



**CITY OF CHESTERFIELD
PLANNING AND PUBLIC WORKS COMMITTEE MEETING**

**THURSDAY, JANUARY 10, 2019
5:45 P.M.**

CONFERENCE ROOM 101

I. APPROVAL OF MEETING SUMMARY

- A. [Approval of the November 8, 2018 Planning & Public Works Meeting Summary](#)

II. UNFINISHED BUSINESS

- A. [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). (Ward 2)

III. NEW BUSINESS

- A. [Board of Adjustment Nominee Interview](#)
- B. [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). (Ward 4)
- C. [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.
- D. [Vector Control Services Contract](#)

IV. OTHER

V. ADJOURNMENT

Note: The Planning and Public Works Committee 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.

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

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning & Development Services
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, November 8, 2018,



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, November 8, 2018 in Conference Room 101.

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

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the October 18, 2018 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of **October 18, 2018**. The motion was seconded by **Councilmember Hurt**.

Discussion after the Motion

Chair Ohley noted that on Page 7, second paragraph, "Commissioner" Mastorakos should be corrected to "Councilmember" Mastorakos.

The **October 18, 2018 Committee Meeting Summary**, as amended, was **passed** by a voice vote of 3-0.

II. UNFINISHED BUSINESS – None.

Councilmember Hurt made a motion to suspend the rules and move New Business Item G before Item A. The motion was seconded by **Chair Ohley** and **passed** by a voice vote of 3-0.

III. NEW BUSINESS

- G. P.Z.14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.) (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 16.0 acre area of land zoned "PC" Planned Commercial District located at the northwest side of the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. (17V410060, 17V410026 and 17V410037).

STAFF REPORT

Justin Wyse, Director of Planning & Development Services, stated the property owner is requesting an 18-month time extension to submit a Site Development Concept Plan or Site Development Plan. The property was zoned "PC" Planned Commercial District in June of 2017. To date, no plans for development have been submitted and the property owner is requesting an 18-month extension of time to submit plans in accordance with the planned district ordinance. Staff has reviewed the request and recommends approval.

DISCUSSION

In response to Councilmember Hurt's question, Mr. Wyse stated that this is the first extension request from the property owner.

Councilmember Hurt stated he does not necessarily want to grant the extension as he prefers the previous zoning of "M3" or a "PI" district which he feels are more appropriate for this area. He favors an industrial district that creates more jobs rather than a commercial district. Mr. Wyse stated that if Council prefers an industrial zoning, then Council would have to initiate a rezoning process.

There was some further discussion on rezoning the property. There was also discussion with regard to restricting the time extension to 12 months versus 18 months.

Councilmember Mastorakos made a motion to forward an 18-month time extension for P.Z.14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.) to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley and passed by a voice vote of 3-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z.14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.) (Time Extension Request).]

A. Chesterfield Hockey Association Agreement

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that Chesterfield Hockey Association is developing a multi-sport ice complex. The associated parking lot is eligible for reimbursement through the Chesterfield Valley Transportation Development District (TDD). As a condition of eligibility, Chesterfield Hockey Association is required to provide the City and the TDD an easement to allow use of the parking lot. The easement agreement stipulates that Chesterfield Hockey will be responsible for all parking lot maintenance.

Mike Murray, Armstrong Teasdale, further explained the request and pointed out the exact location of the easement. He stated there is really no downside to the City or the TDD in granting the easement as Chesterfield Hockey Association will be responsible for the maintenance of the parking lot.

DISCUSSION

In response to questions from the Committee, Mr. Murray confirmed that this easement expires when the bonds are paid off. He also stated that if for some reason Chesterfield Hockey Association were to dissolve, maintenance responsibilities for the area would transfer to the next property owner, or a bank in the case of foreclosure.

Councilmember Hurt made a motion to forward to City Council an ordinance authorizing the City of Chesterfield to enter into and execute an easement and maintenance agreement with Chesterfield Hockey Association with a recommendation to approve. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 3-0.**

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the November 19, 2018 City Council Meeting. See Bill #

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

B. Special Activity Permits

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, explained the proposed Special Activity Permit Policy, and cited examples of Special Activities such as parades, bike rides, block parties, carnivals and promotional events. Before such an event can take place, a Special Activity Permit (SAP) must be issued. Applications are reviewed by each department, coordinated by the Planning & Development Services Department. Mr. Eckrich stated that the requirement for an SAP is not currently contained within the City Code or addressed by City Policy. Therefore, Staff recommends that Public Works Policy No. 39 be established to regulate the issuance of SAPs.

Councilmember Hurt made a motion to forward Public Works Policy No. 39, Special Activity Permits to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos.

Discussion after the Motion

In response to Councilmember Mastorakos' question relating to insurance, Mr. Eckrich stated that insurance is not required if the event takes place within a single subdivision. However, if an event encompasses multiple streets and/or subdivisions, such as a large bike ride or run, insurance would then be required.

The above motion passed by a voice vote of 3-0.

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

C. Stop Signs – Lydia Hill and Veterans Place

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated there is currently a stop sign on Veterans Place with through traffic on Lydia Hill. The Riparian Trail's permanent connection will be located at that intersection. Many residents will use the Central Park parking lot in order to access the Riparian Trail. Additionally with the completion of the Watermark Development, there will be four-way traffic at that intersection. In accordance with City Policy, stop signs are not constructed on through streets such as Lydia Hill Drive, unless the intersection meets the warrants established in the Manual of Uniform Traffic Control Devices (MUTCD). Staff believes this intersection meets the warrants for an all-way stop condition, and recommends approval of an All Way Stop condition.

Councilmember Mastorakos made a motion to forward an ordinance amending schedule VI of the Model Traffic Ordinance of the City by adding an all-way stop condition at the intersection of Lydia Hill Drive and Veterans Place Drive to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 3-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the November 19, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Stop Signs-Lydia Hill and Veterans Place.]

D. 2019 Emerald Ash Borer Funding Authorization

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that we will soon be entering year 4 of the 7-year plan to remove all Ash trees within the City right of way. Staff initially expected an annual cost of \$583,000 per year. That cost is being reduced this year because there have been fewer replacement trees requested than was anticipated. With the cumulative savings from the previous year's reforestation efforts, Staff believes that additional funding for restoration is not necessary in 2019. Therefore, Staff is requesting an allocation of \$419,000 for 2019.

Councilmember Hurt made a motion to forward to City Council a recommendation to approve a \$419,000 allocation from the General Fund - Fund Reserves for costs associated with the 2019 Emerald Ash Borer Preparedness Plan. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on 2019 Emerald Ash Borer Funding Authorization.]

E. 2019 Snow Removal Recoupment for Private Streets Funding Authorization

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that in accordance with Public Works Policy 21, annual funding is being requested for snow removal costs on private streets. This requires a recommendation from this Committee and ultimately an allocation from City Council.

There are 51 subdivisions eligible to participate in the program with a maximum financial obligation of \$163,021. Therefore, Staff recommends a transfer from the General Fund - Fund Reserves account in the amount of \$163,021.

Councilmember Hurt made a motion to forward to City Council a recommendation of a 2019 transfer of \$163,021 from the General Fund - Fund Reserves, over the 40% policy, to fund the Snow Removal Recoupment Program for private streets. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 3-0.**

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Snow Removal Recoupment Program for Private Streets 2019 Funding Authorization.]

F. 2018/2019 Snow Removal – Priority Road List

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that Public Works Policy 33, Snow Removal for Private Driveways within Public Right-of-Way, will again be followed during the 2018/2019 winter season. This Policy establishes the procedure Staff uses to remove snow and ice from the driveway aprons of qualifying residents. This Policy has been adopted on a trial basis and will remain in effect until eliminated or permanently adopted by City Council.

Staff has also reviewed the Priority Road List and made a few updates. This list differs from the primary and secondary streets that are delineated in the City's Snow Maps. When warranted, these Priority Roads (including bridges) will be pre-treated prior to snow/ice storms. This list will be used by Public Works Staff throughout the winter season and updated as necessary.

Councilmember Hurt made a motion to implement Staff's Priority Road List during subsequent snow/ice events. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-0.**

IV. OTHER – None.

V. ADJOURNMENT

The meeting adjourned at 5:59 p.m.

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Mike Knight, Planner *JK*

Date: January 10, 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, 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 have 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 has since fulfilled the recommendation from the ARB and addressed all comments from Staff.

Below is a table outlining significant changes to the submittal since it was last viewed by the Planning and Public Works Committee in October.

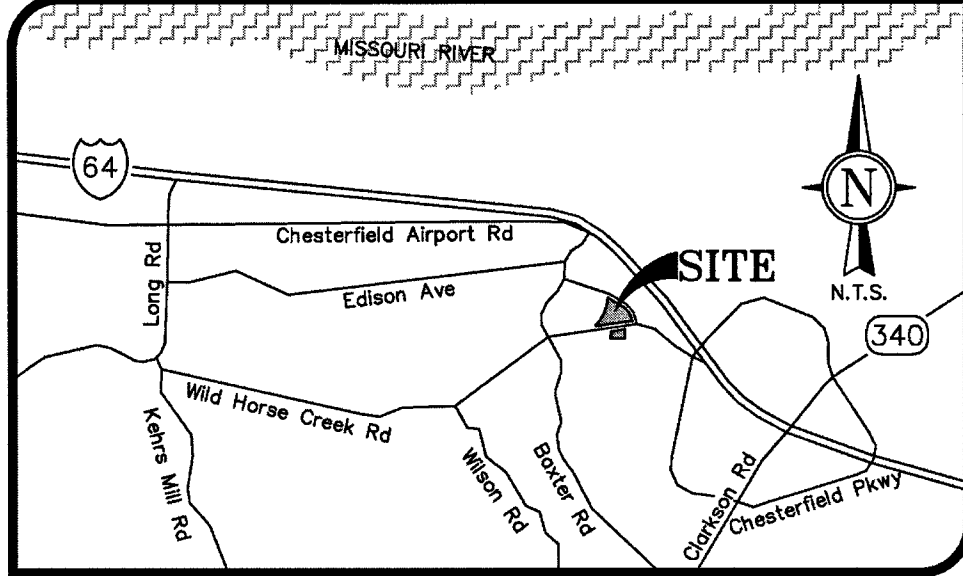
Significant Updates to the Site Plan	
Entrance	The entrance now aligns with Burkhardt Place curb cut
Buildings	Two (4-story) buildings vs three (3-story) buildings
Parking	Increase in parking from 296 to 342 spaces
Tree Preservation	Preservation lowered to 27% Mitigation plantings have been added
Trail Alignment	The current alignment is reflected along the western property line
Pet Park	Addition of 1,750 square foot pet park
Pocket Park	Addition of 850 square foot pocket park
Water Feature	Water feature has been added to the south of the pocket park along WHCR

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



LEGEND

EXISTING PROPOSED

- UTILITY POLE
- GUY WIRE
- LIGHT STANDARD
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- OVERHEAD ELECTRIC LINE
- UG ELECTRIC LINE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- UG TELEPHONE LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER MANHOLE
- WATER LINE
- GAS METER
- GAS VALVE
- GAS DRIP
- GAS LINE
- STREET SIGN
- BOLLARD OR POST
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- STORM DRAIN GRATE INLET
- STORM DRAIN AREA INLET
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- FENCE: CHAIN LINK OR WIRE
- FENCE: WOOD CONSTRUCTION
- GUARDRAIL
- MINOR CONTOUR INTERVAL
- MAJOR CONTOUR INTERVAL
- SPOT ELEVATION
- BUSH OR SHRUB
- TREE W/APPROXIMATE DIAMETER SIZE
- FOUND SURVEY MONUMENT AS NOTED
- SET SURVEY MONUMENT AS NOTED
- CLEAN-OUT/DOWN-SPOUT
- SWALE
- UTILITY EASEMENT

GEOTECHNICAL ENGINEER'S STATEMENT

SCI Engineering, Inc. and the undersigned engineer have not prepared any part of the plans shown on this or the attached sheets. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the aspects of the civil plans relating to soils engineering and it is an opinion that the grading shown on the plan is in accordance with the geotechnical report for this project dated June 2018.

Roads and building foundations may be supported on approved natural soil, approved engineered fill, or bedrock, as recommended in the geotechnical report. The above opinion is based on data from the geotechnical report which is based on (widespread) soil explorations and assumes that the construction and engineering observations will be completed as recommended in the geotechnical report. Conditions may vary from those encountered in the exploration, or can change due to construction activities or weather conditions. Therefore, the undersigned must be involved during the construction phase of this project to determine if the subsurface conditions are as anticipated from the boring data and the recommendations relative to construction are implemented. It is the contractor's responsibility to notify the appropriate party so that the observations can be made at the proper time. Construction methods and implementation of the grading plans shall be left to the contractor with verification by the geotechnical engineer required in writing.

SCI Engineering, Inc. and the undersigned have no responsibility for services provided by others. These services by others include but are not limited to: establishment of grades; sewer plans or sewer construction; design or construction of retaining walls; drainage, boundary, and topographic surveys; structural, electrical, water, or gas components; any other engineering documents or instruments relating to or intended to be used for any part or parts of this project. In concept, the retaining walls indicated appear feasible; however, global stability must be analyzed once the walls are designed.

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

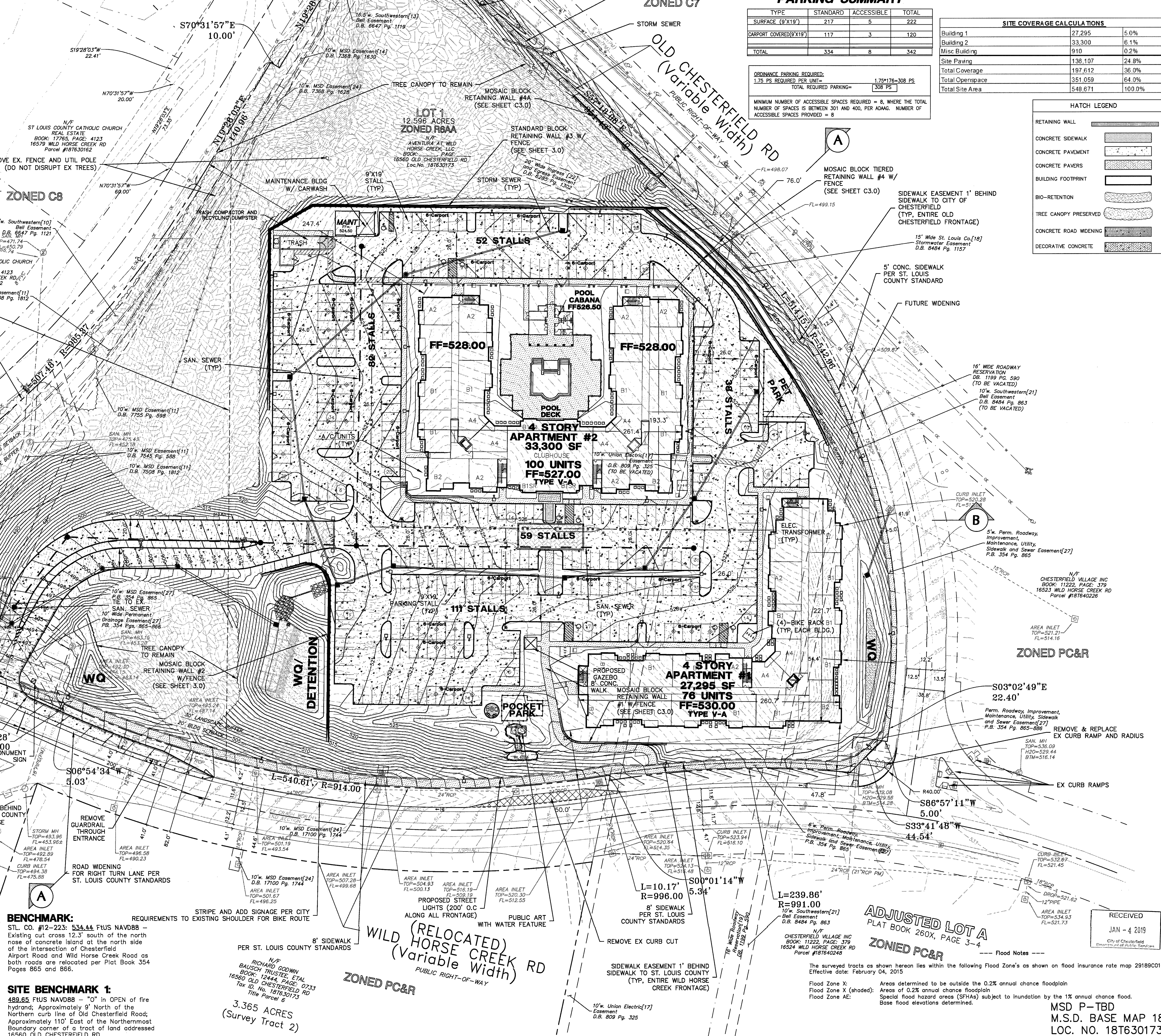
GRAPHIC SCALE
1 inch = 40 feet

EXISTING

- UTILITY POLE
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AVENTURA AT WILD HORSE CREEK

SITE PLAN

PART OF AVENTURA AT WILD HORSE CREEK, A CONSOLIDATION PLAT IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SETBACK REQUIREMENTS

OLD CHESTERFIELD ROAD 20'
WILDHORSE CREEK ROAD 20'
WESTERN BOUNDARY OF LOT 15
30' LANDSCAPE BUFFER ALONG ALL BOUNDARY LINES

PARKING SUMMARY

TYPE	STANDARD	ACCESSIBLE	TOTAL
SURFACE (9'X19')	217	5	222
CANPOUT COVERED(9'X19')	117	3	120
TOTAL	334	8	342

ORDINANCE PARKING REQUIRED:
1.75 PS REQUIRED PER UNIT = 1,75(176)=308 PS
TOTAL REQUIRED PARKING = 308 PS

MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 8, WHERE THE TOTAL NUMBER OF SPACES IS BETWEEN 301 AND 400, PER ADAAG. NUMBER OF ACCESSIBLE SPACES PROVIDED = 8

SITE COVERAGE CALCULATIONS

Building 1	27,295	5.0%
Building 2	33,300	6.1%
Misc Building	910	0.2%
Site Paving	138,107	24.8%
Total Coverage	197,612	36.0%
Total Open Space	351,059	64.0%
Total Site Area	548,671	100.0%

HATCH LEGEND

- RETAINING WALL
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- CONCRETE PAVERS
- BUILDING FOOTPRINT
- BIO-RETENTION
- TREE CANOPY PRESERVED
- CONCRETE ROAD WIDENING
- DECORATIVE CONCRETE

CRIMES CONSULTING, INC.

