



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, May 19, 2025
7:00 PM

- I. CALL TO ORDER** - Mayor Dan Hurt
- II. PLEDGE OF ALLEGIANCE** - Mayor Dan Hurt
- III. MOMENT OF SILENT PRAYER** - Mayor Dan Hurt
- IV. ROLL CALL** - City Clerk Vickie McGownd
- V. APPROVAL OF MINUTES** - Mayor Dan Hurt
 - A.** City Council Meeting Minutes - May 5, 2025
 - B.** Executive Session Meeting Minutes - May 5, 2025
- VI. INTRODUCTORY REMARKS** - Mayor Dan Hurt
 - A.** Tuesday, May 20, 2025 - Special City Council Meeting (Closed Session) (6pm)
 - B.** Wednesday, June 4, 2025 - City Council Meeting (7pm)
 - C.** Thursday, June 12, 2025 - Planning and Public Works (5:30pm)
- VII. COMMUNICATIONS AND PETITIONS** - Mayor Dan Hurt
- VIII. APPOINTMENTS** - Mayor Dan Hurt
- IX. COUNCIL COMMITTEE REPORTS**
 - A.** Planning and Public Works Committee – Chairperson Merrell Hansen, Ward IV
 - 1. Proposed Bill No. 3542 - P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.):** An ordinance repealing City of Chesterfield Ordinance Number 3229 for a “PC” Planned Commercial

District and creating a new “PC” Planned Commercial District for a 77.8-acre tract of land located on the north side of Outer 40 Road [P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Road) 17W640035, 16W320011, 16W330021, and 16W320022]. **(First Reading)** Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

Green Sheet Amendment recommended by the Planning and Public Works Committee.

2. **Proposed Bill No. 3543 - P.Z. 03-2025 The Wedge:** An ordinance repealing City of Chesterfield Ordinance 2820 and creating a new “PC” Planned Commercial District to amend development criteria for a 5.26-acre tract of land located south of the intersection of Olive Street Road and Chesterfield Airport Road (P.Z. 03-2025 The Wedge). **(First Reading)** Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

3. Next Meeting - June 12, 2025 (5:30pm)

- B. Finance and Administration Committee – Chairperson Michael Moore, Ward III**

1. Next Meeting - Not Yet Scheduled

- C. Parks, Recreation and Arts Committee – Chairperson Mary Ann Mastorakos, Ward II**

1. Next Meeting - Not Yet Scheduled

- D. Public Health and Safety Committee – Chairperson Mary Monachella, Ward I**

1. Next Meeting - Not Yet Scheduled

X. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

- A. CVAC Circumferential Road – Engineering Design:** Recommendation to authorize the City Administrator to approve an Engineering Design Contract with Stock and Associates in an amount not to exceed \$95,000.

Once design of the CVAC circumferential road is complete, the project will be publicly bid and a construction contract will be submitted to City Council at a later date. **(Roll Call Vote)** Department of Public Works recommends approval.

B. March Excess Checks Report

C. April Excess Checks Report

XI. OTHER LEGISLATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

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

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

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



RECORD OF PROCEEDING

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

MAY 5, 2025

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Dan Hurt
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Patricia Tocco
Councilmember Mary Ann Mastorakos
Councilmember Lane Koch
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the April 22, 2025 City Council meeting were submitted for approval. Councilmember Budoor made a motion, seconded by Councilmember Moore, to approve the April 22, 2025 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Hurt announced that the next meeting of City Council is scheduled for Monday, May 19, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. George Stock, 257 Chesterfield Business Pkwy., stated that he was present to answer questions pertaining to Bill No. 3540 (P.Z. 09-2024 14001 Olive Blvd. [BlueOnx Development LLC]).

Mr. Ken Kott, 16869 Chesterfield Bluffs Circle, spoke to rebut comments from the last meeting regarding crime and law responsiveness within the City of Chesterfield.

Mayor Hurt recognized Municipal City Clerks and read a proclamation in support of Professional Municipal Clerks Week.

Mayor Hurt presented a proclamation and plaque to Ms. Kelli Unnerstall as the 2024 Citizen of the Year.

TEMPORARY ADJOURNMENT - RECEPTION

Mayor Hurt temporarily adjourned the meeting at 7:24 p.m. for those in attendance to join a reception for the Citizen of the Year.

The meeting reconvened at 7:46 p.m.

APPOINTMENTS

There were no appointments scheduled for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3540	Repeals City of Chesterfield Ordinance Number 3143 for a “PUD” Planned Unit Development and creates a new “PUD” Planned Unit Development for 29.4 acres located north of Olive Blvd and east of Hog Hollow Road (16R340151). [P.Z. 09-2024 14001 Olive Blvd. (BlueOnx Development LLC)]. (Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval
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Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Monachella, for the second

reading of Bill No. 3540. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3540 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3540 with the following results: Ayes – Mastorakos, Koch, McGuinness, Moore, Hansen, Tocco, Budoor and Monachella. Nays – None. Whereupon Mayor Hurt declared Bill No. 3540 approved, passed it and it became **ORDINANCE NO. 3331**.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, May 8, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Parks, Recreation & Arts Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Public Health & Safety Committee

Councilmember Mary Monachella, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for 2025 RHL Culvert Design. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization for the City Administrator to enter into an agreement for professional services with EFK Moen in an amount not to exceed \$82,000 for design services necessary to reconstruct the RHL stormwater culvert. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Mastorakos, Moore, Hansen, Koch, Monachella, Budoor and Tocco. Nays – None. Mayor Hurt declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for the St. Louis Metro APWA Salt Cooperative. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization for the purchase of salt from Compass Minerals on behalf of the St. Louis Metro APWA Salt Cooperative, at a price of \$90.82 per ton. This is a

negotiated 3.9 percent increase over the cost provided by Compass during the 2024/2025 winter season. In addition, authorization was requested for the purchase of 3,000 tons of salt for City use, from Compass Minerals at a cost of \$272,460 as budgeted in the Capital Account for deicing salt. Councilmember Monachella made a motion, seconded by Councilmember Budoor, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Tocco, Budoor, Hansen, Moore, McGuinness, Monachella, Koch and Mastorakos. Nays – None. Mayor Hurt declared the motion passed.

OTHER LEGISLATION

There was no other legislation scheduled for this meeting.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Hurt adjourned the meeting at 7:54 p.m.

Mayor Dan Hurt

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

MEMORANDUM



TO: Mike Geisel, City Administrator

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

SUBJECT: Planning and Public Works Committee Meeting Summary
Thursday, May 8, 2025

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on **Thursday, May 8, 2025** in Conference Room 101.

Attendance:

Mayor Dan Hurt

Chair Merrell Hansen

Councilmember Mary Monachella

Councilmember Patricia Tocco (proxy provided by Councilmember Mastorakos)

Councilmember Lane Koch

Staff in attendance:

Justin Wyse, Director of Planning

James Eckrich, Director of Public Works/City Engineer

Ms. Alyssa Ahner, Senior Planner

Ms. Shilpi Bharti, Planner

Mr. Isaak Simmers, Planner

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

I. APPROVAL OF MEETING SUMMARY

A. April 3, 2025

Councilmember Monachella made a motion to approve the **April 3, 2025 Meeting Summary**. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of **4-0**.

II. UNFINISHED BUSINESS

No unfinished business at this time.

III. NEW BUSINESS

A. Selection of Officers and Committee Assignments

- Vice Chair of the Planning & Public Works Committee -

Councilmember Hansen made a motion to appoint Councilmember Mastorakos as the Vice Chair of the Planning and Public Works Committee. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

- Board of Adjustment -

Councilmember Hansen made a motion to appoint Councilmember Monachella as the liaison to the Board of Adjustment. The motion was seconded by Councilmember Koch and **passed** by a voice vote of 4-0.

- B. P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.):** A request for an ordinance amendment to an existing “PC” Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022). (Ward 4)

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the applicant is requesting to add “Hotel” as a permitted use. The site fronts North Outer 40 Road and is situated within the Gumbo Flats Subdivision. No other changes are proposed as part of this petition. She then gave a PowerPoint presentation further highlighting history of the site and the surrounding area.

DISCUSSION

The Committee discussed the background of the prior discussions they have had since the initial rezoning of various areas within the vicinity. Specifically, the conservation efforts north of the Monarch Chesterfield Levee to provide a private recreational area, parking areas north of the levee, and the approved facility on Lot A. There was a general consensus that the location of the property at an entrance / exit to the City necessitated consistency in building design elements for Lots A and B. Mr. Stephen Kling, attorney representing Gumbo Flats, LLC, indicated they were supportive of the amended language but did want to preserve some flexibility in the design moving forward.

Motion

Councilmember Monachella made a motion to forward **P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.)** with an amendment to require generally consistent architectural elements and materials for Lot A and Lot B to City Council with a recommendation to approve. The motion was seconded by Councilmember Tocco and **passed** by a voice vote of 4-0.

- C. P.Z. 03-2025 The Wedge:** An ordinance amendment to modify development criteria for an existing “PC” Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road. (Ward 4)

STAFF PRESENTATION

Ms. Alyssa Ahner, Senior Planner explained that the modifications requested are in response to a lawsuit that began back in 2017 and are part of the ongoing settlement. She then gave a PowerPoint presentation further highlighting history of the site and the surrounding area. Ms. Ahner discussed that the Planning Commission had recommended approval with the condition that the applicant work with Staff to increase the landscaping, particularly along roadway frontages. Unfortunately, revised plans were not ready in time to be distributed in packets, but a revised plan was presented at the meeting.

DISCUSSION

The Committee discussed the improvements by including additional landscaping for the project.

Motion

Councilmember Monachella made a motion to forward **P.Z. 03-2025 The Wedge** to City Council with a recommendation to approve with the condition that the revised landscape plan be included. The motion was seconded by Councilmember Koch, and **passed** by a voice vote of 4-0.

- D. **P.Z. 10-2024 Article 4 and Article 10:** A request for approval from Planning and Public Works Committee to proceed with a petition to amend Article 04 and Article 10 of the Unified Development Code.

STAFF PRESENTATION

Mr. Isaak Simmer, Planner explained that during the January 9, 2025 PPW meeting, staff was directed to review the Unified Development Code in light of recent conversations pertaining to outdoor storage, screening, and display areas. As a result, Staff presents a framework for amending the code to better align with desired outcomes.

DISCUSSION

The Committee discussed several recent areas where clarity in landscape buffers, storage vs. display, and other concepts in the City Code would benefit from additional language; however, the Committee noted that allowing and continuing to incorporate some flexibility will be important moving forward to ensure outcomes and expectations are aligned.

Mr. Wyse indicated that a motion is not required and that Staff was presenting the overall framework. As the Committee has a general consensus that the work effort is necessary, Staff will start the process of working with the Planning Commission on specific approved language. Once a recommendation is provided by the Planning Commission, the request will return to the Planning and Public Works Committee for a recommendation to the full City Council.

- E. **MSD Municipal Stormwater Grant Program**

STAFF PRESENTATION

Mr. James Eckrich, Director of Public Works/City Engineer provided background of Proposition S which allows MSD to address growing flooding and erosion problems throughout the St. Louis area and the consequences that concern the City Engineering Staff. Specifically, thirty percent of the money generated through the ballot initiative will be allocated to municipalities through Municipal Stormwater Grants. The amount available to the City of Chesterfield will be \$300,000 per year, adjusted annually by MSD. Mr. Eckrich stated that he is recommending against the City implementing its own stormwater master plan, essentially duplicating the efforts of MSD and accepting responsibility for MSD matters.

Mr. Eckrich recommended that the City handle the MSD Municipal Stormwater Grants as follows:

- Utilize the Municipal Stormwater Grants to fund public projects, and
- Create a program whereby subdivisions can apply for funds to address private detention basin or subdivision BMPs.

DISCUSSION

The PPW Committee was generally in agreement with the recommendation from the Department of Public Works. Councilmember Hansen asked for examples of potential public projects, which Mr. Eckrich provided. Councilmember Tocco asked about the restrictions on funding from MSD, which Mr. Eckrich explained – specifically that the City would need to apply for any funding from MSD as a grant. Mayor Hurt asked if money could be banked, or if it was “use it or lose it.” Mr. Eckrich clarified that money could be banked. Mayor Hurt stated that he would like to see that as part of the policy so subdivisions with large problems could potentially receive future funding. Councilmember Monachella asked how subdivision projects would be approved. Mr. Eckrich responded that there would likely be a required match and cap for subdivision projects. Staff would review submittals in accordance with the approved policy. Mr. Eckrich clarified that if there is concurrence from the Committee on the direction, Staff will draft a policy to implement the proposed program and present it at a future Planning and Public Works Committee meeting for recommendation to the City Council.

Motion

Councilmember Monachella made a motion to accept the Staff recommendation on the **MSD Municipal Stormwater Grant Program** and direct Staff to draft a policy to implement the program for review by the Planning and Public Works Committee. The motion was seconded by Councilmember Koch and **passed** by a voice vote of 4-0.

F. [Wilson Avenue Reconstruction – Temporary Access](#)

STAFF PRESENTATION

Mr. James Eckrich, Director of Public Works/City Engineer explained that we are progressing with plans and right of way acquisition for the upcoming Wilson Avenue reconstruction project – to be constructed in 2026. Due to the change in grade, when we reconstruct the roadway Wilson Avenue will need to be closed from Wild Horse Creek Road to Todd Even Trail. Mr. Eckrich has estimated the

Planning & Public Works Committee Meeting Summary
May 8, 2025

closure period at four months, with a total project duration of ten months. Due to the anticipated closure, Staff is recommending a temporary vehicular connection to Baxter Crossing Lane to allow for more convenient access and emergency services. The vehicular connection will be closed after the project, and only a bicycle / pedestrian connection will remain. The temporary connection will be signed as such, with a draft sign included in the packet.

DISCUSSION

The Committee discussed concerns raised by residents in the past with this connection. Chair Hansen stated that she has contacted area residents and most are in favor of a temporary connection. Councilmember Tocco stated that she would like to see area residents notified of the details. Discussion was held as to whether the connection should be advertised outside the project area. The Committee ultimately decided that the connection should NOT be advertised outside the project area so as not to bring added attention to the connection. Councilmember Tocco asked whether the sign should be labeled “local traffic only.” Mr. Eckrich stated that he would recommend against such language as it is not really clear and not enforceable in this instance. The Committee discussed the temporary nature of the connection, with some members indicating that residents may want the connection to be permanent once they see it. Chair Hansen clarified that at this time no action is being taken to make the connection permanent. If residents are desirous of a permanent connection that can be considered separately in the future.

Motion

Councilmember Koch made a motion to approve the Wilson Avenue Reconstruction – Temporary Access as recommended by the City Engineer. The motion was seconded by Councilmember Tocco and **passed** by a voice vote of 4-0.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:43 p.m.

NOTES ARE IN BLACK:

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the _____ City Council Meeting. See Bill # (use only if PPW makes an amendment and only pertains PC stuff)

Note: One Bill, as recommended by the Planning Commission, will be needed for the _____ City Council Meeting. See Bill #

Note: One Resolution, as recommended by the Planning & Public Works Committee, will be needed for the _____ City Council Meeting. See Resolution #

Note: This is a Site Development Plan which requires a voice vote at the _____ City Council Meeting.

Note: This is a Telecommunications Siting Permit which requires a voice vote at the _____ City Council Meeting.

(Include the following language when items are to be forwarded onto City Council)

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on _____.]

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

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning *JW*
Date: May 19, 2025



RE: **P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.):** A request for an ordinance amendment to an existing “PC” Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).

Summary

Stock & Associates Consulting Engineers, Inc., on behalf of Gumbo Flats Properties, LLC, has submitted a request of an ordinance amendment for an existing “PC” Planned Commercial District encompassing 77.8 acres to add “Hotel” as a permitted use. The site fronts North Outer 40 Road and is situated within the Gumbo Flats Subdivision. No other changes are proposed as part of this petition. The submittal includes a Preliminary Development Plan and a Narrative Statement.

A Public Hearing was held on April 28, 2025 for this petition, and no issues were raised. Since no issues were raised during the Public Hearing, the Commission voted in the same meeting to approve the petition as presented, by a vote of 9-0.



Figure 1: Subject Site Aerial

On May 08, 2025, the petition was brought before the Planning & Public Works Committee. A motion was made to approve with one condition:

- Add a language in attachment A that “the building on Lot B shall be designed to incorporate general consistent building materials and design elements with the building approved for Gumbo Flats, Lot A”.

