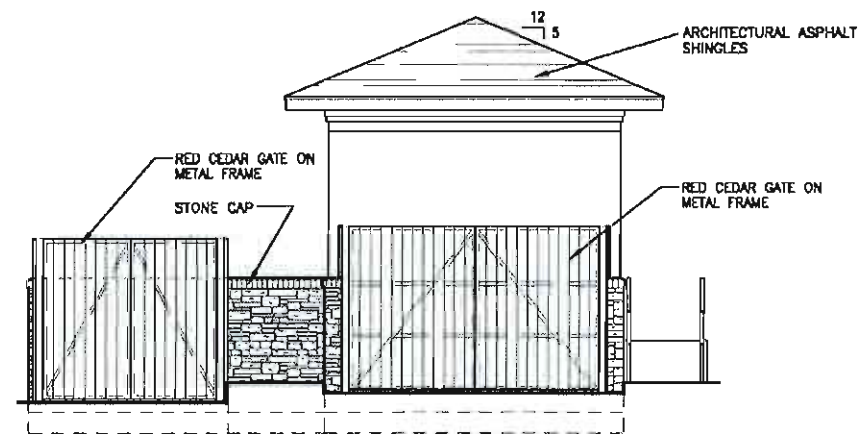
7 MAINTENANCE EAST ELEV
3/16"=1'-0"



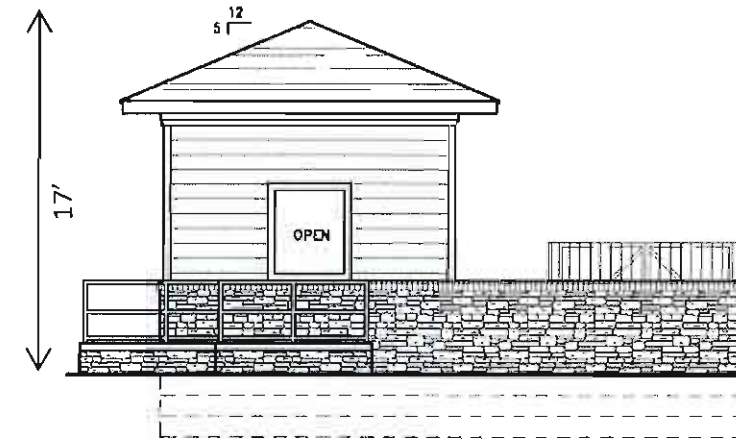
6 MAINTENANCE SOUTH ELEV
3/16"=1'-0"



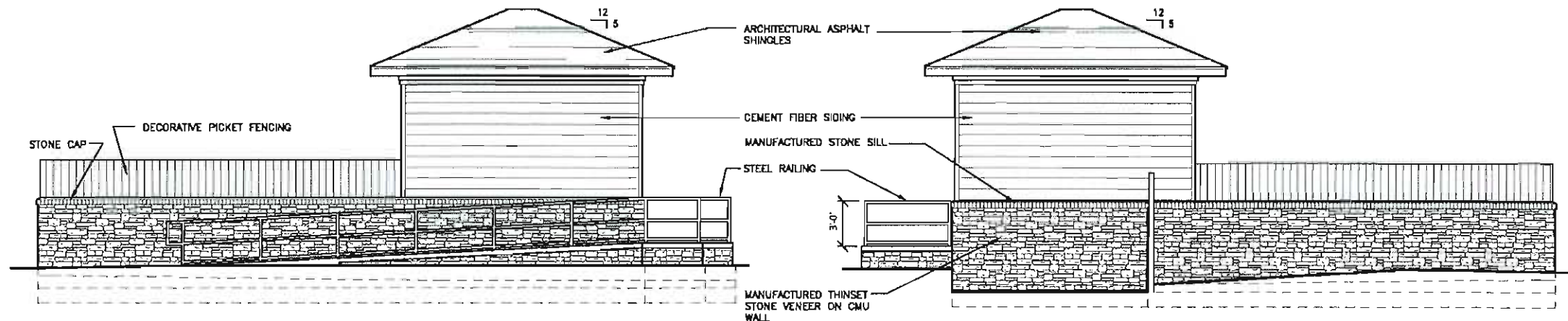
5 MAINTENANCE WEST ELEV
3/16"=1'-0"



5 TRASH ENCL. FRONT ELEV
3/16"=1'-0"



4 TRASH ENCL. REAR ELEV
3/16"=1'-0"

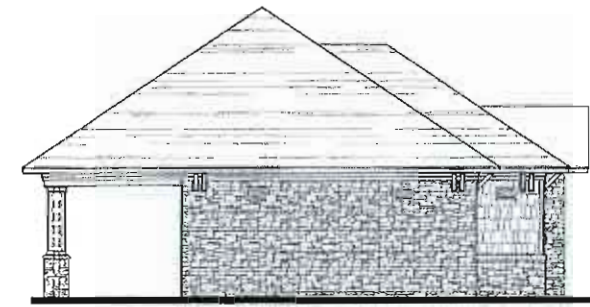


3 TRASH ENCLOSURE SIDE ELEV
3/16"=1'-0"

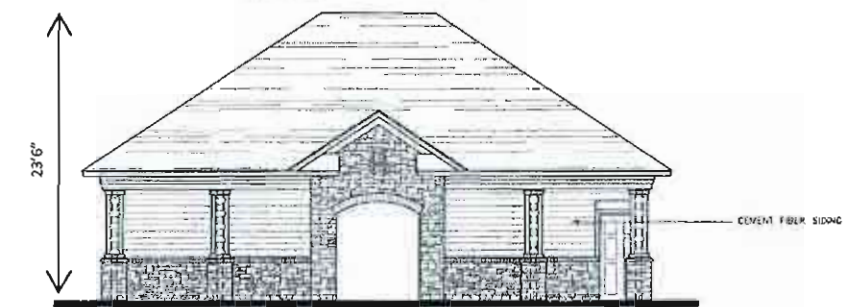
2 TRASH ENCLOSURE SIDE ELEV
3/16"=1'-0"



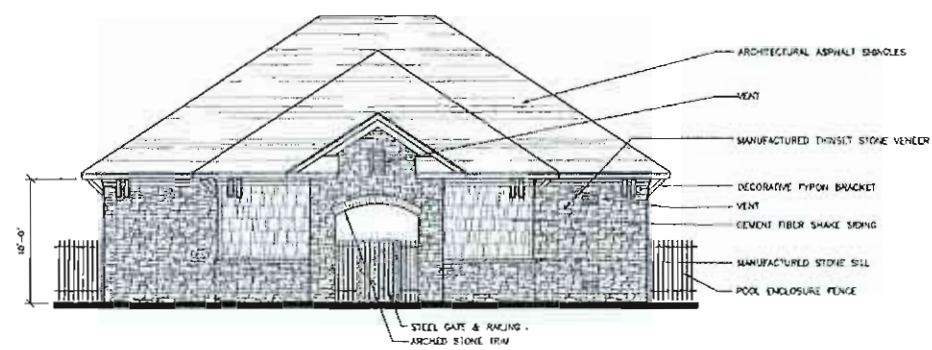
4 POOL CABANA WEST ELEV.
1/4"=1'-0"



3 POOL CABANA EAST ELEV.
1/4"=1'-0"



2 POOL CABANA SOUTH ELEV.
1/4"=1'-0"



1 POOL CABANA NORTH ELEV.
1/4"=1'-0"

KEYNOTES

Aventura at Wild Horse Creek
Chestnutfield Missouri



Aventura at Wild Horse Creek, LLC
10431 DARTON RD., STE. 200
ST. LOUIS, MO 63131
PO 314-382-5583



JOB NUMBER: 210011
DRAWN BY: SLW
DATE: 4/5/13

POOL CABANA ELEVATIONS

SHEET SD2 OF 2

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: January 23, 2019

RE: **P.Z.18-2016 17511 Chesterfield Airport Rd. (Time Extension Request):**
A request for an eighteen (18) month extension of time to submit a Site Development Concept Plan or Site Development Plan for a 13.01 acre tract of land located north of Chesterfield Airport Road, east of Long Road, west of Arnage Boulevard, and south of Interstate 64/US 40 (17U510084).