LEONARD J. CRIMES
PROFESSIONAL ENGINEER
E-25298

12200 OLD TESSON ROAD
SUITE 3000
ST. LOUIS, MO 63128
PH: (314) 848-6100
FAX: (314) 848-6100
www.crimescs.com

REV.	DATE	REMARKS
1	7/18/18	PER CITY COMMENTS
2	10/2/18	PER COUNTY COMMENTS
3	10/23/18	REVISED LAYOUT
4	12/20/18	CITY COMMENTS

A SITE PLAN FOR

AVENTURA AT WILD HORSE CREEK

CHESTERFIELD MO 63005

SITE PLAN

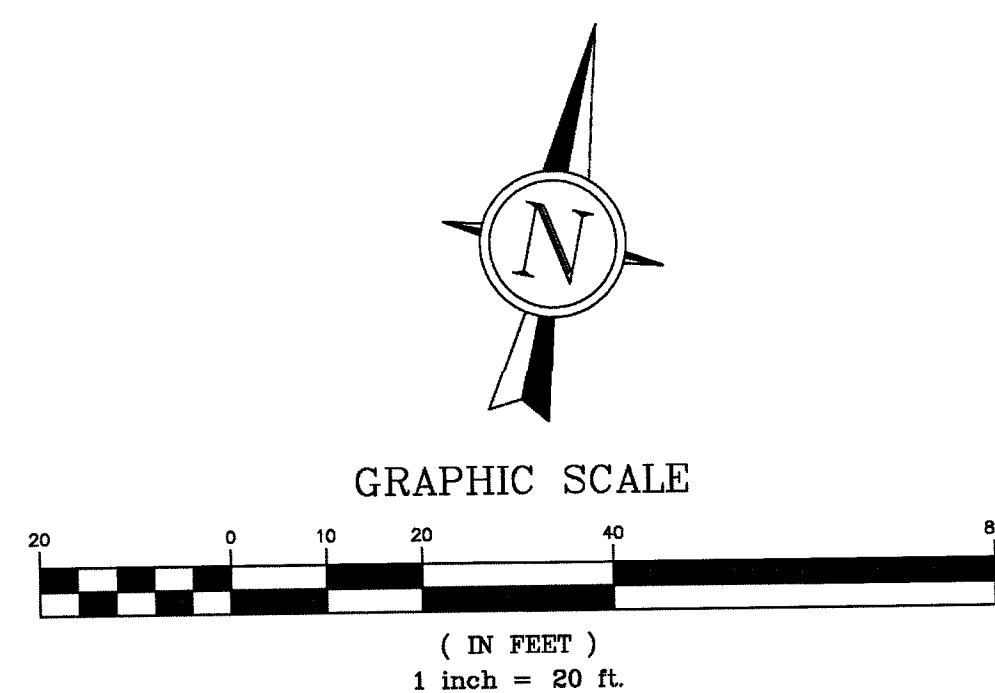
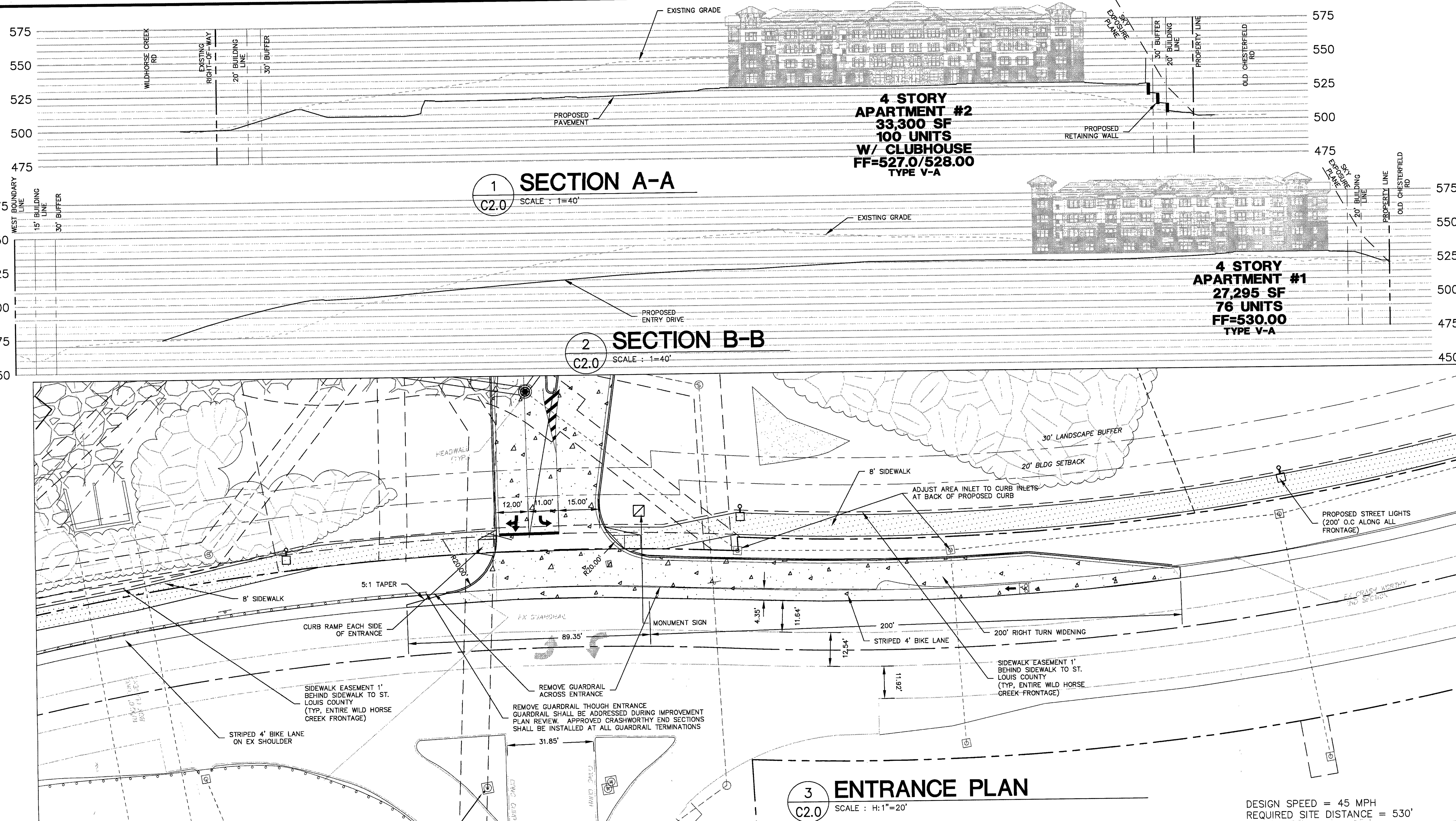
ADJUSTED LOT A
PLAT BOOK 260X, PAGE 3-4
ZONED PC&R

RECEIVED
JAN - 4 2019
City of Chesterfield

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

GENERAL NOTES:

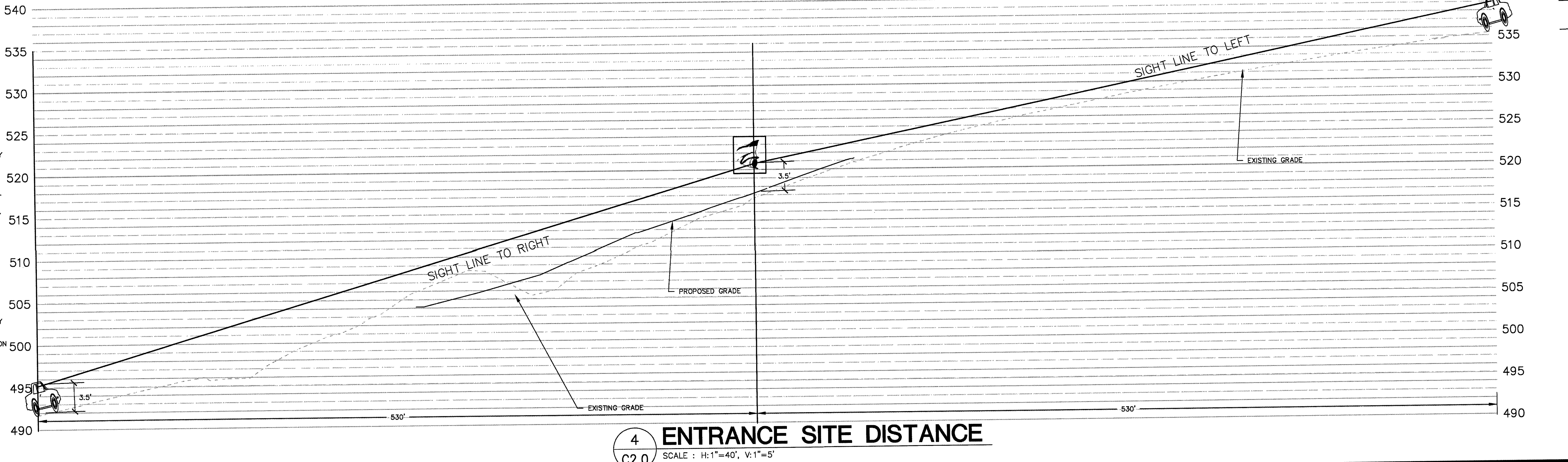
- THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL BE IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.
- ALL ELEVATIONS ARE BASED ON U.S.C.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 ROOF 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 SCHEDULED 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 REQUIRED 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



GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12300 OLD TESSON ROAD
SUITE 100
FRONTENAC, MO 63131
PH: (314) 363-9693
WWW.GRIMESCONSULTING.COM

REV.	NO.	REMARKS	DATE
1	A	PER CITY COMMENTS	7/16/18
2	A	PER COUNTY COMMENTS	10/2/18
3	A	REVISED LAYOUT	10/23/18
4	A	CITY COMMENTS	12/20/18

A SITE PLAN FOR

AVENTURA AT WILD HORSE CREEK

CHESTERFIELD MO 63005

SITE PLAN

C2.0

JOB NUMBER: 3044

DRAWN BY: JLW

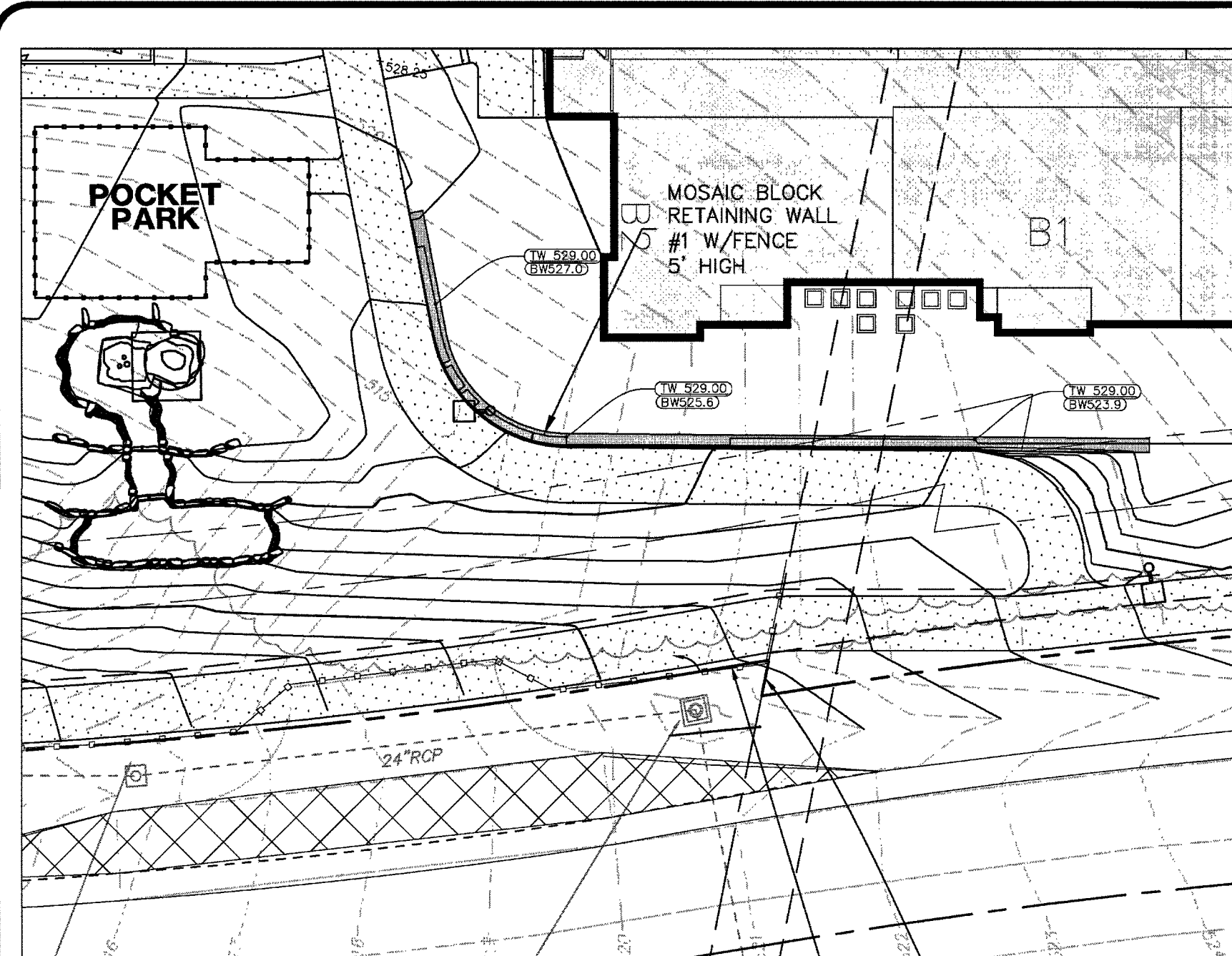
DATE: 10/10/18

CHECKED BY: LJM

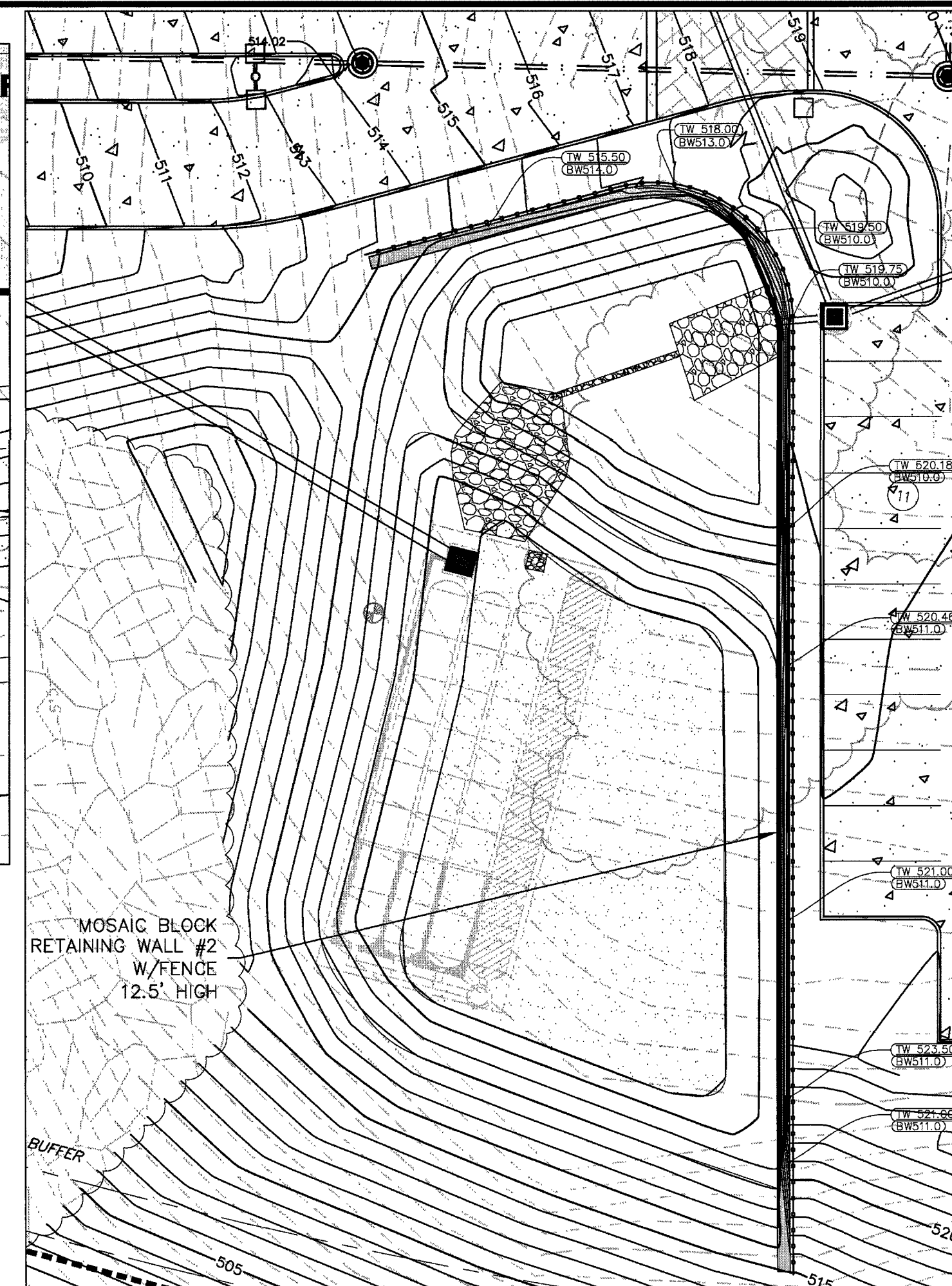
DATE: 10/10/18

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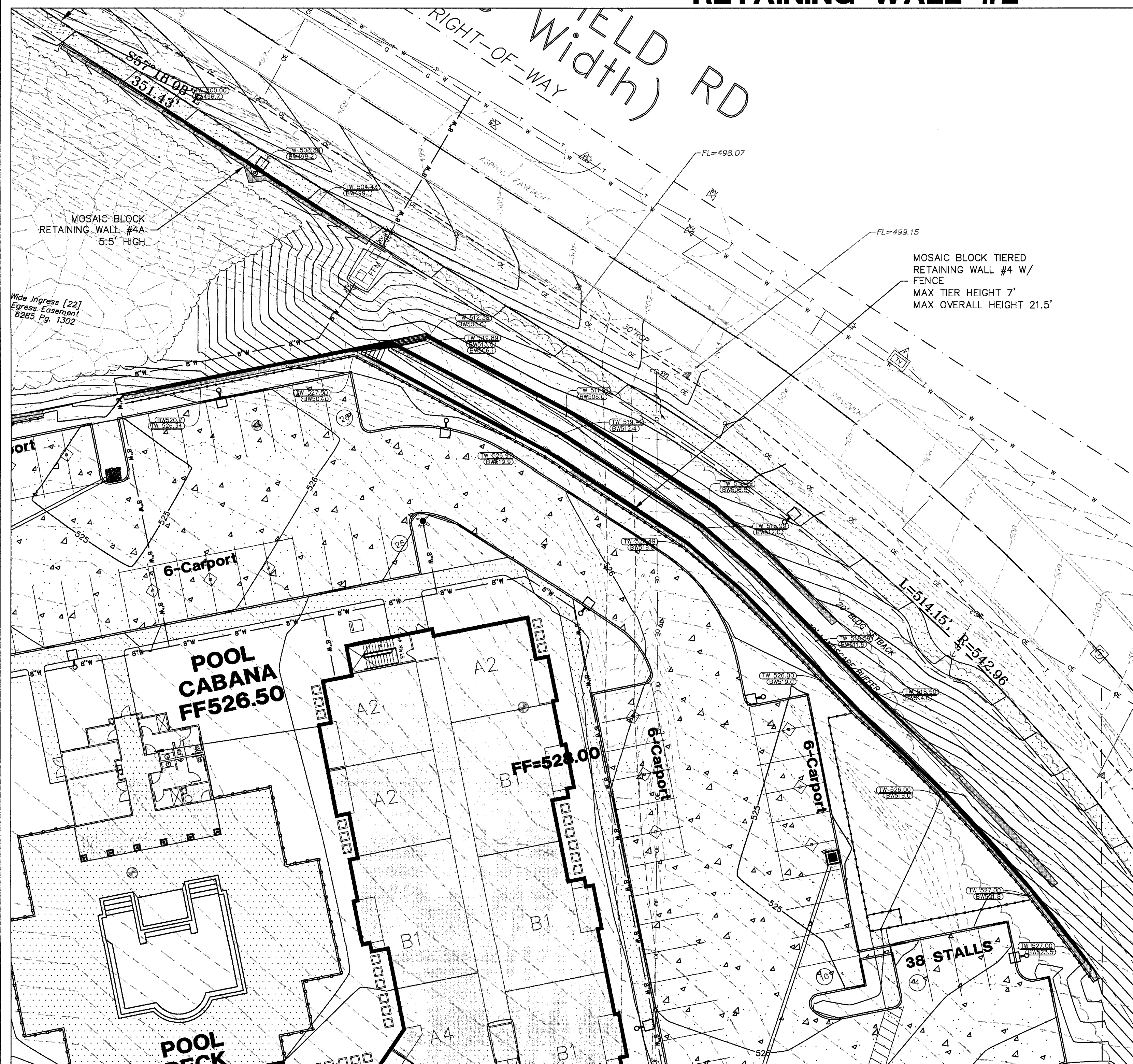
MSD P-TBD
M.S.D. BASE MAP 18T
LOC. NO. 18T630173
ZIP CODE 63005