Modification is attached as a Green Sheet Amendment. The motion to approve the petition, as amended, passed by a vote 4-0.

Attachments: Green Sheet Amendment,
Legislation,
Attachment A,
Attachment B- Preliminary Development Plan

GREEN SHEET AMENDMENTS

The Planning and Public Works Committee recommended that the following changes be made to the Attachment A by a vote of 4-0:

AMENDMENT 1: (Page 4 of 13)

Section I. Specific Criteria, H. ARCHITECTURAL

Add the following:

3. The building on Lot B shall be designed to incorporate generally consistent building materials and design elements with the building approved for Gumbo Flats, Lot A.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 3229 FOR A “PC” PLANNED COMMERCIAL DISTRICT AND CREATING A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 77.8 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OUTER 40 ROAD [P.Z. 02-2025 GUMBO FLATS (17955, 17965, 17985, and 17995 N. OUTER 40 ROAD) 17W640035, 16W320011, 16W330021, and 16W320022].

WHEREAS, the petitioner, Gumbo Flats Properties, LLC, has requested for an ordinance amendment to the existing “PC” Planned Commercial District to include hotel as a permitted use for a 77.8-acre tract of land located on the north side of Outer 40 Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 28, 2025; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning, with amendment, by a vote of 9-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning, with amendment, by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for a 77.8-acre tract of land located on the north side of Outer 40 Road as described as follows:

A TRACT OF LAND BEING PART OF LOT 3 OF THE NICHOLAS MUELLER ESTATE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 25 OF THE ST. LOUIS COUNTY RECORDS, IN US. SURVEY 371, TOWNSHIP 45 NORTH, RANGE 3

EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND COTTON PICKER SPINDLE LOCATED AT THE SOUTHWEST CORNER OF LOT 1 OF THE CVAC CONSOLIDATION PLAT AS RECORDED IN PLAT BOOK 359, PAGE 82 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 64, (AKA US. HIGHWAY 40-61), VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

NORTH 83 DEGREES 05 MINUTES 28 SECONDS WEST, 138.18 FEET; NORTH 06 DEGREES 54 MINUTES 22 SECONDS EAST, 24.99 FEET TO A FOUND IRON ROD; NORTH 53 DEGREES 19 MINUTES 19 SECONDS WEST, 201.50 FEET TO A FOUND IRON ROD; NORTH 73 DEGREES 08 MINUTES 51 SECONDS WEST, 203.20 FEET; NORTH 88 DEGREES 51 MINUTES 59 SECONDS WEST, 100.51 FEET TO A FOUND IRON ROD; SOUTH 39 DEGREES 43 MINUTES 00 SECONDS WEST, 178.48 FEET TO A FOUND IRON ROD; NORTH 83 DEGREES 05 MINUTES 28 SECONDS WEST, 65.50 FEET TO A FOUND IRON PIPE BEING LOCATED ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2,654.79 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 829.49 FEET AND A CHORD WHICH BEARS NORTH 74 DEGREES 06 MINUTES 29 SECONDS WEST, 826.12 FEET TO A FOUND IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO ST. CHARLES SAND COMPANY AS RECORDED IN BOOK 6033 PAGE 294 OF ABOVE SAID RECORDS; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID ST. CHARLES SAND COMPANY TRACT, NORTH 11 DEGREES 29 MINUTES 32 SECONDS WEST, 1,918.21 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO MONARCH FLATS, LLC AS RECORDED IN BOOK 21202, PAGE 2090 OF SAID RECORDS, SAID POINT ALSO BEING THE SOUTH TOE OF THE AGRICULTURAL LEVEE AS LOCATED IN OCTOBER 1998 BY VOLA, INC.; THENCE ALONG THE SOUTH LINES OF SAID MONARCH FLATS LLC TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 57 DEGREES 05 MINUTES 24 SECONDS EAST, 33.18 FEET; NORTH 55 DEGREES 17 MINUTES 07 SECONDS EAST, 182.18 FEET; NORTH 62 DEGREES 46 MINUTES 07 SECONDS EAST, 170.36 FEET; NORTH 68 DEGREES 22 MINUTES 01 SECOND EAST, 117.11 FEET; NORTH 82 DEGREES 07 MINUTES 34 SECONDS EAST, 66.17 FEET; SOUTH 73 DEGREES 47 MINUTES 17 SECONDS EAST, 60.35 FEET; SOUTH 74 DEGREES 33 MINUTES 52 SECONDS EAST, 130.98 FEET; SOUTH 81 DEGREES 14 MINUTES 51 SECONDS EAST, 25.90 FEET; SOUTH 81 DEGREES 05 MINUTES 17 SECONDS EAST, 29.90 FEET; SOUTH 73 DEGREES 08 MINUTES 38 SECONDS EAST, 282.86 FEET; SOUTH 86 DEGREES 18 MINUTES 31 SECONDS EAST, 40.04 FEET; NORTH 39 DEGREES 22 MINUTES 50 SECONDS EAST, 35.87 FEET; NORTH 31 DEGREES 54 MINUTES 06 SECONDS EAST, 301.56 FEET; NORTH 41 DEGREES 24 MINUTES 58 SECONDS EAST, 55.39 FEET AND NORTH 56 DEGREES 39 MINUTES 15 SECONDS EAST, 155.70 FEET TO THE WEST LINE OF A TRACT OF LAND AS CONVEYED TO THE CITY OF CHESTERFIELD, BY INSTRUMENT RECORDED IN BOOK 17745, PAGE 5607 OF ABOVE SAID RECORDS; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF ABOVE SAID CVAC CONSOLIDATION PLAT, SOUTH 11 DEGREES 19 MINUTES 32 SECONDS EAST, 2,771.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,390,081 SQUARE FEET OR 77.826 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON NOVEMBER 08, 2022.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Gumbo Flats Properties, LLC in P.Z. 02-2025, requesting the ordinance amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 28th day of April, 2025, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri

authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

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

Passed and approved this _____ day of _____, 2025.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 05/19/2025

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:

- a. Auditorium
- b. Art gallery
- c. Art studio
- d. Banquet facility
- e. Bakery
- f. Bar
- g. Brewpub
- h. Coffee shop
- i. Commercial service facility
- j. Film drop-off and pick up stations
- k. Film processing plant
- l. Financial institution, No drive-thru
- m. Gymnasium
- n. Hotel
- o. Motorcycle, ATV, and similar motor vehicles dealership
- p. Office-Dental
- q. Office-General
- r. Office-Medical

- s. Parking area (stand-alone), including garages for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours
 - t. Professional and technical service facility
 - u. Recreational facility
 - v. Restaurant – Sit down
 - w. Restaurant – Fast food, no drive-thru
 - x. Restaurant – Take out
 - y. Retail sales establishment – Community
 - z. Retail sales establishment – Neighborhood
 - aa. Theater, indoor
 - bb. Theater, outdoor
2. The permitted uses above are permitted south of the existing Levee Trail with the exception of use “s” which is applicable to either side of the existing Levee Trail.
 3. Use “o” shall allow indoor sales, storage, and indoor display only. No outdoor inventory is allowed.
 4. Hours of Operation.
 - a. Uses “y” and “z” listed above will be subject to hours of operation for the public from 6:00 AM to 11:00 PM.

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

1. Any improvements north of the Levee Trail shall substantially conform with the Preliminary Development Plan.
2. Below are the structure requirements for the south side of the existing Levee Trail measured from the Levee toe/property line described in the survey.
 - a. Height

The maximum height of the building, exclusive of roof screening, shall not exceed sixty-five (65.0) feet.
 - b. Building Requirements

A minimum of thirty-five percent (35%) open space is required for each lot within this development. In the event that parcels include areas on both the north and south side of the existing Levee Trail, areas south of the Levee Trail shall contain a minimum of thirty-five percent (35%) open space as measured from the south line of the 15' wide Hiking and Biking Trail Easement, as recorded in BK. 20217 Pgs. 2144-2203.

- c. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

Structure requirements are for properties south of the existing Levee Trail measured from Levee toe or property line as shown in the survey as exhibit B.

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, flag poles, or fences will be located within the following setbacks:

- a) Thirty (30) feet from the right-of-way of N. Outer Forty Road on the south boundary of the Planned Commercial (PC) District.
- b) The south line of the Levee Easements as recorded in DB. 10348, Pg. 306 & DB. 10524, Pg. 1708.
- c) Thirty-five (35) feet from the east and west boundary of the Planned Commercial (PC) District.

2. Parking Setbacks for properties on the south side of the existing Levee Trail measured from Levee toe/ property line as shown in the Exhibit B.

No parking stall, loading space, internal driveway or roadway, except points of ingress or egress, will be located within the following setbacks:

- a) Thirty (30) feet from the right-of-way of N. Outer Forty Road.
- b) The south line of the Levee Easements as recorded in DB. 10348, Pg. 306 & DB. 10524, Pg. 1708.
- c) Twenty-five (25) feet from the east and west boundary of this Planned Commercial District.
- d) One hundred twenty (120) feet from the north line of the 15.0' wide hiking and biking trail easement, as recorded in Bk. 20217 Pgs. 2144-2203

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. No construction related parking shall be permitted within right of way or on any existing roadways or on City property at the Chesterfield Valley Athletic Complex and parking area north of the levee. All construction related parking shall be confined to the development.
4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Cross access shall be provided to the adjoining properties to the east, west and north as directed by the City of Chesterfield and a cross-access/maintenance agreement shall be executed by the City and property owner regarding the existing shared access drive prior to issuance of permits.
4. Access to Missouri Department of Transportation (MoDOT) road right-of-way and improvements within MoDOT road right-of-way (N. Outer 40 Road) shall be as directed by MoDOT.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in a development, the access shall meet the requirements in as per City Code.
3. If a gated access is installed, a minimum stacking distance of sixty (60) feet shall be provided, and a turnaround for rejected vehicles, designed to accommodate a single unit truck, must be provided in advance of the gate.
4. Obtain approvals from the City of Chesterfield, MoDOT, and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
5. Provide street connections to the adjoining properties as directed by the City of Chesterfield.
6. Additional right-of-way and road improvements shall be provided, as required by MoDOT and the City of Chesterfield.

7. Any work in MoDOT right-of-way will require separate permit from MoDOT.
8. Any water taps in MoDOT right-of-way will require separate permit issued to the plumber/contractor doing the work.
9. Pedestrian improvements and connections to and/or across the Levee Trail will require review and approval of the City of Chesterfield and Monarch Chesterfield Levee District.
10. The existing shared access drive shall be evaluated and improved, if necessary, as directed by the City of Chesterfield, to meet the City's existing needs and the increased traffic demand resulting from the development.
11. The existing portion of the Levee Trail at the road crossing shall be reviewed and improved, if necessary, as directed by the City of Chesterfield to meet the City's existing needs and the increased traffic demand resulting from the development.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto N. Outer 40 Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

All development improvements shall be above the net seepage berm section. Geotechnical seepage analyses shall be submitted to demonstrate no adverse effect to the flood protection system from all proposed improvements.

M. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved

by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the Site Development Plan, Site Development Section Plan, Site Development Concept Plan, Landscape Plan, Lighting Plans, Architectural Elevations, Sign Package or any amendment thereto.

N. STORM WATER

1. Storm water shall be as approved by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch Chesterfield Levee District.
2. The site shall provide for the positive drainage of storm water. Stormwater from the portion of the site south of the levee shall flow into the Chesterfield Valley Storm Water Master system and ultimately along North Outer 40 Road to Pump Station 4. Off-site improvements may be required to ensure adequate positive drainage from this development to Pump Station 4.
3. Detention/retention and channel protection measures are to be provided in each watershed as required by the Metropolitan St. Louis Sewer District and Monarch Chesterfield Levee District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on all Site Development Plans.
4. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Monarch Chesterfield Levee District, Metropolitan St. Louis Sewer District, and the City of Chesterfield.
5. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of stormwater management facilities shall be identified on all Site Development Plans.
6. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield, Monarch Chesterfield Levee District, and the Metropolitan Saint Louis Sewer District.

O. SANITARY SEWER

1. Easements will be required to allow for future public sewer extensions to adjacent tracts.
2. If sanitary service is proposed on the river side of the levee, the system would need to be designed as to minimize infiltration during a high water event.
3. Projects that affect wetland or waters of the United States will likely be accompanied by an additional assessment of the feature as required by the U.S. Army Corp of Engineers and/or Missouri Department of Natural Resources under the Clean Water Act section 401/404 permitting requirements. MSD may require documentation that the project has satisfied 401/404 permitting requirements prior to plan approval, or documentation that the activities are exempt.
4. The project is subject to the Caulk Creek Surcharge.
5. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District

P. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

Q. MISCELLANEOUS

1. An opportunity for recycling shall be provided in accordance with Chapter 235 of City Code.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Any retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.

4. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study, No-Rise Certification, and/or Floodplain Development Permit/Application, as necessary, to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Chapter 405, Article 5 of Chesterfield City Code for specific requirements.
5. Gravel parking is allowed on the properties north of the existing Levee Trail.
6. Gravel parking area on the north side of the Levee not to be used as a storage area associated with dealership or repair uses or for inventory.
7. Spray water to control dust on the gravel lot.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport, and the Missouri Department of Transportation.

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Traffic Generation Assessment (TGA) Area E as established by City of Chesterfield [Ordinance 3207](#).

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule effective at the time of development.

The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

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

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

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be the sum of \$1,055.06 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,347.45 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within the Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

The amount of all required contributions for storm water and primary water line improvements, if not submitted by January 1, 2026, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation & Public Works.

IV. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

V. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this ordinance and its attached conditions or other ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

- 1.) CONCRETE FOUNDATIONS FOR GATE AND SIGN POSTS SHALL BE CAST IN PLACE DIRECTLY IN CONTACT WITH THE SOIL SIDES OF THE EXCAVATED HOLES.
- 2.) ANY DAMAGE TO THE TURF OR EMBANKMENT (I.E. RUTTING, ETC.) OF THE LEEVE SHALL BE RESTORED TO PRE-DEVELOPED CONDITIONS IN ACCORDANCE WITH THE LEEVE DISTRICT'S OMR&R REQUIREMENTS AND/OR USACE SPECIFICATIONS. REFER TO IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

A TRACT OF LAND BEING LOTS A, B AND PART OF C OF GUMBO FLATS
AS RECORDED IN PLAT BOOK 372 PAGES 189-191 OF THE ST. LOUIS COUNTY RECORDS,
LOCATED IN U.S. SURVEYS 368 AND 371 IN TOWNSHIP 45 NORTH,
RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

OWNER: GUMBO FLATS PROPERTY, LLC
ADDRESS: 17955, 17965, 17985 & 18045 N. OUTER 40 RD
CHESTERFIELD, MO 63005
ZONING: "PC" PLANNED COMMERCIAL - ORD. No. 3229
"PI" PLANNED INDUSTRIAL - ORD. 3299, NU & M
LOCATOR NO: 16W110077, 16W110022, 17W640035, 16W330022,
16W620036, 16W320016, 16W330021, 16W110015
16W240041 & 16W310045
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0145K (02/04/2015)
V/L OMR NOV 16, 2017 CASE NO. 17-07-0742P
AMERIEN UE
GRSP INC.
ATTN:
MISSOURI AMERICAN WATER COMPANY

PDP 1.0	PRELIMINARY DEVELOPMENT PLAN
PDP 2.0	SITE SECTIONS

A tract of land being part U.S. Surveys 368 and 371 in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

[illegible]

PROPERTY DESCRIPTION - PC ORDINANCE # 3229:
A tract of land being part of Lot 3 of the Nicholas Mueller Estate according to the plat thereof recorded in Plat Book 2, page 25 of the St. Louis County Records, in U.S. Survey 371, Township 45 North, Range 3 East, St. Louis County, Missouri and being more particularly described as:

[illegible]

ATG	-	ADJUST TO GRADE
B.C.	-	BACK OF CURB
C.O.	-	CLEANOUT
D.B.	-	DEED BOOK
E.	-	ELECTRIC
ELEV.	-	ELEVATION
EX.	-	EXISTING
F.C.	-	FACE OF CURB
FL.	-	FLOWLINE
FT.	-	FEET
FND.	-	FOUND
G	-	GAS
H.W.	-	HIGH WATER
LF	-	LOW FLOW BLOCKED
M.	-	MANHOLE
N/F.	-	NOW OR FORMERLY
P.B.	-	PLAT BOOK
PG.	-	PAGE
PR.	-	PROPOSED
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT-OF-WAY
SQ.	-	SQUARE
T	-	TELEPHONE CABLE
T.B.A.	-	TO BE ABANDONED
T.B.R.	-	TO BE REMOVED
T.B.R.&R.	-	TO BE REMOVED AND REPLACED
TYP.	-	TYPICALLY
U.I.P.	-	USE IN PLACE
U.O.N.	-	UNLESS OTHERWISE NOTED
V.C.P.	-	VITRIFIED CLAY PIPE
W	-	WATER
(86'W)	-	RIGHT-OF-WAY WIDTH

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

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, ELEV. +469, 13-469.95), FLOODWAY AREAS IN ZONE AE, FLOOD ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDING, BASE FLOOD ELEVATIONS DETERMINED, ELEV. +460), AND FLOOD ZONE X (NO DED AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0145K WITH AND EFFECTIVE DATE OF 02/04/2015 AND REVISED TO REFLECT LOMR NOV. 16, 2017 CASE NO. 17-07-0742P BY GRAPHICALLY PLOTTING.