Summary

Jack E. Pohrer, on behalf of Save Gasoline Corp., has submitted a request for an eighteen (18) month extension of time to submit a Site Development Concept Plan or Site Development Plan for P.Z. 18-2016 17511 Chesterfield Airport Rd.

The subject property is currently vacant and was originally zoned “NU” Non Urban District by St. Louis County prior to the City’s incorporation. A petition was filed for a zoning map amendment in 2016 to the “PC” Planned Commercial District and was approved by the City of Chesterfield on August 7, 2017.

City of Chesterfield Ordinance 2969 has the requirement for a Site Development Concept Plan or Site Development Plan to be submitted within eighteen (18) months from the date of approval of the change of zoning. However, where due cause is shown by the developer, the time interval may be extended by the City Council.

The property at 17511 Chesterfield Airport Road was under contract for sale at the time of the change of zoning request in anticipation for development by a separate entity purchasing the property. The sale contract was terminated following the approval of the change of zoning request and the property owners are actively seeking development opportunities for future development. This is the first time extension request for this property and the current time for submitting a Site Development Concept Plan or Site Development Plan will expire on February 7, 2019.

Staff has reviewed the request for an extension of time to file a Site Development Concept Plan or Site Development Plan and the conditions for development contained within the Attachment A of City of Chesterfield Ordinance 2969. Based on this review, Staff recommends approval of an eighteen (18) month extension for the submittal of a Site Development Concept Plan or Site Development Plan as requested by the applicant

and recommends approval of the request. **If approved, the time extension would be valid until August 7, 2020.**

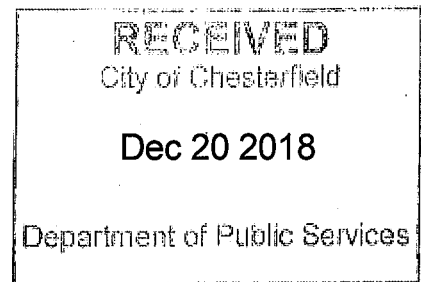
The Planning and Public Works Committee discussed this at their January 10, 2019 meeting. A motion was made to forward this item to City Council by a vote of 4-0.

Attachments: Applicant's Letter



Figure 1: Subject Site Aerial

**Save Gasoline Corp.
1617 South 3rd Street
St. Louis, MO 63104**



December 20, 2018

Via Email: Jwyse@chesterfield.mo.us
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
Attn: Justin Wyse, Director of Planning &
Development Services

**Re: 17511 Chesterfield Airport Road; Request Extension Under Ordinance
2969 of Deadline to Submit Site Development Concept Plan and Site
Development Section Plans**

Dear Mr. Wyse:

Save Gasoline Corp. ("Owner") is the owner of the real estate located at 17511 Chesterfield Airport Road, Chesterfield, Missouri (the "Real Estate") which is described in Chesterfield Ordinance No. 2969 ("Ordinance 2969").

Previously Owner had a sale contract with Palio Partners ("Palio") to sell the Real Estate to Palio (the "Palio Sale Contract"), which intended to develop the Real Estate for an end user (the "Palio End User"). While the Palio Sale Contract was pending, Palio applied to the City of Chesterfield (the "City") for a zoning change for the Real Estate which was approved by the City pursuant to Ordinance 2969. Ordinance 2969 requires submission to the City of a Site Development Concept Plan or Site Development Section Plans within 18 months of the date on which Ordinance 2969 was passed on August 7, 2017.

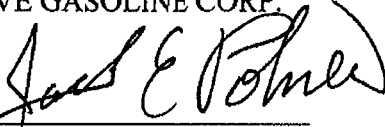
Subsequent to passage of Ordinance 2969, the Palio End User decided not to pursue its project, and the Palio Sale Contract was terminated. The Owner needs additional time to pursue other development possibilities, and requests that the deadline for submission of a Site Development Concept Plan or Site Development Section Plans be extended by eighteen (18)

December 20, 2018
Page 2

months, as allowed by Ordinance 2969 to give the Owner additional time to pursue other development opportunities before the zoning change made by Ordinance 2969 expires. Thank you.

Very truly yours,

SAVE GASOLINE CORP.

By 
Jack E. Pohrer, President

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

The Finance and Administration Committee met on 12/10/2018 and the following action items were forwarded for consideration by City Council:

Bill No. – 3223 Order of Business

An ordinance repealing and replacing section 2-49 Order of Business pertaining to the agenda for regular meetings of the City Council. **(Second Reading) (Finance and Administration Committee Recommends Approval)**

Bill No. – 3224 Vacancies

An ordinance revising the Chesterfield City Code as it relates to filling vacancies in elective office. **(Second Reading) (Finance and Administration Committee Recommends Approval)**

NEXT MEETING

The next meeting of the Finance & Administration Committee is scheduled for Monday, January 28, 2019 at 5:30 pm.

If you have any questions or require additional information please contact Finance Director Chris DesPlanques or me prior to Wednesday's meeting.

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Hurt

Vice Chair: Councilmember Mastorakos

There are no action items being forwarded from the Parks, Recreation and Arts Committee for this meeting.

The next of the Parks, Recreation and Arts Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Director of Parks, Recreation and Arts, Tom McCarthy or me prior to Wednesday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Flachsbart

Vice Chair: Councilmember DeCampi

Municipal Court – ShowMeCourts Management System

At the 12/12/2018 meeting of the Public Health and Safety Committee, Municipal Court Clerk, Nancy Morr, reviewed the State mandate that all municipal courts are to participate in the ShowMeCourts system. The City of Chesterfield Municipal Court is currently working toward the implementation of this system with a target date for our courts to go live on this program is March 1, 2019. City Attorney Graville has prepared the proposed bill, which authorizes the collection of the \$7 per case funding for the ShowMeCourts, funding. **(Bill #3225 is offered for second reading)**. Bill number 3225 is proposed to provide the \$7.00 per case fee to fund the ShowMeCourts program. This fee goes directly to the State of Missouri and provides ongoing funding for the system.

The next 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 Wednesday's meeting.