RETAINING WALL #1



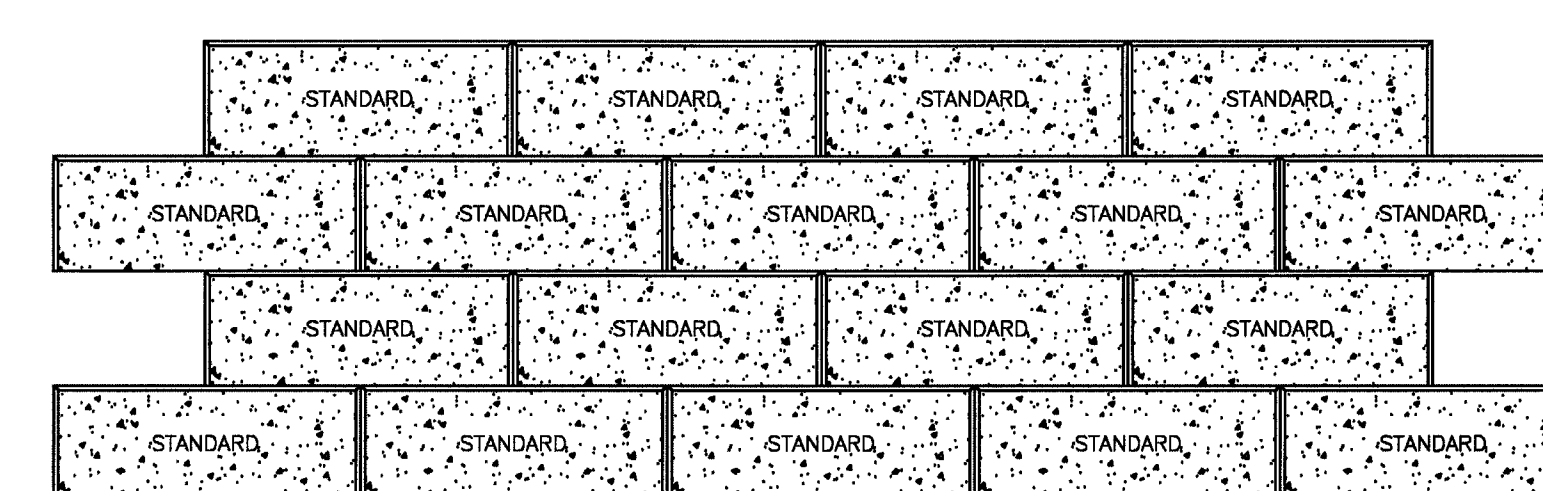
RETAINING WALL #2



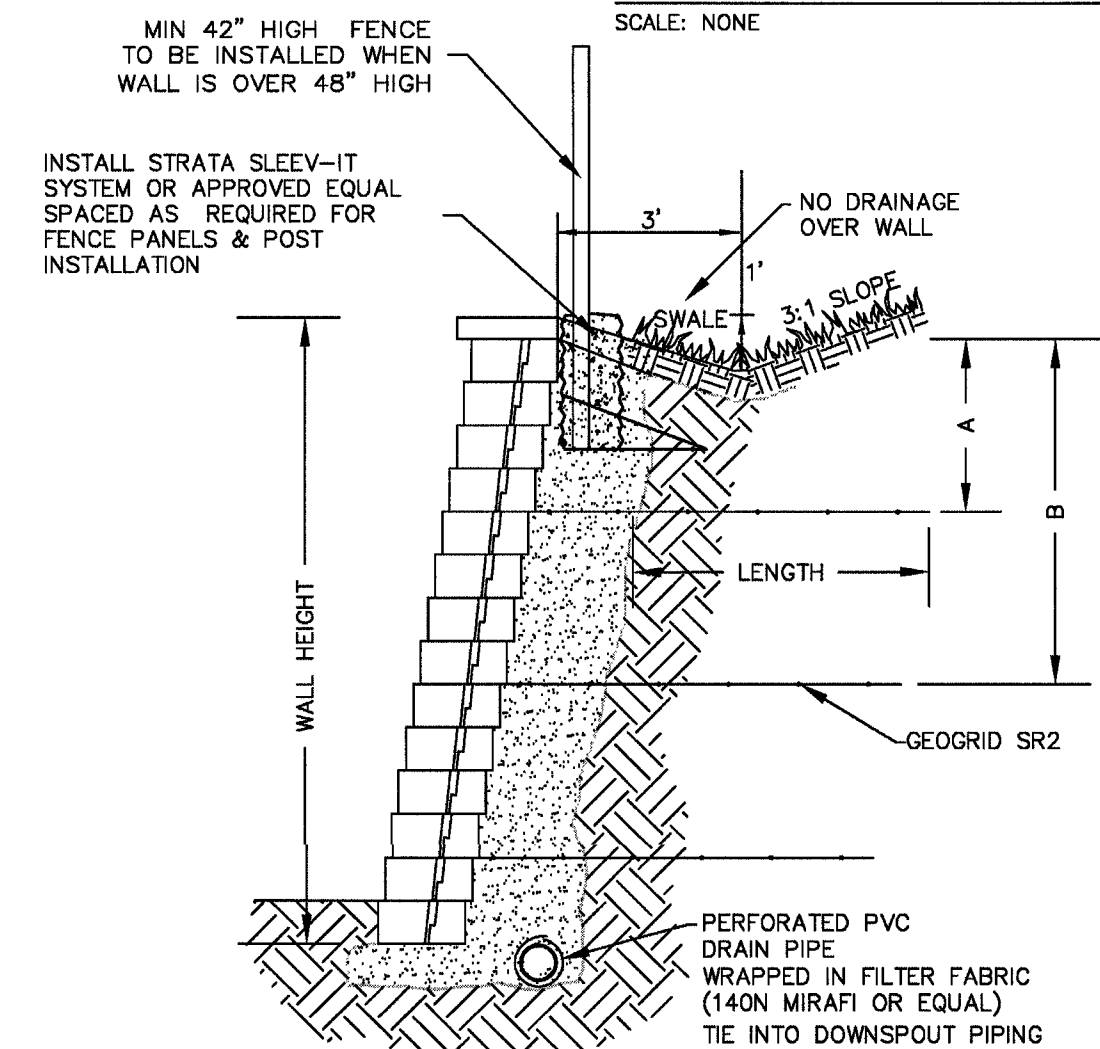
RETAINING WALL #4



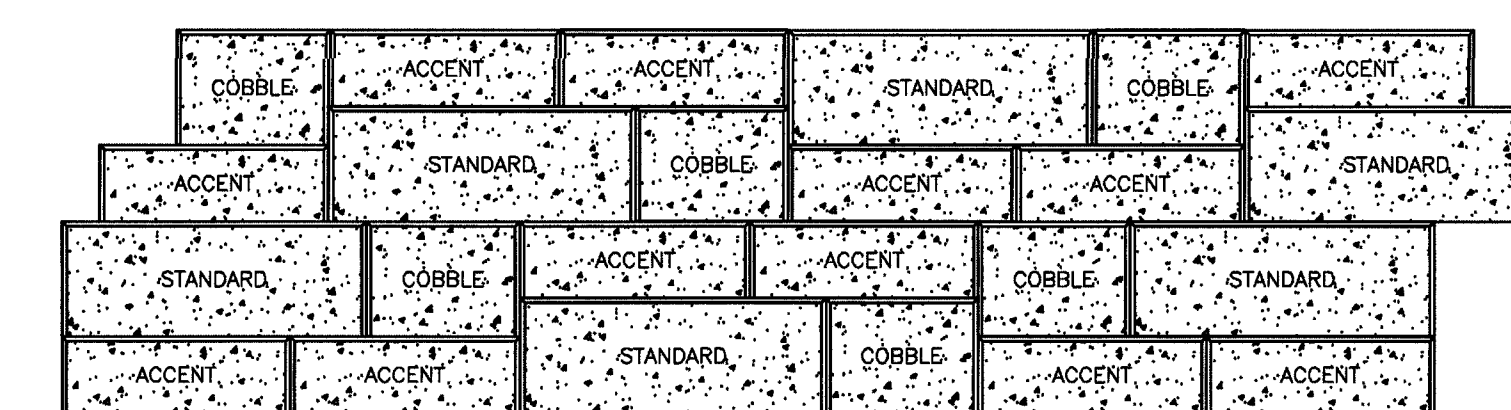
RETAINING WALL #3



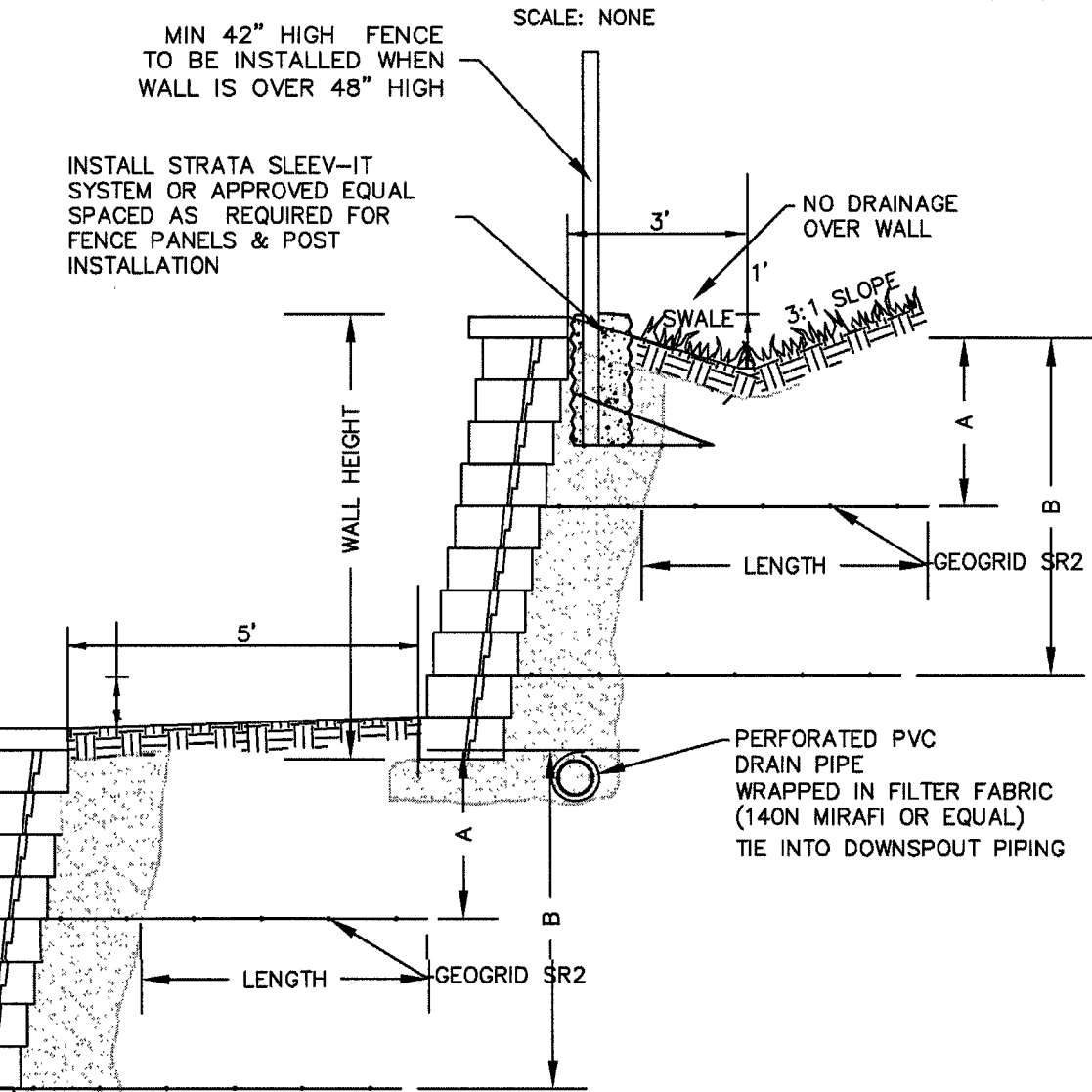
VERSA-LOK STANDARD PANELS



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

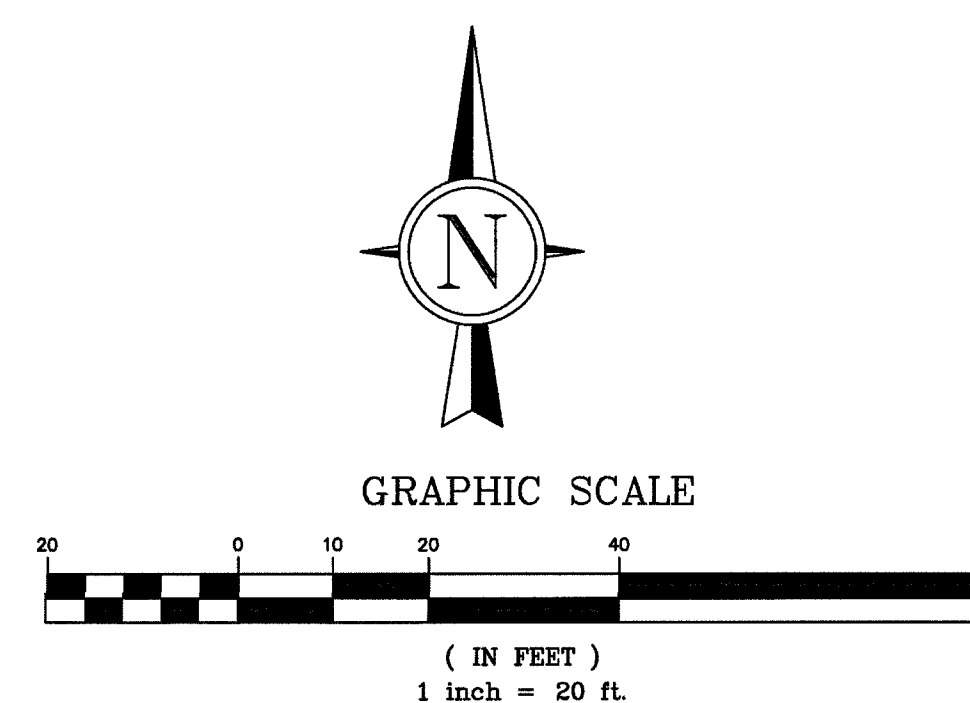


VERSA-LOK MOSAIC PANELS



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

5 MODULAR BLOCK RETAINING WALL
(SEE RETAINING WALL PLANS BY OTHERS)



GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28268

1500 OLD TESSON ROAD
SUITE 300
ST. LOUIS, MO 63128
TEL: (314) 846-5000
FAX: (314) 846-5001
www.grimesconsulting.com

REV. NO.	REMARKS	DATE
1	PER CITY COMMENTS	7/18/18
2	PER COUNTY COMMENTS	10/2/18
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

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

JOB NUMBER: 3044

DRAWN BY: JLW

DATE: 10/10/18

CHECKED BY: LJM

DATE: 10/10/18

SHEET:

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

J:\3044\3044\Drawings\Engineering\Construction Plans\3044 Site.dwg 12/27/2018 12:12 AM James W. Meers

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

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 6548 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 11222 PAGE 379, PART OF A TRACT OF LAND CONVEYED TO RICHARD BAUSCH GOODMAN, 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 1/4 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 261.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID U.S. SURVEY 2031; THENCE ALONG SAID SOUTH LINE OF SAID U.S. SURVEY 2031, NORTH 89 DEGREES 53 MINUTES 06 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 0.80 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 A 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 99.00 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 814.00 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 0.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 918.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTES 04 SECONDS, WITH A CHORD THAT BEARS NORTH 77 DEGREES 00 MINUTES 37 SECONDS WEST A DISTANCE OF 0.28 FEET TO A POINT OF REVERSE CURVATURE, FROM SAID POINT OF REVERSE CURVATURE A FOUND "X" IN CONCRETE BEARS NORTH 69 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 34 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 01 DEGREES 21 MINUTES 21 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 1/4 INCH IRON PIPE BY LS-10-8 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 48 MINUTES 46 SECONDS, WITH A CHORD THAT BEARS NORTH 52 DEGREES 36 MINUTES 34 SECONDS EAST A DISTANCE OF 64.69 FEET TO A SET 5/8 INCH IRON ROD; SOUTH 38 DEGREES 16 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 30 MINUTES 29 SECONDS, WITH A CHORD THAT BEARS NORTH 34 DEGREES 13 MINUTES 17 SECONDS EAST A DISTANCE OF 501.69 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 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 1/4 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 64 DEGREES 06 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 1/4 INCH IRON PIPE BY LS-1685 BEARS SOUTH 44 DEGREES 49 MINUTES 2 SECONDS WEST A DISTANCE OF 0.07 FEET, SOUTH 57 DEGREES 18 MINUTES 08 SECONDS EAST A DISTANCE OF 351.43 FEET TO A FOUND 1/4 INCH IRON PIPE MARKING A POINT OF CURVATURE; 514.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 942.96 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 495.15 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, 139.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 991.00 FEET, THROUGH A CENTRAL ANGLE OF 13 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.P, R-64A 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

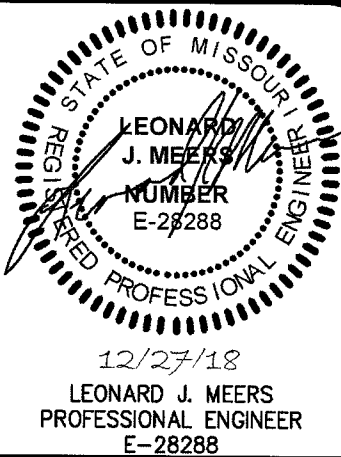
STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

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

VICKIE HASS, CITY CLERK
CITY OF CHESTERFIELD, MISSOURI



GRIMES CONSULTING, INC.
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ST. LOUIS, MO 63128
TEL (314) 849-5000
FAX (314) 849-5010
www.grimconsulting.com

REV. NO.	REMARKS	DATE
1	PER CITY COMMENTS	7/19/18
2	PER CITY COMMENTS	10/27/18
3	REVISED LAYOUT	10/23/18
4	CITY COMMENTS	12/20/18

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

SHEET TITLE
SITE PLAN

JOB NUMBER: 3044

DRAWN BY: JLW

DATE: 10/10/18

CHECKED BY: LJM

DATE: 10/10/18

SHEET:

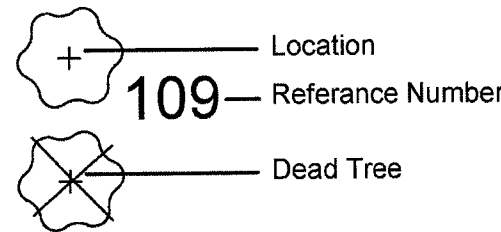
C4.0

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

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	25	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 chinkapin	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	24	41-50	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 gazebo 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 is sparse due to dense canopy with very little honeysuckle intrusion. Average overstory diameter is 16" 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.

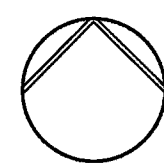
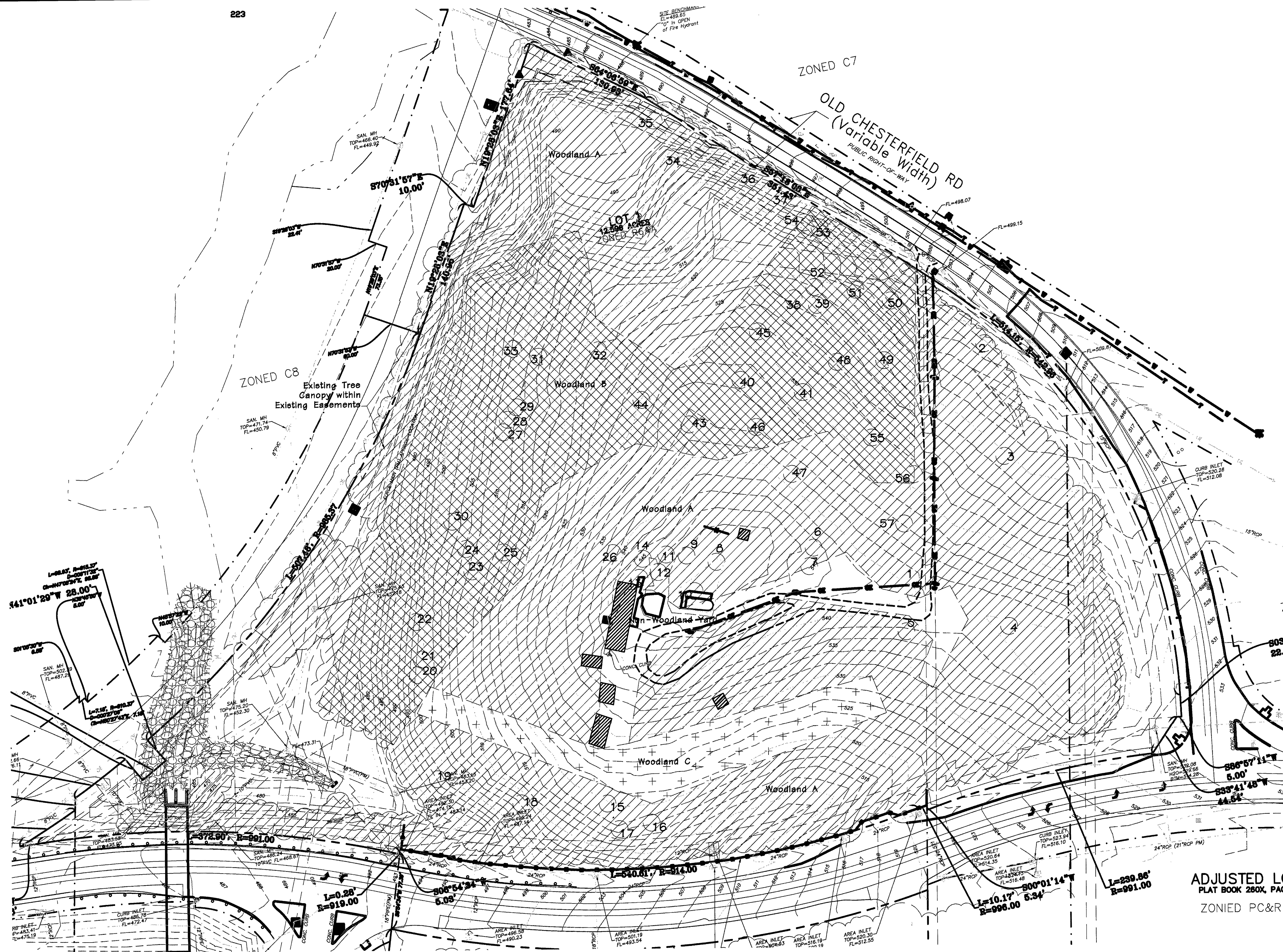
Non-Woodland Yard Area: An abandoned yard area with no salvageable trees. The area is thick with small diameter volunteer sprouts and is comprised of impervious surfaces such as the house, outbuildings, roadway, and pool.