ELEV.=465.84

FND. CUT CROSS ON EASTERN MEDIAN ISLAND OF
ROUNDAABOUT AS SHOWN HEREON

CONTRACTOR SHALL READ THE GEOTECHNICAL FEASIBILITY STUDY - REVISED, MWT JOB NO. 15545 TITLED NORTH OUTER 40, CHESTERFIELD, MISSOURI AS PREPARED BY MIDWEST TESTING (DAN BARCZYKOWSKI, P.E.) DATED 12/21/2022. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT. THE GEOTECHNICAL REPORT, ANY ADDENDUMS OR ADDITIONAL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ARE CONSIDERED PART OF THESE SPECIFICATIONS AND SHALL BE USED AS THE BASIS FOR CONSTRUCTION MEANS AND METHODS.

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

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION; AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES ARE LOCATED IN AN UNDEVELOPED FIELD AREA WITH NO KNOWN HISTORY OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABOLISH ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 SRMO.

U.S. ARMY CORPS OF ENGINEERS - SECTION 408 - PERMISSOIN TO PROCEED DATED
APRIL 25, 2024 (OD-R 22-036 - PROPERTIES WEST OF CVAC (GATEWAY STUDIOS) -
MCLD, MONARCH-CHESTERFIELD LEVEE DISTRICT, ST. LOUIS COUTY, MISSOURI

GUMBO FLATS BOUNDARY ADJUSTMENT PLAT RECORDED IN BK: 372, PGS: 189-191
APRIL 24, 2024

PREPARED FOR:
GUMBO FLATS PROPERTIES, LLC
500 FOX RIDGE ROAD
FRONTENAC, MO 63131
MR. JERRY KERR – MANAGER
PHONE: (855) 332-4777

BENCH#MARK#12357
NAVD88 Elev = 461.00

Standard DNR aluminum disk stamped SL-38A situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard; roughly 49 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument to Chesterfield Industrial Park.

MoDOT LOCATE (314) 340-4100

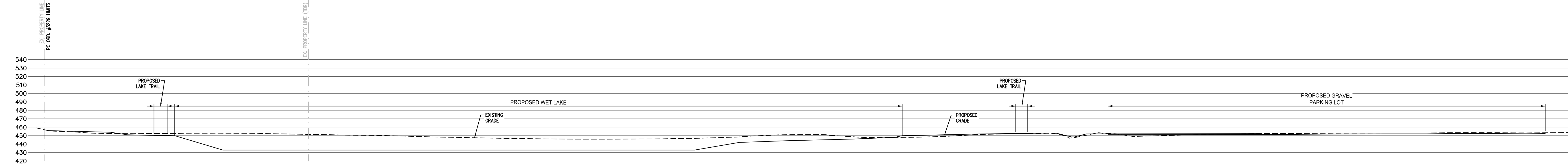
PREPARED BY:

PRELIMINARY DEVELOPMENT PLAN FOR:

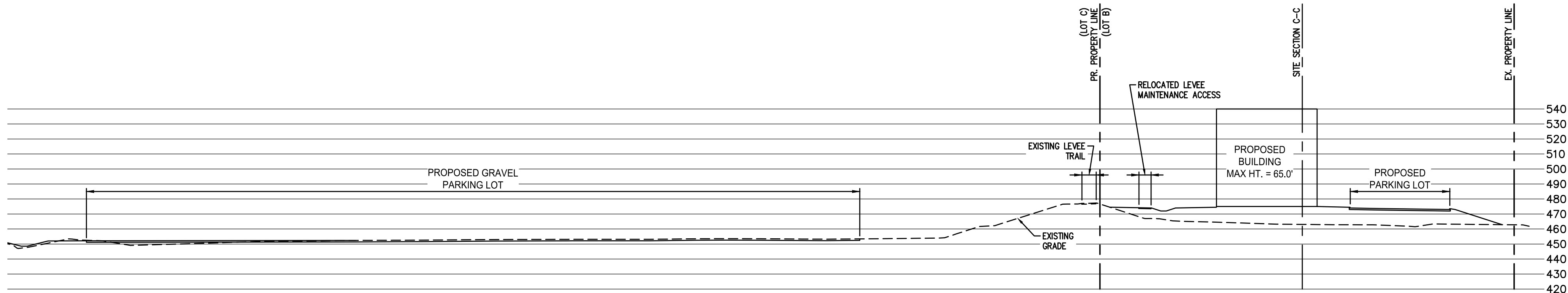
TEXT AMENDMENT TO PC ORD. # 3229

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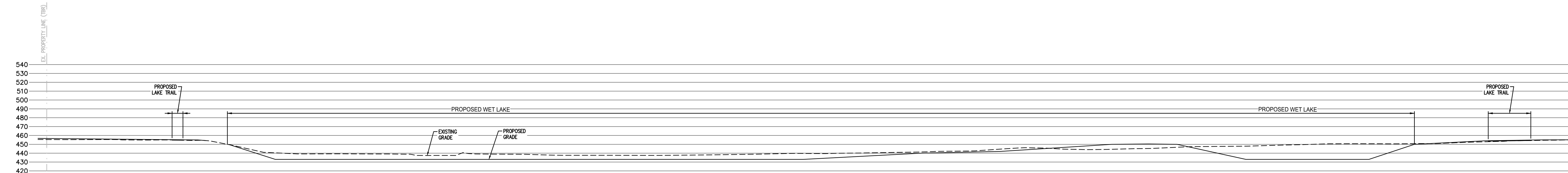
DATE: 03/06/2025
DRAWN BY: G.M.S.
CHECKED BY: G.M.S.
DATE: 03/06/2025
JOB NO: 222-7282.1
R.S.D. P.#: 16W & 17W
S.L.C. HAT #:
M.D.N.R. #:
SHEET NO: PDP 2.0



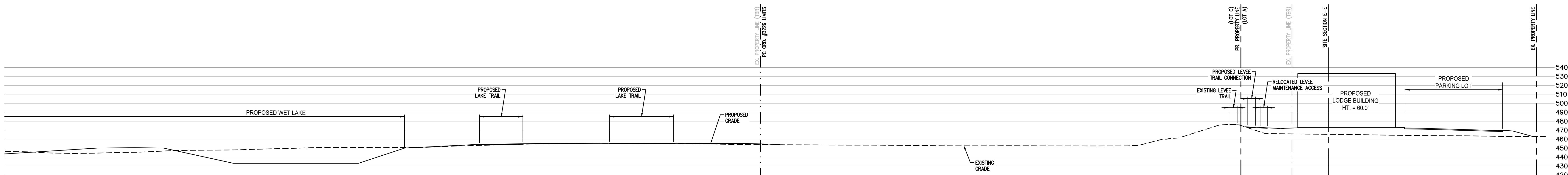
SITE SECTION A-A
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'



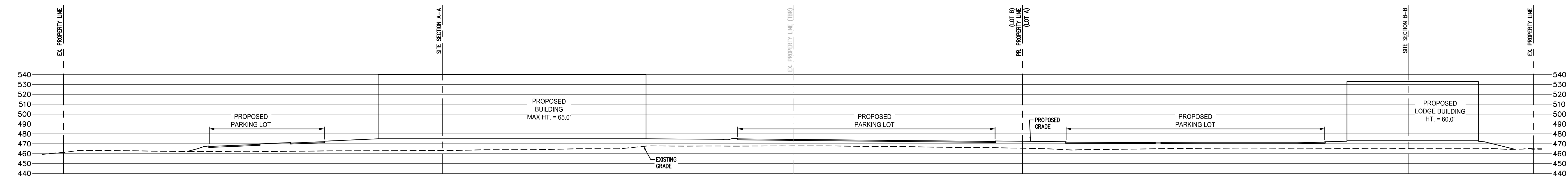
SITE SECTION A-A
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'



SITE SECTION B-B
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'



SITE SECTION B-B
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'



SITE SECTION C-C
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
FAX: (636) 530-9300
e-mail: gstock@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

TEXT AMENDMENT TO PC ORD.# 3229

17965, 17965 & 17985 NORTH OUTER 40 ROAD
CHESTERFIELD, MO 63005



03/06/2025
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY:	A.C.D.	CHECKED BY:	G.M.S.
DATE:	03/06/2025	JOB NO:	222-7282.1
R.S.D. P.#:	16W & 17W	BASE MAP:	16W & 17W
S.L.C. HAT #:		HAT SUP. #:	
M.D.N.R. #:			

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
PDP 2.0

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

JW

Date: May 19th, 2025

RE: **P.Z. 03-2025 The Wedge:** An ordinance amendment to modify development criteria for an existing “PC” Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road.

Summary

The City of Chesterfield, on behalf of Energy Marketing 709, LLC, is requesting an amendment to [Ordinance 2820](#) in order to modify the development criteria of a “PC” Planned Commercial District. The modifications requested are in response to a lawsuit that began back in 2017 and are part of the ongoing settlement.

A Public Hearing was held on February April 28th, 2025 and concerns regarding the proposed landscaping were raised. The petition was voted on the same evening by the Planning Commission and a motion was made to recommend approval with the condition that staff work with the applicant to review the landscaping. The motion passed by a vote of 9-0.

The request was then reviewed by the Planning & Public Works Committee on May 8th, 2025. At that time, a motion to recommend approval with the condition that the revised landscape plan replace the initial landscape plan. The motion passed by a vote of 4-0.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE 2820 AND CREATING A NEW “PC” PLANNED COMMERCIAL DISTRICT TO AMEND DEVELOPMENT CRITERIA FOR A 5.26-ACRE TRACT OF LAND LOCATED SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD (P.Z. 03-2025 THE WEDGE).

WHEREAS, the City of Chesterfield, on behalf of Energy Marketing 709, LLC, has requested an ordinance amendment to an existing “PC” Planned Commercial District to modify development criteria as part of a lawsuit settlement; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 28th, 2025; and,

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

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for 5.26 acres located south of the intersection of Olive Street Road and Chesterfield Airport Road and as described as follows:

A TRACT OF LAND BEING LOT 2 OF MCGRATH PLAZA AND PART OF LOT 6 OF THE SUBDIVISION OF R. H. STEVENS FARM AND PART OF U. S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, AS RECORDED IN DEED BOOK 20822 PAGE 849 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST POINT OF SAID LOT 2 OF MCGRATH PLAZA, SAID POINT BEING AT THE EASTERN INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF OLIVE STREET ROAD RELOCATION AND THE SOUTHERN RIGHT OF WAY LINE OF CHESTERFIELD AIRPORT ROAD; THENCE EASTWARDLY ALONG THE SOUTHERN RIGHT OF WAY LINE OF SAID CHESTERFIELD AIRPORT ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4006.54 FEET, AN ARC LENGTH OF 939.93 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 61°57'00" EAST 937.78 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF CHESTERFIELD AIRPORT ROAD AND THE WESTERN RIGHT OF WAY LINE OF WINGS OF HOPE BOULEVARD; THENCE SOUTHWARDLY ALONG THE WESTERN RIGHT OF WAY LINE OF SAID WINGS OF HOPE BOULEVARD SOUTH 21°26'08" WEST 36.37 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF WINGS OF HOPE BOULEVARD AND THE NORTHERN RIGHT OF WAY LINE OF OLIVE STREET ROAD; THENCE EASTWARDLY ALONG THE NORTHERN RIGHT OF WAY LINE OF OLIVE STREET ROAD THE FOLLOWING COURSES AND DISTANCES NORTH 82°37'32" WEST 47.67 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET, AN ARC LENGTH OF 179.29 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73°37'13" WEST 123.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 48.00, AN ARC LENGTH OF 22.32 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 36°51'28" WEST 22.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 82°37'32" WEST 346.25 FEET; THENCE NORTH 83°08'57" WEST 70.74 FEET TO A POINT; THENCE NORTH 82°46'18" WEST 345.44 FEET; THENCE NORTH 82°29'00" WEST 65.05 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 116.23 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 54°44'08" WEST 111.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 26°59'10" WEST 57.00 FEET; THENCE NORTH 18°00'50" EAST 44.35 FEET TO THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF OLIVE STREET ROAD AND THE EASTERN RIGHT OF WAY LINE OF OLIVE STREET ROAD RELOCATION; THENCE NORTHWARDLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 990.78 FEET, AN ARC LENGTH OF 258.46 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 51°59'19" EAST 257.73 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°30'59" EAST 35.86 FEET TO A POINT; THENCE NORTH 85°09'42" EAST 60.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 219,553.98 SQUARE FEET OR 5.040 ACRES MORE OR LESS.

PROPERTY DESCRIPTION OUT LOT A

A TRACT OF LAND BEING OUT LOT A OF MCGRATH PLAZA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 325, PAGES 11 AND 12 OF THE ST. LOUIS COUNTY RECORDS, IN U. S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST WESTERN CORNER OF SAID OUT LOT A OF MCGRATH PLAZA, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, 60 FEET WIDE; THENCE ALONG THE BOUNDARY LINE OF SAID OUT LOT A THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 990.78 FEET AN ARC LENGTH OF 166.03 FEET, A CHORD WHICH BEARS N 71° 21' 54" E A CHORD DISTANCE OF 165.84 FEET, S 71° 59' 10" E A DISTANCE OF 44.35 FEET, S 26° 59' 10" E A DISTANCE OF 57.00 FEET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AN ARC LENGTH OF 22.96 FEET, A CHORD WHICH BEARS S 30° 38' 24" E A CHORD DISTANCE OF 22.94 FEET AND N 82° 29' 00" W A DISTANCE OF 238.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,530 SQUARE FEET OR 0.22 ACRES MORE OR LESS.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by the City of Chesterfield, on behalf of Energy Marketing 709, LLC, in P.Z. 03-2025, requesting the ordinance amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 28th day of April 2025, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

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

Passed and approved this _____ day of _____, 2025.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

FIRST READING HELD: 06/04/2025

Vickie McGownd, CITY CLERK

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:

- a. Animal grooming service.
- b. Art studio.
- c. Automotive retail supply.
- d. Bakery.
- e. Bar.
- f. Barber or beauty shop.
- g. Brewpub.
- h. Car wash.
- i. Coffee shop.
- j. Coffee shop, drive-thru.
- k. Commercial service facility.
- l. Drug store and pharmacy.
- m. Drug store and pharmacy, drive-thru.
- n. Dry cleaning establishment.
- o. Filling station and convenience store with pump stations.
- p. Financial institution, no drive-thru.
- q. Financial institution, drive-thru.
- r. Grocery--Community.
- s. Grocery--Neighborhood.
- t. Kennel, boarding.
- u. Office, general.
- v. Oil change facility.

- w. Recreation facility.
 - x. Restaurant, fast food.
 - y. Restaurant, sit down.
 - z. Restaurant, take out.
 - aa. Retail sales establishment, community.
 - bb. Retail sales establishment, neighborhood.
 - cc. Veterinary clinic.
2. The above uses shall be restricted as follows: Drive-thru window for use 1.(j) Coffee Shop, drive-thru, 1.(x) Restaurant, fast food, 1.(y) Restaurant, sit down, and 1.(z) Restaurant, take out shall only be permitted within the same structure as use 1.(o) Filling station and convenience store with pump stations.
 3. Hours of Operation.
 - a. Hours of operation for this "PC" District shall be restricted as follows: Hours of operation for the convenience store and filling station, including any accessory uses within that structure, shall be unrestricted. Hours of operation for all other uses shall be permitted from 7:00 a.m. to 11:00 p.m. only.
 - b. Hours of operation for retail uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
 4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty (40) feet.
 - b. The maximum height of a flagpole shall not exceed sixty (60) feet.
2. Building Requirements
 - a. A minimum of 35% openspace is required for this development.
 - b. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

- a. Fifteen (15) feet from the right-of-way of Chesterfield Airport Road.
- b. Fifteen (15) feet from the right-of-way of Olive Street Road.
- c. Five (5) feet from the right-of-way of Old Olive Street Road.