CITY ADMINISTRATOR'S REPORT

Liquor License Request

Pi Pizzeria, 14870 Clayton Road (new ownership of existing business), has requested a new liquor license for retail sale of beer and wine by the drink, to be consumed on premise, and Sunday sales. This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services. Office Manager of Pi Pizzeria is Mr. Minus Canady.

If you have any questions or require additional information, please contact me prior to Wednesday's meeting.



MEMORANDUM

DATE: January 9, 2019

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – PI PIZZERIA**

PI PIZZERIA, 14870 CLAYTON RD (new ownership of existing business) has requested a new liquor license for retail sale of beer and wine by the drink, to be consumed on premise, and Sunday sales.

Mr. Minus Canady is the Managing Officer.

This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

With City Council approval at the Wednesday, January 23, 2019 City Council meeting, I will immediately issue this license.

UNFINISHED BUSINESS

There are no unfinished action items on the agenda for this meeting.

If you have any questions or require additional information, please contact me prior to Wednesday's meeting.

NEW BUSINESS

I am unaware of any New Business items for this meeting's agenda.

If you have any questions or require additional information, please contact me prior to Wednesday's meeting.

LEGISLATION

- A. Bill No. 3223** – An ordinance repealing and replacing section 2-49 Order of Business pertaining to the agenda for regular meetings of the City Council. **(Second Reading) (Finance and Administration Committee Recommends Approval)**
- B. Bill No. 3224** – An ordinance revising the Chesterfield City Code as it relates to filling vacancies in elective office. **(Second Reading) (Finance and Administration Committee Recommends Approval)**
- C. Bill No. 3225** – An ordinance authorizing the automation of the City of Chesterfield’s municipal court by amending section 19-7 of the municipal code to add a seven dollar surcharge to municipal court costs and authorizing the City Administrator to enter an agreement for the implementation of show-me courts **(Second Reading) (Public Health and Safety Committee Recommends Approval)**
- D. Bill No. 3226** – An ordinance authorizing the City of Chesterfield to enter into and execute a contract with St. Louis County, Missouri for Vector Control Services and authorizing and directing the City Administrator of the City of Chesterfield to enter into, on behalf of the City, a contract with St. Louis County, Missouri for Vector Control Service. **(First Reading) Planning & Public Works Committee recommends approval.**
- E. Bill No. 3227** – An ordinance providing for the approval of a Boundary Adjustment Plat for Lots 1 and 2 of Edison Crossing Lot Split to create a 1.27 acre tract of land and a 9.91 acre tract of land, zoned “PC” Planned Commercial District, and located on the southeast corner of the intersection of Edison Avenue and Long Road (17U120287, 17U120298). **(First & Second Readings) Department of Planning & Development Services recommends approval.**

**AN ORDINANCE REPEALING AND REPLACING SECTION 2-49
ORDER OF BUSINESS PERTAINING TO THE AGENDA FOR
REGULAR MEETINGS OF THE CITY COUNCIL.**

WHEREAS, The City Council of the City of Chesterfield desires to make changes to the order of business for regular meetings of the City Council; and

WHEREAS, The City Council desires to consider and vote upon legislation in conjunction with the related public discussion of business items during the standing committee reports; and

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

Section 1.

Section 2-49 Order of Business is hereby repealed and replaced with the following:

Section 2-49 Order of Business

The order of business shall be as follows:

- (1) Call to order.**
- (2) Pledge of Allegiance.**
- (3) Moment of silent prayer.**
- (4) Roll call.**
- (5) Approval of minutes.**
- (6) Introductory remarks of Mayor (items not requiring action by City Council).**
- (7) Communications and petitions.**
- (8) Appointments.**
- (9) Standing Committee of Council reports and associated legislation.**
- (10) Report of City Administrator and other items requiring action by City Council.**
- (11) Other legislation**
- (12) Unfinished business**

BILL NO. 3223

ORDINANCE NO. _____

(13) New business.

(14) Adjournment.

Section 2.

All other sections and provisions of the City Code are unchanged.

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

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2019.

Presiding Officer

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD _____

BILL NO. 3224 _____

ORDINANCE NO. _____

AN ORDINANCE REVISING THE CHESTERFIELD CITY CODE AS IT RELATES TO FILLING VACANCIES IN ELECTIVE OFFICE.

WHEREAS, The City Council of the City of Chesterfield sought to identify inconsistencies in the Chesterfield Code; and

WHEREAS, Whereas the City of Chesterfield is incorporated as a city of the third class under the authority of the State of Missouri and the Missouri Revised Statutes, RSMo Chapter 77 provides guidance for third class cities; and,

WHEREAS, The Finance and Administration Committee of City Council reviewed identified differences and have made recommendations to reconcile the Code with the language provided in State Statutes; and

WHEREAS, the language provided in City Code Section 2-31 Vacancy in office of Mayor, how filled; President Pro Tem, duties of. differs from that contained in RSMo 77.240 Vacancy in office of Mayor, how filled, exceptions – President Pro Tem duties of; and

WHEREAS, the language provided in City Code Sections 2-46 President Pro Tem. differs from that contained in RSMo 77.070 President Pro Tem.; and

WHEREAS, the language provided in City Code Section 2-53 Appointment of a Councilman to fill a vacancy. differs from that contained in RSMO 77.450 Vacancies, how filled; and

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

Section 1.

Section 2-31 of the Chesterfield City Code, titled Vacancy in office of Mayor; how filled; President Pro Tem. Duties of. is hereby repealed and replaced with the following:

Section 2 – 31 Vacancy in office of Mayor; how filled; President Pro Tem. Duties of.

In the case of a temporary absence of the Mayor or disability to perform the duties of his or her office, the President Pro Tem of the Council shall perform the duties of Mayor until the Mayor shall return or such disability be removed; and during the time the President Pro Tem of the Council shall act as Mayor, the President Pro Tem shall receive the same compensation that the Mayor would be entitled to. In case of vacancy other than a temporary absence or disability, the person exercising the office of Mayor shall cause a new election to be held; provided, when a vacancy occurs within six months of a municipal election, no election shall be called to fill such vacancy.

Section 2.

Section 2-46 of the Chesterfield City Code, titled President Pro Tem. is hereby repealed and replaced with the following:

Section 2 – 46 President Pro Tem.

At the first regular meeting of the Council after the election in each year, which meeting shall occur at the time fixed by ordinance, but shall not be later than the fourth Tuesday in April, the Council shall elect one of its members President Pro Tem who shall hold his office for the term of one year, and who, in the absence of the Mayor, shall preside at the meetings of the Council; provided that in the absence of the Mayor and the President Pro Tem, the Council may select one of its members present to preside at such meetings, who shall be styled "Acting President Pro Tem".

Section 3.

Section 2-53 of the Chesterfield City Code, titled Appointment of a Councilman to fill a vacancy is hereby repealed and replaced with the following:

Section 2 – 31 Appointment of a Councilmember to fill a vacancy.

Whenever a vacancy occurs in the elective office of Councilmember, a successor to the vacant office shall be selected by appointment by the Mayor with the advice and consent of a majority of the remaining

members of the Council. The successor shall serve until the next available regular municipal April election.

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

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2019.