WOODLAND A = 7.2 Ac (315,560.3 sq. ft.)
WOODLAND B = 2.9 Ac (125,016.7 sq. ft.)
WOODLAND C = 0.6 Ac (21,438.0 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'



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

Skip Kincaid
Base Map Provided by: Grimes Consulting

Douglas A. DeLong, Landscape Architect LA-81

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
and
Associates, LLC
7620 West Bruno Ave
St. Louis, MO 63117
(314) 346-4856
delong.la@gmail.com
Missouri State Certificate of Authority: #013500145

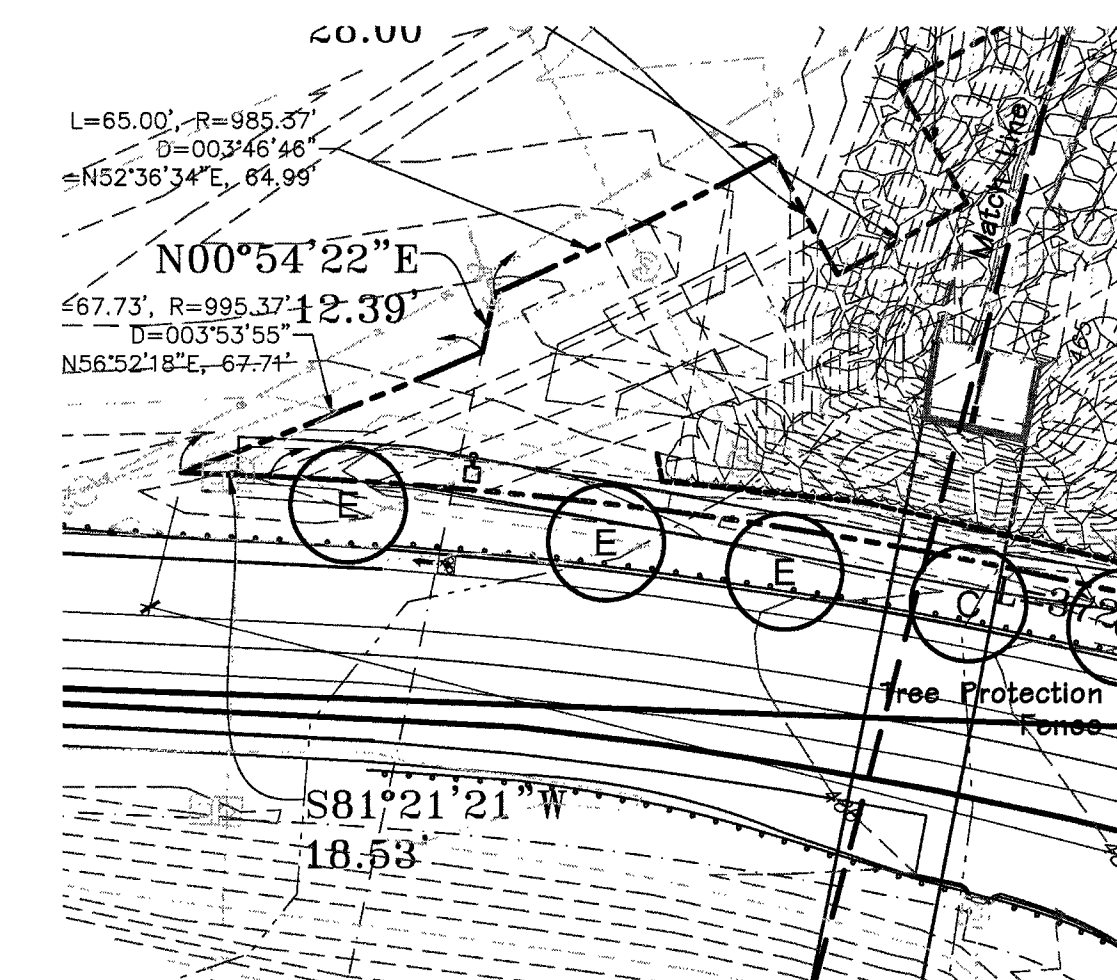
Sheet Title: Amended Tree Stand Delineation

Sheet No: TSD-1

Date: 9/13/2017
Job #: 127.006

GENERAL NOTES:

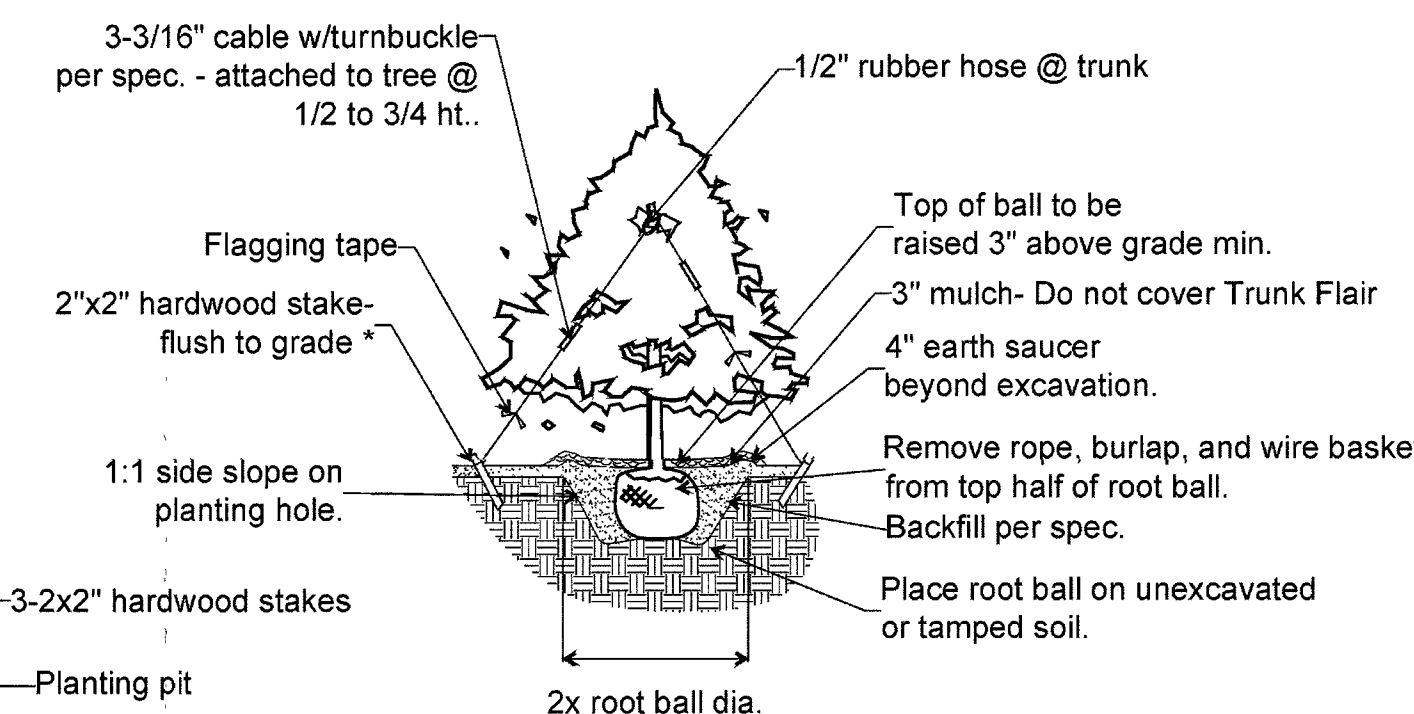
- 1) Openpace ratio is 64.0% Total Site 546,671 SF/Open Space 351,059 SF
- 2) Street trees-Old Chesterfield Road 1,060.5 lf - 366.4 lf met by existing trees = 672.1 lf/50 13.5 or 14 street trees
- 3) Street Trees-Wildhorse Creek Road - 1,171.9 lf/50 = 23.4 or 24 street trees
- 4) All street trees will 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 added balance of site will be seeded.
- 9) An in-ground irrigation system will be provided.



Street Tree
SCALE 1"=40'-0"

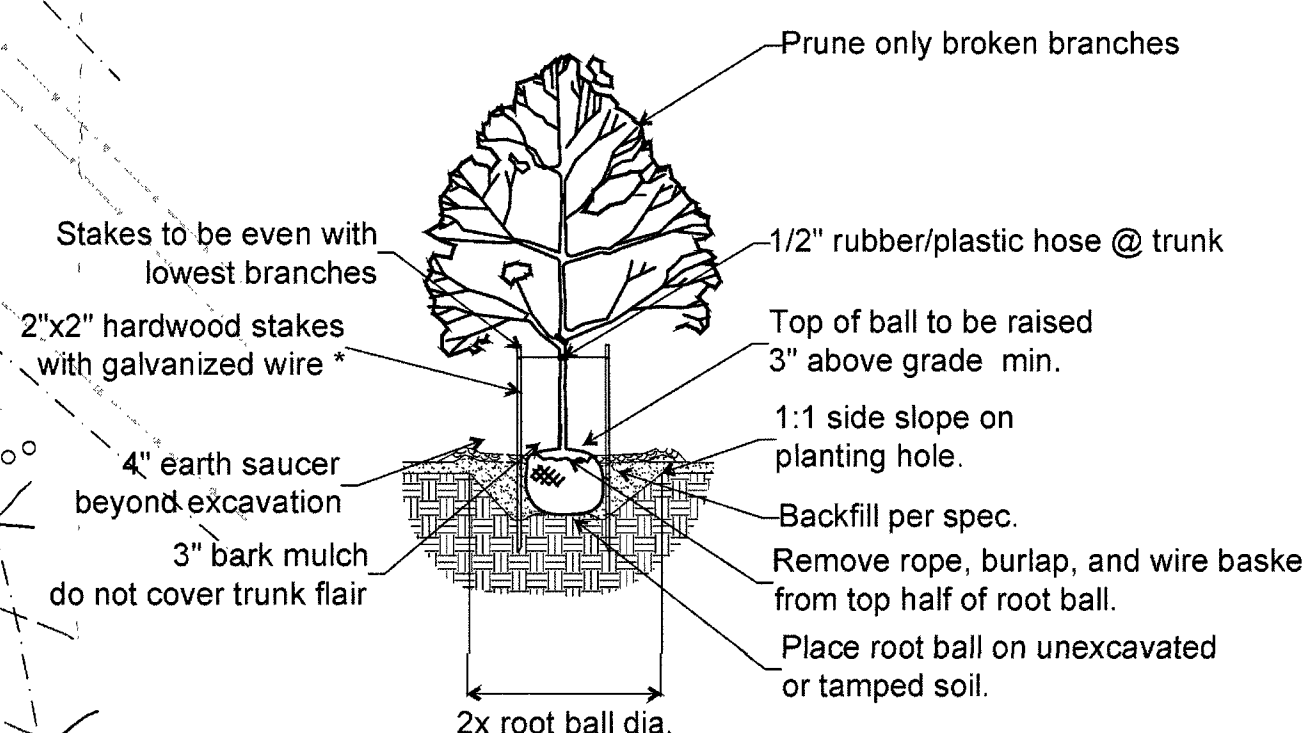
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	CATEGORY	PERCENTAGE
A	33	Picea pungens	Colorado Spruce	6-10'	30-40'	Medium Growing	Evergreen	13.9%
B	24	Pinus strobus	White Pine	6-10'	45'+	Fast Growing	Evergreen	10.1%
C	39	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2 1/2"	45'+	Fast 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'	Crimeon 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'		Maintain 7' Ht	Evergreen	3.3%
a	28	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	4-6'		4' O.C.		
b	176	Ilex X 'Meerog' 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	16-24"		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	56	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		18' 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		18' O.C.		
dd	336	Liriope muscari 'Big Blue'	Big Blue Liriope	1 qt		12' O.C.		
ee	730	Sporobolus heterolepis	Prairie Dropseed	1 qt		18' O.C.		
	500	Annuals to be selected		C. P.		9' O.C.		
	-	Bioretention Plantings per MSD		C. P.		18' O.C.		

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

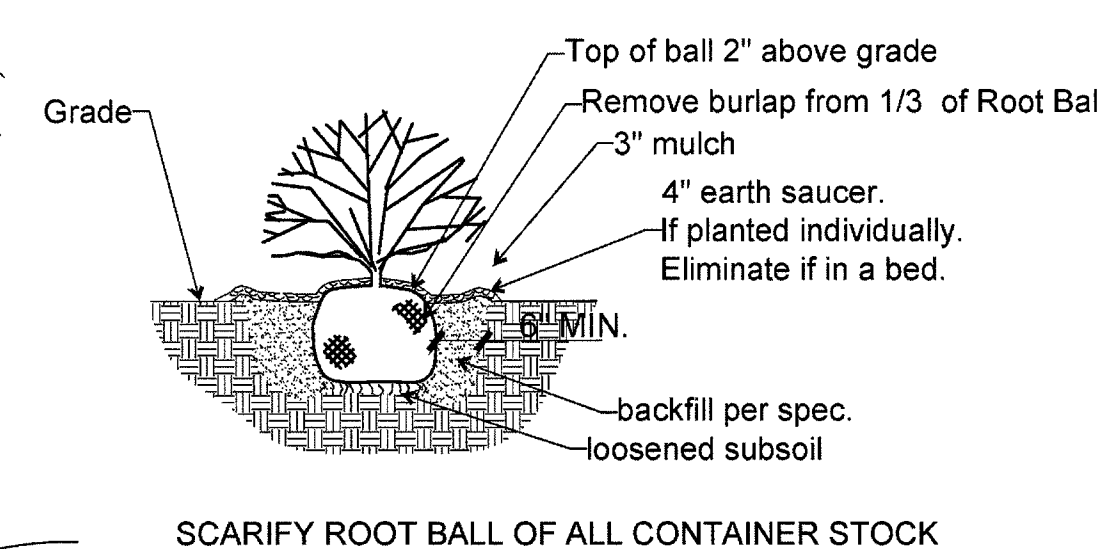


TYPICAL EVERGREEN PLANTING

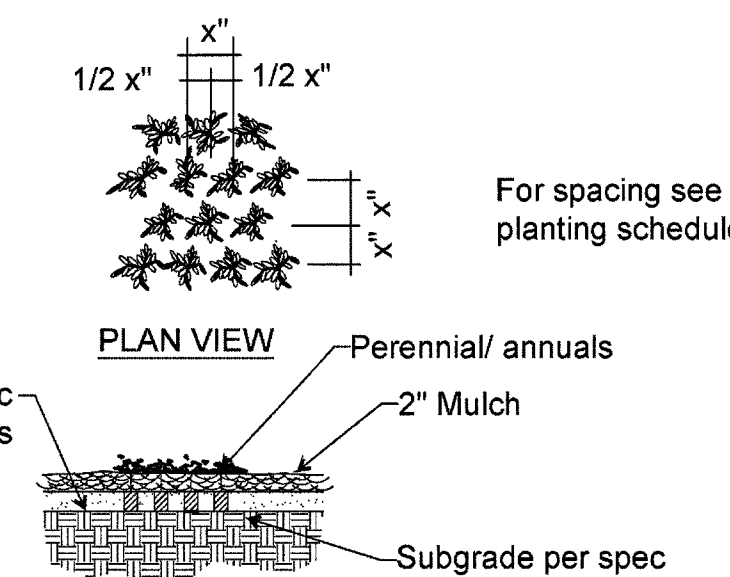
- * Staking should be done only when:
- Planting in soft, loose soils
- Root balls with sandy soil, or wet clay
- Trees located in an extremely windy location



TYPICAL 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
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

DeLong Landscape 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

Landscape Plan
SCALE 1"=40'-0"



Douglas A. DeLong, Landscape Architect, LA-81
12/20/2018

Consultants:



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
10/25/18	Site Plan	6
11/27/18	City Comments	7
12/20/18	City Comments	8

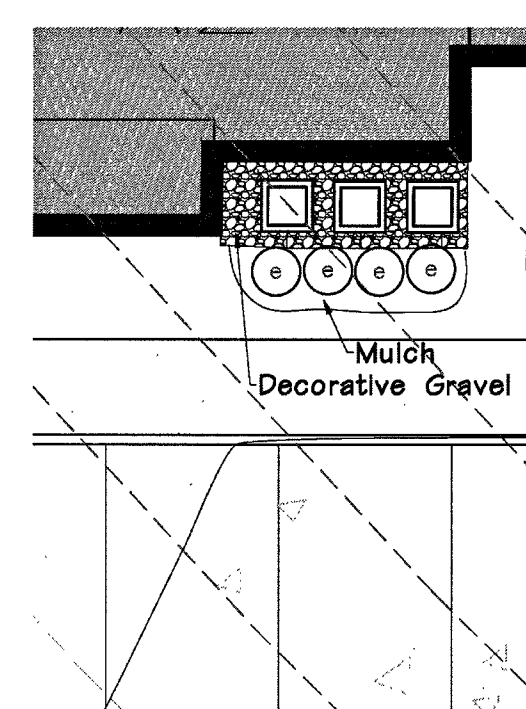
Drawn: BAD
Checked: DAD

DeLong
Landscape Architecture, LLC
7020 West Bruno Ave
St. Louis, MO, 63117
(314) 346-4856
delong.la@gmail.com
Aventura State Certificate of Authority: 003500145