2. PARKING SETBACKS

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

- a. Fifteen (15) feet from the right-of-way of Chesterfield Airport Road.
- b. Fifteen (15) feet from the right-of-way of Olive Street Road.
- c. Five (5) feet from the right-of-way of Old Olive Street Road.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall substantially conform to the Preliminary Development Plan.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall substantially conform to the Preliminary Development Plan.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the City of Chesterfield/St. Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

1. The development shall adhere to the Lighting Standards of the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum 5'8" high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan or Site Development Section Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development, except for the access to Out Lot A, shall be as shown on the Preliminary Plan, and adequate sight distance shall be provided, as directed by the City of Chesterfield, Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
 - a. The access to Out Lot A shall be as directed by the City of Chesterfield.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by St. Louis County Department Transportation and/or the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along the Olive Street Road and Chesterfield Airport Road frontages of the site. The sidewalks shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalks may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
2. Obtain approvals from the City of Chesterfield and St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
3. Additional right-of-way and road improvements shall be provided, as required by the City of Chesterfield and the St. Louis County Department of Transportation.
4. Provide a twelve (12) foot wide right turn lane on Chesterfield Airport Road with six (6) foot shoulders with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Transportation.

5. Construct a pork-chop median at the westernmost access point to the development along Chesterfield Airport Road as directed by the St. Louis County Department of Transportation.
6. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Transportation.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. POWER OF REVIEW

1. The City of Chesterfield City Council shall have automatic power of review of all Site Development Plans for this development. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
3. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
4. Provide stormwater management facilities as required by the City of Chesterfield, Metropolitan St. Louis Sewer District, and Monarch-Chesterfield Levee District. The location and types of storm water management facilities shall be identified on all Site Development Plans or Site Development Section Plans.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, St. Louis County Department of Transportation, Monarch Chesterfield Levee District, Spirit of St. Louis Airport, and Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, St. Louis County Department of Transportation, Monarch-Chesterfield Levee District,

Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD), and Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is a separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within one hundred and fifty (150) feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending one hundred and fifty (150) feet beyond the limits of the site as directed.

16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, St. Louis Department of Transportation, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD), and Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

1. ROADWAY

A traffic generation assessment is not required for this development.

2. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$1,055.06 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

3. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,347.45 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no

Special Use Permit is required. Funds shall be payable to Treasurer, St. Louis County.

4. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulk Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

5. ADDITIONAL CONDITIONS

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

The amount of all required contributions for storm water and primary water line improvements, if not submitted by January 1, 2025, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Transportation.

IV. RECORDING

1. Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

V. ENFORCEMENT

1. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
2. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
3. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
4. Waiver of Notice of Violation per the City of Chesterfield Code.
5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

Energy Marketing 2nd Amended Site Development Plan

A tract of land being Lot 2 and Outlot A of McGrath Plaza,
part of Lot 6 of the Subdivision of R. H. Stevens Farm and
part of U. S. Survey 102, Township 45 North - Range 3 East,
St. Louis County, Missouri

- LEGEND
- UTILITY POLE
 - LIGHT STANDARD
 - MANHOLE
 - TREE
 - WATER VALVE
 - WATER METER
 - TREE LINE
 - CONC. PVMT.
 - SIGN
 - OVERHEAD UTILITY
 - FENCE
 - SEWER CLEANOUT
 - ELECTRIC BOX
 - BOLLARD
 - GUY WIRE



LOCATION MAP



**Civil & Environmental
Consultants, Inc.**
3000 Little Hills Expressway, Suite 102
St. Charles, MO 63301
314-656-4566 www.ccecinc.com

Energy Marketing

A tract of land being Lot 2 and Outlot A of McGrath Plaza,
part of Lot 6 of the Subdivision of R. H. Stevens Farm and
part of U. S. Survey 102, Township 45 North - Range 3 East,
St. Louis County, Missouri

Prepared For:
Energy Marketing 709 LLC

2130 Kipling Avenue
St. Louis, MO 63121-5505
314-383-3700

REVISIONS

NO.	DATE	DESCRIPTION
	09/25/16	FOR CITY APPROVAL
	09/26/16	FOR CITY APPROVAL
	09/27/16	FOR CITY APPROVAL
	09/27/16	STREET LIGHTING ADDED
	09/27/16	REVISE PER CLIENT
	07/24/24	REVISE PER CLIENT
	12/11/24	REVISE PER CLIENT
	04/19/25	REVISE PER CLIENT

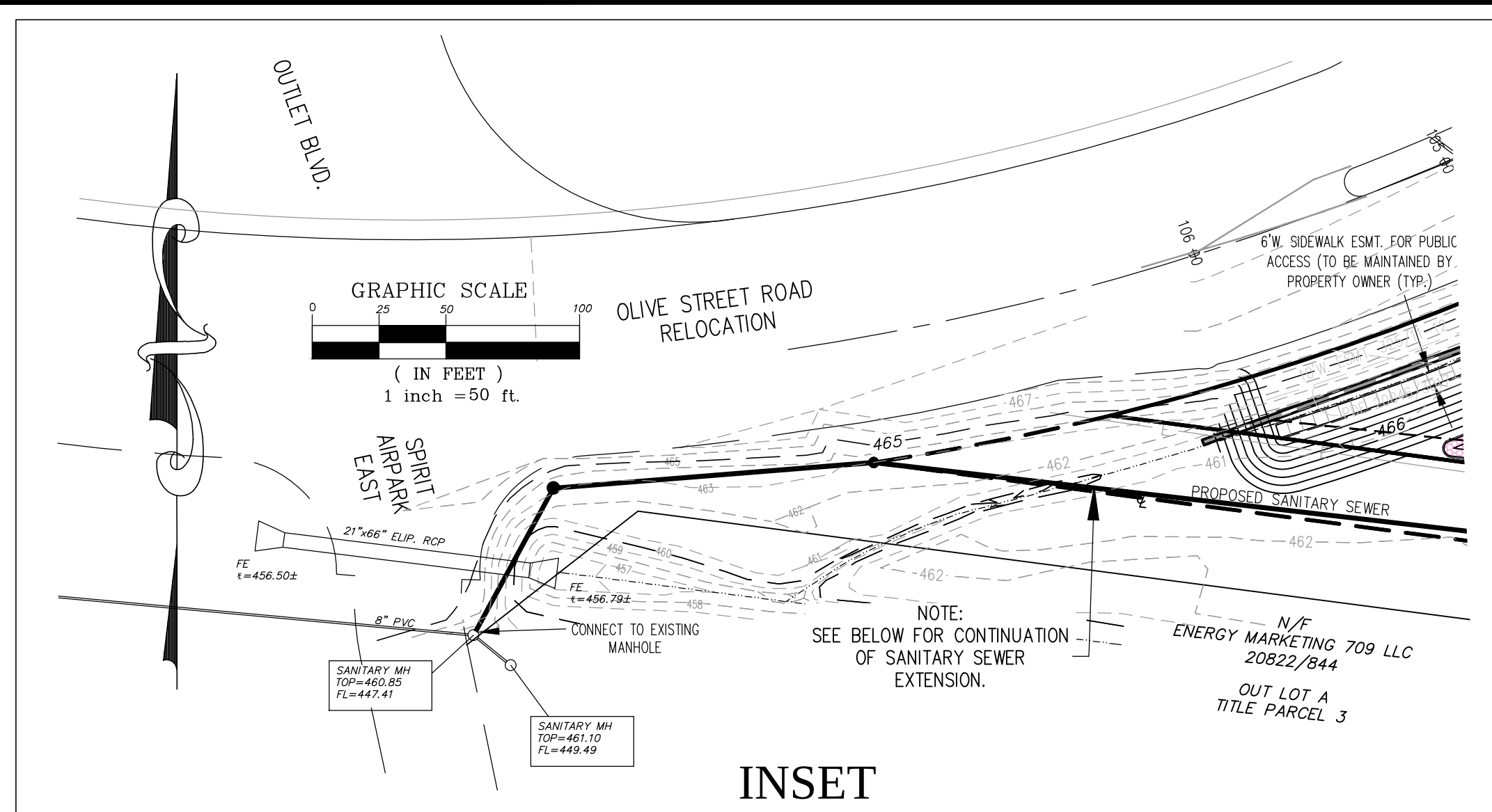
ENGINEERS AUTHENTICATION

The responsibility for professional engineering
activity on this project is hereby limited to the set of
plans authorized by the seal, signature, and date
of the engineer. No other plans or specifications
shall be used in connection with this project
without the written consent of the engineer.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
MO LICENSE # LS-2007031293

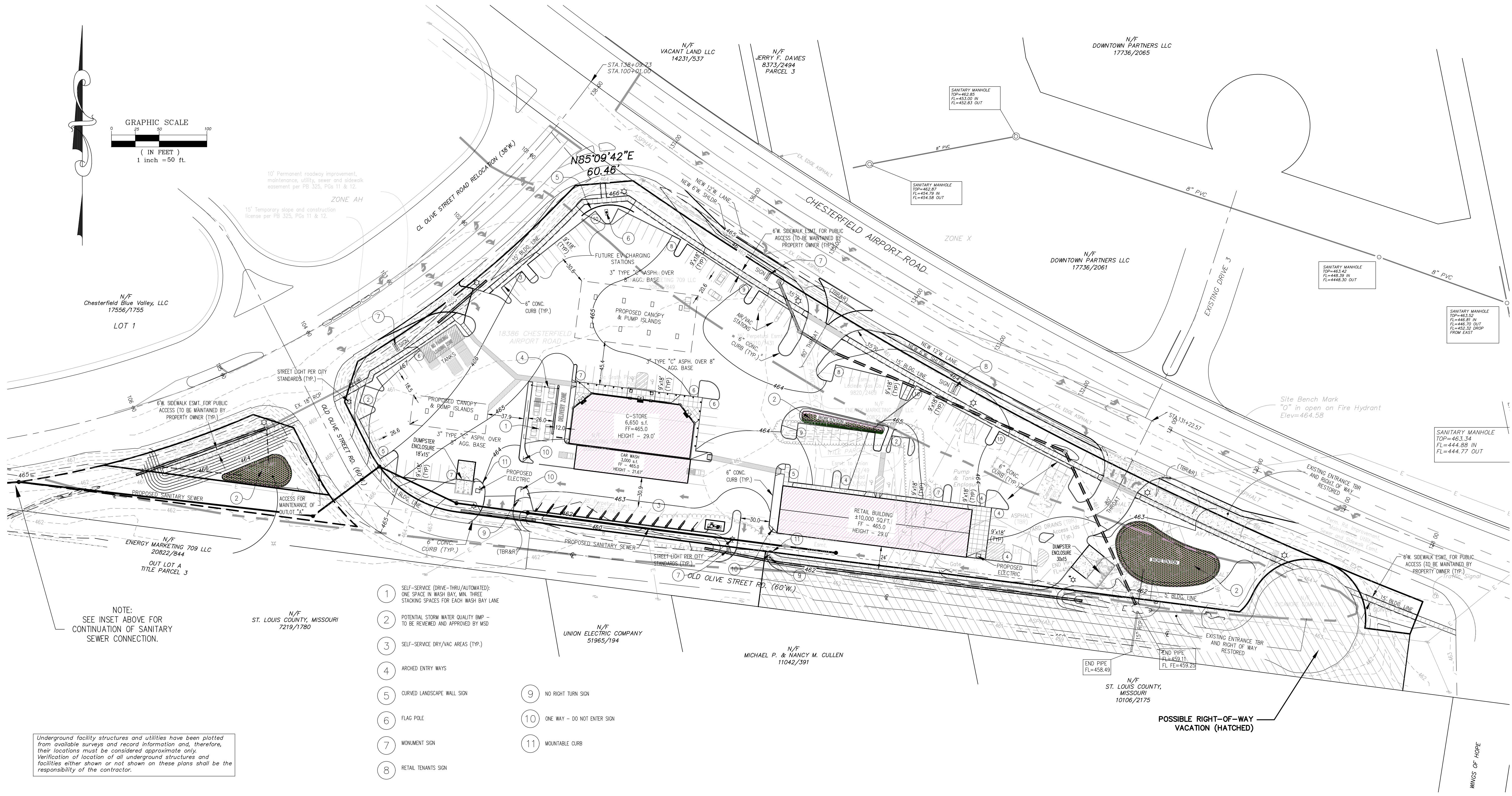
DOUGLAS S. TREMANN, PE
PROFESSIONAL ENGINEER
LICENSE # 23346

DRAWN DWD	DATE 06/19/24
CHECKED DST	DATE
PROJECT # 09056.EMKT.00R	
CBC # 325-768	FB 1287

SITE DEVELOPMENT PLAN
18423 OLIVE STREET ROAD
SHEET 2 OF 3
© Copyright 2025 by Civil & Environmental Consultants, Inc.

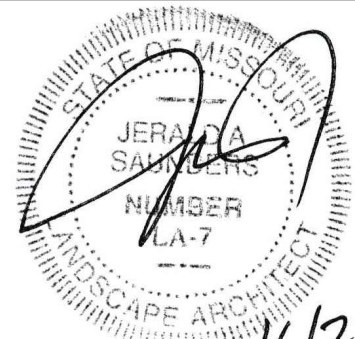
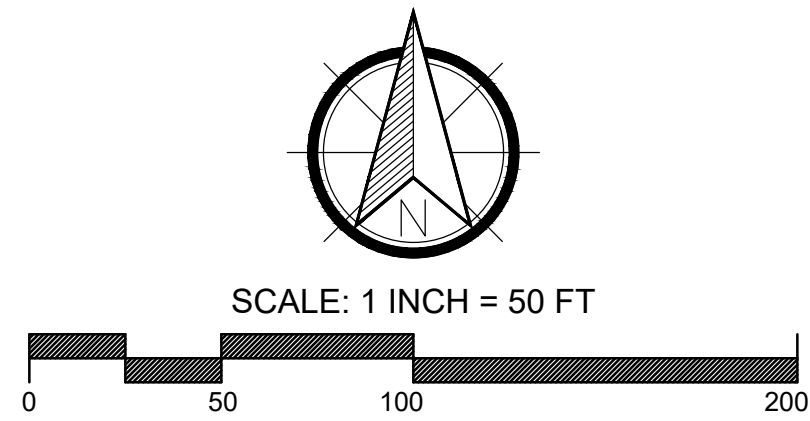


INSET



- SELF-SERVICE (DRIVE-THRU/AUTOMATED): ONE SPACE IN WASH BAY, MN. THREE STAKING SPACES FOR EACH WASH BAY LANE
- POTENTIAL STORM WATER QUALITY BMP - TO BE REVIEWED AND APPROVED BY MSD
- SELF-SERVICE DRY/VAC AREAS (TYP.)
- ARCHED ENTRY WAYS
- CURVED LANDSCAPE WALL SIGN
- FLAG POLE
- MONUMENT SIGN
- RETAIL TENANTS SIGN
- NO RIGHT TURN SIGN
- ONE WAY - DO NOT ENTER SIGN
- MOUNTABLE CURB

Underground facility structures and utilities have been plotted from available surveys and record information and, therefore, their locations must be considered approximate only. Verification of location of all underground structures and facilities either shown or not shown on these plans shall be the responsibility of the contractor.

