



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, November 6, 2017
6:30 PM**

I. Planning and Public Works Committee – Chairperson Guy Tilman-Ward II

A. **Bill No. 3168** - P.Z. 08-2017 Brite Worx Carwash (Wallis Companies)
(First Reading)

B. **Next Meeting** – November 9, 2017 (5:45pm)

II. Finance and Administration Committee – Chairperson Tom DeCampi-Ward IV

III. Parks, Recreation and Arts Committee – Chairperson Randy Logan-Ward III

A. **Proposed Policy** – In-house Ticketed Shows At the Amphitheater

IV. Public Health and Safety Committee – Chairperson Barry Flachsbart-Ward I

V. Report from the City Administrator – Mike Geisel

A. **Bid Recommendation** – 2017 Crack Sealing Project (**Rollcall Vote**)

B. **Bid Recommendation** – 2017 Wilson Ave Culvert Replacement Project
(Rollcall Vote)

C. **Liquor License Request**

1. Seoul Taco Chesterfield LLC
2. X&L Foods INC dba Sushi Ai

VI. Unfinished Business – Mayor Bob Nation

VII. New Business – Mayor Bob Nation

VIII. Adjourn –

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

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, November 6, 2017
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie Hass
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – October 16, 2017
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, November 9, 2017** – Planning and Public Works (5:45pm)
 - B. Monday, November 13, 2017** – Planning Commission (7pm)
 - C. Monday, November 20, 2017** – Next City Council meeting (7pm)
- VIII. APPOINTMENTS** – Mayor Bob Nation
- IX. COUNCIL COMMITTEE REPORTS**

A. Planning and Public Works Committee – Chairperson Guy Tilman, Ward II

1. Bill No. 3168 – P.Z. 08-2017 Brite Worx Carwash (Wallis Companies) (First Reading)

2. Next Meeting – November 9, 2017 (5:45pm)

B. Finance and Administration Committee – Chairperson Tom DeCampi, Ward IV

C. Parks, Recreation and Arts Committee – Chairperson Randy Logan, Ward III

1. Proposed Policy – In-house Ticketed Shows At the Amphitheater

D. Public Health and Safety Committee – Chairperson Barry Flachsbart, Ward I

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Bid Recommendation – 2017 Crack Sealing Project (**Rollcall Vote**)

B. Bid Recommendation – 2017 Wilson Ave Culvert Replacement Project (**Rollcall Vote**)

C. Liquor License Request

1. Seoul Taco Chesterfield LLC

2. X&L Foods INC dba Sushi Ai

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

XIV. LEGISLATION – PLANNING COMMISSION

A. BILL NO. 3168 - AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 1.8 ACRE PARCEL OF LAND LOCATED ON THE WESTERN CORNER OF THE INTERSECTION OF BAXTER ROAD AND CLAYTON ROAD. (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960). **PLANNING**

**COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC
WORKS COMMITTEE RECOMMENDS DENIAL (FIRST READING)**

XV. ADJOURNMENT

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

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



RECORD OF PROCEEDING

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

OCTOBER 16, 2017

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

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

A roll call was taken with the following results:

PRESENT

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Barbara McGuinness
Councilmember Ben Keathley
Councilmember Guy Tilman
Councilmember Dan Hurt
Councilmember Randy Logan
Councilmember Michelle Ohley

ABSENT

Councilmember Tom DeCampi

APPROVAL OF MINUTES

The minutes of the October 2, 2017 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Tilman, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Darcy Capstick, Citizens Committee for the Environment Chair, gave a brief presentation about the Signature Garden Program. Mr. and Mrs. Harvey Rosenberg were presented with the 2017 Signature Garden Top Award Winner's Certificate.

Mr. Nik Degler, 1815 Mill Ridge Court, expressed his appreciation to Council for agreeing to open the gate at River Valley Drive during St. Louis County's bridge construction on Creve Coeur Mill Road, but he asked Council to consider leaving the gate open the entire time, rather than closing it for a period of time before the construction begins.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, November 6, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Guy Tilman, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Flachsbarth, to postpone the first reading of Bill No. 3168 (P.Z. 08-2017 Brite Worx Carwash [Wallis Companies]) until the November 6 City Council meeting, at the request of the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Tilman made a motion, seconded by Councilmember Keathley, to approve the second amended sign package for Chesterfield Outlets, as was approved by the Planning Commission, to modify the sign package criteria for the Taubman Outlet Mall.

Councilmember Tilman made a motion, seconded by Councilmember Keathley, to amend the motion to include the following: the square footage for all temporary signs would be deducted from the allowable wall signage area for the development provided for in the current sign package limitations; the inflatable proposed along I-64 be removed from the proposal; and attention-getting devices and signs, including all lighting and support structures, be fully removed upon expiration of the temporary approval period. A voice vote was taken with a unanimous affirmative result and the motion to amend was passed.

A roll call vote was taken on the main motion to approve the sign package, as amended, with the following results: Ayes – Tilman, McGuinness, Keathley and Logan. Nays – Hurt, Ohley and Flachsbart. Whereupon the motion was declared passed.

Councilmember Tilman announced that the next meeting of this Committee has been scheduled for Thursday, November 9, at 5:45 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Vice-Chairperson of the Finance and Administration Committee, stated that the Finance & Administration Committee of the Whole has endorsed the proposed compensation plan and salary administration manual at their meeting on October 9. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to approve the proposed resolution adopting the compensation plan and salary administration manual. A roll call vote was taken with the following results: Ayes – Ohley, Hurt, McGuinness, Logan, Keathley, Flachsbart and Tilman. Nays – None. The successful resolution became Chesterfield Resolution No. 441.

Councilmember McGuinness announced that a Finance & Administration Committee of the Whole is scheduled for its third Budget Workshop on Monday, October 30, at 5:30 p.m.

Parks, Recreation & Arts Committee

Councilmember Randy Logan, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee has been scheduled for Tuesday, October 24, at 5:00 p.m.

Public Health & Safety Committee

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

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending the purchase of metal detectors to be placed at the entry to Council Chambers. Based upon review of information provided by Captain Cheryl Funkhouser, Mr. Geisel joined with her in recommending this purchase be made from Ed Roehr Safety Products at a cost not to exceed \$8,000, which is to be funded by a transfer from General Fund – Fund Reserves over the forty percent reserve policy threshold. Councilmember Flachsbart made a motion, seconded by Councilmember Ohley, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Tilman, Logan, Hurt, Ohley, Keathley, McGuinness and Flachsbart. Nays – None. Whereupon Mayor Nation declared the motion passed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION – PLANNING COMMISSION

The first reading of Bill No. 3168 (P.Z. 08-2017 Brite Worx Carwash [Wallis Companies]) has been postponed until the November 6 City Council meeting, at the request of the petitioner.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:12 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. Thursday, November 9, 2017** – Planning and Public Works (5:45pm)
- B. Monday, November 13, 2017** – Planning Commission (7pm)
- C. Monday, November 20, 2017** – Next City Council meeting (7pm)

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee's regularly-scheduled meeting of October 19, 2017 was canceled. The following item was held by Council and requires action at the November 6, 2017 City Council meeting.