PRESIDING OFFICER

BOB NATION, MAYOR

ATTEST:

VICKIE HASS, CITY CLERK

FIRST READING HELD _____

MAYORAL VACANCIES

Statutory language

77.240. Vacancy in office of mayor, how filled, exceptions — president pro tem, duties of. — When any vacancy shall happen in the office of mayor, by death, resignation, removal from the city, removal from office, refusal to qualify or otherwise, nominations of a successor may be made by any member of the council and selected with the consent of a majority of the members of the council, except in counties of the first classification with a charter form of government which have a population of at least nine hundred thousand inhabitants. The council may adopt procedures to fill any such vacancy consistent with this section. In the case of a temporary absence of the mayor or disability to perform the duties of his or her office, the president pro tem of the council shall perform the duties of mayor until the mayor shall return or such disability be removed; and during the time the president pro tem of the council shall act as mayor, the president pro tem shall receive the same compensation that the mayor would be entitled to. In counties of the first classification with a charter form of government and which do not contain a city with a population of at least four hundred thousand, in case of vacancy other than a temporary absence or disability, the person exercising the office of mayor shall cause a new election to be held; provided, when a vacancy occurs within six months of a municipal election, no election shall be called to fill such vacancy.

MAYORAL VACANCIES

Current City Code language

Sec. 2-31 Vacancy in office of Mayor; how filled; President Pro Tem, duties of.

When any vacancy shall happen in the office of Mayor by death, resignation, removal from the City, removal from office, refusal to qualify or otherwise, the President Pro Tem of the Council shall, for the time being, perform the duties of Mayor until such vacancy is filled; and in case of the temporary absence of the Mayor or disability to perform duties of his office, the President Pro Tem of the Council shall perform the duties of Mayor until the Mayor shall return or such disability be removed. During the time the President Pro Tem of the Council shall act as Mayor, he shall receive the same compensation that the Mayor would be entitled to. In case of vacancy other than a temporary absence or disability, the person exercising the office of Mayor shall cause a new election to be held; provided when a vacancy occurs within six (6) months of a municipal election, no election shall be called to fill such vacancy.

MAYORAL VACANCIES

PROPOSED language

Section 2 – 31 Vacancy in office of Mayor; how filled; President Pro Tem.

Duties of.

In the case of a temporary absence of the Mayor or disability to perform the duties of his or her office, the President Pro Tem of the Council shall perform the duties of Mayor until the Mayor shall return or such disability be removed; and during the time the President Pro Tem of the Council shall act as Mayor, the President Pro Tem shall receive the same compensation that the Mayor would be entitled to. In case of vacancy other than a temporary absence or disability, the person exercising the office of Mayor shall cause a new election to be held; provided, when a vacancy occurs within six months of a municipal election, no election shall be called to fill such vacancy.

PRESIDENT PRO TEM

Statutory language

77.070. President pro tem. — At the first regular meeting of the city council after the election in each year--which meeting shall occur at the time fixed by ordinance, but shall not be later than the fourth Tuesday in April--the council shall elect one of its members president pro tem, who shall hold his office for the term of one year, and who, in the absence of the mayor, shall preside at the meetings of the council; provided, that in the absence of the mayor and president pro tem the council may select one of its members present to preside at such meetings, who shall be styled "acting president pro tem".

PRESIDENT PRO TEM

Current City Code language

Sec. 2-46 President Pro Tem, duties of.

At the first regular meeting of the Council after the election in each year, which meeting shall occur at the time fixed by ordinance, but shall not be later than the third Tuesday in April, the Council shall elect one of its members President Pro Tem who shall hold his office for the term of one year, and who, in the absence of the Mayor, shall preside at the meetings of the Council; provided that in the absence of the Mayor and the President Pro Tem, the Council may select one of its members present to preside at such meetings, who shall be styled "Acting President Pro Tem".

PRESIDENT PRO TEM

PROPOSED language

Section 2 – 46 President Pro Tem.

At the first regular meeting of the Council after the election in each year, which meeting shall occur at the time fixed by ordinance, but shall not be later than the fourth Tuesday in April, the Council shall elect one of its members President Pro Tem who shall hold his office for the term of one year, and who, in the absence of the Mayor, shall preside at the meetings of the Council; provided that in the absence of the Mayor and the President Pro Tem, the Council may select one of its members present to preside at such meetings, who shall be styled "Acting President Pro Tem".

APPOINTMENT OF A COUNCILMEMBER TO FILL A VACANCY

Statutory language

77.450. Vacancies, how filled. — If a vacancy occurs in any elective office other than the office of Mayor, a successor to the vacant office shall be selected by appointment by the Mayor with the advice and consent of a majority of the remaining members of the Council. The Council may adopt procedures to fill vacancies consistent with this section. The successor shall serve until the next available regular municipal April election. If a vacancy occurs in any office not elective, the Mayor shall appoint a suitable person to discharge the duties of the same until the first regular meeting of the council thereafter, at which time the vacancy shall be permanently filled.

APPOINTMENT OF A COUNCILMEMBER TO FILL A VACANCY

Current City Code language

Sec. 2-53 Appointment of a Councilman to fill a vacancy

Whenever a vacancy occurs in any elective office, the Mayor, or the person exercising the office of Mayor, shall cause a special election to be held to fill such vacancy; provided, however, when any such vacancy occurs within six (6) months before the next municipal election, no election shall be called to fill such vacancy, but the same shall be filled by the Mayor or the person exercising the office of Mayor by appointment; provided however, that the proposed appointee receives a two-thirds ($\frac{2}{3}$) majority vote from the Mayor and remaining Council members voting jointly.

APPOINTMENT OF A COUNCILMEMBER TO FILL A VACANCY

PROPOSED language

Section 2 - 31 Appointment of a Councilmember to fill a vacancy.

Whenever a vacancy occurs in the elective office of Councilmember, a successor to the vacant office shall be selected by appointment by the Mayor with the advice and consent of a majority of the remaining members of the Council. The successor shall serve until the next available regular municipal April election.

BILL NO. 3225

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE AUTOMATION OF THE CITY OF CHESTERFIELD'S MUNICIPAL COURT BY AMENDING SECTION 19-7 OF THE MUNICIPAL CODE TO ADD A SEVEN DOLLAR SURCHARGE TO MUNICIPAL COURT COSTS AND AUTHORIZING THE CITY ADMINISTRATOR TO ENTER AN AGREEMENT FOR THE IMPLEMENTATION OF SHOW-ME COURTS.

WHEREAS, pursuant to the authority granted under §476.056 RSMo, the City Council and Mayor of the City of Chesterfield, Missouri believe that it is in the best interest of the general health, welfare and safety of the citizens of the City to automate the City's municipal court through the implementation of the Show-Me Courts software for the operation and management of the City's municipal court; and,

WHEREAS, §476.056 RSMo requires the City to adopt an ordinance imposing a seven dollar surcharge payable to the Missouri Statewide Court Automation Fund prior to implementation of municipal court court automation; and,

WHEREAS, §476.056 RSMo requires the City to also enter into an agreement with the State Court Administrator for Show-Me Courts prior to the implementation of municipal court automation.