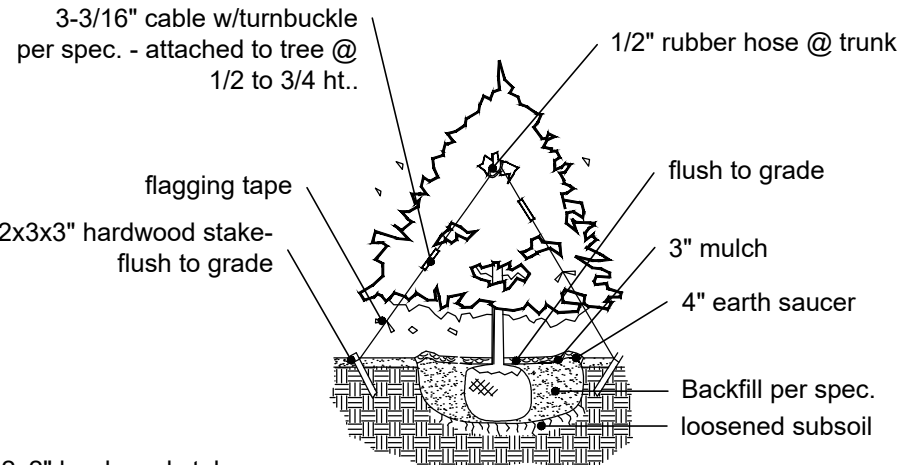
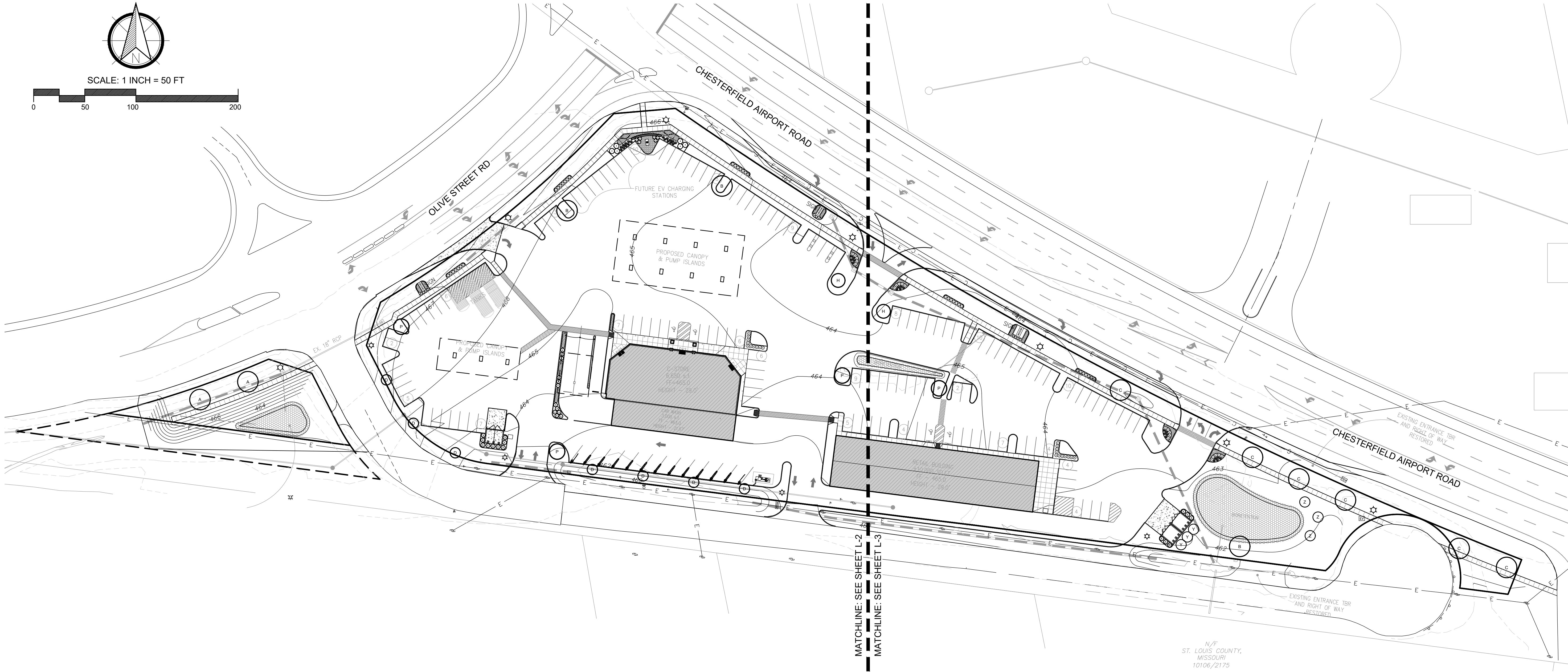


Jerald Saunders - Landscape Architect
MO License # LA-007

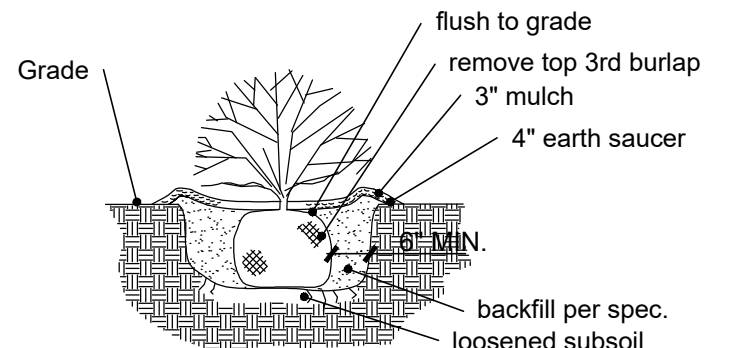
Consultants:

THE WEDGE

CHESTERFIELD, MISSOURI

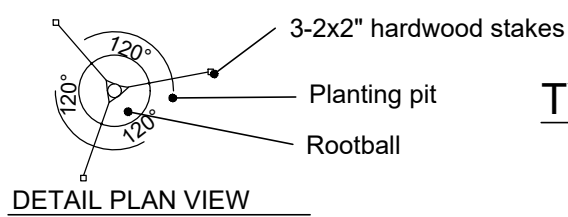


TYPICAL EVERGREEN PLANTING

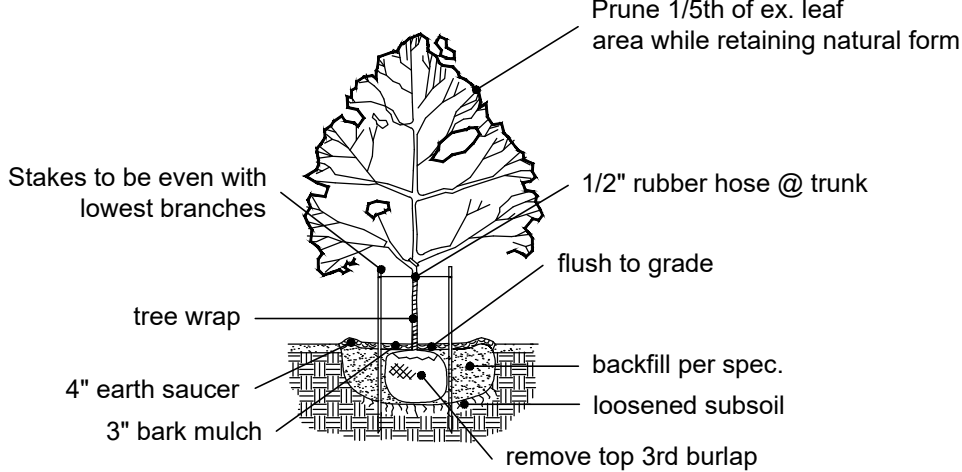


SCARIFY ROOT BALL OF ALL CONTAINER STOCK

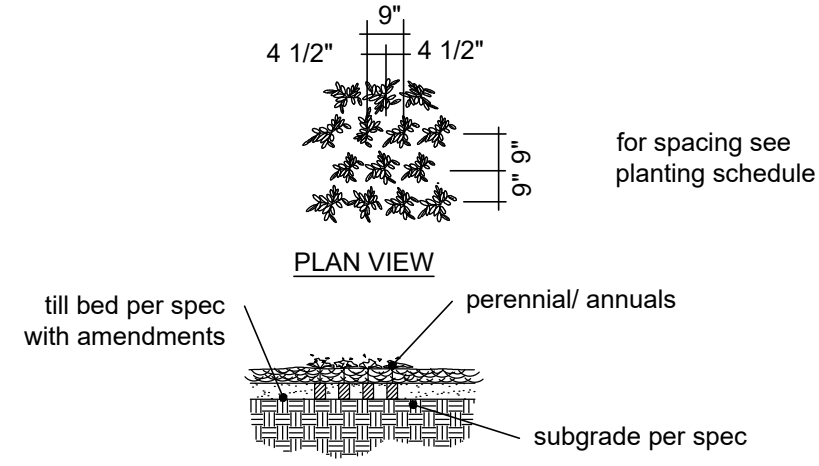
TYPICAL SHRUB PLANTING



DETAIL PLAN VIEW

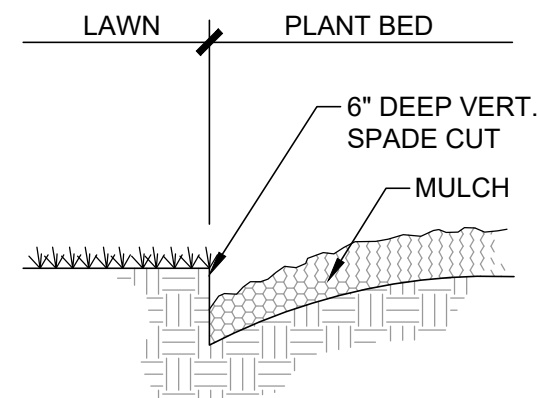


CANOPY TREE PLANTING



SECTION VIEW

TYPICAL PERENNIAL PLANTING



SPADE CUT BED EDGE

LANDSCAPE NOTES:

1. LAWN AREAS SHALL BE TURF-TYPE TALL FESCUE GRASS OR APPROVED EQUAL.
2. TOPSOIL IN ALL DISTURBED LAWN AREAS AT 6" DEPTH.
3. SOIL MIX IN ALL SHRUB BEDS AT 8" DEPTH.
4. MULCH TO BE 1.5" TRAP ROCK (EXCLUDES BIORETENTIONS).
5. MULCH BEDS TO RECEIVE WOVEN GEOTEXTILE POLYPROPYLENE LANDSCAPE FABRIC WEED BARRIER BELOW ROCK MULCH.
6. BED EDGES TO BE SPADE CUT. SEE DETAIL.
7. ALL LANDSCAPED AREAS, INCLUDING ISLANDS, SHALL BE PROVIDED WITH MECHANICAL, IN-GROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

PLANTING SCHEDULE									
STREET-SPECIFIC CANOPY TREES									
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MATURE HEIGHT	SIZE CLASS	GROWTH RATE	GROWTH RATE %
A	2	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5"cal	B&B	35-45'	Large	Fast	
B	3	Liliodendron tulipifera	Tulip Tree	2.5"cal	B&B	45'+	Large	Fast	
C	6	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5"cal	B&B	40-50'	Large	Fast	
D	7	Quercus robur x bicolor 'Nadler' (columnar)	Kindred Spirit Oak	2.5"cal	B&B	45'+	Large	Medium	15.6%
CANOPY TREES									
H	2	Acer rubrum 'Armstrong' (columnar)	Armstrong Maple	2.5"cal	B&B	50-60'	Large	Fast	
UNDERSTORY TREES									
P	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5"cal	B&B	15-20'	Small	Medium	8.9%
EVERGREEN TREES									
X	15	Juniperus virginiana 'Taylor'	Taylor Upright Juniper	6' ht	B&B	15-20'	Small	Medium	33.3%
Y	3	Picea glauca	White Spruce	6' ht	B&B	35-40'	Medium	Medium	6.7%
Z	3	Picea pungens	Colorado Blue Spruce	6' ht	B&B	35-40'	Medium	Medium	6.7%
SHRUBS									
a	6	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	Cont.				
b	35	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	15"	Cont.				
c	41	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	Cont.				
d	6	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	18"	Cont.				
e	12	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	18"	Cont.				
ORNAMENTAL GRASSES									
oga	38	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal	Cont.				
ogb	11	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Cont.				
PERENNIALS									
aa	33	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal	24" o.c.				
bb	20	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	24" o.c.				
cc	12	Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal	24" o.c.				
dd	126	Liriope muscari 'Variegata'	Variegated Liriope	1 qt	18" o.c.				
ee	84	Chrysanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 qt	18" o.c.				

GENERAL NOTES & CALCULATIONS (PER CITY OF CHESTERFIELD LANDSCAPE REQUIREMENTS):

1. STREET TREES SHALL BE LOCATED WITHIN A STREET RIGHT-OF-WAY UNLESS SO APPROVED BY VARIANCE.
2. STREET TREES SHALL NOT BE PLANTED CLOSER THAN THREE (3) FEET TO ANY CURB.
3. STREET TREES SHALL NOT BE PLACED WITHIN TWENTY-FIVE (25) FEET OF STREET LIGHTS, STREET SIGNS, AND INTERSECTIONS.
4. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF STREET INLETS OR MANHOLES.
5. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF A SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
 - 32 PROPOSED TREES WITH SLOW/MEDIUM GROWTH RATE
 - 45 TOTAL PROPOSED TREES
 - 71% SLOW/MEDIUM GROWTH RATE
6. ALL LANDSCAPED AREAS, INCLUDING ISLANDS, SHALL BE PROVIDED WITH MECHANICAL, IN-GROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

PREPARED FOR:
STEVE MADRAS
ENERGY MARKETING
2130 KIENLEN AVE.
ST. LOUIS MO 63121
(314) 383-3700

Revisions:

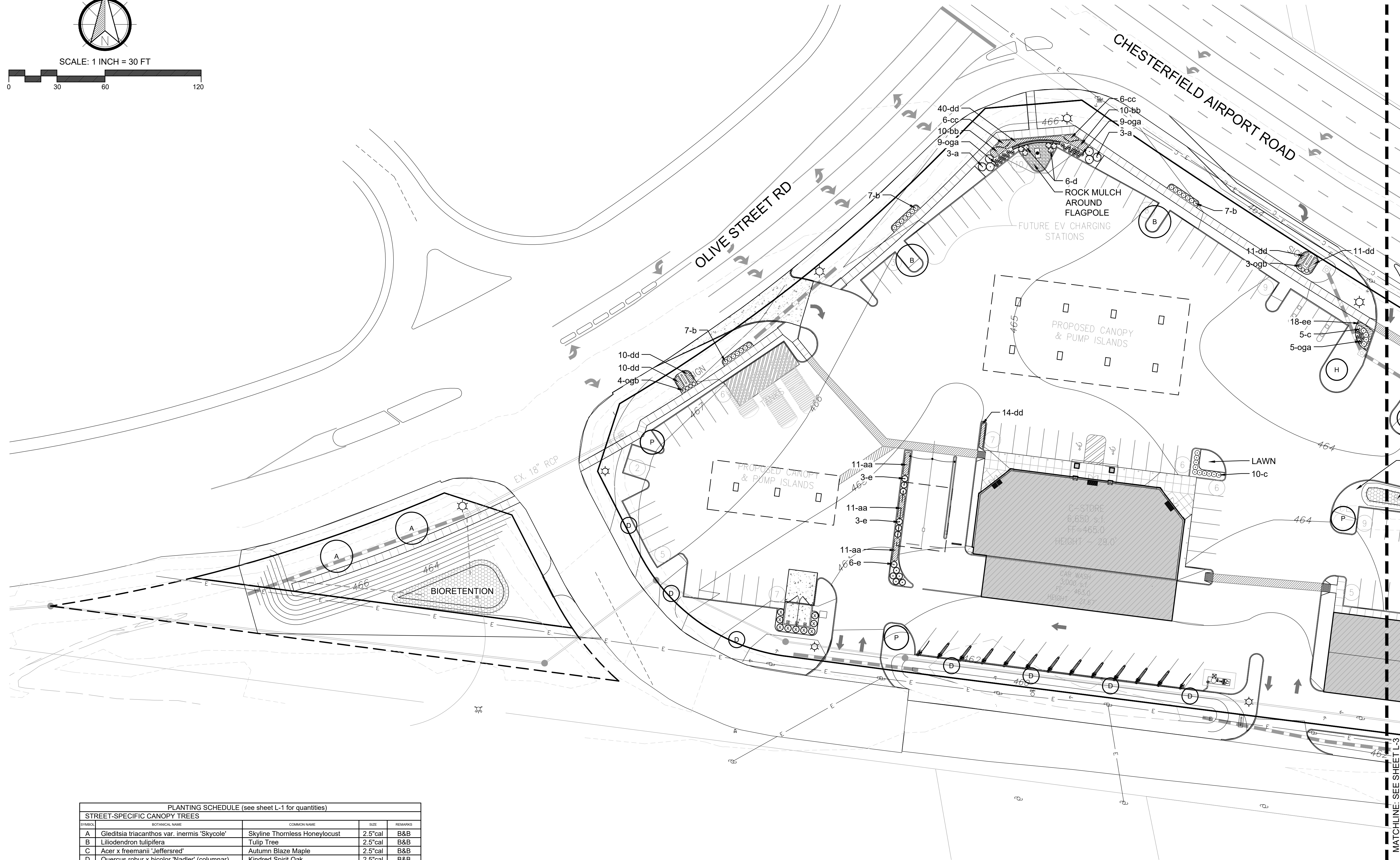
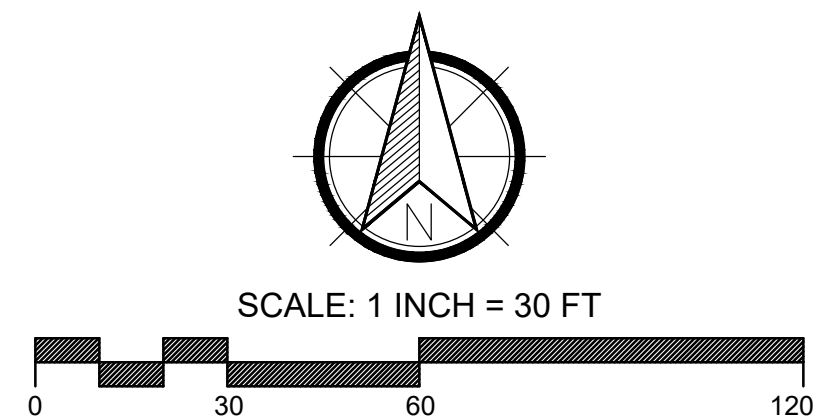
Date	Description	No.
9/22/15	Plan Revision	
2/10/16	Plan Revision	
4/15/16	City Comments	
4/26/16	Plan Changes	
8/24/16	City Comments	
12/6/16	Plan Changes	
9/19/18	City Comments	
2/14/25	Plan Changes	
4/21/25	City Comments	
5/6/25	City Comments	