**Bill No. 3168 - P.Z. 08-2017 Brite Worx Carwash (Wallis Companies)
(First Reading) PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING
& PUBLIC WORKS COMMITTEE RECOMMENDS DENIAL**

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING "PC" PLANNED COMMERCIAL DISTRICT TO A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR A 1.8 ACRE PARCEL OF LAND LOCATED ON THE WESTERN CORNER OF THE INTERSECTION OF BAXTER ROAD AND CLAYTON ROAD. (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960).

Bill No. 3168 was held at the October 16, 2017 City Council meeting.

Next Meeting

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, November 9, 2017 at 5:45 pm.

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

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: October 26, 2017 See Bill #3108
CC Date: November 6, 2017

RE: **P.Z. 08-2017 Brite Worx Carwash (Wallis Companies)**: A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 1.8 acres located on the western corner of the intersection of Baxter Road and Clayton Road. (21R410960).

Summary

Wallis Companies, on behalf of Brite Worx Carwash, has submitted a request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District. The request is for a 1.8 acre parcel located on the western corner of the intersection of Baxter Road and Clayton Road.

The public hearing was held on May 8, 2017, at which time several issues were raised regarding noise, traffic, waste and storm water, the proposed masonry wall, lighting, and architectural standards.

Planning Commission recommended approval of the request, as presented, on September 25, 2017 by a vote of 5 to 3.

At the October 4, 2017 Planning and Public Works Committee Meeting, a motion was passed by a vote of 4-0 to deny the request citing concerns about continued growth toward residential properties.

At the October 16, 2017 City Council Meeting, the applicant requested the City Council hold their reading until the November 6, 2017 meeting. Since that time Staff has received additional correspondence from the applicant. The applicant is requesting to return to the Planning and Public Works Committee for review of a revised plan based on comments received at that meeting. The communication and a draft copy of the revised plan is included in this packet.

Attached to this report, please find a copy of applicant's letter, revised plan, legislation, Attachment "A", Preliminary Development Plan and Acoustical Sound Study, labeled Attachment "B".



Figure 1. Aerial Photograph

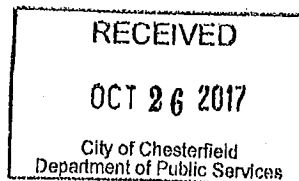


Civil & Environmental Consultants, Inc.

October 25, 2017

Via hand delivery to:

Mr. Justin Wyse
Director of Planning & Development Services
City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield, MO 63017-0670



Subject: P.Z. 08-2017 BriteWorx Carwash (Wallis Companies)
Request to Send back to Committee
CEC Project 153-224

Mr. Wyse:

The above referenced project is scheduled for City Council's first reading on November 6, 2017.

Please let this transmittal serve as Applicant's request to refer the project back to the Planning and Public Works (PPW) Committee for reconsideration, due to recent revisions to the project by the Applicant. The project plan has been revised to address the rear setback distance issue raised by the PPW Committee. The attached sketch reflects the layout revision as well as other revisions pursuant to:

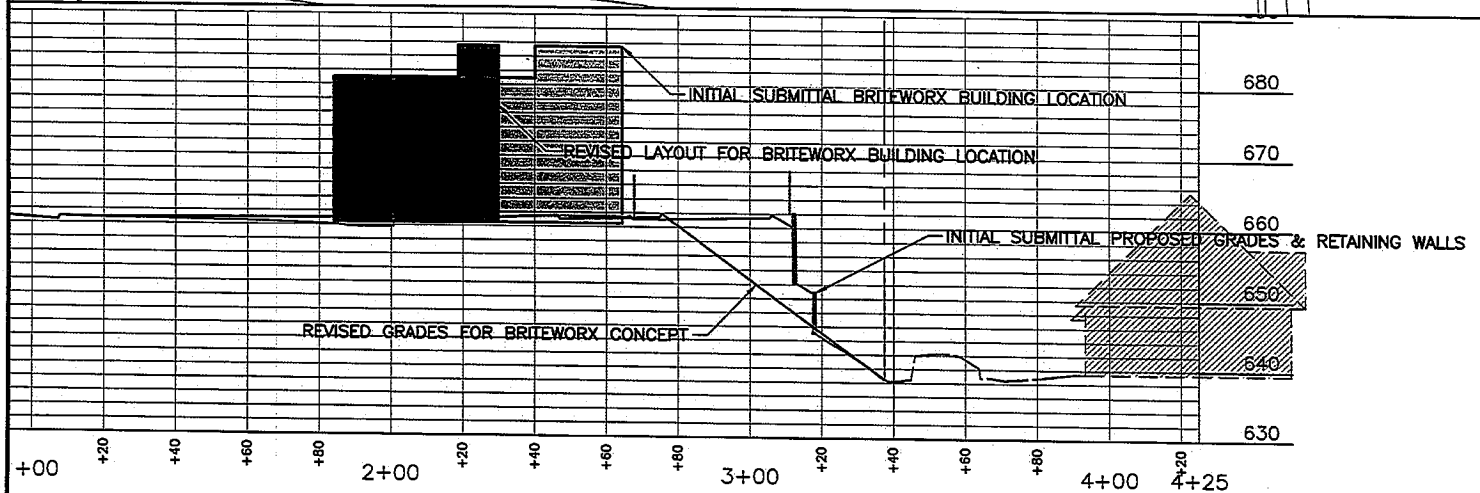
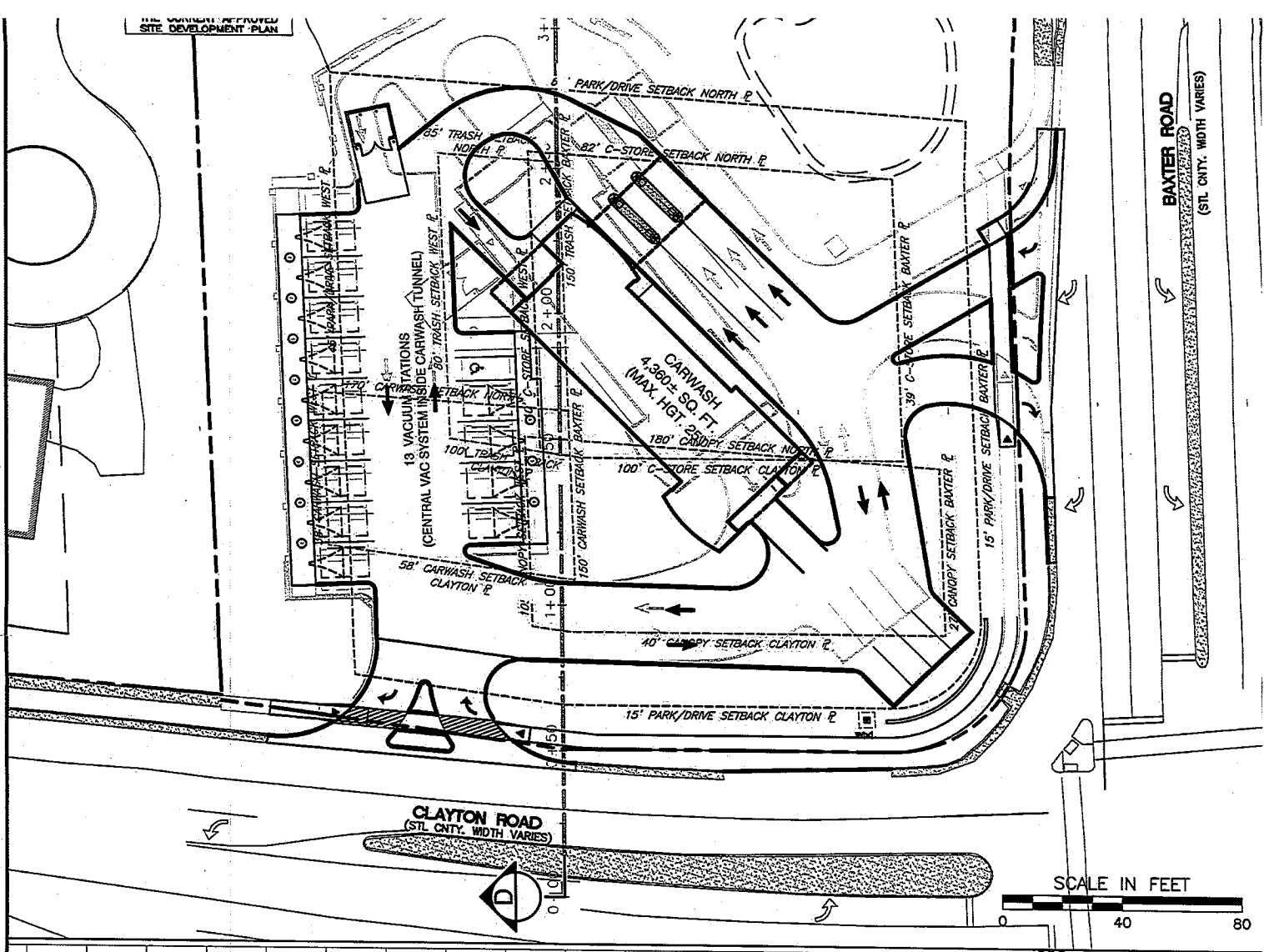
- a. September 25, 2017 Planning Commission's recommendations and public comments;
- b. October 4, 2017 Planning and Public Works Committee's recommendations and comments;
- c. Public correspondence in support and opposition to the above referenced proposed development; and,
- d. Discussions with staff on issues presented and modifications to address those issues.