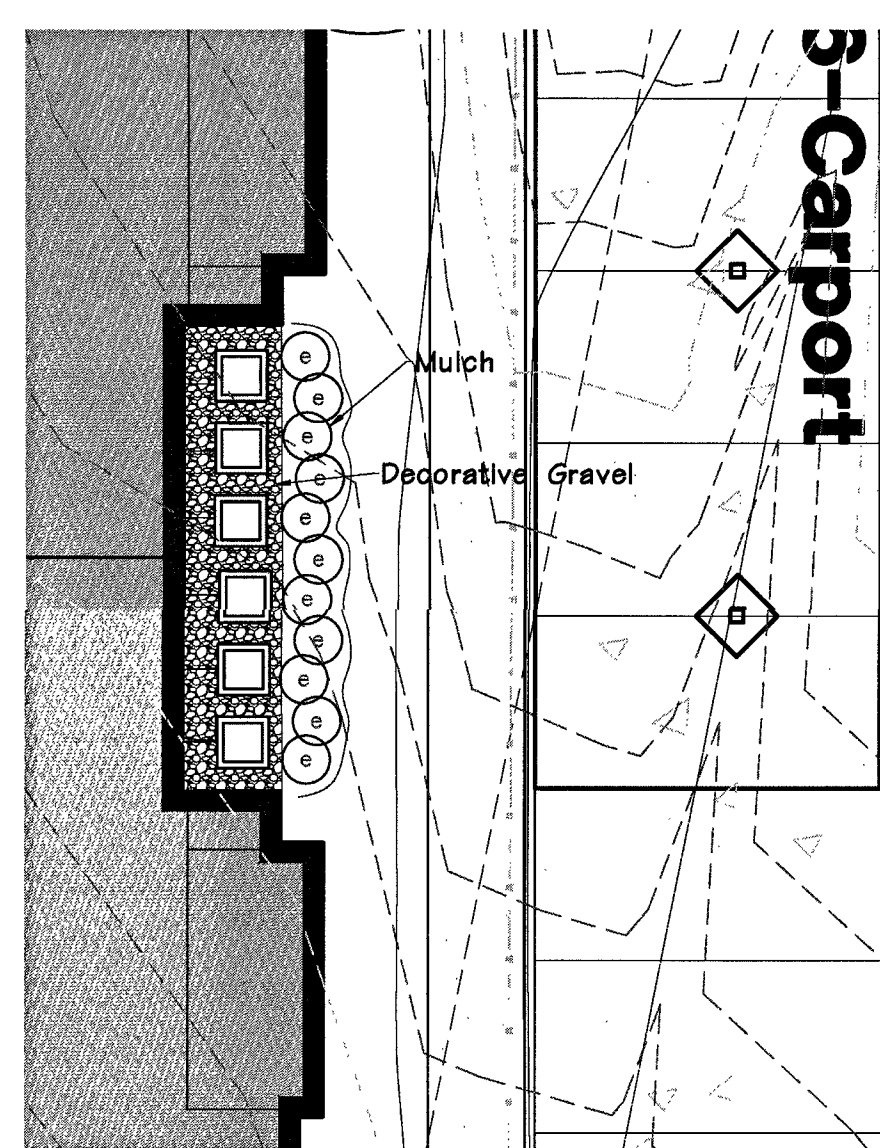
Sheet Title: Landscape Details

Sheet No: L-2

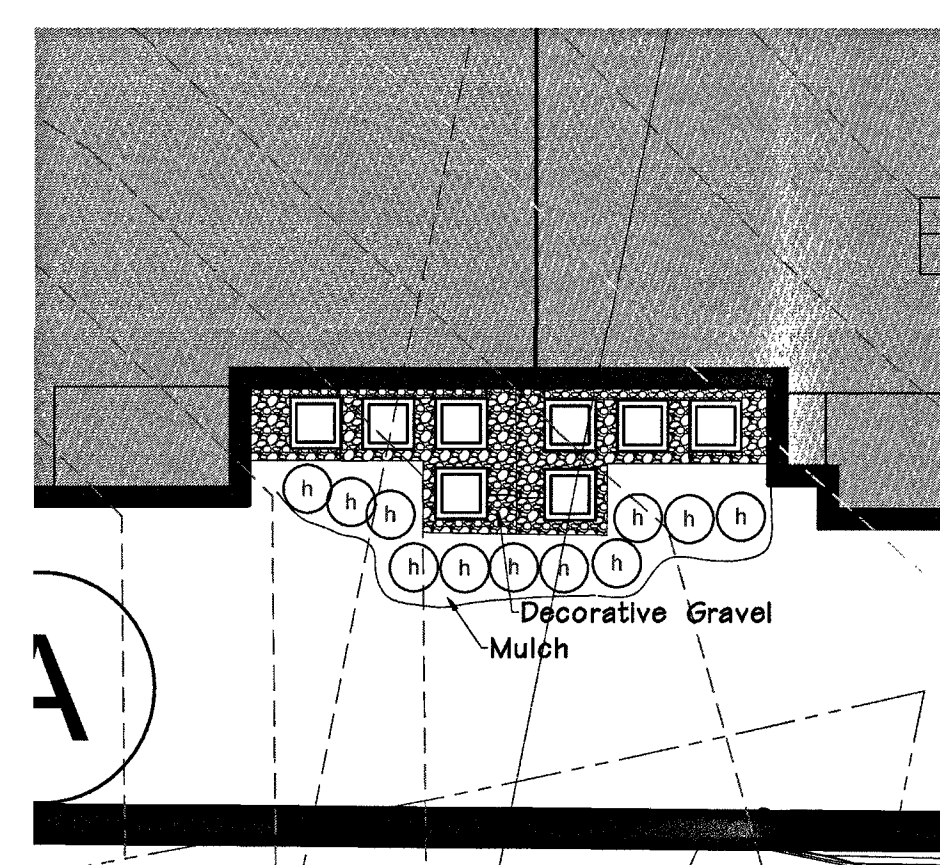
Date: 7/19/2018
Job #: 127.006



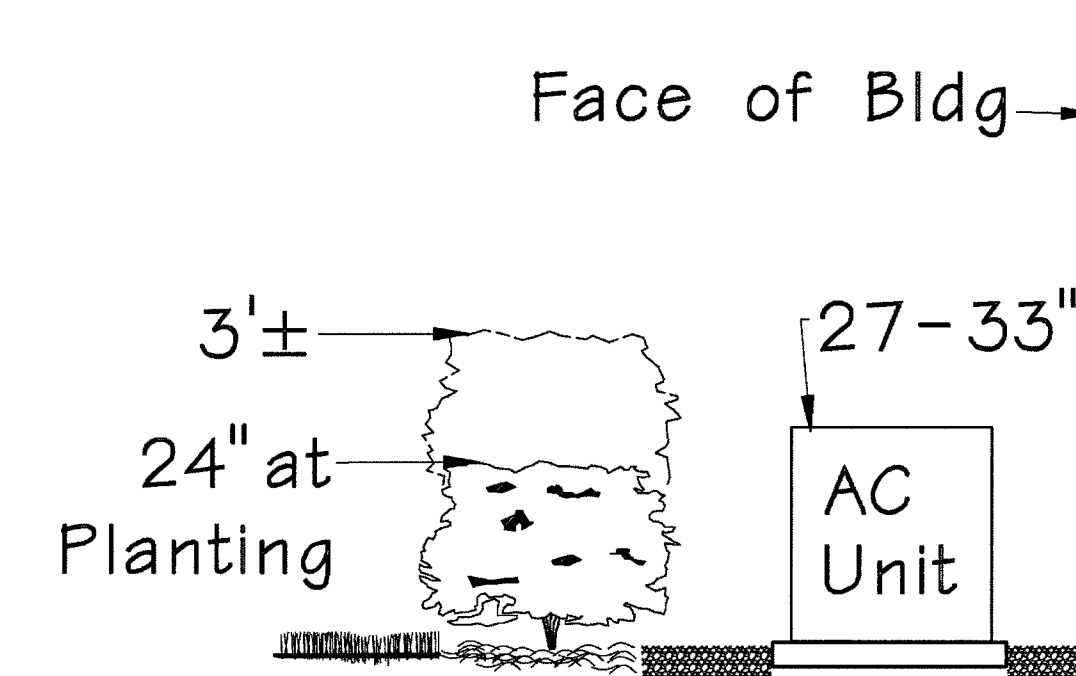
1 3 AC Unit Screening
SCALE 1"=10'-0"



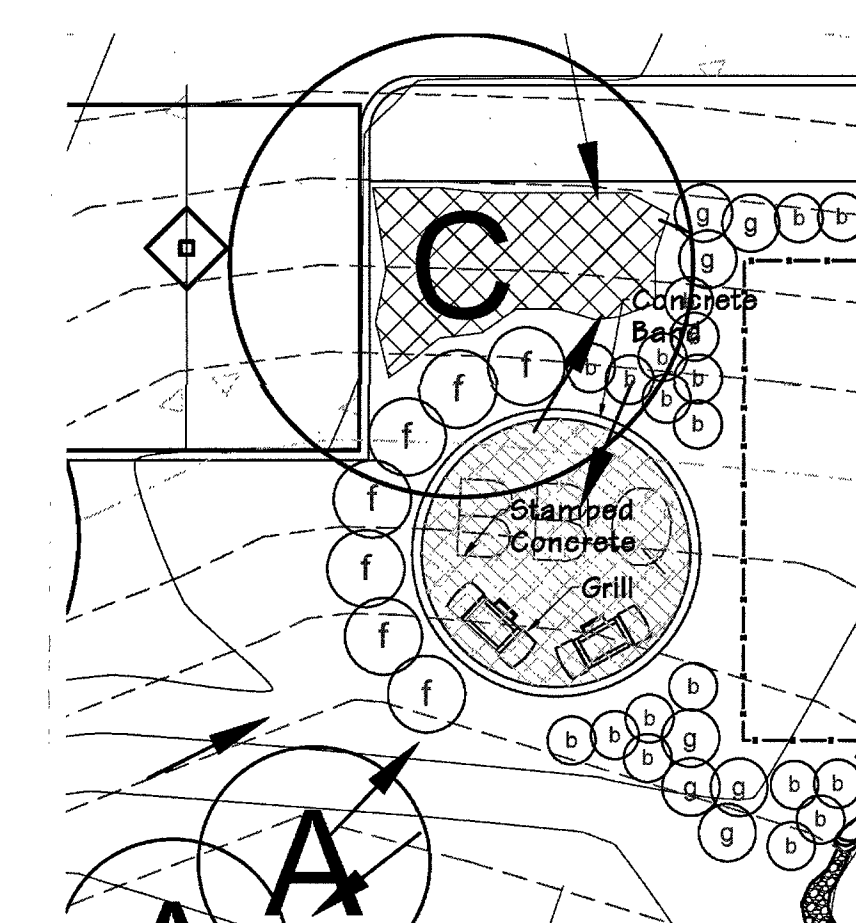
2 6 AC Unit Screening
SCALE 1"=10'-0"



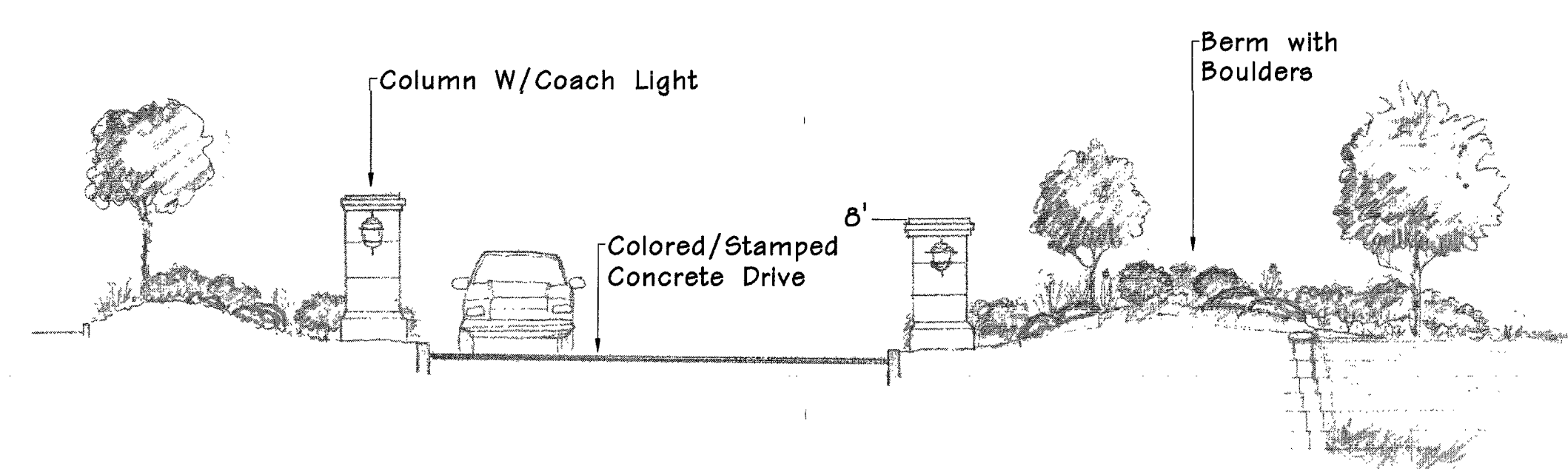
3 8 AC Unit Screening
SCALE 1"=10'-0"



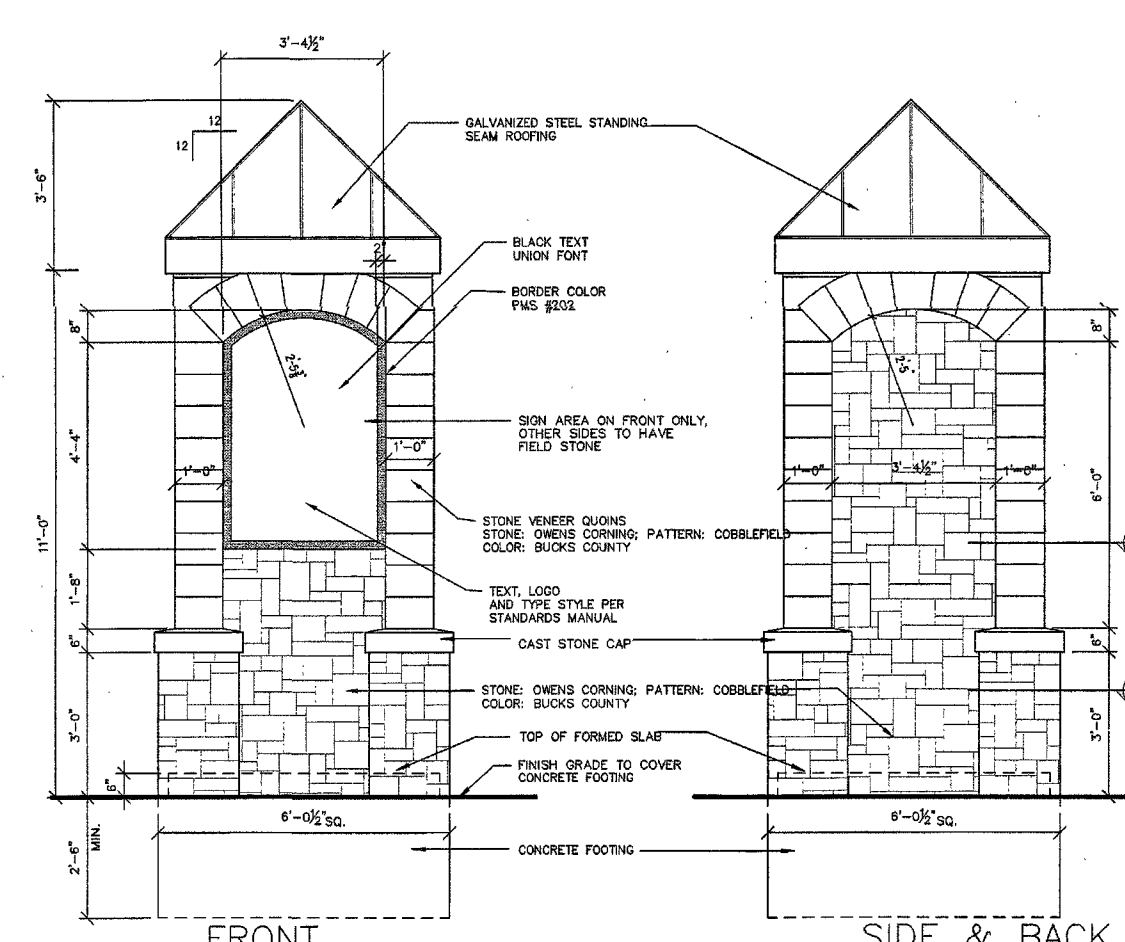
4 Section AC Unit Screening
SCALE 1/2"=1'-0"



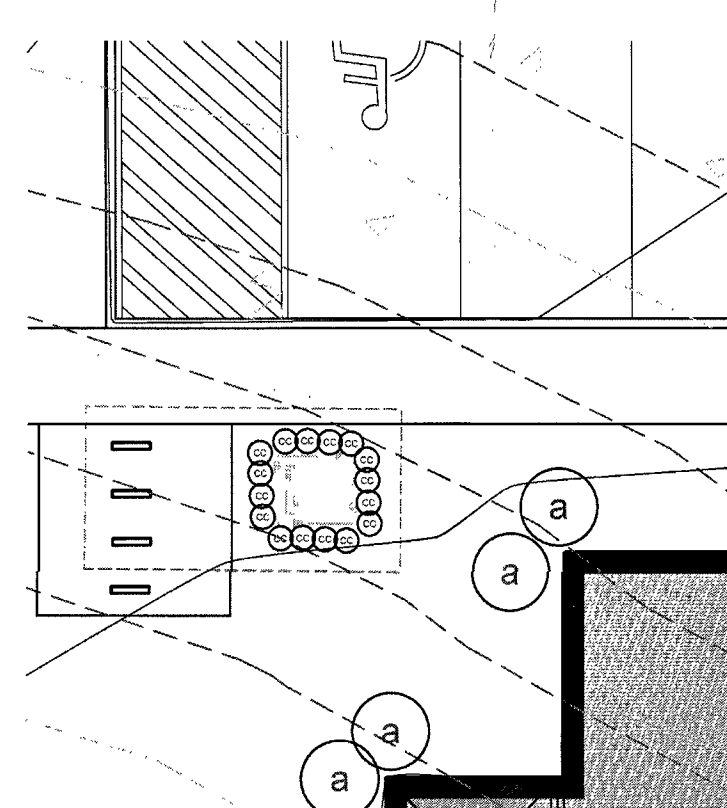
5 BBQ Patio
SCALE 1"=10'-0"



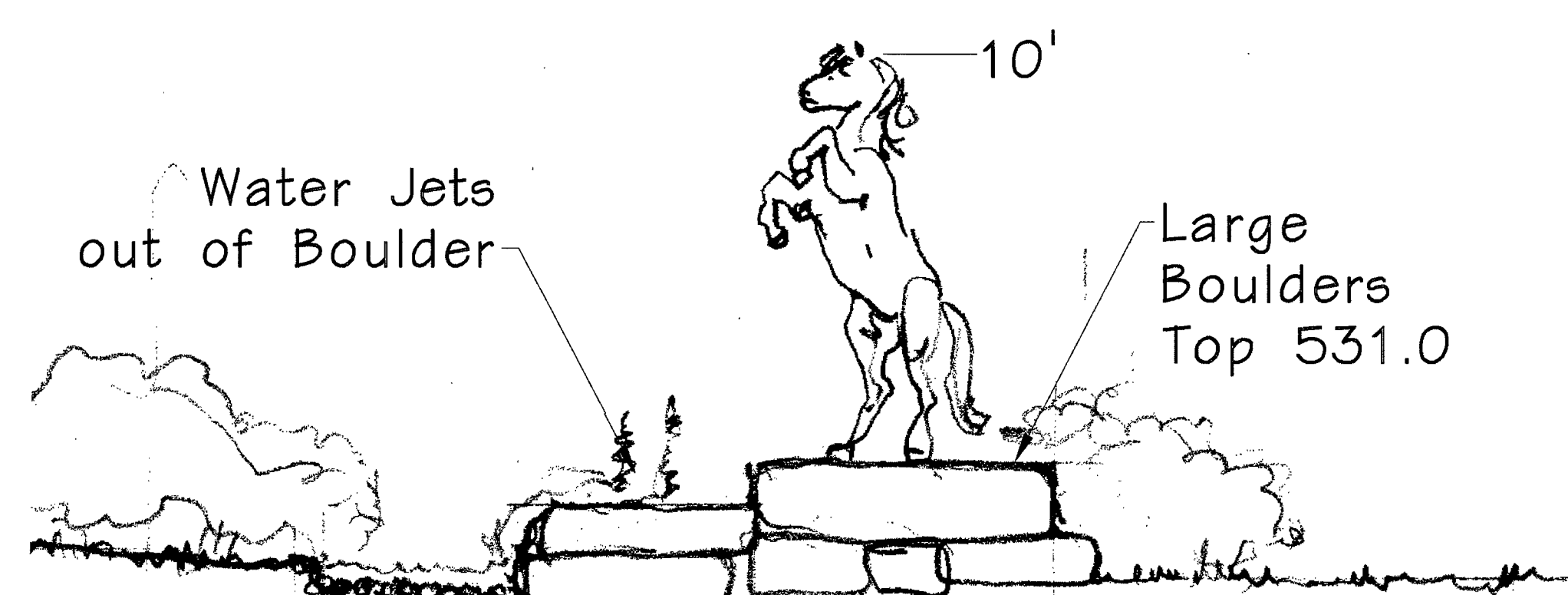
6 Entry Feature
SCALE 1"=8'-0"



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



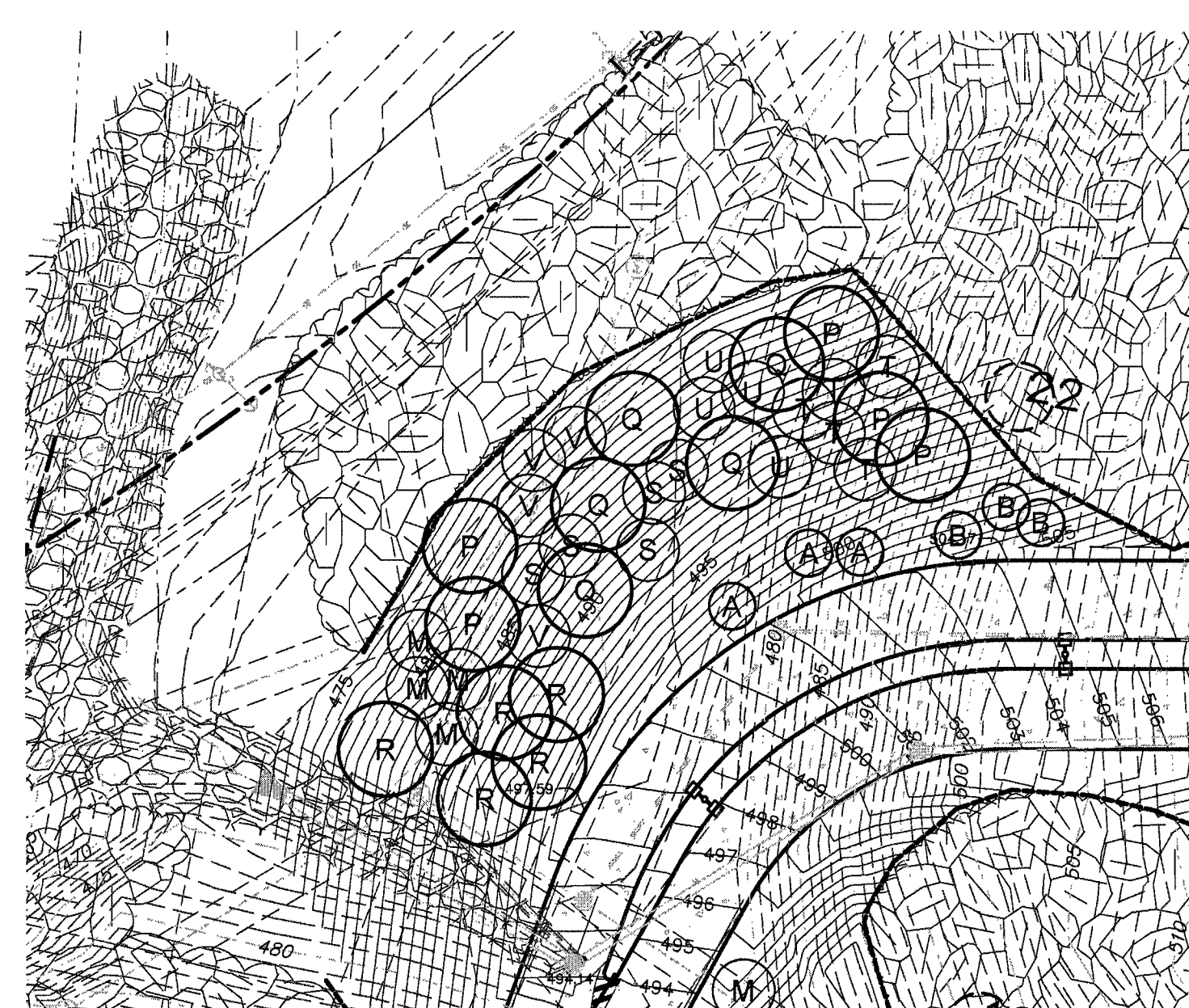
8 Typical Transformer Screening
SCALE 1"=10'-0"