Drawn: LWVH
Checked: JAS

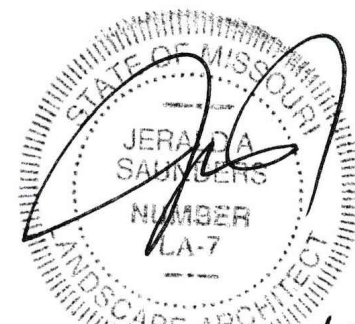


Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #0000191

Sheet Title:	OVERALL LANDSCAPE PLAN
Sheet No:	L-1
Date:	04/15/16
Job #:	957.001



PLANTING SCHEDULE (see sheet L-1 for quantities)				
STREET-SPECIFIC CANOPY TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5" cal	B&B
B	Liliodendron tulipifera	Tulip Tree	2.5" cal	B&B
C	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal	B&B
D	Quercus robur x bicolor 'Nadler' (columnar)	Kindred Spirit Oak	2.5" cal	B&B
CANOPY TREES				
H	Acer rubrum 'Armstrong' (columnar)	Armstrong Maple	2.5" cal	B&B
UNDERSTORY TREES				
P	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" cal	B&B
EVERGREEN TREES				
X	Juniperus virginiana 'Taylor'	Taylor Upright Juniper	6' ht	B&B
Y	Picea glauca	White Spruce	6' ht	B&B
Z	Picea pungens	Colorado Blue Spruce	6' ht	B&B
SHRUBS				
a	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	Cont.
b	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	15"	Cont.
c	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	Cont.
d	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	18"	Cont.
e	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfizer Juniper	18"	Cont.
ORNAMENTAL GRASSES				
oga	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal	Cont.
ogb	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Cont.
PERENNIALS				
aa	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal	24" o.c.
bb	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	24" o.c.
cc	Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal	24" o.c.
dd	Liriope muscari 'Variegata'	Variegated Liriope	1 qt	18" o.c.
ee	Chrysanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 qt	18" o.c.



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

THE WEDGE

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.
9/22/15	Plan Revision	
2/10/16	Plan Revision	
4/15/16	City Comments	
4/26/16	Plan Changes	
8/24/16	Plan Changes	
12/6/16	City Comments	
9/19/18	Plan Changes	
2/14/25	Plan Changes	
4/21/25	City Comments	
5/6/25	City Comments	

Drawn: LWVH
Checked: JAS

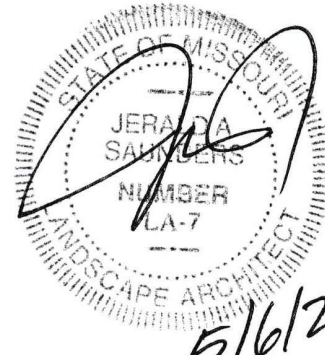
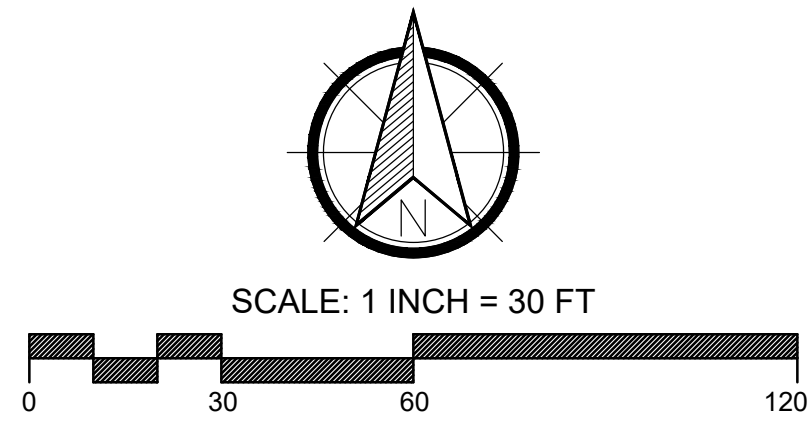


Sheet Title: LANDSCAPE PLAN - WEST

Sheet No: L-2

Date: 04/15/16
Job #: 957.001

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000191



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

THE WEDGE

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.
9/22/15	Plan Revision	
2/10/16	Plan Revision	
4/15/16	City Comments	
4/26/16	Plan Changes	
8/24/16	Plan Changes	
12/6/16	City Comments	
9/19/18	Plan Changes	
2/14/25	Plan Changes	
4/21/25	City Comments	
5/6/25	City Comments	

Drawn: LWVH

Checked: JAS



Sheet Title: LANDSCAPE PLAN - EAST

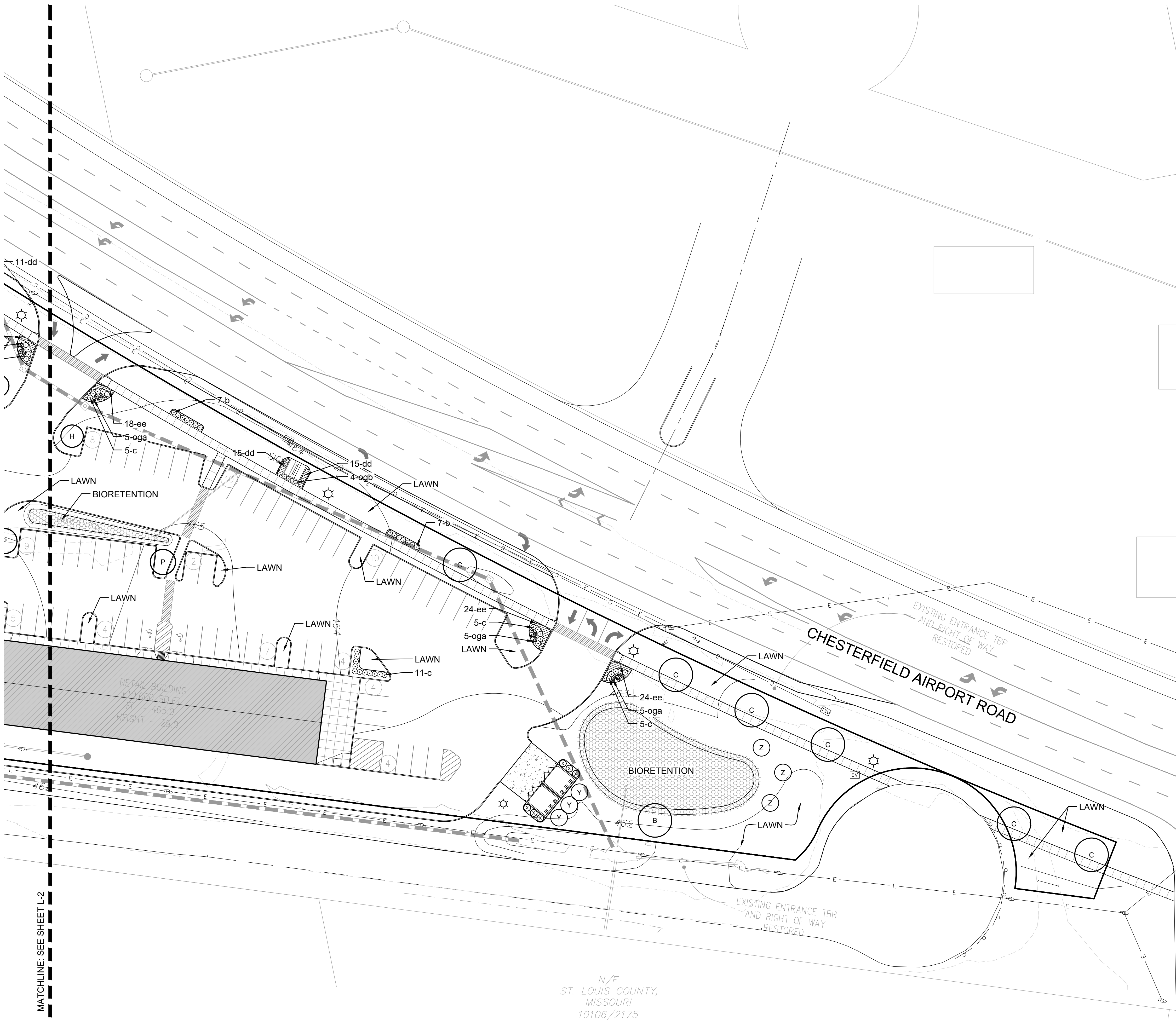
Sheet No: L-3

Date: 04/15/16

Job #: 957.001

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #0000191

PLANTING SCHEDULE (see sheet L-1 for quantities)				
STREET-SPECIFIC CANOPY TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5" cal	B&B
B	Liliodendron tulipifera	Tulip Tree	2.5" cal	B&B
C	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal	B&B
D	Quercus robur x bicolor 'Nadler' (columnar)	Kindred Spirit Oak	2.5" cal	B&B
CANOPY TREES				
H	Acer rubrum 'Armstrong' (columnar)	Armstrong Maple	2.5" cal	B&B
UNDERSTORY TREES				
P	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" cal	B&B
EVERGREEN TREES				
X	Juniperus virginiana 'Taylor'	Taylor Upright Juniper	6' ht	B&B
Y	Picea glauca	White Spruce	6' ht	B&B
Z	Picea pungens	Colorado Blue Spruce	6' ht	B&B
SHRUBS				
a	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	Cont.
b	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	15"	Cont.
c	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	Cont.
d	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	18"	Cont.
e	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	18"	Cont.
ORNAMENTAL GRASSES				
oga	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal	Cont.
ogb	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Cont.
PERENNIALS				
aa	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal	24" o.c.
bb	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	24" o.c.
cc	Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal	24" o.c.
dd	Liriope muscari 'Variegata'	Variegated Liriope	1 qt	18" o.c.
ee	Chrysanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 qt	18" o.c.



Memorandum

Department of Public Works



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

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

DATE: May 6, 2025

RE: CVAC Circumferential Road – Engineering Design

As you know, for some time the City of Chesterfield has been pursuing a circumferential road at the Chesterfield Valley Athletic Complex (CVAC). This roadway is funded in the 2025 Budget, with \$95,000 budgeted for design engineering and \$600,000 budgeted for construction. At the April 22, 2025 meeting the Chesterfield City Council authorized necessary easement documentation with the property to the east (Gumbo Flats / Gateway Studios) to facilitate this roadway. Accordingly, we are now ready to proceed with engineering design, which will include a levee seepage berm underdrain system due to the proximity of the roadway to the Monarch-Chesterfield Levee.

The City's Engineering Staff would typically issue a Request for Qualifications (RFQ) in order to select a civil engineering firm to design the desired roadway. However, in this case Stock and Associates (Stock) is already performing substantial design work in the immediate area. This includes the Gumbo Flats / Gateway Studios project immediately to the east and the stormwater, potable water, and sanitary sewer improvements along North Outer 40. Stock has specific knowledge and familiarity with the project which makes them uniquely qualified to design this project. Stock's experience in the project area, specifically with the Monarch-Chesterfield Levee and the utility improvements along North Outer 40 Road, make them the most qualified firm to design the circumferential road.

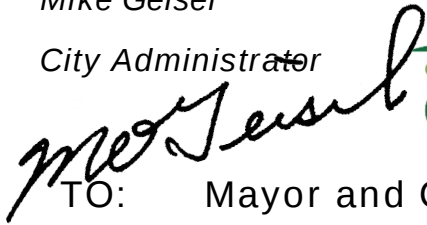
I have negotiated a project scope and fee with Stock in an amount not to exceed the budgeted amount of \$95,000. This includes all survey, geotechnical, civil, utility coordination, permitting, specifications, and cost estimates necessary to construct the project. Should you have questions or require additional information, please let me know. Otherwise, if Council approves this recommendation, Stock will commence design once a contract is fully executed.

Action Recommended

This matter should be forwarded to City Council for its consideration of approval of an engineering design contract with Stock and Associates in an amount not to exceed \$95,000. Once design of the CVAC circumferential road is complete the project will be publicly bid and a construction contract will be submitted to City Council at a later date.

Mike Geisel

City Administrator



690 Chesterfield Pkwy W

Chesterfield MO 63017

Phone 636-537-4711

Fax 636-537-4798

TO: Mayor and City Council

DATE: April 11, 2025

RE: CVAC Circumferential Roadway Easement

As you are aware, the City has pursued completion of the circumferential roadway (AKA Ring Road) which provides access around the perimeter of the Chesterfield Valley Athletic Complex and parking areas, without pedestrian conflict. Design and construction of the easternmost segment of this roadway is funded in the approved 2025 budget.

There are many advantages realized by the City in completing this roadway:

- 1) It facilitates the commercial use of the Kurtz access roadway, between the D/E quad and the F quad. This roadway is particularly troublesome due to the heavy truck traffic through the middle of the complex, conflicting with visitors or players of all ages.
- 2) The heavy truck access on the Kurtz Road causes significant degradation of the roadway and requires significant maintenance efforts by the City.
- 3) Construction of the ring road facilitates the execution of the deferred prosecution agreement with Kurtz.
- 4) The proposed ring road is primarily constructed within a modified existing easement on the adjacent parcel to the east, which maximizes the use of City owned property.
- 5) The construction of the roadway limits and reduces the number of access points crossing the Levee Trail and to North Outer 40.

In order to proceed with efforts to design and construct this final segment of the ring road, the impacted parties have agreed to an easement modification agreement. Given the countless instances that the "Ring Road" has been discussed by Council, and given the fact that the road design and construction is authorized and funded in the approved 2025 budget, I will not provide any further history herein. I have, however, attached several previously shared exhibits for this road segment.

I request and recommend that City Council authorize me, as City Administrator, to execute the easement modification agreement in the form attached, which has already been executed by the other impacted parties. City Attorney Graville has been involved and instrumental in drafting this agreement.

If you have any questions or require additional information, please contact me at your earliest convenience.