We appreciate your consideration and attention to this project. Please feel free to contact me with any questions.

Sincerely,
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Kevin T. Kamp, P.E.
Agent for the Petitioner/Applicant

cc: Mark Jordan
Donald K. Anderson, Jr.



D SECTION

SCALE H:1"=40'; V:1"=20'



Civil & Environmental Consultants, Inc.

4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 · 866-250-3679
www.cecinc.com

**BRITWORX CARWASHERY
WALLIS COMPANIES
14905 CLAYTON RD**

REVISED CONCEPT LAYOUT

DRAWN BY:	MRK/CAC	CHECKED BY:	KTK	APPROVED BY:	DRAFT	FIGURE NO.:
DATE:	OCT. 2017	DWG SCALE:	1"=40'	PROJECT NO:	153-224	

A

FINANCE AND ADMINISTRATION COMMITTEE

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

PARKS RECREATION AND ARTS COMMITTEE

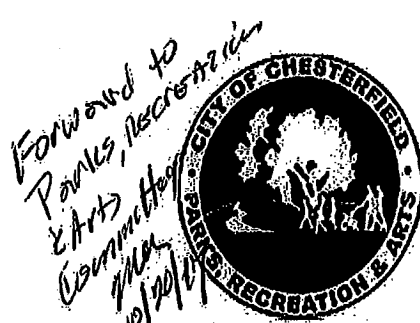
The next meeting of the Parks Recreation and Arts Committee has not yet been scheduled.

At the October 24th meeting of the Parks, Recreation and Arts Committee, the members unanimously recommended acceptance of the proposed policy documenting the process which is used to contract for performance artists. A voice vote is required.

As always, if you have any questions or require additional information, please contact Tom McCarthy or me prior to Monday's meeting.

Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy
Date: 10/19/2017
Re: In-House ticketed Shows at the Amphitheater



5

As you are aware, since the inaugural opening of the Amphitheater in 2011, the City has slowly and incrementally increased the use of the venue as a revenue generator. This was a significant component of the facility strategy as it was conceived and constructed. Over the last few years, the venue has achieved positive publicity and has progressively gained a reputation as a viable commercial boutique performance location. During preparation of the 2017 budget, Council incorporated a significant emphasis on expanding the commercial use of the amphitheater for ticketed events, which resulted in increased revenues.

Although City Council approved the budget and approved the contractual appropriation, I believe it is prudent to ensure there exists a common understanding of the process involved in contracting for performers. Accordingly, I have developed a proposed policy which documents Staff's practices in recruiting and contracting for talent. We have consulted with legal counsel to ensure that our practices are sound and statutorily compliant.

Attached is Jason's memo on how successful the amphitheater has been the last three years. While we have confirmed with legal counsel regarding our contracting practice as long as we stayed within Councils approved budgeted, I would like to have Council approve the written policy such that we are all operating under a common understanding.

When we first sought to contract for ticketed shows, we repeatedly lost artist opportunities because it took days or weeks to obtain formal approvals. After successfully negotiating terms with agents and artist representatives, we could not confirm a contract within an hour of contracts being offered. The lack of authorization to execute such contracts resulted in the loss of many highly sought after performance contracts.

In the last few years, Council has authorized our Superintendent of Arts & Entertainment, Jason Baucom, to work with the artist agents and sign contracts as long as the appropriation was provided and approved in the approved budget. I would like to propose that we formally document and confirm this practice by forwarding the following policy to the Parks, Recreation and Arts Committee of Council for review and approval, and subsequently on to the full Council for approval.

Park, Recreation and Arts Policy on contract negotiations for in-house ticketed events.

Proposed in-house ticketed event contracts can be negotiated and executed by the Superintendent of Arts and Entertainment with the approval of the Director of Parks, Recreation and Arts as long as the contracted sum(s) fees for the performance artists contracts are within the fiscal year budgeted amount approved by Council for this purpose.

If you have any questions or require additional information, please advise.



Memorandum

To: Mike Geisel, City Administrator
Tom McCarthy, Director of Parks, Recreation, & Arts

From: Jason Baucom, Superintendent of Arts & Entertainment JB

Date: September 18, 2017

Subject: Chesterfield Amphitheater

2017 has been a banner year for the Chesterfield Amphitheater. Anchored by the performance of our three strong ticketed events we have set record revenue numbers and garnered more attention from national promoters than ever before. We will once again double our previous year's revenue, which we have done for the past three years in a row. (2014: \$22,004, 2015: \$66,837, 2016: \$130,912, 2017: \$280,000+) We are just beginning to scratch the surface of the Amphitheater's earning potential. Other comparable city owned and operated venues with similar capacities and communities such as The Frederick Brown Jr. Amphitheater in Peachtree City, GA reported 2016 revenues of \$1,000,670 and The Frazee Pavilion in Kettering, OH reported \$4,030,000. Of course, these revenues didn't happen overnight it took foresight and dedication from their respective city governments to invest in infrastructure improvements, staffing, and increasing talent budgets. City Council has been very supportive approving the purchase of our own sound system that can support national acts and small increases to the amphitheater's budget. The Chesterfield Amphitheater is such a source of pride for our community and potential revenue producer that it's imperative to continue to move forward and look to the future.