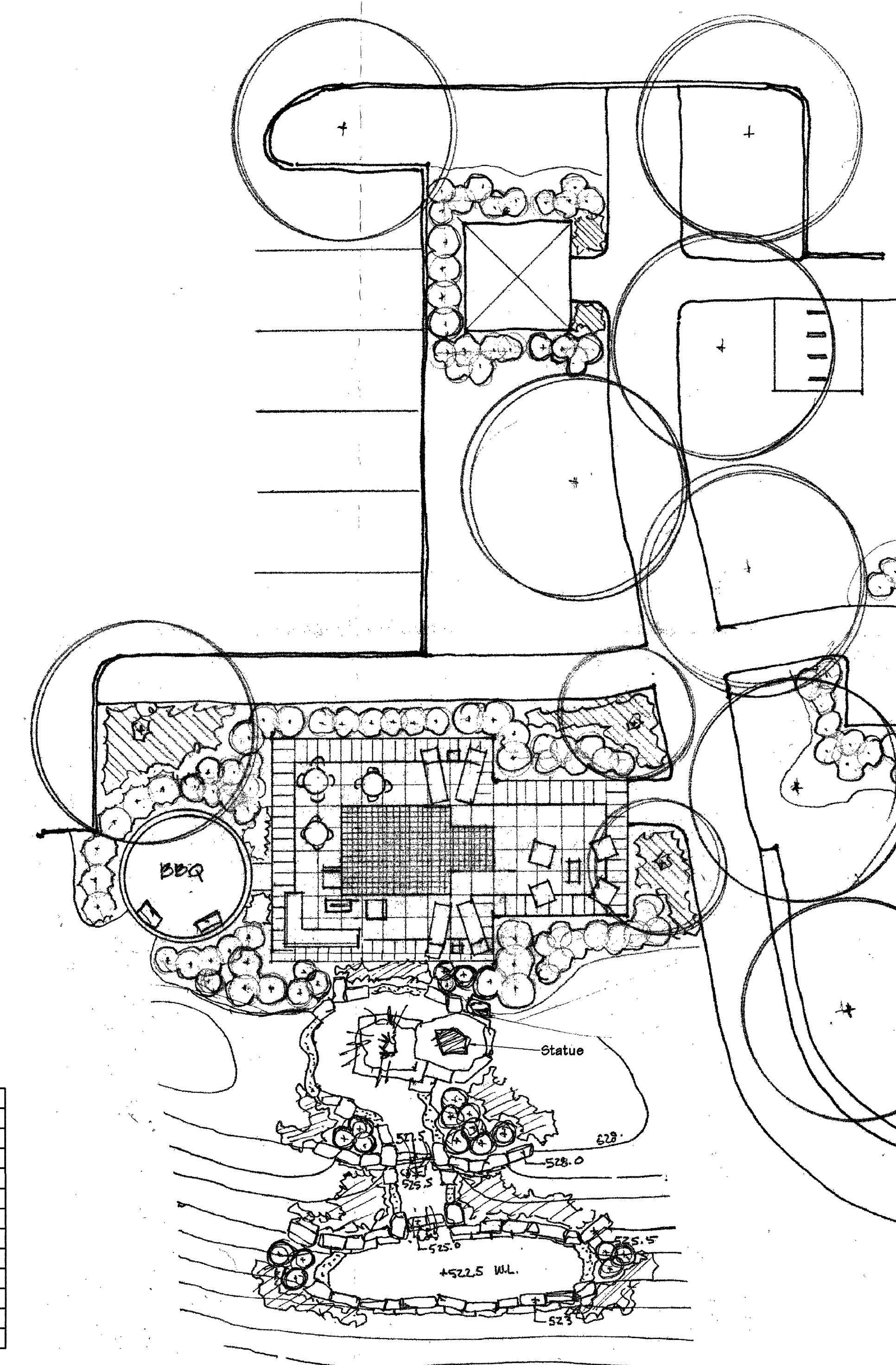
9 Section Through Water Feature
SCALE 1"=10'-0"

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

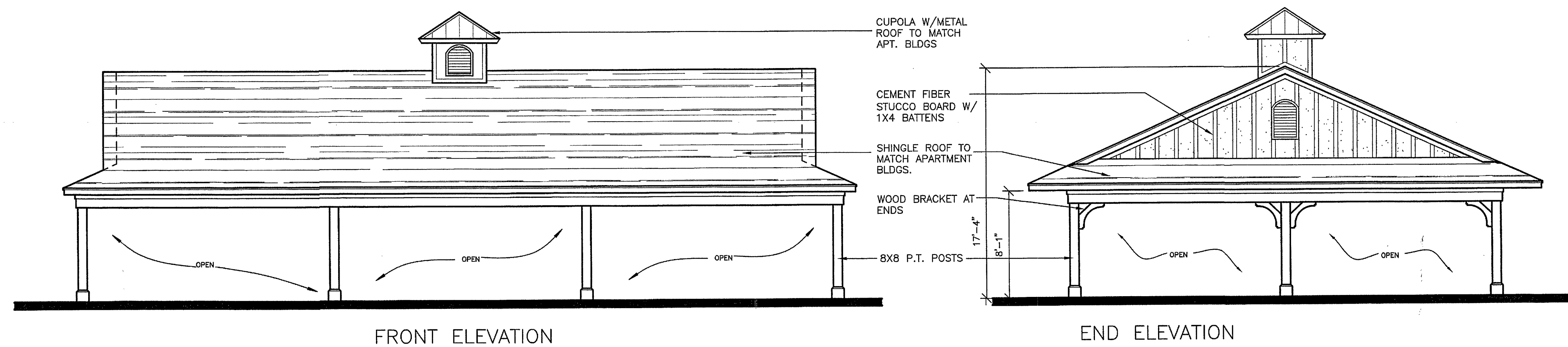
MITIGATION PLANTING SCHEDULE									
SPECIES	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	CATEGORY	PERCENTAGE	
A	3	Picea pungens	Colorado Spruce	8-10'	30-40'	Medium Growing	Med/Evergreen	7.5	
B	3	Pinus strobus	White Pine	8-10'	45'+	Fast Growing	Large/Evergreen	7.5	
M	4	Cornus florida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



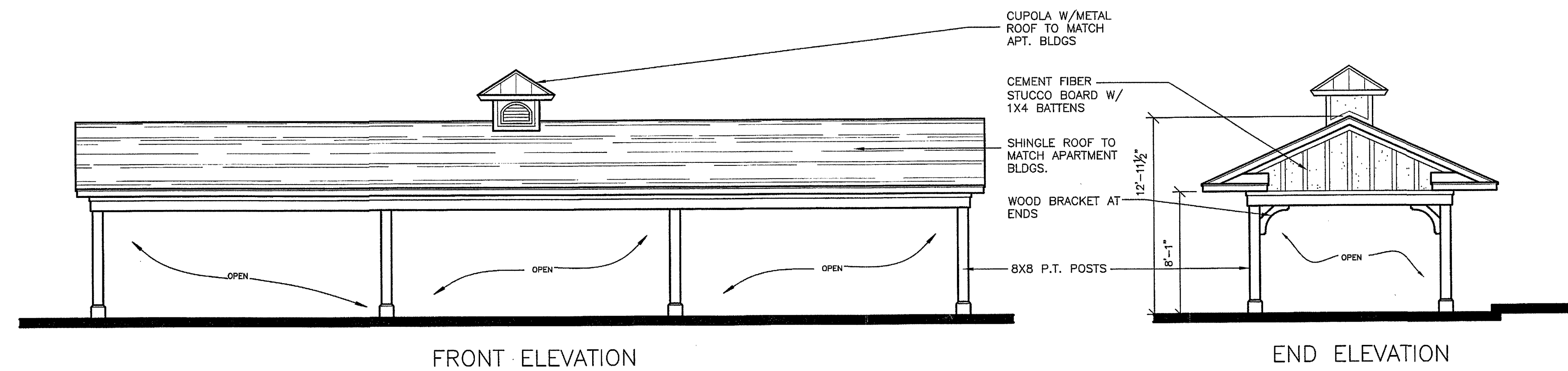
Mitigation Plantings
SCALE 1"=40'-0"



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



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



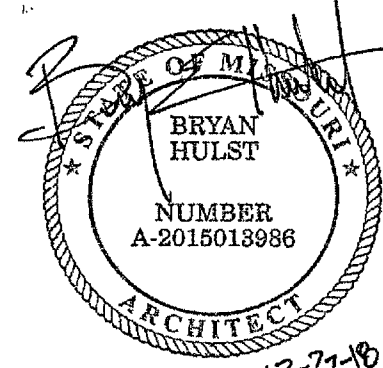
1 TYPICAL SINGLE BAY CARPORT ELEVATION
3/16"=1'-0"

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-2015015896

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-363-9693


BRYAN HULST
NUMBER A-2015015896
ARCHITECT

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

CARPORT ELEVATION

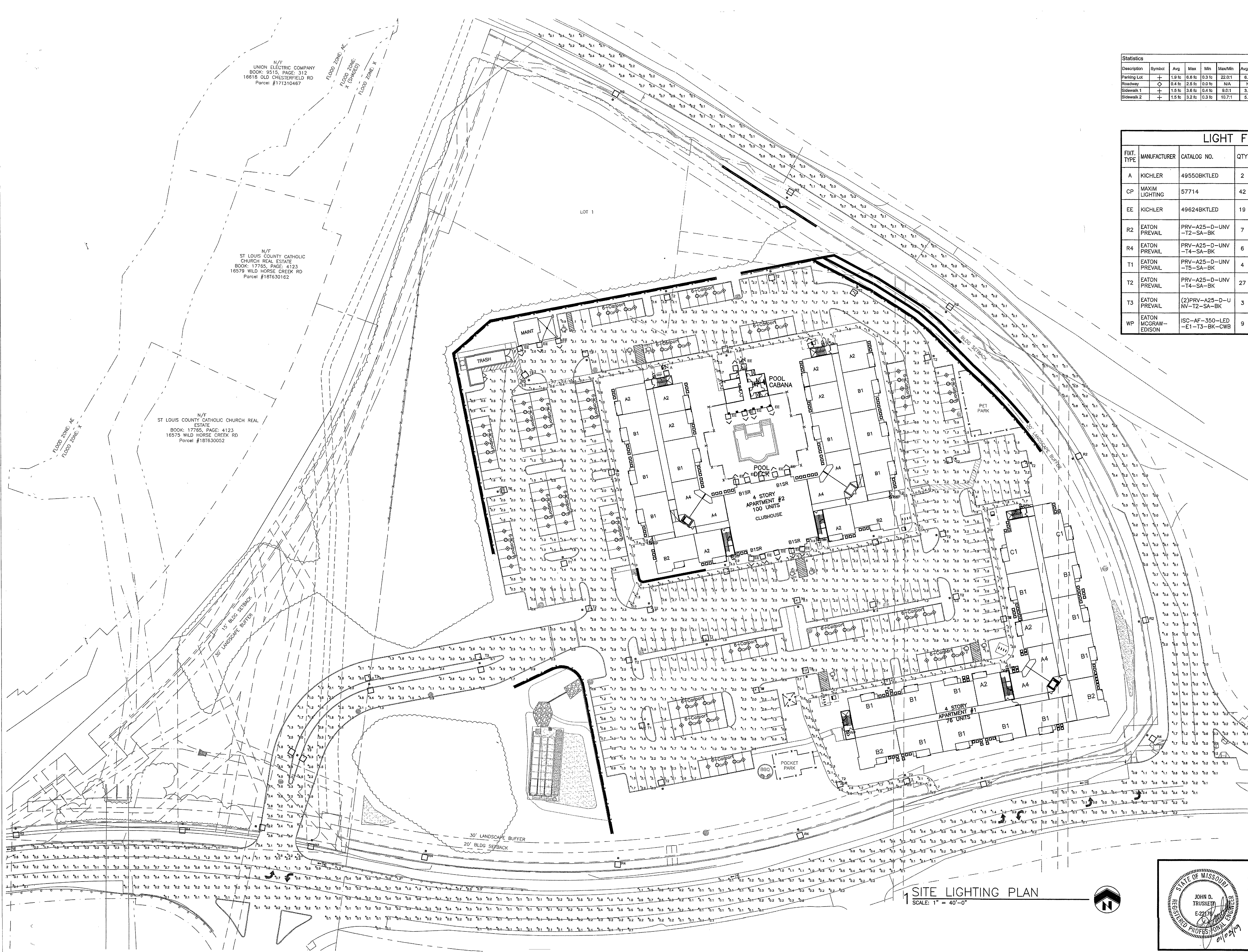
SHEET NUMBER SD4 OF 4

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	MOUNT	REMARKS
A	KICHLER	49550BKTL	2	120	8	—	LED, 3000°K	TEXTURED BLACK	WALL, +12'—0"	ADDRESS
CP	MAXIM LIGHTING	57714	42	120	20	—	LED, 3000°K	WHITE	CARPOT CEILING	CARPOT
EE	KICHLER	49624BKTL	19	120	17	—	LED, 3000°K	TEXTURED BLACK	WALL, +10'—0"	
R2	EATON PREVAIL	PRV—A25—D—UNV—T2—SA—BK	7	120	87	—	LED, 4000°K	BLACK	20' POLE	TYPE 2 DISTRIBUTION
R4	EATON PREVAIL	PRV—A25—D—UNV—T4—SA—BK	6	120	87	—	LED, 4000°K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
T1	EATON PREVAIL	PRV—A25—D—UNV—T5—SA—BK	4	120	87	—	LED, 4000°K	BLACK	20' POLE	TYPE 5 DISTRIBUTION
T2	EATON PREVAIL	PRV—A25—D—UNV—T4—SA—BK	27	120	87	—	LED, 4000°K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
T3	EATON PREVAIL	(2)PRV—A25—D—UNV—T2—SA—BK	3	120	180	—	LED, 4000°K	BLACK	20' POLE	TYPE 2 DISTRIBUTION
WP	EATON MCGRAW—EDISON	ISC—AF—350—LED—E1—T3—BK—CWB	9	120	20	—	LED, 4000°K	BLACK	WALL, +20'—0"	WALLPACK, BATTERY PACK

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.





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.

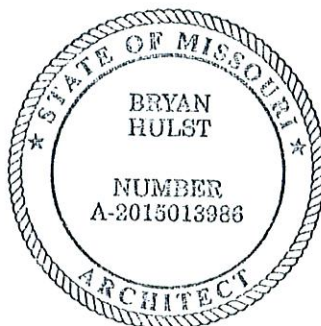
Lighting:

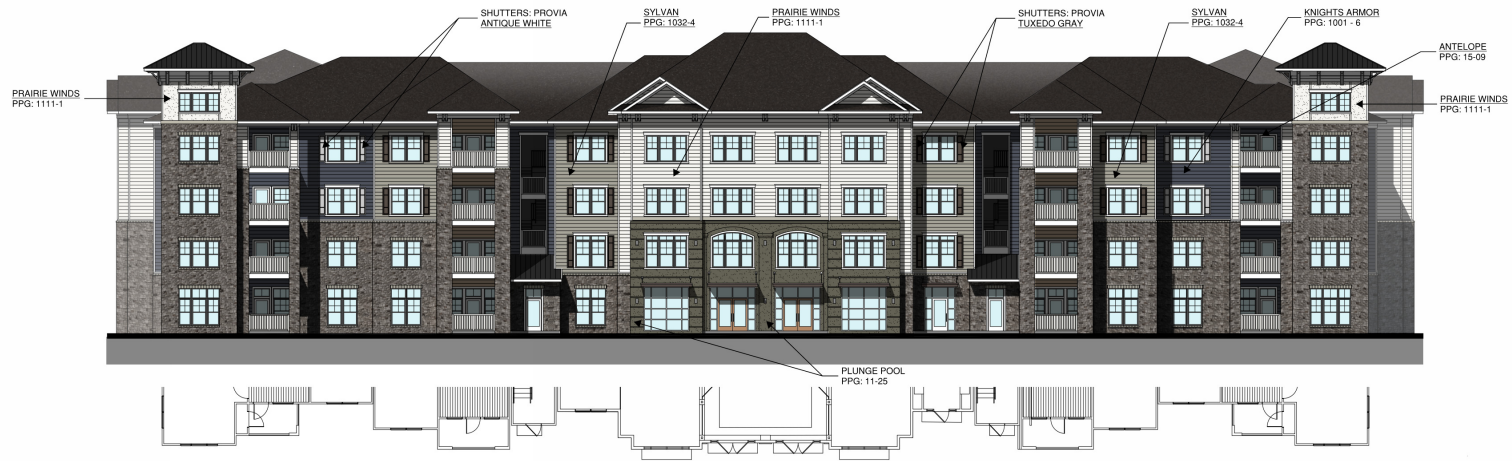
A site lighting plan is submitted separately from this document. The general parking lighting will be provided by LED fixtures that have zero up-light. The clubhouse will have 10 wall mounted decorative fixtures to accentuate the club entry. All site lighting will meet the Lighting Standards as provided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



Parker Associates Tulsa, LLC

rosemann
& ASSOCIATES P.C.

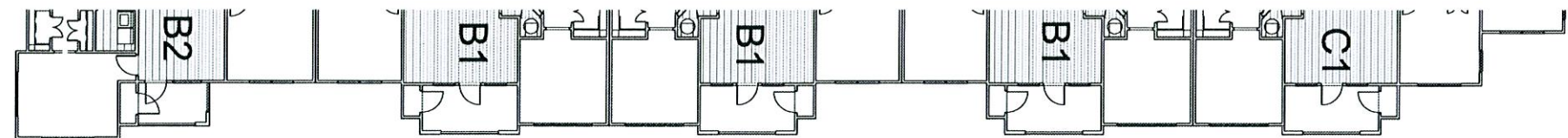
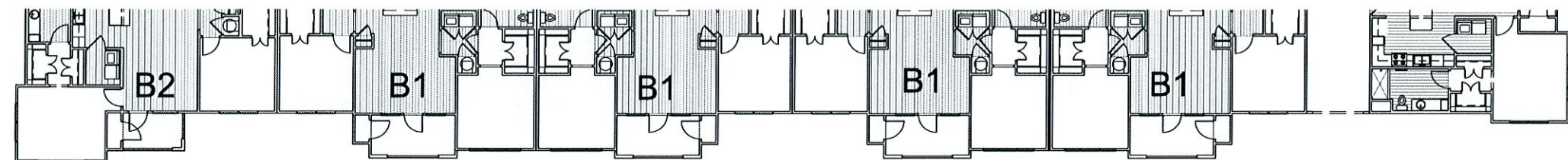
2

EXTERIOR ELEVATIONS - BUILDING 2

AVENTURA AT WILD HORSE CREEK

10/26/18

ELEVATION KEY PLAN



Parker Associates Tulsa, LLC

2202 E. 46th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2455

BRYAN HULST - ARCHITECT OF RECORD
MISSOURI LICENSE A-201501388

Aventura at Wild Horse Creek, LLC

10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-363-9693

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

BUILDING ONE ELEVATIONS

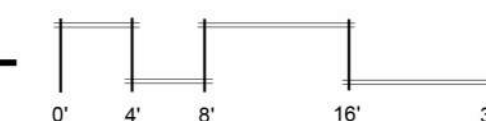
SHEET NUMBER	AB7.1 of 11
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2 BUILDING ONE - WEST ELEVATION
3/32" = 1'-0"