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

SECTION 1: §19-7 of the Municipal Code of the City of Chesterfield, Missouri, is hereby amended by the addition of new subsection "e", being in words and figures as follows:

(e). There shall be assessed to each defendant who pleads guilty or is found guilty in every court case for violation of a municipal ordinance an additional surcharge in the amount of seven dollars (\$7.00), except that no such surcharge shall be collected in any proceeding when the proceeding or defendant has been dismissed by the court or when the costs are to be paid by the City. Moneys collected by the Municipal Court Clerk pursuant to this subsection shall be disbursed as provided in Sections 488.015 RSMo to 488.020 RSMo and shall be payable to the Director of Revenue, who shall deposit all amounts collected pursuant to this section to the credit of the statewide court automation fund, as established in Section 476.055 RSMo.

SECTION 2: The City Administrator of the City of Chesterfield is hereby authorized to execute an agreement with the State Court Administrator for the

automation of the City's Municipal Court. The terms and conditions of the agreement with the State Court Administrator shall be substantially similar to the terms and conditions of the agreement as set forth in exhibit "A", which is attached hereto and incorporated herein by this reference. The City Administrator and the City Attorney are hereby authorized to approve the final form of the agreement.

SECTION 3: If any section, subsection, sentence, clause, phrase or portion of this amendment is for any reason held invalid or unconstitutional by a judgment of a court of competent jurisdiction, as to which no further appeal right exists, such portion shall be deemed separate, distinct and independent provision and such holding shall not affect the validity or remaining portions hereof.

SECTION 4: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5: This Ordinance shall take effect and be in full force from and after passage and approval thereof.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2019.

Presiding Officer

Bob Nation, MAYOR

ATTEST:

FIRST READING HELD 1/7/2019

Vickie Hass, CITY CLERK

BILL NO. 3226

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY OF CHESTERFIELD TO ENTER INTO AND EXECUTE A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI FOR VECTOR CONTROL SERVICES AND AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR OF THE CITY OF CHESTERFIELD TO ENTER INTO, ON BEHALF OF THE CITY, A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI FOR VECTOR CONTROL SERVICE.

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

Section 1. The City Administrator shall execute a Contract with St. Louis County, Missouri, whereby St. Louis County, by and through its Department of Health will perform vector control services within the City of Chesterfield.

Section 2. The City shall compensate St. Louis County, Missouri for services rendered at the hourly rate set forth in the contract and as such rates are changed in accordance with the terms and conditions of the contract between the City and County.

Section 3. After execution thereof; this agreement shall be in effect for one (1) year with four (4) automatically renewable one (1) year periods (maximum five years). Either party may terminate the contract by written notice, at least thirty (30) days prior thereto.

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

Passed and approved this _____ day of _____, 2019.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, City Clerk

[FIRST READING HELD: _____]

**LOCAL GOVERNMENT CONTRACT WITH ST. LOUIS
COUNTY, MISSOURI FOR VECTOR CONTROL SERVICES**

This contract is made and entered into this _____ day of _____, 2018, by and between the _____, a Municipal Corporation, (hereinafter referred to as "Municipality") and St. Louis County, Missouri, (hereinafter referred to as "County").

Witnesseth:

Whereas, Municipality has enacted Ordinance No. /Resolution No. _____ authorizing said Municipality to enter into this contract with County for vector control services to be performed within said Municipality through County's Department of Public Health; and

Whereas, County is authorized by Article II, Section 2.180 (20) of County's Charter to cooperate and contract with other political subdivisions for common services; and

Whereas, Section 604.020 SLCRO 1974, as amended, authorizes the County Executive to contract on behalf of the Department of Public Health with political subdivisions to provide public health services; and

Whereas, in conformity with Section 604.040 SLCRO 1974, as amended, the St. Louis County Council has adopted Resolution No. 6281, 2018, that sets forth the terms and conditions upon which vector control services are to be provided to Municipality; and

Now therefore, in consideration of the mutual promises and undertakings herein set forth, County and Municipality agree as follows:

1. County shall provide vector control services as indicated:

a. Mosquito Control Services:

1. Including Adulticiding, per County guidelines, to include all necessary materials, equipment, and personnel.

Other mosquito control services:

2. Including Larviciding, per County guidelines, to include all necessary materials, equipment, and personnel.

b. Rodent abatement services:

Including rodent inspections and abatement, per County guidelines, to include all necessary materials, equipment, and personnel.

2. Municipality shall:

- a. Pay County for vector control services including adulticiding at the hourly rate of eighty-two dollars (\$82.00), for other mosquito control services including larviciding at the hourly rate of fifty-five dollars (\$55.00), and for rodent abatement services at the hourly rate of thirty – two dollars (\$32.00).

- b. Make all payments by check payable to the order of "St. Louis County Department of Public Health". Billing will occur annually in January. Payments for the previous years' service, under above paragraph "a" of this section, must be received by County before the 31st day of March of the year services are provided. Remit payment to St. Louis County Department of Public Health, 6121 N. Hanley Road, Berkeley, MO 63134.
3. The costs per hour for services may be revised annually by County. County shall provide written notice to Municipality of the change in cost no later than May 1 of any year in which the services will be rendered.
4. The initial contract term shall be five (5) years, subject to changes in prices and services provided therein by County, as agreed to by Municipality. Either party may terminate this contract upon thirty days written notice.

St. Louis County, Missouri

By: _____
County Executive

Attest:

Administrative Director

APPROVED:

Director, Department of Public Health

Approved As To Legal Form:

County Counselor

APPROVED:

Accounting Officer

To be completed by Municipality representative

MUNICIPALITY

(Name Of)

By:

(Signature of authorized individual)

(Type name/title of authorized individual)

ATTEST:

City/Village Clerk

BILL NO. 3227

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1 AND 2 OF EDISON CROSSING LOT SPLIT TO CREATE A 1.27 ACRE TRACT OF LAND AND A 9.91 ACRE TRACT OF LAND, ZONED "PC" PLANNED COMMERCIAL DISTRICT, AND LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF EDISON AVENUE AND LONG ROAD (17U120287, 17U120298).

WHEREAS, Civil Engineering Design Consultants, on behalf of Buttry & Brown Development, has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 11.18 acres, zoned "PC" Planned Commercial District, and located at 17690 Edison Avenue and 17634 Edison Avenue; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust the eastern property line of Edison Crossing Lot 1 to increase the size of Edison Crossing Lot 1; and,

WHEREAS, the Department of Planning and Development Services has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

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

Section 1. The Boundary Adjustment Plat for Lots 1 and 2 of Edison Crossing Lot Split, which is made part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this _____ day of _____, 2019.