Ticketed shows: Three in-house ticketed events generated \$203,354 in gross revenue. "Kip Moore", "The Burbs Music & Arts Festival", and "Aaron Lewis". Of that total \$124,790 were in ticket sales and \$77,314 were in bar sales. Kip Moore and Aaron Lewis were both major acts that we were very fortunate to land. Talent agents can be very temperamental when it comes to the artists they represent and until actually attending the IEBA Conference in Nashville last year they were reluctant to discuss any offers, especially for major contemporary artists. Most of the time it doesn't matter how much money you're offering the artist, but how much the agent trusts that it'll be a good look for their client. So, if they don't believe in your competence to market and sell tickets then it's not going to happen. Once you build the relationships and gain their trust then they will start working with you and sending you artist avails. Once you have the artist avails or routing dates then the race is on to get an offer in, time is of the essence and the decision must be made within hours. Your offer is in competition with not only St. Louis venues, but Midwest venues in general. Once the offer is submitted it is legally binding and the booking agent takes the offers to the artist's agent and then they decide which offer makes the most sense for their client. Once we receive word the offer has been accepted we begin working on a mutual agreeable date, if the date hasn't previously been agreed upon. Next comes the artist contract and

hospitality/technical riders. Once received, they are reviewed and scrutinized then returned to the agent, which in turn the agent makes his/her adjustments and sends back, sometimes this process is repeated 2-3 times until reaching finalization. The Chesterfield Amphitheater is at a critical juncture and must keep moving forward and not taking steps back, we have spent six years building the brand and reputation of the amphitheater and must stay dedicated to its bright future. I am requesting that we continue with the same successful process that we have been following in attaining the artists for our ticketed shows. I am also requesting that we continue to dedicate resources and improvements to allow for the amphitheaters growth and prosperity into the future to steadily reach its full potential. It's essential to continue to build our relationships within the music industry and its agents and show them that we are in it for the long haul and will continue to grow our venue.

Ticketed Rentals: Three ticketed rentals this year with approx. gross of \$27,882. "Gateway Jazz Festival" was presented by Summerset Jazz, LLC and is well known for some of their festivals, including the highly successful "Music City Jazz Festival" held annually in Nashville. With rent and our split on ticket sales and bar revenue we grossed \$14,482. This show was also broadcasted worldwide and could watch via internet. "Totality" was our next ticketed show rental, which we did not have a revenue split on bars, yet still grossed \$8400 between rent and ticket sales. The last ticketed show will be the "Faith and Freedom Festival" on October 7th and we should finish around \$5000 in gross revenue for this show.

Non-ticketed rentals: Ten events with a gross revenue of approx. \$32,900. These rentals include Taste of St. Louis, Pedal the Cause, various walks, and events.

Partnered event: Chesterfield Wine and Jazz Festival grossed \$23,242 in bar sales and \$3415 in vendor fees.

To date these ticketed shows are our best opportunity to generate maximum revenues for the City and the Chesterfield Amphitheater. More ticketed shows equals much greater revenues. Our biggest amount of ticket buyers in each show have come from Chesterfield, which allows our residents the opportunity to see world renowned acts in their own backyard and is also a source of pride. We are also building a broader audience to our concerts that translates into more successes for future concerts with people driving from 3-4 hrs away. Our notoriety is beginning to build as the best small outdoor venue in the Midwest with these ticketed events and the mix of programming we provide. As a direct result from these three ticketed concerts this year we have caught the attention from many more promoters, which we are in current discussions with about concert rentals for next year. However we can't rely on just the promoters, we must continue with our own ticketed shows(3-4) to continue to build our audience, increase our revenues, and encourage others to bring their shows to us.

Mike and Tom, I would welcome the opportunity to sit down and discuss the details of this memo. Please let me know if you need any additional information or have any questions.

CITY OF CHESTERFIELD
POLICY STATEMENT

Parks, Recreation and Arts

NO.

SUBJECT In-House Ticketed Events

Index

PRA

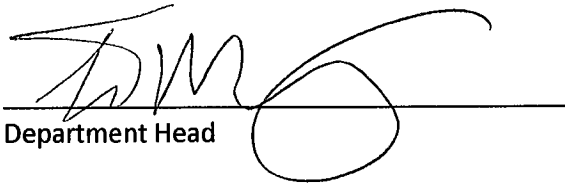
DATE
ISSUED

DATE
REVISED

POLICY

In-house ticketed event contracts can be negotiated and executed by the Superintendent of Arts and Entertainment with the approval of the Director of Parks, Recreation and Arts as long as the contracted sum(s) fees for the performance artists contracts are within the fiscal year budgeted amount approved by Council for this purpose.

RECOMMENDED BY:



Department Head

10-31-2017
Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

CITY ADMINISTRATOR'S REPORT

2017 Crack Sealing Project

As more fully detailed in the memorandum from Director of Public Works\City Engineer – Jim Eckrich, the City sought competitive bids for the annual pavement crack sealing project. I join with Mr. Eckrich in recommending acceptance of the low bid, as submitted by Sweetens Concrete Services, LLC, and to authorize the City Administrator to execute a contract for these services in the budgeted amount of \$105,000. This project is fully funded through the Capital Projects fund. A roll call vote is required.

2017 Wilson Avenue Culvert Replacement Project

As more fully detailed in the memorandum from Director of Public Works\City Engineer – Jim Eckrich, the City sought competitive bids for the construction of the Wilson Road one lane bridge culvert. I join with Mr. Eckrich in recommending acceptance of the low bid, as submitted by Pavement Solutions, LLC, and to authorize the City Administrator to execute a contract in the amount of \$485,000, which includes the bid amount of \$419,792.40 and a 15% contingency for any required change orders. This project is fully funded by the Capital Improvements Fund. A roll call vote is required.

LIQUOR LICENSE REQUESTS (Voice Vote)

As detailed in the enclosed memos, prepared by Andrea Majoros, Business Assistance Coordinator, the following Liquor License Request has been reviewed by both the Police Department and the Planning/Development Services Division of the Department of Public Services. It is recommended for your approval:

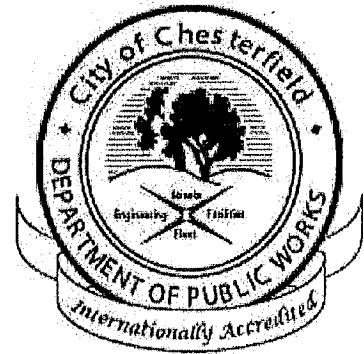
Seoul Taco Chesterfield, LLC located at 46 Four Seasons Shopping Center (formerly St. Louis Bread Co.) has requested a new full liquor license to sell liquor by the drink with Sunday sales.

Sushi Ai, 414 THF Blvd, new ownership has requested a new full liquor license to sell liquor by the drink with Sunday sales.