2025 APPROVED BUDGET 2025/2/9

Budget Year 2025

Account	Account Description	2022 Actual Amount	2023 Actual Amount	2024 Amended Budget	2024 Adopted Budget	2025 City Council Approved
Fund 111 - Chesterfield Valley TIF Fund						
EXPENSE						
Division 072 - Street Maintenance						
Contractual Services						
5255	Pass-through payments	.00	.00	.00	.00	.00
5261	Professional services	13,255.00	11,997.50	41,852.00	10,000.00	130,000.00
Comments						
Level	Comment					
Requestor	Estimate includes entire amount of existing T & H Purchase Order.					
Budget Transactions						
Level	Transaction			Number of Units	Cost Per Unit	Total Amount
City Council Approved	CVAC Bullpen Design & Permitting			1.0000	35,000.00	35,000.00
City Council Approved	CVAC Ring Road Design			1.0000	95,000.00	95,000.00
City Council Approved Totals						\$130,000.00
Contractual Services Totals		\$13,255.00	\$11,997.50	\$41,852.00	\$10,000.00	\$130,000.00
Capital Outlay						
5494	Levee Match	.00	.00	.00	.00	.00
5498	Projects	.00	.00	.00	.00	1,176,500.00
Budget Transactions						
Level	Transaction			Number of Units	Cost Per Unit	Total Amount
City Council Approved	Permanent fencing for CVAC fields A1 & A2			1.0000	16,500.00	16,500.00
City Council Approved	CVAC Bullpen Addition C & F Quad			16.0000	35,000.00	560,000.00
City Council Approved	CVAC Ring Road Construction			1.0000	600,000.00	600,000.00
City Council Approved Totals						\$1,176,500.00
Capital Outlay Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$1,176,500.00
Other finance use and source						
Operating Transfers Out						
5990	Operating transfers out	.00	.00	.00	.00	.00
Operating Transfers Out Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other finance use and source Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Division 072 - Street Maintenance Totals		\$13,255.00	\$11,997.50	\$41,852.00	\$10,000.00	\$1,306,500.00
EXPENSE TOTALS		\$13,255.00	\$11,997.50	\$41,852.00	\$10,000.00	\$1,306,500.00
Fund 111 - Chesterfield Valley TIF Fund Totals						
REVENUE TOTALS		\$523,934.32	\$2,982,982.56	\$30,000.00	\$30,000.00	\$75,000.00
EXPENSE TOTALS		\$13,255.00	\$11,997.50	\$41,852.00	\$10,000.00	\$1,306,500.00
Fund 111 - Chesterfield Valley TIF Fund Totals		\$510,679.32	\$2,970,985.06	(\$11,852.00)	\$20,000.00	(\$1,231,500.00)

April 21, 2025
April 24, 2025
May 6, 2025 – Updated

“DRAFT”

City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017

Attention: Mr. James Eckrich, P.E. – Director of Public Works / City Engineer
(jeckrich@chesterfield.mo.us)

RE: Budget Proposal for Professional Civil Engineering & Topographical Field Survey Services for CVAC / Gateway Studios 26' wide Circumferential Road @ 17795 & 17891 N. Outer Forty Road. +/- 3,400 ft (Stock Project No. 221-7165.2)

Dear Jim,

Pursuant to your email request and our subsequent telephone conversations, we are pleased to provide you with the following Amended Scope of Services. The improvements include the following: Topographical Survey, Civil Engineering Design, and permitting of the proposed CVAC / Gateway Studios Circumferential Road @ 17795 & 17891 N. Outer Forty Road. +/- 3,400 ft.

SCOPE OF SERVICES:

A.) TOPOGRAPHICAL SURVEY, EASEMENT, PROPERTY LINE CONFIRMATION & GEOTECHNICAL INVESTIGATION:

1. Field Survey project limits for updated Topographical Conditions. Verify limits of existing Circumferential Easement. All utilities as flagged located by “USIC” will be shown. One (1) foot contours will be generated.
2. Limits of survey are the Northern portion of City property (Lot 1 PB. 359 Pg. 82) extending East from Kurtz Drive to the common property line with Gumbo Flats Properties, LLC – 17795 N. Outer Forty then South to N. Outer Forty. In addition, a Topographical Survey of the West access road to the CVAC from N. Outer Forty to the parking lot, in order to add underdrains to base draining.
3. Geotechnical Subsurface Exploration – By Midwest Testing, Inc. proposal dated 5/5/2025. (Attached)

B.) DESIGN SERVICES (Preliminary Design, Final Design and Deliverables):

1. Title sheet with legend, index, and location map.
2. Typical section sheet including street details.
3. Reference tie sheet.

4. Plan and profile sheets of mainline and side roads on 24" X 36" sheets with a horizontal scale of 1 inch equal to 20 feet and a vertical scale of 1 inch equal to 5 feet. If additional Easements are needed prepare Easement Exhibits and Legal Descriptions, these shall include MSD BMP's. This proposal assumes grass swales along sides of 26-foot-wide road to meet MSD requirements.
5. 66-inch Storm sewer pipe profile and drainage swale sheets at a horizontal scale of 1 inch equal to 20 feet and a vertical scale of 1 inch equal to 5 feet. Show existing and proposed utilities. Design pavement under drains under road across under seepage berm, and at West drive CVAV. Obtain approvals from Monarch Levee District, MSD and City of Chesterfield and coordination with Utility Companies.
6. Hydraulic and design calculations and drainage map to be included in the plans, confirm drainage channel and culvert sizes, coordinate with Monarch Levee District.
7. Cross sections at 100-foot intervals (maximum) plus all breaks in grade, and at street intersection, drawn with a horizontal and vertical scale of 1 inch equal to 5 feet. Show existing and proposed utilities, cross pipes and under drains, Roadway centerline, and Easement. Show existing and proposed contours (grading) at one ft. (1') intervals, width, and pavement type (show this information on plan sheets also).
8. Prepare "Project (Job) Special Provisions".
9. Prepare an Engineer's estimate of quantities and costs.
10. Attend meetings with the City of Chesterfield, Monarch Levee District, St. Louis County, and MSD related to design and final approvals.

FEE ESTIMATE

<u>Item</u>	<u>Fee</u>
A.) Topographical Survey, Easement, Property Line Confirmation & Geotechnical Investigation:	\$ 19,000.00
B.) Design Services (Preliminary Design & Final Design, and Deliverables):	\$ 75,100.00
C.) Agency Processing for Plan Approvals:	\$ 900.00

Total Fee Estimate = \$ 95,000.00

SCHEDULE

1. Assumes N.T.P.:
2. Field Survey – Complete: 60 Workdays following "Notice to Proceed"
3. Design Documents for Permit: 90 Workdays following completion of Field Survey

MAN HOUR ESTIMATE

<u>Item</u>		<u>Fee</u>
A.) Two-Man Crew:	@ 210/hr x 32 =	\$ 6,720.00
Professional Land Survey:	@ 180/hr x 16 =	\$ 2,880.00
Senior Professional Land Survey:	@ 190/hr x 10 =	\$ 1,900.00
C.A.D. Designer II:	@ 150/hr x 40 =	\$ 6,000.00
Geotechnical Engineer:	Lump Sum	\$ 1,500.00
Total Fee Estimate = \$ 19,000.00		
B.) Principal:	@ 310/hr x 14 =	\$ 4,340.00
Senior Associate:	@ 225/hr x 40 =	\$ 9,000.00
Associate:	@ 215/hr x 64 =	\$ 13,760.00
Project Manager II:	@ 200/hr x 120 =	\$ 24,000.00
C.A.D. Designer II:	@ 150/hr x 160 =	\$ 24,000.00
Total Fee Estimate = \$ 75,100.00		
C.) Project Manager II:	@ 200/hr x 4.5 =	\$ 900.00
Total Fee Estimate (Items A, B & C) = \$ 95,000.00		

SPECIAL CONDITIONS

- Should any additional services beyond the scope of this contract be required by the Client, fees for those services will be established from the 2025 Schedule of Professional Services.
- This proposal excludes any Bidding, Construction Administration, offsite road widening, and/or utility and sewer extensions or upgrades (offsite). Should any of these services be required, we will provide a fee proposal once a scope of services is established.
- This proposal assumes the following Project Consultants shall work direct for client: Environmental Engineer, Transportation Consultant, Landscape Architect, Arborist, Fire Protection Engineer, and M.E.P. Engineers. Stock & Associates shall collaborate and coordinate with all owner Consultants and Team Members.
- Invoices for the services rendered will be **submitted monthly on a “Time & Material” basis**. Payment on invoices is due within 30 days of receipt. Invoices not paid will accrue interest at 1-1/2% per month.
- CONSTRUCTION STAKING & POST CONSTRUCTION AS-BUILT SURVEY:**
 Fees will be determined at time of requested staking. These fees will be based on a 2-man crew with an hourly rate of \$210.00/hour plus office calculations @ \$190.00/hour.

EXHIBIT "A"

**SCHEDULE OF PROFESSIONAL FEES
AND OTHER RELATED
PROFESSIONAL SERVICES
JANUARY 2025**

OFFICE PERSONNEL

CLERK	\$ 90.00	PROJECT ENGINEER I	\$175.00
ADMINISTRATIVE ASSISTANT	110.00	PROJECT ENGINEER II	180.00
TECHNICIAN I	125.00	PROJECT MANAGER I	195.00
TECHNICIAN II	130.00	PROJECT MANAGER II	200.00
C.A.D. DESIGNER I	140.00	ASSOCIATE	215.00
C.A.D. DESIGNER II	150.00	SENIOR ASSOCIATE	225.00
		PROFESSIONAL LAND SURVEYOR	180.00
		SENIOR PROFESSIONAL LAND SURVEYOR	190.00
		PRINCIPAL	310.00
		EXPERT WITNESS	450.00

FIELD PERSONNEL

FIELD TECHNICIAN	\$ 150.00	3-MAN CREW	\$ 215.00
FIELD ENGINEER	\$ 160.00	2-MAN CREW	\$ 210.00
		1-MAN CREW-G.P.S./Robotic	\$ 190.00

EXPENSES

MILEAGE	\$ 0.75/MILE
SUB-CONTRACTOR	COST + 10%
PRINTS	\$ 0.40/SQ.FT
XEROX MYLAR	\$ 4.50/SQ.FT
XEROX SCAN/VELLUM	\$ 2.50/SHEET

GENERAL CONDITIONS

Reimbursable Expenses

For the convenience of the Client in expediting the process of the project, reimbursable expenses incurred are paid for by Stock and Associates. These expenses include, but are not limited to such items as blueprinting, variance fees, grading permits, recording fees for easements, record plats, courier fees, non-local telephone and travel expenses. Normally, if an individual item exceeds \$100.00, a Client check will be required. Items paid for by Stock and Associates will be billed to the client at cost plus ten percent (10%).

Expenses such as slides, computer services, photocopying, microfilm prints, local telephone, survey materials, etcetera, are included in the fees for professional services as shown.

Should we, for any reason, not be able to substantially complete our services stated herein within one (1) year of this proposal, the fees for the work remaining will increase eight (8) percent.

This proposal may not be assigned or transferred to any other party without written consent from us.

If the above scope of services, fees and conditions are acceptable, please sign one copy and return it to this office. We shall begin work upon receipt of the signed proposal.

Thank you for considering Stock and Associates Consulting Engineers, Inc., we look forward to being able to serve you on this project.

Sincerely,



George M. Stock, P.E.
President

Accepted By: _____

Print Name & Title

Date

CC: Mr. Dan Stock, C.F.O.

:\andrew\proposal\

MIDWEST TESTING, INC.
PROPOSAL DATED 5/5/2025

7165.2

8606 Page Avenue
St. Louis, Missouri 63114
www.mwtesting.com

314 739-2727 Office
314 739-5429 Fax
314 739-8589 Accounting Fax



PROPOSAL/CONTRACT

To Stock & Associates
257 Chesterfield Business Parkway
St. Louis, Missouri 63005

Attn George Stock, P.E.

Re Subsurface Exploration
City of Chesterfield Circumferential Road
Chesterfield, Missouri

Date May 5, 2025

Scope Explore the subgrade conditions along the alignment of the proposed roadway by performing six hand auger borings to a depth of 3 feet below the existing ground surface, collect soil samples and perform static cone penetration tests at 1 foot intervals in each bore hole, visual-manual soil classification and moisture content determination for the collected samples, and prepare summary report presenting findings and earth-related construction recommendations and procedures.

Fee Lump sum \$1,500

Schedule Field work within 7 days of authorization. Report submitted 4 days after field work

Reference Documents

Attachments ☐ Fee Schedule ☒ General Conditions

This proposal is valid for 30 days.

Respectfully submitted,
MIDWEST TESTING

Dan Barczykowski

Daniel J. Barczykowski, P.E.
Principal

Accepted by:

(Organization)
(Signature)
(Name)
(Title)
(Date)

GENERAL CONDITIONS

PARTIES AND SCOPE OF WORK: Midwest Testing (hereinafter referred to as "Midwest") is the company performing the Work described in the attached proposal. "Work" means the specific exploration, testing, engineering, or other service to be performed by Midwest as set forth in Midwest's proposal, including all labor, materials, equipment, and services to be provided by Midwest. "Client" refers to the person or business entity ordering the work to be done by Midwest. If the Client is ordering the Work on behalf of another, the Client represents and warrants that the Client is the duly authorized agent of said party for the purpose of ordering and directing said Work.

RIGHT-OF-ENTRY: Client will provide for access and right-of-entry to the site as is necessary for Midwest to perform the Work. Midwest shall take reasonable measures and precautions in an attempt to minimize cosmetic damage to the property and any improvements located thereon as the result of its Work or the use of its equipment, including but not limited to damage or destruction of landscaping and trees; however, Midwest shall not be responsible for the restoration or repair of any such damages.

UNDERGROUND UTILITIES: Midwest will take reasonable precautions to avoid damage to below-grade structures and utilities, including, where applicable, contacts with Client personnel with knowledge of possible obstructions, review of utility plans made available to Midwest, and utilization of underground utility locating services provided by the applicable public utility companies. Unless agreed in writing to the contrary, the Client agrees to indemnify and save Midwest harmless from all claims, suits, losses, costs, and expenses, including reasonable attorney's fees, made or incurred for personal injury, death, or property damage arising from or as a result of damage to subsurface objects, structures, lines, or conduits as a consequence of the Work.

RESPONSIBILITY: Except with respect to its Work, Midwest shall have no control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs at the Work site.

SAMPLE DISPOSAL: Midwest will retain all soil and rock samples for a minimum period of ninety (90) days after submittal of the report. Storage beyond ninety (90) days, or transfer of the samples, can be made at the Client's expense upon written request.

PAYMENT: Client shall be invoiced once each month for work performed during the preceding month. Client agrees to pay each invoice within thirty (30) days of the invoice date. The Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law, whichever is the lesser) until paid. Client agrees to pay Midwest's cost of collection of all amounts due and unpaid after sixty (60) days, including interest, court costs, and reasonable attorney's fees. The parties agree that any suits brought to enforce any portion of this Agreement shall be filed and heard in the Circuit Court of St. Louis County, Missouri.

TERMINATION: This Agreement may be terminated by either party upon seven day's prior written notice. In the event of termination, Midwest shall be compensated by the Client for all services performed up to and including the termination date, including reimbursable expenses.

OWNERSHIP OF DOCUMENTS: All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, computer data, drawings, and other documents prepared by Midwest, as instruments of service, shall remain the sole property of Midwest. The Client retains the right to copy and distribute reports and drawings, and obtain additional copies from Midwest.

WARRANTY: Midwest's services will be performed, its findings obtained, and its reports prepared in accordance with generally accepted engineering principles and practices. In performing its professional services, Midwest will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession. This warranty is in lieu of all other warranties or representations, either express or implied.

DISCLAIMER: Statements made in Midwest reports are opinions based upon engineering judgment and are not to be construed as representations of fact. Client acknowledges that subsurface conditions may vary from those encountered at the location where borings, surveys, or explorations are made by Midwest and that the interpretations and recommendations made by Midwest are solely based on the information available to Midwest. Midwest will not be responsible for interpretations made by others using the information developed by Midwest.

INSURANCE: Midwest represents that it and its subcontractors provide workers' compensation insurance for their employees to the extent required by statute. In addition, Midwest has purchased public liability, professional liability, and property damage insurance policies in amounts it deems to be adequate and appropriate. Certificates setting forth these coverages and their limits shall be provided by Midwest's insurance carrier(s) upon request by the Client. Subject to the terms, conditions and limits of such insurance, Midwest shall indemnify and hold Client harmless from and against claims, damages, losses, and expenses, including but not limited to attorney's fees and court costs, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease, or death, or to injury or destruction of tangible property, but only to the extent caused by the negligent acts or omissions of Midwest or its officers, agents or employees. Client shall provide the same protection to Midwest to the extent of its negligence. In the event that the Client shall bring any suit, cause of action, claim, or counterclaim against Midwest, the Client shall pay Midwest the costs and expenses incurred by Midwest to investigate, answer and defend the same, including reasonable attorney's and witness fees and court costs, in the event that Midwest shall prevail in such suit.

GENERAL: In the event that any provision of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable. Neither party shall hold the other responsible for damages or delays in performance caused by acts of God, strikes, lockouts, accidents, or other events beyond the control of the other or the other's employees and agents. Neither the Client nor Midwest may delegate, assign, sublet, or transfer his duties or interest in this Agreement without the written consent of the other party. This Agreement constitutes the entire understanding of the parties and may be modified only in writing by the agreement of both parties.