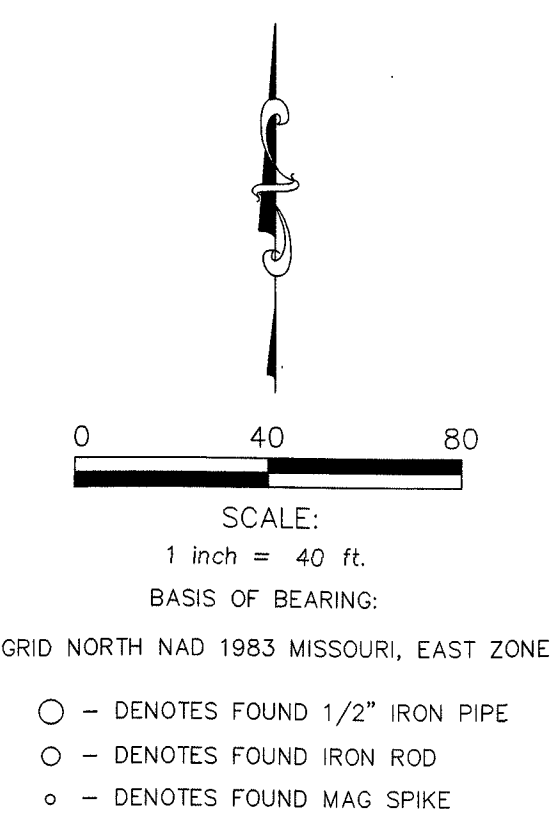
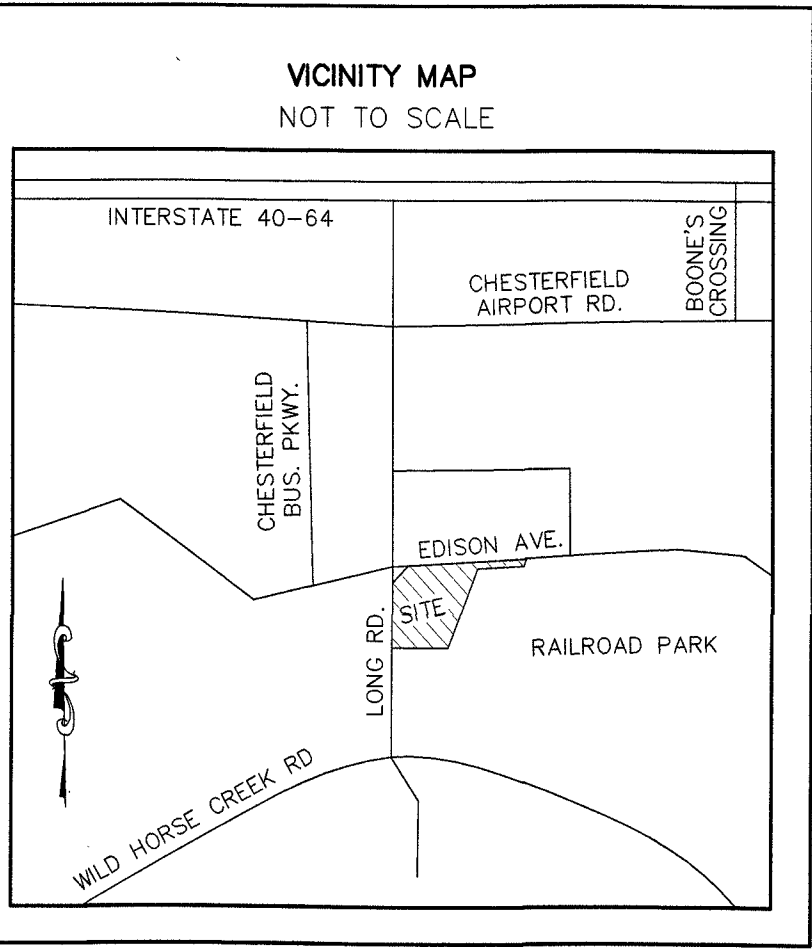
PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 01/23/2019



GENERAL NOTES

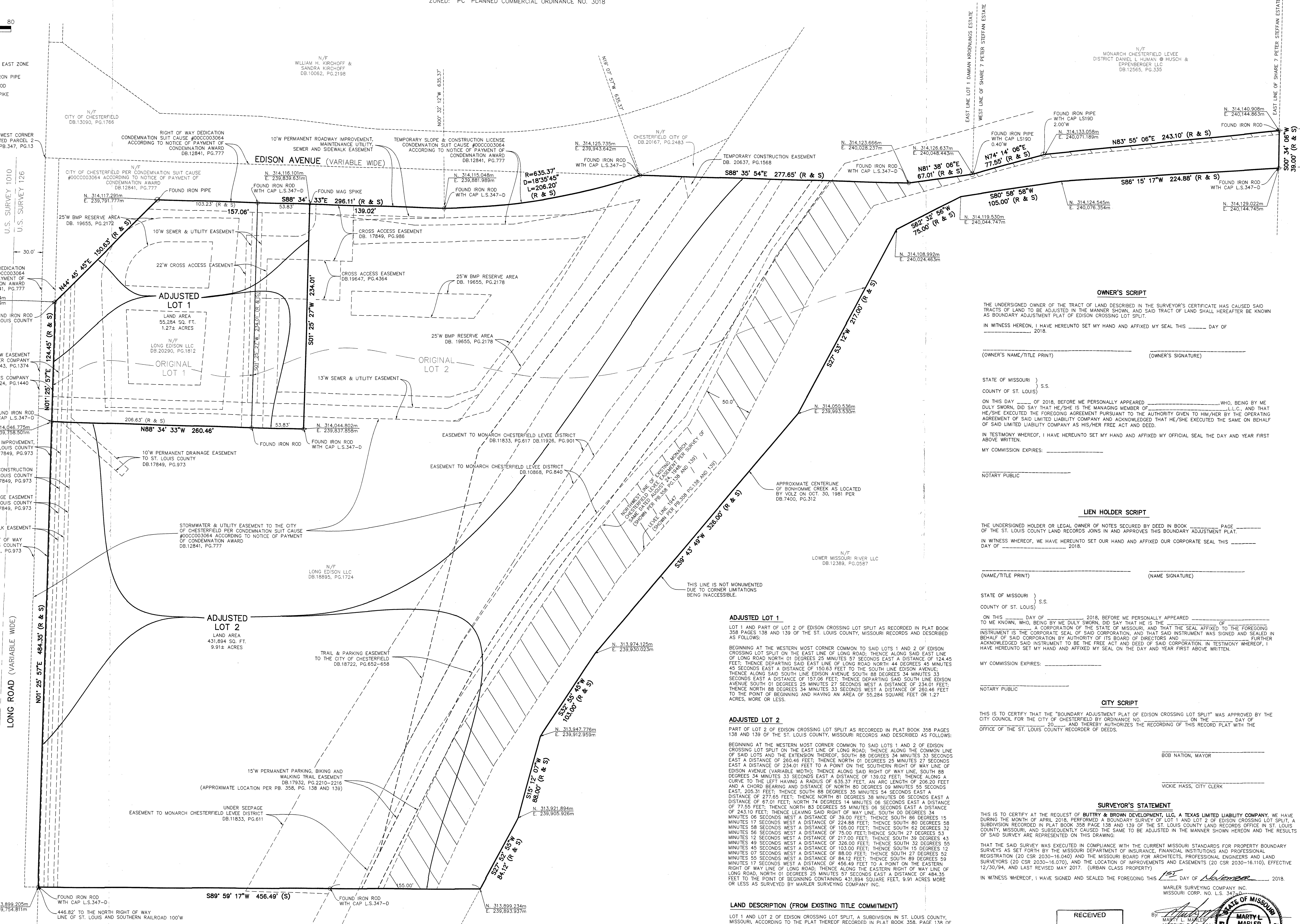
1. THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH NAD 1983 MISSOURI, EAST ZONE.
2. THE PROPERTY HAS A COMBINED AREA OF 487,178 SQUARE FEET OR 11.18 ACRES.
3. THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY PARCEL #17U120287 AND #17U120298.
4. SOURCE OF DEED REFERENCE IS DEED BOOK 20290 PAGE 1812 AND DEED BOOK 18895 PAGE 1724.
5. R = RECORD AND S = SURVEYED.
6. A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. BOUNDARY ADJUSTMENT PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
7. THIS BOUNDARY ADJUSTMENT PLAT DOESN'T VACATE EXISTING EASEMENTS.