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

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: October 24, 2017

RE: 2017 Crack Sealing Project

The Department of Public Works publicly opened bids for the 2017 Crack Sealing Project on October 24, 2017. The results of the bid opening are detailed in the attached memorandum from Project Manager Mark Wilson. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Sweetens Concrete Services, LLC, in the budgeted amount of \$105,000. Sweetens Concrete Services has successfully performed crack sealing work in the City of Chesterfield in the past and is positively recommended by City Staff.

As you know, the City of Chesterfield attempts to crack seal its streets every five to seven years in an effort to extend the life of its streets. Crack sealing has many benefits, including retarding joint deterioration, preventing water from infiltrating the pavement subbase, and keeping incompressible material out of the joint, which helps alleviate street migration.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Sweetens Concrete Services, LLC in the budgeted amount of \$105,000.

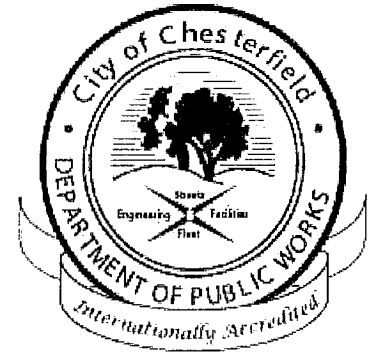


**BID TABULATION
2017 CRACK SEALING PROJECT
2017-PW-07
October 24, 2017**

ITEM #	DESCRIPTION	UNITS	QTY	ENGINEER'S ESTIMATE		SWEETENS CONCRETE		NuCOAT SEALING		PARKING LOT MAINTENANCE	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Joint and Crack Sealing 20- 26 ft. Wide Asphalt Street	Mile	0.95	\$3,500.00	\$3,325.00	\$3,800.00	\$3,610.00	\$3,500.00	\$3,325.00	\$3,100.00	\$2,945.00
2	Joint and Crack Sealing 18-23 ft. Wide Concrete Street	Mile	2.74	\$3,800.00	\$10,412.00	\$3,800.00	\$10,412.00	\$3,500.00	\$9,590.00	\$3,700.00	\$10,138.00
3	Joint and Crack Sealing 26-28 ft. Wide Concrete Street	Mile	15.61	\$4,000.00	\$62,440.00	\$3,800.00	\$59,318.00	\$4,000.00	\$62,440.00	\$4,160.00	\$64,937.60
4	Joint and Crack Sealing 32 - 40 ft. Wide Concrete Street	Mile	2.95	\$4,000.00	\$11,800.00	\$4,300.00	\$12,685.00	\$4,200.00	\$12,390.00	\$5,200.00	\$15,340.00
	TOTAL BID				\$87,977.00		\$86,025.00		\$87,745.00		\$93,360.60

Memorandum

Department of Public Works



TO: Jim Eckrich, Public Works Director

FROM: Mark Wilson, Project Manager

DATE: October 24, 2017

RE: 2017 Crack Sealing Project, 2017-PW-07

As you are aware, the Department of Public Works opened bids for the above referenced project today, October 24, 2017. Three bids were received:

Contractor	Total Bid
Sweetens Concrete Services, LLC	\$86,025.00
NuCoat Sealing, LLC	\$87,745.00
Parking Lot Maintenance, LLC	\$93,660.60

The low bidder, Sweetens Concrete Services has performed work for the City in the past and has been found to be a reliable contractor. **Accordingly, I recommend acceptance of the bid of \$86,025.00 submitted by Sweetens Concrete Services, LLC, and request authorization of work up to the amount of \$105,000.00 to cover this expenditure.** Adequate funding is available in the Misc. Contractual account, 120-079-5251 to cover this expenditure.

A copy of the lowest and best bid is attached for the Department of Finance and Administration's use in preparing a purchase order for the project. Should you require additional information, please advise.

Cc: File 2017-PW-07

EXHIBIT A

BID FORM

BID TIME: 9:00 a.m.

BID DATE: Tuesday, October 24, 2017

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda 10 through 0, for the

2017 Crack Sealing Project
2017-PW-07

being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting unit price proposals for this work, consisting of thorough cleaning, preparing and sealing of existing joints and cracks in concrete and asphalt pavements, curbs and driveways of approximately 22 miles of streets.

The Contract contains a binding arbitration provision which may be enforced by the parties.

Bid submitted by:

Company Name: Sweetens Concrete Services, LLCAddress: 207 E Keenig Ave.City, State Wentzville, MO 63385Phone number: 636.887.2332 Fax: 636.887.0122E-mail address: cbarendzen@sweetensconcrete.comType of Firm: Sole Partnership ☒ Partnership ☐
Corporation ☐ Other ☐Officer Carole SweetenTitle OwnerSignature Carole SweetenDate 10/23/2017

**ITEMIZED BID
CITY OF CHESTERFIELD
2017 CRACK SEALING PROJECT
2017-PW-07**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	Joint and Crack Sealing 20- 26 ft. Wide Asphalt Street	Mile	0.95	<u>3800.00</u>	<u>3610.00</u>
2	Joint and Crack Sealing 18-23 ft. Wide Concrete Street	Mile	2.74	<u>3800.00</u>	<u>10,412.00</u>
3	Joint and Crack Sealing 26-28 ft. Wide Concrete Street	Mile	15.61	<u>3800.00</u>	<u>59,318.00</u>
4	Joint and Crack Sealing 32 - 40 ft. Wide Concrete Street	Mile	2.95	<u>4300.00</u>	<u>12,685.00</u>
TOTAL BID					<u>86,025.00</u>

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: October 24, 2017

RE: 2017 Wilson Avenue Culvert Replacement Project

The Department of Public Works publicly opened bids for the 2017 Wilson Avenue Culvert Replacement Project on October 17, 2017. The results of the bid opening are detailed in the attached memorandum from Assistant City Engineer Zachary Wolff. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Pavement Solutions LLC, in the amount of \$485,000. This figure includes the bid amount (\$419,792.40) and a fifteen percent contingency to account for any change orders which may be required. As you will recall, this project was delayed after the completion of design (in early 2015) due to the inability to acquire the necessary easements. Due to this delay, and the possibility of field conditions differing from the original design, we are requesting a contingency slightly higher than usual.

City Staff performed a comprehensive review of the bids and the references provided by the low bidder, Pavement Solutions LLC. While we were initially concerned about the difference between the low bid and the second low bid, we are satisfied that the low bid is fully responsive and that Pavement Solutions LLC is capable of performing the work. Should the award of this contract be approved by City Council, the contractor will start work in late 2017, and the project should be completed by late spring of 2018, weather permitting.

Please note that this project was originally budgeted in the amount of \$420,000. As explained during the easement acquisition process, the delay in obtaining the necessary easements was likely to result in a higher cost than initially anticipated. Accordingly, the recommended not-to-exceed being in excess of the budgeted amount was anticipated. Nevertheless, there is no Budget Amendment required, primarily due to the 2017 Street Trench Grate Project being constructed approximately \$80,000 under budget.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Pavement Solutions LLC in an amount not to exceed \$485,000.