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

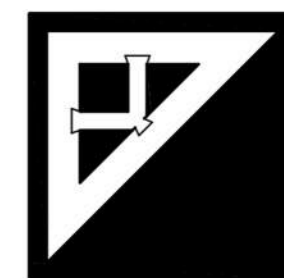


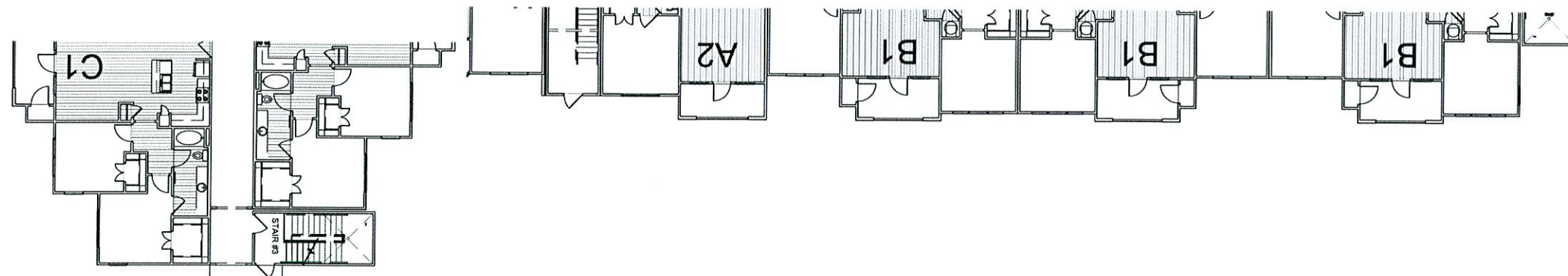
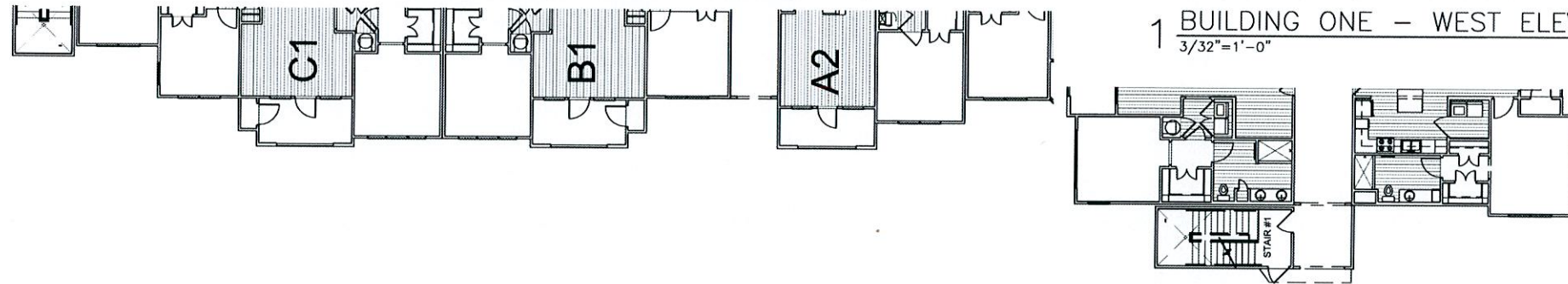
TRIM COLOR
PRAIRIE WINDS
PPG: 1111-1

ROOF COLOR
SHINGLE
MNFR: CERTAINTED

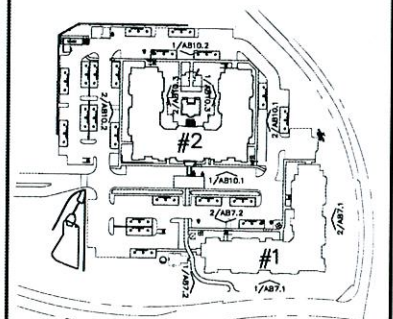
METAL STANDING SEAM
MNFR: OTHERS
COLOR: TBD

STONE
MNFR: STONECRAFT





KEYNOTES



ELEVATION KEY PLAN

Aventura at Wild Horse Creek

Chesterfield, Missouri

Parker Associates Tulsa, LLC
2202 E. 45th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2455
BRYAN HULST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013658

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-363-2693

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

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

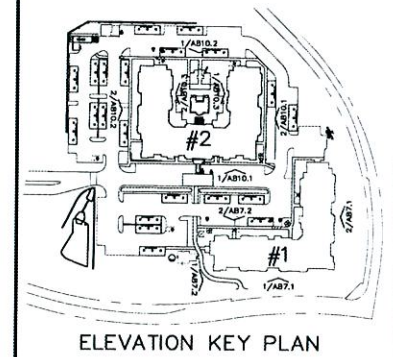
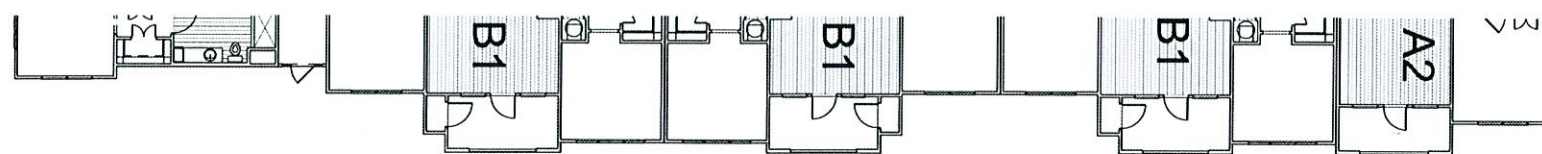
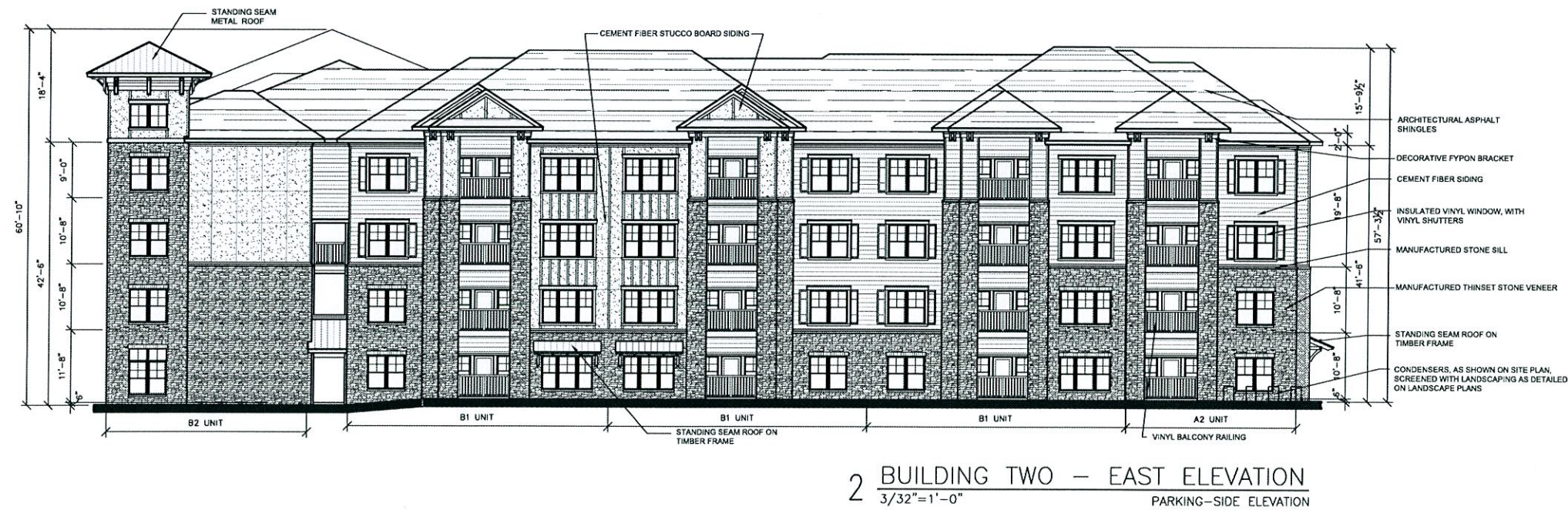
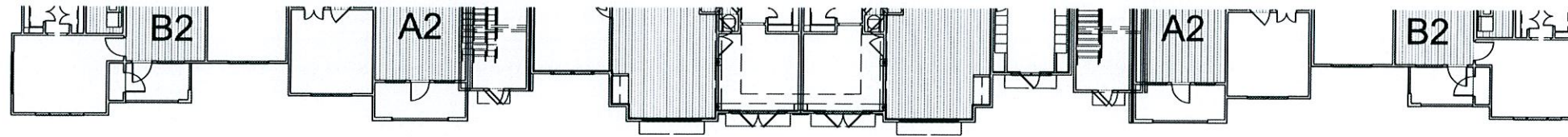
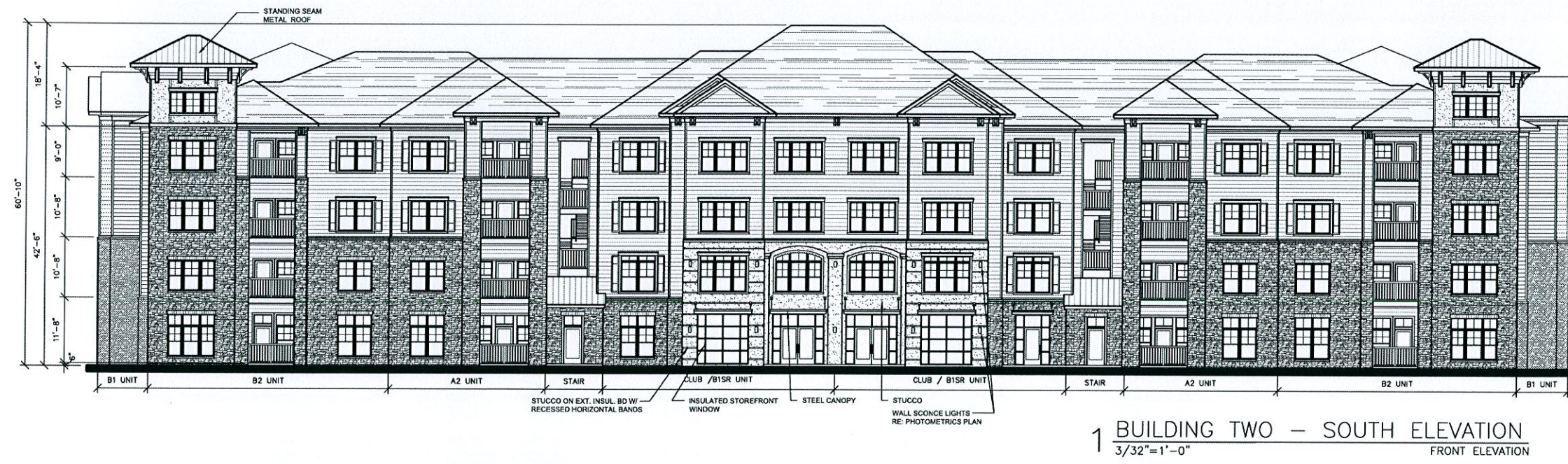
ROOF COLOR
SHINGLE
MNFR: CERTAINTEED

METAL STANDING SEAM
MNFR: OTHERS
COLOR: TBD

STONE
MNFR: STONECRAFT



KEYNOTES



Aventura at Wild Horse Creek

Chesterfield, Missouri

Parker Associates Tulsa, LLC
2202 E. 48th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2465
BRYAN HALEY - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013966

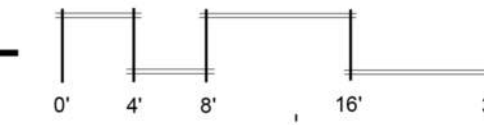
Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-383-9693

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

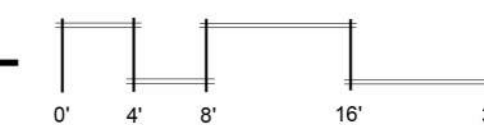
BUILDING TWO
ELEVATIONS
SHEET NUMBER AB10.1 OF 11



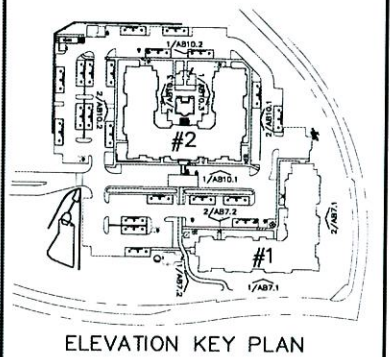
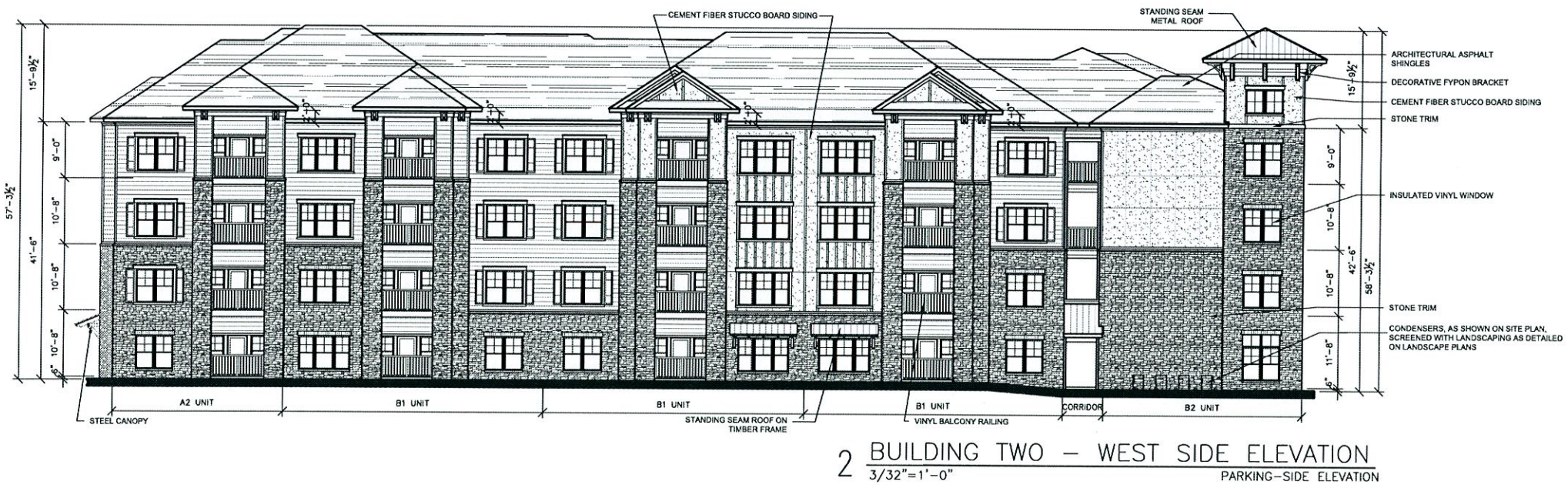
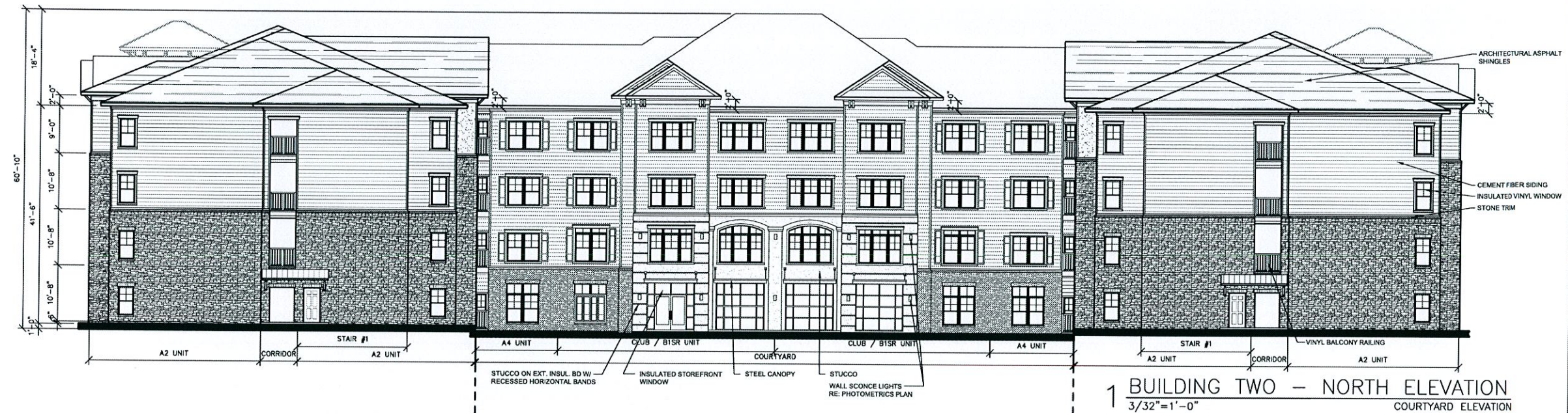
2 BUILDING TWO - NORTH ELEVATION
3/32" = 1'-0"



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



KEYNOTES



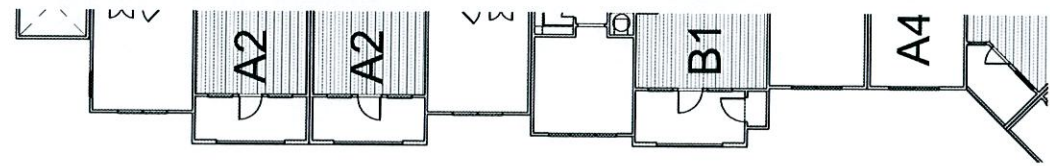
Aventura at Wild Horse Creek
Chesterfield, Missouri

 Parker Associates Tulsa, LLC 2202 E. 45th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2455 BRYAN HART - ARCHITECT OF RECORD MISSOURI LICENSE A-201501388	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 AB10.2 OF 11

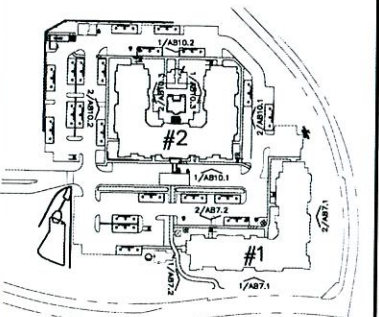
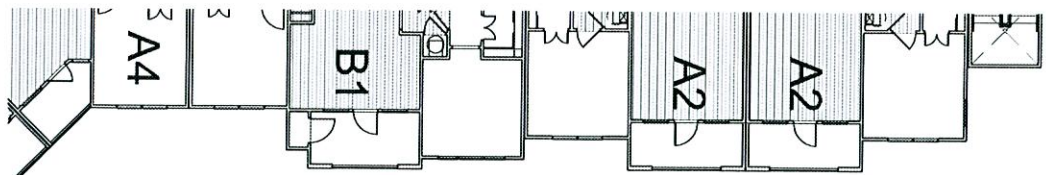
KEYNOTES



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. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2485

BRYAN HEALST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013958

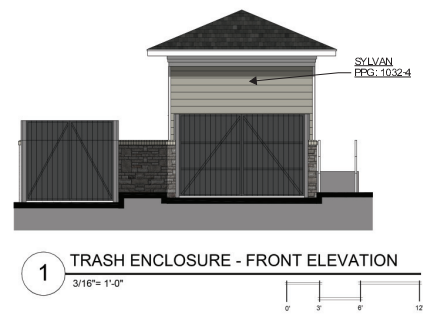
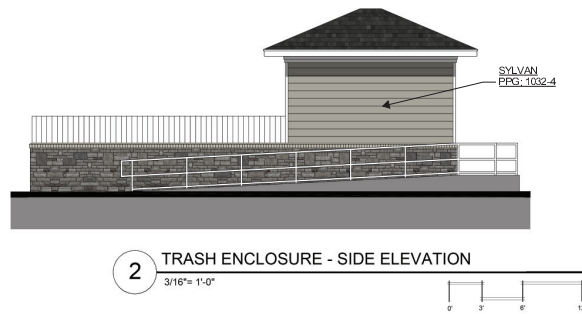
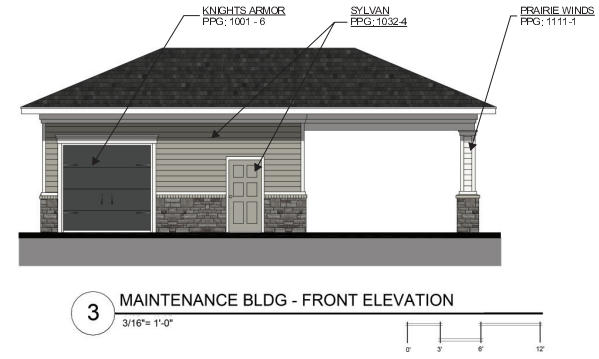
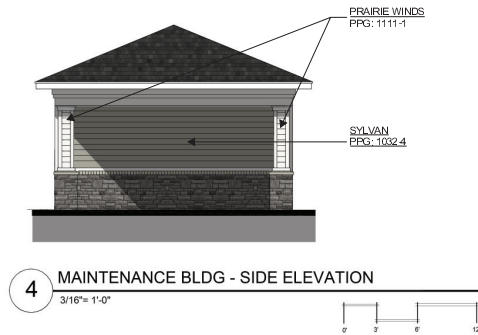
Aventura at Wild
Horse Creek, LLC

10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-363-9893

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
MNFR: CERTAINTED

METAL STANDING SEAM
MNFR: OTHERS
COLOR: TBD

STONE
MNFR: STONECRAFT



EXTERIOR ELEVATIONS

AVENTURA AT WILD HORSE CREEK

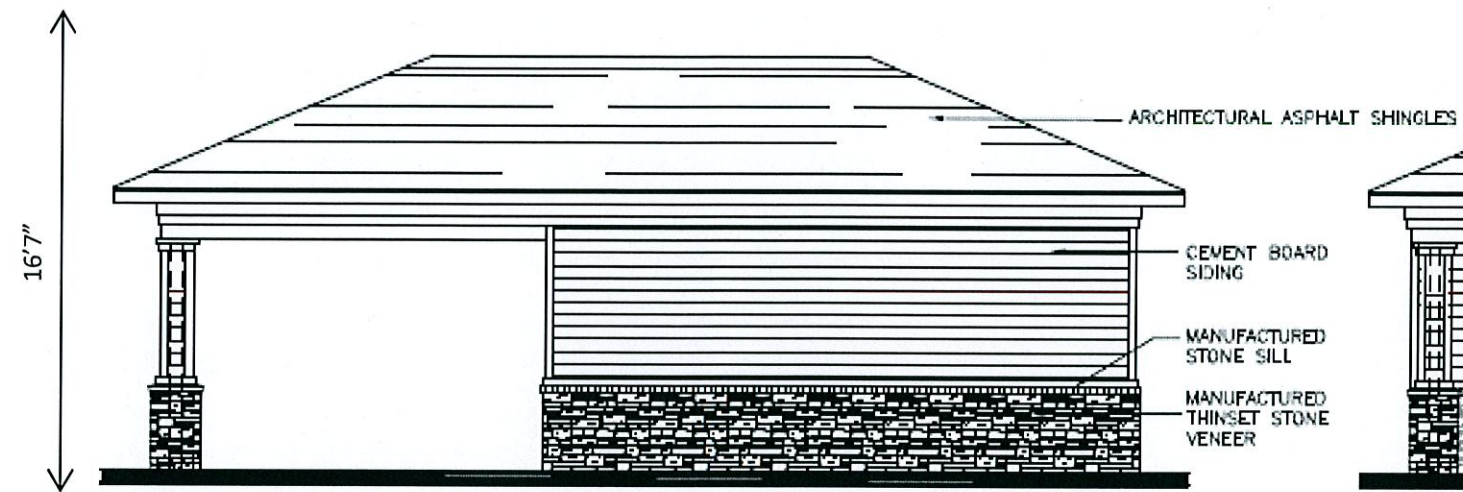
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Parker Associates Tulsa, LLC

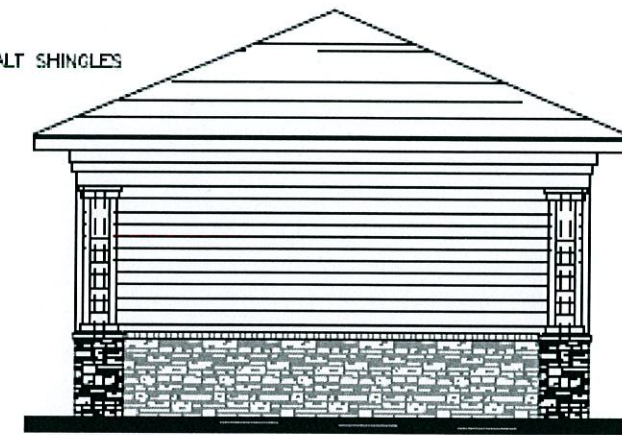
rosemann
& ASSOCIATES P.C.