MIDWEST TESTING

City of Chesterfield
Excess Checks (=> \$5,000)
MARCH 2025

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
3/13/2025	1395	ASPIRE CONSTRUCTION SERVICES, LLC	AMPHITHEATER BACK OF HOUSE PROGRESS PYMT #6	\$ 471,412.98	137
3/20/2025	1396	BOND ARCHITECTS, INC.	AMPHITHEATER ARCHITECTURAL SERVICES PROGRESS PYMT #17	7,967.28	137
3/20/2025	1397	ETC INSTITUTE	STRATEGIC PLAN BUSINESS SURVEY 2025 INVOICE #2	11,000.00	137
3/6/2025	53681	ALBERT ARNO INC.	LABOR AND MATERIALS TO REPAIR WATER LINE-CONCESSION D/E	9,270.00	119
3/6/2025	53703	JOE MACHENS FORD	2025 FORD F250 XL VIN#1FT7W2BA1SEC35320	53,535.00	119
3/6/2025	53706	LOWE'S COMPANIES, INC.	AMP-BOH-APPLIANCES-WASHER&DRYER, 2-SAMSUNG 4 DOOR SMART REFRIGERATOR	8,234.63	119
3/13/2025	53727	HEAVY DUTY EQUIPMENT	EXCAVATOR KUB U17VR1 SERIAL #KBCAZ24CJP3A57878	31,060.31	119
3/13/2025	53730	K&K SUPPLY INC.	25 LIGHT ARROW BOARD WTSP55-LSAC	5,200.00	119
3/20/2025	53803	PS COMMERCIAL PLAY LLC DBA PLAY AND PARK STRUCTURE	CENTRAL PARK PLAYGROUND PROGRESS PYMT #1	130,282.72	119
3/27/2025	53812	FERGUSON US HOLDINGS, INC	48" 4-DOOR BUILT-IN FRIDGE FOR AMPHITHEATER BACK OF HOUSE	13,349.00	119
3/27/2025	53836	R&W OUTDOOR EQUIPMENT REPAIR	LAZER X-SERIES 25.5HP 60" MOWER; TURF TRACER X-SERIES 23.5HP 52" MOWER (NET OF TRADE-IN)	18,741.00	119
3/6/2025	74557	DELTA DENTAL OF MISSOURI	MARCH 2025 DENTAL INSURANCE PREMIUMS	14,334.22	001
3/6/2025	74573	INSITUFORM TECHNOLOGIES, LLC	LANDSCAPE SURETY RELEASE - AEGION PARKING LOT ADDITION	23,245.22	808
3/6/2025	74589	MURPHY COMPANY	REPAIRS TO AHU-2 LIEBERT UNIT FOR CITY HALL SERVER ROOM	5,535.71	001
3/6/2025	74601	SPIRE ENERGY	690 CHESTERFIELD PARKWAY W-3433311000	6,356.09	001
3/6/2025	74604	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	MARCH 2025 HEALTH INSURANCE PREMIUMS	236,166.79	001
3/6/2025	74608	THE HARTFORD-PRIORITY ACCOUNTS	MARCH 2025 GRP LIFE,LT/SHORT, VOL LIFE, ACC/CRIT ILLNESS INS	15,342.31	001
3/6/2025	74612	TOPE INC	1942 CHAMBERS FARM - SEWER REPAIR	6,720.00	110
3/6/2025	74616	UES PROFESSIONAL SOLUTIONS 25, LLC	2024 CONSTRUCTION AND INSPECTION TESTING SERVICES PROGRESS PYMT #7	9,336.00	120
3/13/2025	74634	ENERGY PETROLEUM CO.	MID RFG GASOLINE 89 OCT (7002 GAL); #2 DIESEL (7500 GAL)	37,114.30	001
3/13/2025	74635	ENGELMEYER & PEZZANI, LLC	JANUARY-FEBRUARY 2025 PROSECUTING ATTORNEY AND ALTERNATIVE COURT FEES	9,150.00	001
3/13/2025	74639	GAMMA'S SHIELD SHADE TREE INC	2025 TREE AND STUMP REMOVAL	19,301.60	001
3/13/2025	74643	HONKAMP KRUEGER & CO., P.C., HONKAMP, P.C.	ANNUAL AUDIT OF DECEMBER 31, 2024, FINANCIAL STATEMENTS PROGRESS PYMT #3	9,270.00	001
3/13/2025	74651	LOCHMUELLER GROUP INC.	ENGINEERING SERVICES-LONG RD INTERCHANGE & N OUTER 40 EXTENSION	40,184.65	120
3/13/2025	74670	ST. LOUIS COUNTY MISSOURI - POLICE DEPT	POLICE COMMUNICATIONS CONTRACT MARCH 2025	18,469.53	121
3/13/2025	74676	TOOLE DESIGN GROUP, LLC	BIKEABLE WALKABLE COMMUNITY PLAN PROGRESS PYMT #5	12,559.66	120

City of Chesterfield
Excess Checks (=> \$5,000)
MARCH 2025

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
3/20/2025	74683	AMEREN MISSOURI	690 CHESTERFIELD PKWY W - 0627147004	11,252.44	001
3/20/2025	74709	PNC BANK	FEBRUARY-MARCH 2025 MONTHLY CREDIT CARD CHARGES	18,504.05	001
3/20/2025	74713	RON TURLEY ASSOC., INC.	FLEET MAINTENANCE SOFTWARE SUBSCRIPTION 4/1/2025 - 03/31/2026	12,995.20	001
3/20/2025	74714	SCOTWOOD INDUSTRIES INC	4,318 GAL 32% CALCIUM CHLORIDE	5,008.88	001
3/20/2025	74715	SEI INC.	SERVER HARDWARE WARRANTY 04/01/2025-03/31/2026	6,000.00	001
3/20/2025	74717	ST. LOUIS COUNTY MISSOURI - TREASURER	MOSQUITO SPRAYING LARVICIDE & ADULTICIDE	10,488.00	001
3/20/2025	74719	SWIFT PRINT COMMUNICATION SERVICES	PRINTING SPRING 2025 CITIZEN NEWSLETTER	16,252.52	001
3/20/2025	74720	THE GRAVILLE LAW FIRM, LLC	EMINENT DOMAIN CLARKSON VALLEY PROPERTY COMPANY LLP WALTER GRAELER	41,289.67	001
3/20/2025	74723	THE GRAVILLE LAW FIRM, LLC	FEBRUARY 2025 LEGAL FEES	12,008.50	001
3/27/2025	74733	ELLIOTT DATA SYSTEMS MIDWEST INC	MULTI-FACTOR AUTHENTICATION SOLUTION; ENTRUST IDAAS AUTHENTICATION SERVICES	42,667.50	001
3/27/2025	74753	REJIS COMMISSION	MARCH 2025 REJIS CONTRACTUAL FEES	5,380.75	121
3/27/2025	74755	SHI INTERNATIONAL CORP	SOFTWARE LICENSING - MICROSOFT ENTRA P1	14,821.53	001
3/27/2025	74761	TOPE INC	2188 SILVERWOOD - SEWER REPAIR	14,922.00	110
3/27/2025	74762	TOPE INC	15565 VALLEY BRANH REP - SEWER REPAIR	7,692.00	110
3/13/2025	5073	BYRNE & JONES	2025 CVAC BULLPENS PROGRESS PYMT #1	230,200.38	111
3/13/2025	5074	KIRKWOOD FENCE, INC.	INSTALL CHAINLINK FENCE FOR 2 BASEBALL FIELDS PROGRESS PYMT #1	7,980.00	111
				<u>\$ 1,680,602.42</u>	

Respectfully submitted by,
Jeannette Kelly, Director of Finance

Fund Legend

General Fund	001
Sewer lateral fund	110
Police forfeiture fund	114
Parks	119
Capital Improvements	120
Public Safety	121
Am Rescue Plan Act	137
Chesterfield Regional TIF	150
Trust & Agency	808
TGA Trust Fund	810



City of Chesterfield
Excess Checks (=> \$5,000)
APRIL 2025

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
4/2/2025	53856	CARDINAL PUMP COMPANY	CVAC-A BUILDING LIFT STATION REPLACEMENT PUMP	\$ 6,331.00	119
4/2/2025	53863	JOE MACHENS FORD	2025 FORD F150 VIN#1FTFX1L57SKD68251 (REPLACE PK-17)	45,939.00	119
4/2/2025	53872	THE SHERWIN-WILLIAMS CO., INC	NEWRIDER 5000 FIELD PAINTER SERIAL #411Y12032 (REPLACE PK-241)	15,464.00	119
4/10/2025	53878	GR ROBINSON SEED & SERVICE CO	FERTILIZERS, WEED CONTROL, HERBICIDE, AND FESCUE SEED	9,565.00	119
4/10/2025	53901	TECH ELECTRONICS, INC	ANNUAL FIRE ALARM MONITORING AND TESTING AGREEMENT FOR CVAC AND AMPHITHEATER	6,679.00	119
4/24/2025	53940	BAZAN PAINTING CO.	POWERWASH, REPAIR, AND PAINT LEISURE POOL, LAP POOL AND LOCKER ROOM FLOORS AT AQUATICS FACILITY	42,378.95	119
4/24/2025	53946	GR ROBINSON SEED & SERVICE CO	HERBICIDE, WEED KILLER, AND CHEMICALS	5,762.50	119
4/2/2025	74775	DELTA DENTAL OF MISSOURI	APRIL 2025 DENTAL INSURANCE PREMIUMS	14,272.00	001
4/2/2025	74784	HARVESTOWNE AUTO BODY, INC.	REPAIRS TO VEHICLE E-18	8,231.25	001
4/2/2025	74786	HORNER & SHIFRIN INC.	SCHOETTLER RD SIDEWALK EXTENSION-ENGINEERING SERVICES-PROGRESS PAYMENT #8	8,501.21	120
4/2/2025	74801	PARKING LOT MAINTENANCE, LLC	CRACK SEALING PROJECT 2024-PW-07 - PROGRESS PAYMENT #1	90,840.00	120
4/2/2025	74807	SCI ENGINEERING, INC.	SCHOETTLER RD SIDEWALK EXTENSION-CULTURAL RESOURCES SURVEY	6,000.00	001
4/2/2025	74808	SHI INTERNATIONAL CORP	MICROSOFT ANNUAL SOFTWARE LICENSING	60,021.44	001
4/2/2025	74813	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	APRIL 2025 HEALTH INSURANCE PREMIUMS	236,253.94	001
4/2/2025	74820	TEGETHOFF HOMES	1895 WILSON AVE - REFUND SURETY DEPOSIT	6,500.00	808
4/2/2025	74824	TOPE INC	15172 ISLEVIEW - SEWER REPAIR	7,197.00	110
4/2/2025	74828	UTILITY ASSOCIATES INC.	IN-CAR VIDEO SYSTEM FOR POLICE VEHICLE-INCLUDES DATA HUB, BATTERY BACKUP, WARRANTY, TECHNICAL SUPPORT AND TRAINING	8,752.00	121
4/8/2025	74834	CELLEBRITE, INC	ANNUAL SOFTWARE SUBSCRIPTION FOR POLICE DEPARTMENT	16,151.80	001
4/8/2025	74839	THE GRAVILLE LAW FIRM, LLC	EMINENT DOMAIN CLARKSON VALLEY PROPERTY COMPANY LLP WALTER GRAELER	13,325.00	001
4/8/2025	74840	THE GRAVILLE LAW FIRM, LLC	MARCH 2025 CHESTERFIELD V ENERGY MARKETING APPEAL	8,562.50	001
4/8/2025	74843	THE GRAVILLE LAW FIRM, LLC	MARCH 2025 LEGAL SERVICES	18,425.00	001
4/10/2025	74857	ST. LOUIS COUNTY MISSOURI - POLICE DEPT	APRIL 2025 POLICE COMMUNICATIONS CONTRACT	18,469.53	121
4/10/2025	74860	THE HARTFORD-PRIORITY ACCOUNTS	APRIL 2025 GRP LIFE, LTD/STD, VOL LIFE, ACC/CRITICAL ILLNESS INSURANCE PREMIUMS	15,183.40	001
4/11/2025	74862	CARMODY MACDONALD P.C.	WILSON AVE IMPROV PROJECT RIGHT-OF-WAY & EASEMENT-PARCEL 1	177,500.00	120
4/17/2025	74867	AMEREN MISSOURI	690 CHESTERFIELD PWY W-0627147004	9,599.70	001
4/17/2025	74874	BENJAMIN F. KLOOS	1ST QUARTER 2025 ALTERNATIVE COURT CASES & LEGAL SERVICES-SUNNY SPA CASE	10,560.00	001
4/17/2025	74883	E. MEIER CONTRACTING, INC.	2024 ASPHALT OVERLAY PROJECT - PROGRESS PAYMENT #6	12,635.00	120
4/17/2025	74884	ENERGY PETROLEUM CO.	MID RFG GASOLINE 89 OCT (7094 GAL); REGULAR RFG GASOLINE (400 GAL)	20,631.49	001

City of Chesterfield
Excess Checks (=> \$5,000)
APRIL 2025

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
4/17/2025	74886	FARINELLA NURSERY LANDSCAPE CONST. LLC	2025 STREET TREE SPRING PLANTING	39,715.00	001
4/17/2025	74899	LOCHMUELLER GROUP INC.	ENGINEERING SERVICES-LONG RD INTERCHANGE & N OUTER 40 EXTENSION	45,966.00	120
4/17/2025	74904	M & H CONCRETE CONTRACTORS, INC.	2025 CONCRETE SLAB REPLACEMENT PROJECTS A AND B-PROGRESS PYMT #1	824,993.64	120
4/17/2025	74939	TOOLE DESIGN GROUP, LLC	BIKEABLE WALKABLE COMMUNITY PLAN - PROGRESS PYMT #6	19,132.08	120
4/17/2025	74940	TOPE INC	1102 WOODLAKE VILLAGE - SEWER REPAIR	7,277.00	110
4/24/2025	74945	ALBERT ARNO INC.	2025 CITY HALL - FOUNTAIN VAULT BOX PIPING REPAIR	9,686.00	001
4/24/2025	74957	GERSTNER ELECTRIC, INC.	REPAIR WALKWAY BRIDGE LIGHTS AND BORE DAMAGE	9,348.13	001
4/24/2025	74960	HR GREEN, INC.	LADUE FARM ROAD BRIDGE-DESIGN SERVICES PROGRESS PYMT #7; NORTH OUTER 40 SANITARY SEWER IMPROVEMENTS PROGRESS PYMT #4	9,716.34	120
4/24/2025	74969	MID-AMERICAN SIGNAL, INC	ELTEC HIGH WATER DETECTION SYSTEM - SCHOETTLER ROAD	22,626.00	120
4/24/2025	74974	OATES ASSOCIATES	WILSON AVENUE-DESIGN SERVICES-PROGRESS PAYMENT #28	10,176.84	120
4/24/2025	74976	PARTNER VALUATION ADVISORS, LLC	APRIL 2025 PROFESSIONAL SERVICES RENDERED	5,000.00	120
4/24/2025	74977	PNC BANK	MARCH - APRIL 2025 PNC MONTHLY STATEMENT CHARGES	11,098.33	001
4/24/2025	74981	SPS COMPANIES INC	GRADING SURETY FINAL RELEASE-TUBULAR USA, LOT 3 - SUB #784	17,350.00	808
4/24/2025	74988	UES PROFESSIONAL SOLUTIONS 25, LLC	CONSTRUCTION AND INSPECTION TESTING SERVICES PROGRESS PAYMENT #8	12,997.43	120
4/17/2025	5076	BYRNE & JONES	2025 CVAC BULLPENS PROGRESS PAYMENT #2	249,074.62	111
4/17/2025	5077	KIRKWOOD FENCE, INC.	INSTALL CHAINLINK FENCE FOR TWO BASEBALL FIELDS-PROGRESS PAYMENT #2	7,980.00	111
4/24/2025	5078	THOMAS AND HUTTON ENGINEERING CO	PROFESSIONAL SERVICE-CHESTERFIELD VALLEY STORM WATER MASTER PLAN-PROGRESS PAYMENT #2025-3	9,117.50	111
				<u>\$ 2,210,986.62</u>	

Respectfully submitted by,
Jeannette Kelly, Director of Finance



<u>Fund Legend</u>	
General Fund	001
Sewer lateral fund	110
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Parks	119
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Chesterfield Regional TIF	150
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TGA Trust Fund	810