Memorandum

Department of Public Services



TO: James A. Eckrich, PE – Public Works Director/City Engineer

FROM: Zachary S. Wolff, PE – Senior Civil Engineer *ZSW*

DATE: October 24, 2017

RE: Wilson Tributary Culvert Replacement, 2014-PW-08

As you are aware, sealed bids for construction of the Wilson Tributary Culvert Replacement project were publicly opened on October 17, 2017. There were four (4) bidders on the project; Gershensen, Krupp, Pavement Solutions, and RV Wagner. Pavement Solutions is the lowest responsive and responsible bidder with a bid of \$419,792.40. The bid tabulation spreadsheet is attached for reference.

I spoke with several of Pavement Solutions references and they indicated that Pavement Solutions has successfully completed or is currently working on similar storm sewer and paving projects in the St. Louis area.

Based on my evaluation of the bids and references, I believe Pavement Solutions is capable of completing this project and I recommend requesting authorization to enter into an agreement with them to construct the Wilson Tributary Culvert Replacement project in an amount not to exceed \$485,000.00. This amount includes an approximate 15% contingency to allow for unforeseen conditions and/or additional work as may be necessary to successfully complete this project.

As you are aware, the design for this project was completed in January of 2015 and construction has been delayed while necessary easements were acquired. During this delay it is likely that some field conditions at the culvert have changed and I believe the potential for differing field conditions, coupled with the difficulty of constructing a project in an active creek, warrants a 15% contingency.

The budget allocation for this project is \$420,000.00. TSi will provide construction observation and materials testing services as part of the City's Capital Project Inspection Testing Services agreement (2017-PW-12).

Please let me know if you have any questions, or need additional information.

Attachments: Wilson Tributary Culvert Replacement Bid Tabulation
Pavement Solutions, LLC Bid

cc: eFile – 2014-PW-08



BID TABULATION
WILSON TRIBUTARY CULVERT REPLACEMENT
2014-PW-08
October 17, 2017

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE (2015)		PAVEMENT SOLUTIONS		GERSHENSON CONSTRUCTION		R.V. WAGNER		KRUPP CONSTRUCTION	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
ROADWAY ITEMS													
201-20.10	CLEARING AND GRUBBING	LS	1	\$6,000.00	\$6,000.00	\$6,716.00	\$6,716.00	\$20,000.00	\$20,000.00	\$27,500.00	\$27,500.00	\$10,000.00	\$10,000.00
202-10.20	REMOVAL OF BRIDGES	LS	1	\$10,000.00	\$10,000.00	\$8,909.00	\$8,909.00	\$13,500.00	\$13,500.00	\$12,500.00	\$12,500.00	\$7,500.00	\$7,500.00
202-20.10	REMOVAL OF IMPROVEMENTS	LS	1	\$8,000.00	\$8,000.00	\$10,204.00	\$10,204.00	\$25,000.00	\$25,000.00	\$8,500.00	\$8,500.00	\$9,500.00	\$9,500.00
203-10.00	CLASS "A" EXCAVATION	CY	295	\$18.00	\$5,310.00	\$6.00	\$1,770.00	\$44.00	\$12,980.00	\$18.00	\$5,310.00	\$49.00	\$14,455.00
203-10.99	EMBANKMENT IN PLACE	CY	150	\$22.00	\$3,300.00	\$34.00	\$5,100.00	\$23.00	\$3,450.00	\$83.00	\$12,450.00	\$63.00	\$9,450.00
206-33.99	CLASS 4 EXCAVATION	CY	786	\$20.00	\$15,720.00	\$18.00	\$14,148.00	\$40.00	\$31,440.00	\$37.00	\$29,082.00	\$51.00	\$40,086.00
206-55.99	TEMPORARY SHORING	LS	1	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00	\$15,000.00	\$15,000.00	\$1.20	\$1.20	\$74,000.00	\$74,000.00
304-05.04	TYPE 5 AGGREGATE BASE (4" THICK)	SY	757	\$8.00	\$6,056.00	\$6.00	\$4,542.00	\$11.00	\$8,327.00	\$10.50	\$7,948.50	\$11.00	\$8,327.00
405-30.10	TYPE "C" BITUMINOUS PAVEMENT	TON	82	\$130.00	\$10,660.00	\$95.00	\$7,790.00	\$156.00	\$12,792.00	\$142.00	\$11,644.00	\$133.00	\$10,906.00
405-30.30	TYPE "X" BITUMINOUS PAVEMENT (BASE)	TON	314	\$90.00	\$28,260.00	\$93.00	\$29,202.00	\$86.00	\$31,714.00	\$101.00	\$31,714.00	\$118.00	\$37,052.00
412-10.99	PAVEMENT SURFACING AND TEXTURING (BUTT JOINT)	SY	88	\$25.00	\$2,200.00	\$3.00	\$264.00	\$14.40	\$1,267.20	\$42.00	\$3,696.00	\$16.00	\$1,408.00
607-10.60	PEDESTRIAN FENCE (STRUCTURE)	LF	117	\$75.00	\$8,775.00	\$55.00	\$6,435.00	\$37.00	\$4,329.00	\$54.00	\$6,318.00	\$165.00	\$19,305.00
611-30.99	TYPE 2 ROCK BLANKET	SY	506	\$35.00	\$17,710.00	\$48.00	\$24,288.00	\$52.70	\$26,666.20	\$50.00	\$25,300.00	\$72.00	\$36,432.00
612-30.15	TRAFFIC CONTROL	LS	1	\$12,000.00	\$12,000.00	\$8,200.00	\$8,200.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$18,000.00	\$18,000.00
612-70.20	PORTABLE CHANGEABLE MESSAGE SIGN, RENTAL	EACH	2	\$4,000.00	\$8,000.00	\$3,300.00	\$6,600.00	\$3,175.00	\$6,350.00	\$5,000.00	\$10,000.00	\$8,000.00	\$16,000.00
617-20.90	TEMPORARY CONCRETE MEDIAN BARRIER, TYPE A (INCLUDES END SECTIONS)	LF	383	\$30.00	\$11,490.00	\$44.00	\$16,852.00	\$42.00	\$16,086.00	\$46.00	\$17,618.00	\$38.00	\$14,554.00
619-00.00	MOBILIZATION	LS	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$51,000.00	\$51,000.00	\$91,000.00	\$91,000.00	\$52,000.00	\$52,000.00
621-20.10	PERMANENT YELLOW PAVEMENT STRIPING, PAINT	LF	410	\$1.00	\$410.00	\$2.50	\$1,025.00	\$2.00	\$820.00	\$2.50	\$1,025.00	\$2.00	\$820.00
621-20.11	PERMANENT WHITE PAVEMENT STRIPING, PAINT	LF	410	\$1.00	\$410.00	\$2.50	\$1,025.00	\$2.00	\$820.00	\$2.50	\$1,025.00	\$2.00	\$820.00
622-10.00	TEMPORARY PAVEMENT STRIPING, PAINT (INCLUDES REMOVAL IF NECESSARY)	SF	280	\$1.00	\$280.00	\$16.50	\$4,620.00	\$16.00	\$4,480.00	\$18.00	\$5,040.00	\$9.00	\$2,520.00
624-99.05	GEOTEXTILE FABRIC	SY	507	\$3.00	\$1,521.00	\$3.00	\$1,521.00	\$1.30	\$659.10	\$3.50	\$1,774.50	\$4.00	\$2,028.00
627-40.00	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	\$10,000.00	\$10,000.00	\$4,125.00	\$4,125.00	\$3,300.00	\$3,300.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
703-40.99	CLASS "B-1" CONCRETE (CULVERT-BRIDGES)	SY	215.4	\$700.00	\$150,780.00	\$546.00	\$117,608.40	\$750.00	\$161,550.00	\$804.00	\$173,181.60	\$860.00	\$185,244.00
706-10.70	MECHANICAL BAR SPLICE	EACH	120	\$25.00	\$3,000.00	\$23.00	\$2,760.00	\$50.00	\$6,000.00	\$25.00	\$3,000.00	\$60.00	\$7,200.00
710-60.00	REINFORCING STEEL (EPOXY-COATED) (GRADE 60)	LBS	40800	\$1.45	\$59,160.00	\$1.20	\$48,960.00	\$1.60	\$65,280.00	\$1.20	\$48,960.00	\$2.15	\$87,720.00
805-10.00	SEEDING	SY	1130	\$4.00	\$4,520.00	\$7.00	\$7,910.00	\$1.70	\$1,921.00	\$2.00	\$2,260.00	\$1.80	\$2,034.00
806-30.01	ROCK DITCH CHECK	EACH	6	\$200.00	\$1,200.00	\$1,000.00	\$6,000.00	\$370.00	\$2,220.00	\$145.00	\$870.00	\$380.00	\$2,280.00
806-50.00	TEMPORARY SEEDING AND MULCHING	SY	1130	\$2.00	\$2,260.00	\$3.00	\$3,390.00	\$1.00	\$1,130.00	\$1.20	\$1,356.00	\$1.10	\$1,243.00
806-70.00	SILT FENCE	LF	209	\$3.00	\$627.00	\$6.00	\$1,254.00	\$6.00	\$1,254.00	\$8.00	\$1,672.00	\$6.50	\$1,358.50
806-90.10	TEMPORARY EROSION CONTROL BLANKET	SY	1040	\$5.00	\$5,200.00	\$2.00	\$2,080.00	\$2.00	\$2,080.00	\$2.50	\$2,600.00	\$2.50	\$2,600.00
904-93.10	TEMPORARY SIGNAL INSTALLATION	LS	1	\$15,000.00	\$15,000.00	\$7,700.00	\$7,700.00	\$3,500.00	\$3,500.00	\$6,900.00	\$6,900.00	\$24,000.00	\$24,000.00
999-00.01	ROCK MAT	CY	209	\$40.00	\$8,360.00	\$58.00	\$12,122.00	\$55.00	\$11,495.00	\$58.00	\$12,122.00	\$58.00	\$12,122.00
999-00.02	GEOGRID FOR ROCK MAT	SY	418	\$4.00	\$1,672.00	\$4.00	\$1,672.00	\$3.00	\$1,254.00	\$5.50	\$2,299.00	\$6.00	\$2,508.00
			TOTAL:	\$457,881.00		\$419,792.40		\$545,454.50		\$571,666.80		\$717,972.50	