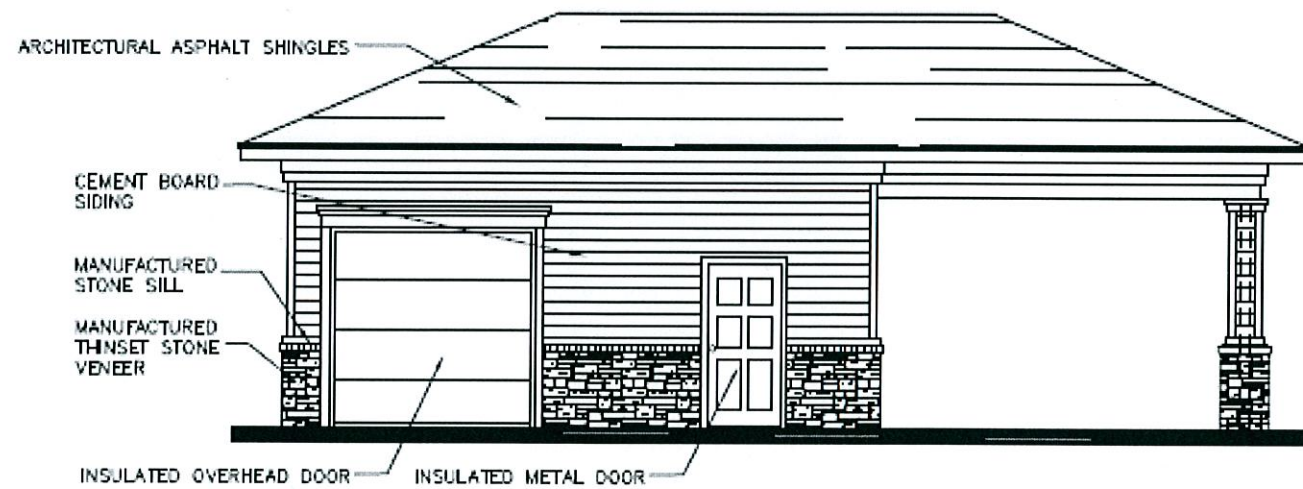
08/27/18



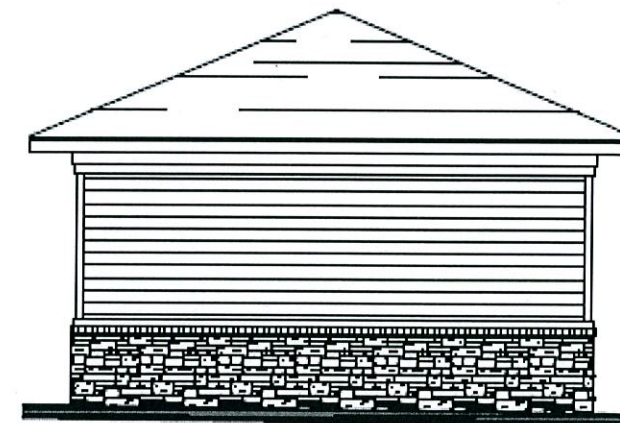
8 MAINTENANCE NORTH ELEV
 $\frac{3}{16}''=1'-0''$



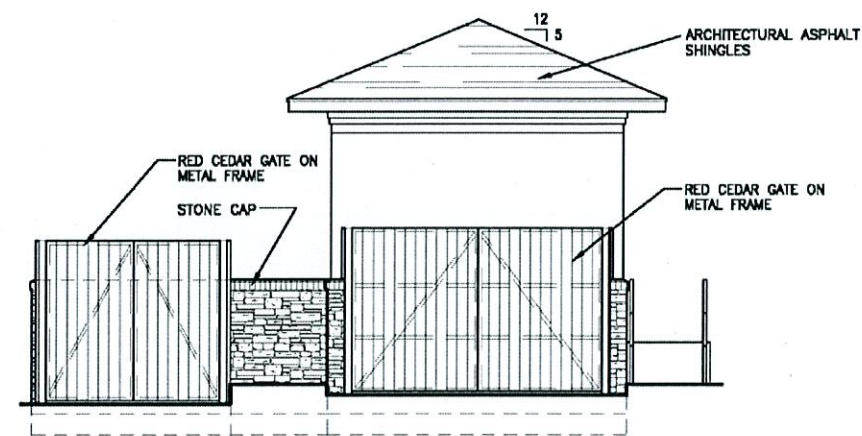
7 MAINTENANCE EAST ELEV
 $\frac{3}{16}''=1'-0''$



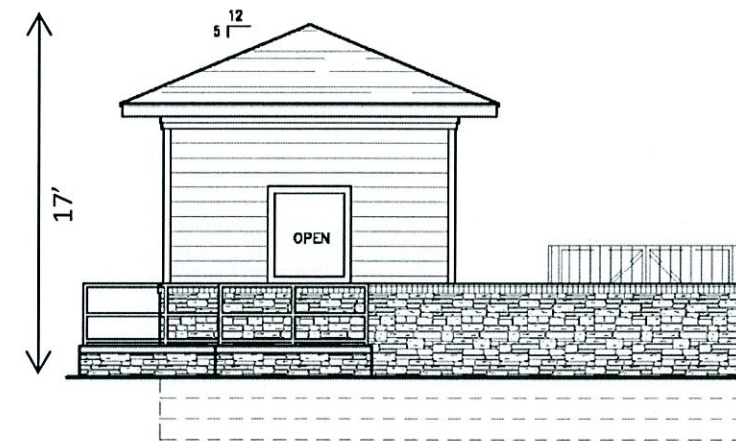
6 MAINTENANCE SOUTH ELEV
 $\frac{3}{16}''=1'-0''$



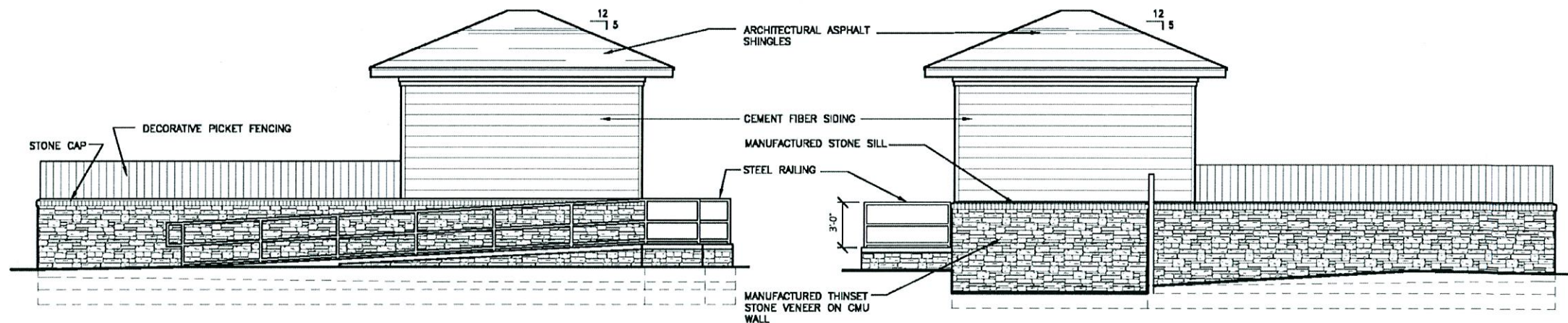
5 MAINTENANCE WEST ELEV
 $\frac{3}{16}''=1'-0''$



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

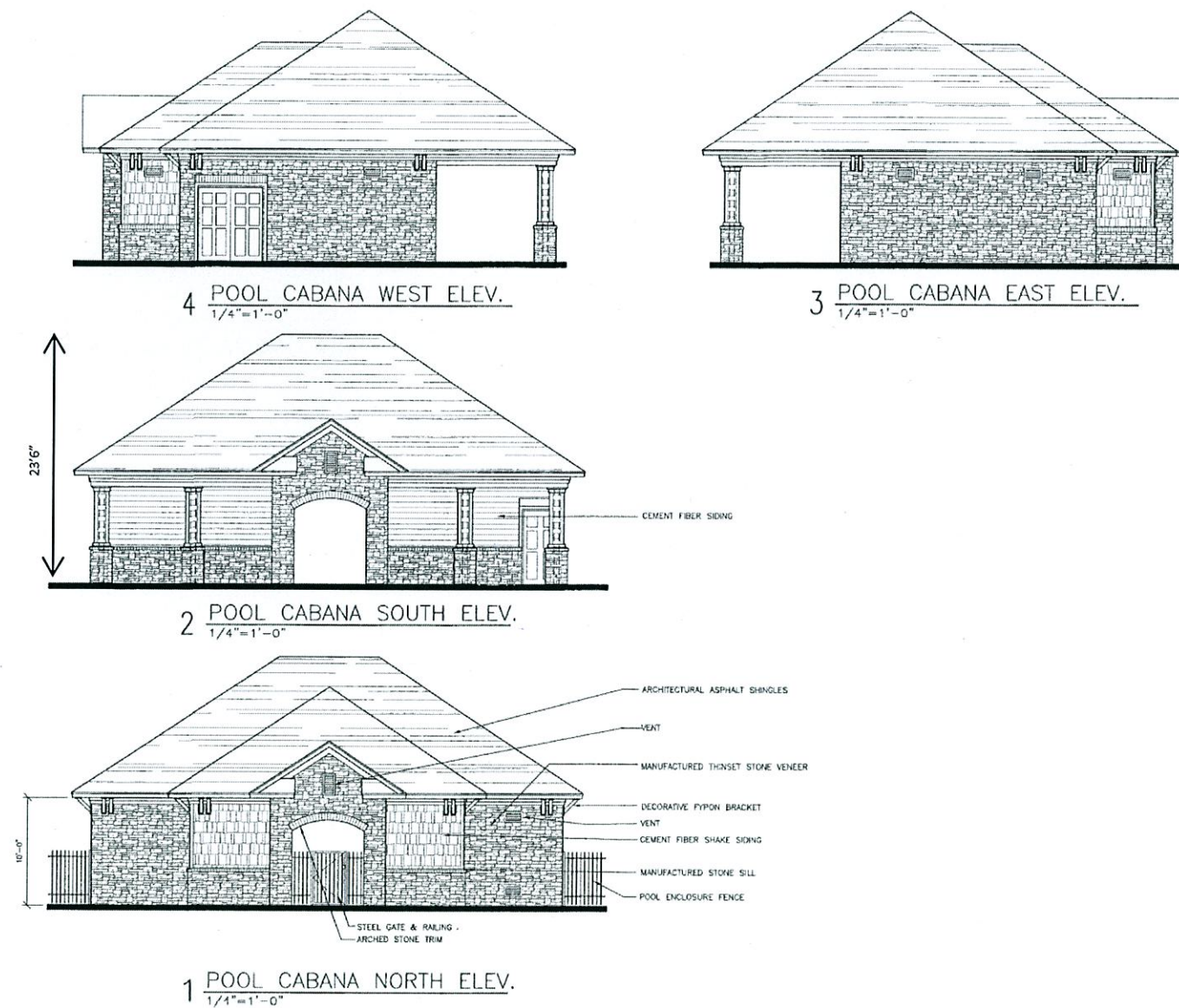


4 TRASH ENCL. REAR ELEV
3/16"=1'-0"



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

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



KEYNOTES

Aventura at Wild Horse Creek
Chesterfield, Missouri

 Parkey Associates Tulsa, LLC 2202 E. 40th Street, Suite 200 Tulsa, Oklahoma 74106 918-745-2546	Aventura at Wild Horse Creek, LLC 10411 CLAYTON RD., STE. 306 ST. LOUIS, MO 63131 PH 314-383-6663
	JOE NUMBER: 218011 DRAWN BY: SL/HA DATE: 4/25/18
	POOL CABANA ELEVATIONS 1-18 SD2 OF 2

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Andrew Stanislav, Planner *AS*

Date: January 10, 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.

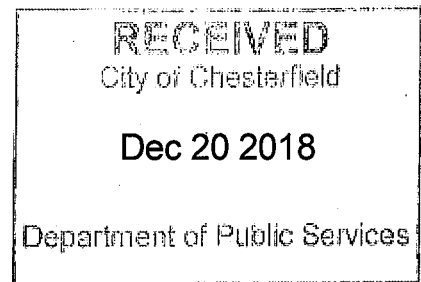
Staff has reviewed the request for an extension of time to file a Site Development Concept Plan or Site Development Plan and the conditions for development contained within the Attachment A of City of Chesterfield Ordinance 2969. Based on this review, Staff recommends approval of an eighteen (18) month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

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.

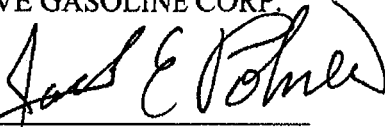
Subsequent to passage of Ordinance 2969, the Palio End User decided not to pursue its project, and the Palio Sale Contract was terminated. The Owner needs additional time to pursue other development possibilities, and requests that the deadline for submission of a Site Development Concept Plan or Site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



Memorandum Department of Planning & Development Services

To: Planning and Public Works Committee

From: Jessica Henry, Assistant City Planner *jh*

Date: January 10, 2019

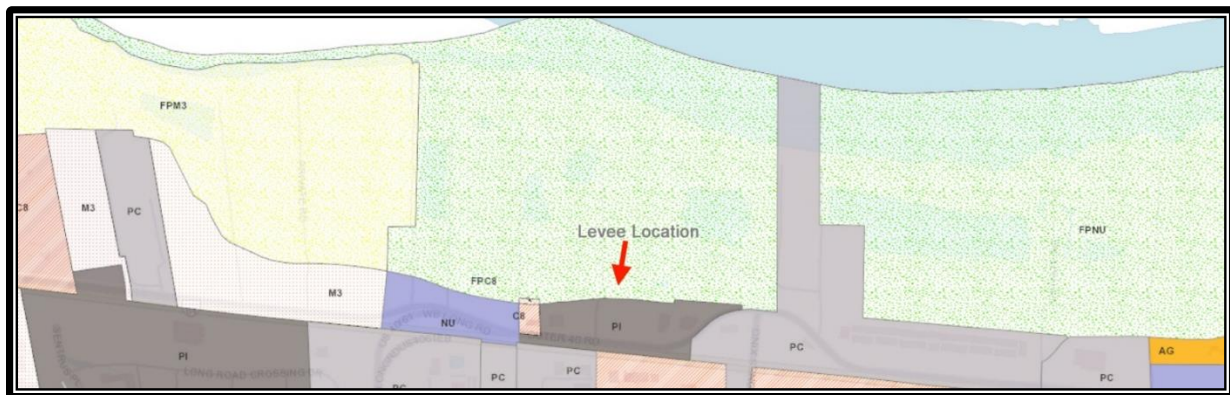
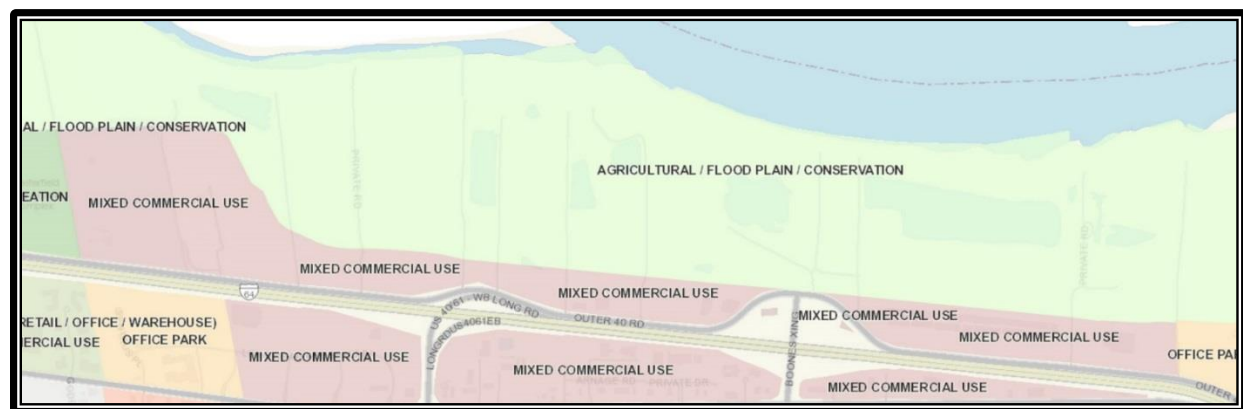
RE: Unified Development Code AG District Updates

Summary

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 images on the following page.

January 10, 2019

**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.

Additionally, there was discussion on the use “zoological garden” and Staff was asked about the differences between this use and “wildlife habitats, forests, conservation projects, and fish hatcheries” as these uses would pertain to a wild animal sanctuary or preserve. The following use definitions from the UDC and information are offered in response.

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

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

Currently, the use “wildlife habits, etc....” is a permitted use in the “AG” Agricultural District, whereas “zoological garden” is neither a permitted nor a conditional use in this district.

If the Planning and Public Works Committee wishes to allow a *developed* wild animal sanctuary, with the structures, infrastructure, and exhibition space necessary to accommodate the public, Staff would recommend incorporating the use “zoological garden” as a conditional use in the “AG” Agricultural District. Note that the UDC defines conditional uses as “Uses which are not allowed as a matter of right within a zoning district. Conditional uses are those uses where analysis and judgment of the consequences of each development and use is necessary to preserve and to promote the public health, safety, and general welfare.”

Given the potential impacts of a zoological garden on adjacent properties, it is Staff’s opinion that the Conditional Use Permit is the appropriate mechanism should the Planning and Public Works Committee wish to add the “zoological garden” use to the “AG” Agricultural District.

However, if a passive, generally undeveloped wild animal preserve is desired, no action is necessary, as this use is already a permitted use in the “AG” Agricultural District.

A redline of the Use Table for Nonresidential Districts depicting the use changes as recommended by the Planning Commission is attached. If the Planning and Public Works Committee chooses to make additional revisions to the “AG” Agricultural District uses, Staff will prepare a Green Sheet Amendment as this project moves forward to City Council for consideration.

Attachments

1. Amendment to UDC Article 3 Use Table for Nonresidential Districts

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
<i>AGRICULTURE</i>	
Agriculture and agricultural buildings	P
Livestock raising and keeping of animals	P
<i>CIVIC</i>	
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
<i>RESIDENTIAL</i>	
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

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.**

MO Geisel

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.

BILL NO. _____

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: _____]

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:

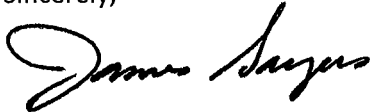
Larviciding - \$55.00/Hour
Surveillance / Arboviral Testing – No Charge
Adulticiding- \$82.00/Hour
Rodent Abatement - \$32.00/Hour

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.

**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