TITLE COMMITMENT

- SCHEDULE B - SECTION II
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO.: NCS-882916-STLO
- ITEMS 1 THROUGH 8 ARE INTENTIONALLY OMITTED:
9. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER RECORDED IN PLAT BOOK 5, PAGE 28. (NO EASEMENTS OR SETBACKS SHOWN ON PLAT BOOK 5 PAGE 28, NOT SHOWN ON SURVEY)
 10. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER RECORDED IN PLAT, BOOK 357, PAGE 206. (BENEFIT'S SUBJECT PROPERTY, NOT SHOWN ON SURVEY)
 11. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER RECORDED IN PLAT, BOOK 357, PAGE 212. (BENEFIT'S SUBJECT PROPERTY, NOT SHOWN ON SURVEY)
 12. TERMS AND PROVISIONS OF AGREEMENT TO CONVEY RIGHT OF WAY TO MISSOURI AND MERAMEC WATER COMPANY, ACCORDING TO INSTRUMENTS RECORDED IN BOOK 130, PAGE 625 AND RECORDED IN BOOK 133, PAGE 66. (UNABLE TO READ DOCUMENT, NOT SHOWN ON SURVEY)
 13. EASEMENT OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 2388, PAGE 595. (BENEFIT'S PARENT PROPERTY, MAY NOT BENEFIT SUBJECT PROPERTY, NOT SHOWN ON SURVEY)
 15. AN EASEMENT TO ST. LOUIS COUNTY WATER COMPANY IN THE DOCUMENT RECORDED JULY 07, 1988 IN BOOK 8343, PAGE 1374 OF OFFICIAL RECORDS. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)
 16. AN EASEMENT TO LACLEDE GAS COMPANY, A MISSOURI CORPORATION IN THE DOCUMENT RECORDED MARCH 21, 1990 IN BOOK 8724, PAGE 1440 OF OFFICIAL RECORDS. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)
 17. AN EASEMENT TO MONARCH-CHESTERFIELD LEVEE DISTRICT, A MISSOURI LEVEE DISTRICT IN THE DOCUMENT RECORDED, JUNE 25, 1996 IN BOOK 10868, PAGE 840 OF OFFICIAL RECORDS. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)
 18. AN EASEMENT TO MONARCH-CHESTERFIELD LEVEE DISTRICT, A MISSOURI LEVEE DISTRICT IN THE DOCUMENT RECORDED NOVEMBER 03, 1998 IN BOOK 11833, PAGE 817 OF OFFICIAL RECORDS. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY) AND RECORDED JANUARY 05, 1999 IN BOOK 11926, PAGE 901 OF OFFICIAL RECORDS. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)
 20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERMANENT HIKING, BIKING AND WALKING TRAIL EASEMENT AGREEMENT" RECORDED JULY 02, 2008 IN BOOK 17932, PAGE 986 OF OFFICIAL RECORDS. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY) AND FIRST AMENDMENT TO INDENTURE, EASEMENT AND RESTRICTIVE COVENANT AGREEMENT RECORDED SEPTEMBER 8, 2008 IN BOOK 19647, PAGE 4364. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)
 21. AN EASEMENT TO ST. LOUIS COUNTY, MISSOURI IN THE DOCUMENT RECORDED APRIL 11, 2008 IN BOOK 17849, PAGE 973 OF OFFICIAL RECORDS. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)
 22. TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERMANENT HIKING, BIKING AND WALKING TRAIL EASEMENT AGREEMENT" RECORDED JULY 02, 2008 IN BOOK 17932, PAGE 2210 OF OFFICIAL RECORDS. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)
 23. COVENANTS, RESTRICTIONS AND SETBACK LINES PER RECORDED IN PLAT BOOK 358, PAGES 138-139. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)
 24. MAINTENANCE AGREEMENT BY AND BETWEEN BMO HARRIS BANK AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT, RECORDED IN BOOK 19655, PAGE 2172. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)
 25. MAINTENANCE AGREEMENT BY AND BETWEEN LONG EDISON LLC AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT, RECORDED IN BOOK 19655, PAGE 2178. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)
 26. TEMPORARY CONSTRUCTION EASEMENT DEED BY AND BETWEEN LONG EDISON, LLC AND MONARCH-CHESTERFIELD LEVEE DISTRICT, RECORDED IN BOOK 20637, PAGE 1568. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)

BOUNDARY ADJUSTMENT PLAT OF EDISON CROSSING LOT SPLIT

ST. LOUIS COUNTY, MISSOURI
ZONED: "PC" PLANNED COMMERCIAL ORDINANCE NO. 3018



OWNER'S SCRIPT

THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID TRACTS OF LAND TO BE ADJUSTED IN THE MANNER SHOWN AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS BOUNDARY ADJUSTMENT PLAT OF EDISON CROSSING LOT SPLIT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____ 2018.

(OWNER'S NAME/TITLE PRINT) _____ (OWNER'S SIGNATURE) _____

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } S.S.

ON THIS _____ DAY OF _____, 2018, BEFORE ME PERSONALLY APPEARED _____, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF _____, L.L.C., AND THAT HE/SHE EXECUTED THE FOREGOING AGREEMENT PURSUANT TO THE AUTHORITY GIVEN TO HIM/HER BY THE OPERATING AGREEMENT OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY AS HIS/HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

LIEN HOLDER SCRIPT

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES THIS BOUNDARY ADJUSTMENT PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____ 2018.

(NAME/TITLE PRINT) _____ (NAME SIGNATURE) _____

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } S.S.

ON THIS _____ DAY OF _____, 2018, BEFORE ME PERSONALLY APPEARED _____, TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT HE/HIS/HERSELF HAS/HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

CITY SCRIPT

THIS IS TO CERTIFY THAT THE "BOUNDARY ADJUSTMENT PLAT OF EDISON CROSSING LOT SPLIT" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____ 2018, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BOB NATION, MAYOR
VICKIE HASS, CITY CLERK

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE REQUEST OF BUTTRY & BROWN DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, WE HAVE DURING THE MONTH OF APRIL 2018, PERFORMED A BOUNDARY SURVEY OF LOT 1 AND LOT 2 OF EDISON CROSSING LOT SPLIT, A SUBDIVISION RECORDED IN PLAT BOOK 358 PAGE 138 AND 139 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND SUBSEQUENTLY CAUSED THE SAME TO BE ADJUSTED IN THE MANNER SHOWN HEREON AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING.

THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.070), AND THE LOCATION OF IMPROVEMENTS AND EASEMENTS (20 CSR 2030-16.110), EFFECTIVE 12/30/94, AND LAST REVISED MAY 2017. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF November _____ 2018.

MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-20

MARTY L. MARLER
MISSOURI R.L.S. 2501

STATE PLANE COORDINATES

The state plane coordinates were established using a Trimble R-6 RTK Receiver, NAD 1983, Missouri East Zone and the Missouri Department of Transportation (MDOT) Network using a combined factor of 0.9999766.

Distances as shown are ground distances.

THIS PLAT CONTAINS 487,178 SQ. FT. OR 11.18± ACRES

DATE:	09/14/2018	REVISION DATES
SCALE:	1" = 40'	
DRAWN BY:	D.R.G.	
CHECKED BY:	M.L.M.	
DWG. No.:	1808-118	
DEPUTY:	J.R.	

RECEIVED
NOV 02 2018

City of Chesterfield
Department of Planning & Development

PROJECT NAME: EDISON LOT SPLIT - BOUNDARY ADJUSTMENT
ADDRESS: 17690, 17634 EDISON AVENUE
ST. LOUIS COUNTY, MISSOURI 63005

1808-118

MARLER SURVEYING COMPANY INC.
11402 GRAVVIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3228** – An ordinance amending Article 3 of the Unified Development Code to revise the “AG” Agricultural District regulations and the Use Table for Nonresidential Districts. **(First Reading) Planning Commission recommends approval.**

BILL NO. 3228 _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 03-07 USE TABLE FOR NONRESIDENTIAL DISTRICTS OF THE UNIFIED DEVELOPMENT CODE {P.Z. 07-2018 CITY OF CHESTERFIELD (UNIFIED DEVELOPMENT CODE ARTICLE 3)}.

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 Use Table for Nonresidential Districts for the “AG” Agricultural District; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 8, 2018; and,

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

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

WHEREAS, the City Council, having considered said amendments, voted to approve the updates to Article 3 of the Unified Development Code pertaining to the Use Table for Nonresidential Districts for the “AG” Agricultural District.

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 3 of the Unified Development Code pertaining to the Use Table for Nonresidential Districts for the “AG” Agricultural District 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 a 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 _____, 2019.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 01/23/2019

CITY OF CHESTERFIELD ATTACHMENT "A"

Sec. 03-01. 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
	AG
AGRICULTURE	
Agriculture and agricultural buildings	P
Livestock raising and keeping of animals	P
CIVIC	
Administrative offices for educational or religious institutions	C
Church and other places of worship	C
Community center	
Correctional institution	
Highway department garage	
Historic sites, including buildings	P
Library	
Natural or primitive areas and forests encompassed by the provisions of the Missouri State Forestry Law	P
Parks	P
Postal stations	
Public building facilities owned or leased by the City of Chesterfield	
Public safety facility	P
Railroad switching yard and tracks and associated structures	
Retreat center	C
Sales yard operated by a church, school, or other not-for-profit organization	
Wildlife habitats, forests, conservation projects and fish hatcheries	P
RESIDENTIAL	
Dwelling, employee	
Dwelling, single-family detached	
Dwellings, multi-family	
Home Occupation	P
Group residential facility	

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

USE GROUP		ZONING DISTRICTS
		AG
COMMERCIAL/SALES		
Automobile dealership		
Automotive detailing shop		
Automotive retail supply		
Bakery		
Bar		
Bowling center		
Brewery		
Brewpub		
Coffee shop		
Coffee shop, drive-thru		
Farming, livestock and stables. Farming includes cultivation and sale of crops, plants and domestic animals with no salesrooms	P	
Grocery-community		
Grocery-neighborhood		
Grocery-supercenter		
Newspaper stand		
Pawnshop		
Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility		
Restaurant-sit down		
Restaurant-fast food		
Restaurant-take out		
Retail sales establishment-community		
Retail sales establishment-neighborhood		
Retail sales establishment-regional		
Salesrooms for commercial gardens, plant nurseries, and greenhouses	C	
Tackle and bait shop		
SERVICE/INDUSTRIAL		
Animal grooming service		
Barber or beauty shop		
Batching plant		
Blacksmith shop		
Boat (and marine supply) storage, charter, repair, sale		
Broadcasting studio		
Car wash		
Car wash, industrial		
Car wash, self service		
Check cashing facility		

USE GROUP		ZONING DISTRICTS
		AG
Commercial service facility		
Day care center		
Drug store and pharmacy		
Drug store and pharmacy, with drive-thru		
Dry cleaning establishment		
Dry cleaning establishment, with drive-thru		
Dry cleaning plant		
Extraction & processing of raw materials from the earth and processing thereof		P
Filling station and convenience store with pump stations		
Film drop-off and pick up stations		
Film processing plant		
Financial Institution, no drive-thru		
Financial Institution, drive-thru		
Heliport-public or private		
Hospice		
Hospital		
Hotel and motel		
Hotel and motel-extended stay		
Incinerator		
Industrial sales, service, and storage		
Junk or salvage yard		
Kennel, boarding		p*
Kennel, private		p*
Laboratory-professional, scientific		
Laboratory		
Laundromat		
Lumberyard		
Mail order sales warehouse		
Manufacturing, fabrication, assembly, processing, or packing except explosives or flammable gases or liquids		
Meat packing facility		
Nursing home		
Oil change facility		
Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours		
Professional and technical service facility		

USE GROUP		ZONING DISTRICTS
		AG
Research laboratory & facility		
Self-storage facility		
Sheet metal shop		
Shooting range, indoor		
Shooting range, outdoor		
Steel mill, foundry, and smelter		
Substance abuse facilities-outpatient		
Substance abuse facilities-inpatient		
Sulphur, cement, or rubber reclamation plants		
Tattoo parlor/body piercing studio		
Theatre, indoor		
Theatre, outdoor		
Tow yard		
Transit storage yard		
Transit transfer station and terminals for trucks, buses, railroads, watercraft or other modes of public transportation		
Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage		
Vehicle repair and service facility		
Veterinary clinic		P
Warehouse, general		
Warehouse, wholesale or storage of live animals, explosives, or flammable gases and liquids		
Welding shop, sheet metal and blacksmith shop		
Yard for storage of contractors' equipment, materials and supplies		
EDUCATIONAL		
College/university		
Kindergarten or nursery school		
Specialized private school		
Vocational school		
Vocational school with outdoor training		
ADULT USES		
Adult bookstore		
Adult entertainment business or establishment		
Adult entertainment facility		
Adult motion picture theatre		
Bathhouse		
Massage parlor		
Modeling studio		
Specific sexual activities		
UTILITIES		

USE GROUP		ZONING DISTRICTS
		AG
Device for energy generation		P
Individual sewage treatment facilities		P
Public utility facilities		p*
Public facilities over 60 ft. in height		
Public utility transmission and distribution lines and pipelines, underground and aboveground, including booster stations		C
Radio, television, and communication transmitting, receiving, or relay towers and facilities		
Sanitary landfill		
Sewage treatment facilities, other than facilities permitted as an accessory use		C
Sewage system		
Solid waste, compost facility		
Solid waste, facility		
Solid waste, transfer facility		
Telecommunications structure		P
Telecommunications tower or facility		P