EXHIBIT A

BID FORM

BID TIME: 10:00am

BID DATE: Tuesday, October 17, 2017

TO: THE CITY OF CHESTERFIELD

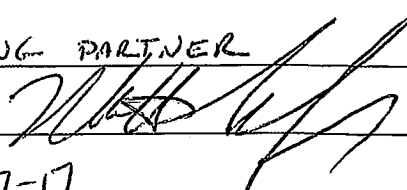
The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda 0 through 0, for the

Wilson Tributary Culvert Replacement
2014-PW-08

being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting unit price proposals for this work, consisting of removal and replacement of a single existing 11' x 6' reinforced concrete box culvert with a double 13' x 8' cast-in-place reinforced concrete box culvert, and reconstruction of the roadway over the box culvert along with the associated traffic control, grading, excavation, drainage improvements, striping, and restoration.

The Contract contains a binding arbitration provision which may be enforced by the parties.

Bid submitted by:Company Name: PAVEMENT SOLUTIONS LLCAddress: 20 MID RIVERS TRADE CT., SUITE 110City, State ST. PETERS, MO 63376Phone number: 639-970-2727 Fax: 636-397-1035E-mail address: MSTJOHN@PAVEMENTSTL.COMType of Firm: Sole Partnership ☐
Corporation ☐Partnership ☒ (LLC)
Other ☐Officer MATT ST. JOHNTitle MANAGING PARTNERSignature Date 10-17-17

WILSON TRIBUTARY CULVERT REPLACEMENT 2014-PW-08

ITEMIZED BID FORM					
Item No.	Items	Unit	Quantity	Unit Price	Total
201-20.10	CLEARING AND GRUBBING	L.S.	1	6716.00	6716.00
202-10.20	REMOVAL OF BRIDGES	L.S.	1	8909.00	8909.00
202-20.10	REMOVAL OF IMPROVEMENTS	L.S.	1	10,204.00	10,204.00
203-10.00	CLASS "A" EXCAVATION	C.Y.	295	6.00	1,770.00
203-10.99	EMBANKMENT IN PLACE	C.Y.	150	34.00	5,100.00
206-33.99	CLASS 4 EXCAVATION	C.Y.	786	18.00	14,148.00
206-55.99	TEMPORARY SHORING	L.S.	1	25,000.00	25,000.00
304-05.04	TYPE 5 AGGREGATE BASE (4" THICK)	S.Y.	757	6.00	4,542.00
405-30.10	TYPE "C" BITUMINOUS PAVEMENT	TON	82	95.00	7,790.00
405-30.30	TYPE "X" BITUMINOUS CONCRETE (BASE)	TON	314	93.00	29,202.00
412-10.99	PAVEMENT SURFACING AND TEXTURING (BUTT JOINT)	S.Y.	88	3.00	264.00
607-10.60	PEDESTRIAN FENCE (STRUCTURE)	L.F.	117	55.00	6,435.00
611-30.99	TYPE 2 ROCK BLANKET	S.Y.	506	48.00	24,288.00
612-30.15	TRAFFIC CONTROL	L.S.	1	8,200.00	8,200.00
612-70.20	PORTABLE CHANGEABLE MESSAGE SIGN, RENTAL	EACH	2	3,300.00	6,600.00
617-20.90	TEMPORARY CONCRETE MEDIAN BARRIER, TYPE "B" (INCLUDES END SECTIONS)	L.F.	383	44.00	16,852.00
619-00.00	MOBILIZATION	L.S.	1	20,000.00	20,000.00
621-20.10	PERMANENT YELLOW PAVEMENT STRIPING, PAINT	L.F.	410	2.50	1,025.00

ITEMIZED BID FORM (continued)					
621-20.11	PERMANENT WHITE PAVEMENT STRIPING, PAINT	L.F.	410	2.50	1025.00
622-10.00	TEMPORARY PAVEMENT STRIPING, PAINT (INCLUDES REMOVAL IF NECESSARY)	S.F.	280	16.50	4620.00
624-99.05	GEOTEXTILE FABRIC	S.Y.	507	3.00	1521.00
627-40.00	CONTRACTOR FURNISHED SURVEYING AND STAKING	L.S.	1	4125.00	4125.00
703-40.99	CLASS "B-1" CONCRETE (CULVERTS-BRIDGES)	C.Y.	215.4	546.00	117,608.40
706-10.70	MECHANICAL BAR SPLICE	EACH	120	23.00	2760.00
710-60.00	REINFORCING STEEL (EPOXY-COATED) (GRADE 60)	LBS	40,800	1.20	48,960.00
805-10.00	SEEDING	S.Y.	1,130	7.00	7,910.00
806-30.01	ROCK DITCH CHECK	EACH	6	1000.00	6,000.00
806-50.00	TEMPORARY SEEDING AND MULCHING	S.Y.	1,130	3.00	3,390.00
806-70.00	SILT FENCE	L.F.	209	6.00	1,254.00
806-90.10	TEMPORARY EROSION CONTROL BLANKET	S.Y.	1,040	2.00	2,080.00
904-93.10	TEMPORARY SIGNAL INSTALLATION	L.S.	1	7700.00	7,700.00
999-00.01	ROCK MAT	C.Y.	209	58.00	12,122.00
999-00.02	GEOGRID FOR ROCK MAT	S.Y.	418	4.00	1672.00
BID TOTAL:		\$ 419,792.40			



MEMORANDUM

DATE: October 18, 2017

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *AM*

SUBJECT: **LIQUOR LICENSE REQUEST – SEOUL TACO CHESTERFIELD LLC**

SEOUL TACO CHESTERFIELD, LLC, 46 Four Seasons Shopping Center (formerly St. Louis Bread Co.), has requested a new full liquor license to sell liquor by the drink with Sunday sales.

Mr. David Choi is the Managing Officer.

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

With City Council approval at the Monday, November 6, 2017 City Council meeting, I will immediately issue this license.



MEMORANDUM

DATE: October 19, 2017

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *AM*

SUBJECT: **LIQUOR LICENSE REQUEST – X&L FOODS INC dba SUSHI AI**

SUSHI AI, 414 THF Blvd, new ownership has requested a new full liquor license to sell liquor by the drink with Sunday sales.

Mr. Cheng Cheng Li is the Managing Officer.

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

With City Council approval at the Monday, November 6, 2017 City Council meeting, I will immediately issue this license.

UNFINISHED BUSINESS

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

NEW BUSINESS

LEGISLATION

LEGISLATION – PLANNING COMMISSION

- A. BILL NO.3168** – AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 1.8 ACRE PARCEL OF LAND LOCATED ON THE WESTERN CORNER OF THE INTERSECTION OF BAXTER ROAD AND CLAYTON ROAD. (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960). **PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS DENIAL (FIRST READING)**

BILL NO. 3168

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING "PC" PLANNED COMMERCIAL DISTRICT TO A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR A 1.8 ACRE PARCEL OF LAND LOCATED ON THE WESTERN CORNER OF THE INTERSECTION OF BAXTER ROAD AND CLAYTON ROAD. (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960).

WHEREAS, the petitioner, Wallis Companies, has requested a change in zoning from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for a 1.8 acre parcel of land at 14905 Clayton Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on May 8, 2017; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning by a vote of 5-3; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended denial of the change of zoning citing concerns about continued growth toward residential properties; 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 1.8 acres located at the western corner of the intersection of Baxter Road and Clayton Road and as described as follows:

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SOCONY MOBIL OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 476 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 13 MINUTES 29 SECONDS EAST,

79.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 73.59 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 65.66 FEET) TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 AS AFOREMENTIONED; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 108.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 75 DEGREES 01 MINUTES 00 SECONDS WEST, 115.00 FEET TO THE WESTERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT; THENCE ALONG SAID WESTERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 279.69 FEET TO THE NORTHWEST CORNER THEREOF, THENCE ALONG THE NORTHERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 276.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.

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

Section 3. The City Council, pursuant to the petition filed by Wallis Companies in P.Z. 08-2017, requesting the rezoning 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 8th day of May 2017, 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 _____, 2017.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD:

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 Planned Commercial District shall be:
 - a. Car wash
2. Hours of Operation.
 - a. Hours of operation for this "PC" District shall be restricted to 7:00 am to 8:00 pm all days of the week.

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 25 feet.
2. Building Requirements
 - a. A minimum of 35% openspace is required for each lot within this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located other than as depicted on the Preliminary Plan attached hereto as Attachment B.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located other than as depicted on the Preliminary Plan attached hereto as Attachment B.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. A masonry screening wall with landscaping on both sides shall be required as depicted on the Preliminary Plan attached hereto as Attachment B.

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 Transportation (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and light fixture cut sheets.
2. No on-site light standard shall exceed sixteen (16) feet in height, nor be so situated that light is cast directly on adjoining properties or public roadways. Light standards north and west of the building shall not exceed eight (8) feet in height, shall be directed toward the building, and shall be a shoe box design. The light standard at the entrance on Clayton Road shall not exceed sixteen (16) feet in height and shall be a box design.

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 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 from one right-in/right-out on Clayton Road and one right-in/right-out on Baxter Road and adequate sight distance shall be provided, as directed by the City of Chesterfield 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.

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 streets within the development or that portion of the development that is gated shall be private and remain private forever.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Clayton Road and Baxter Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk 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.
5. Required accessibility improvements associated with this commercial development shall include new and existing sidewalk along the project frontage, replacing non-compliant curb ramps, and any upgrades to the

connected signalized intersection corner to ensure that current accessibility standards are met. If the intersection requires upgrades for ADA compliance, the signalized intersection shall be brought up to current Saint Louis County design standards, as directed by the St. Louis County Department of Transportation.

6. Obtain approvals from the City of Chesterfield 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.
7. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County. 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 Clayton and Baxter. 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. POWER OF REVIEW

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

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 connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s). 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. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
5. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

N. SANITARY SEWER

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

O. 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.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the 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.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. 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.

V. TRUST FUND CONTRIBUTION

A. ROADS

As this development is not subject to traffic generation assessment, the roadway improvements required herein represent the developer's road improvement obligation. These improvements will not exceed an amount established by multiplying the ordinance-required parking spaces by the following applicable rates:

<u>Type of Development</u>	<u>Required Contribution</u>
Car Wash	\$75,988.71/acre

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Transportation will provide rates.

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

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

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 the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.

If 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.

The applicable rates limiting required road improvements shall be adjusted on January 1, 2018 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.

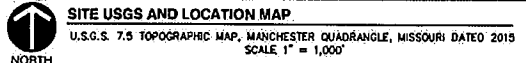
Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. RECORDING

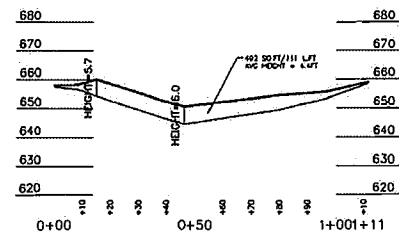
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

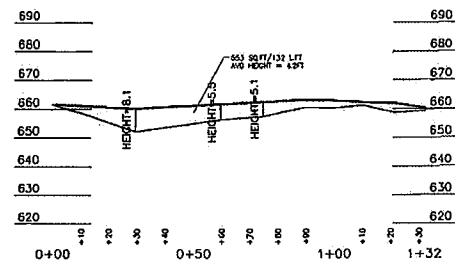
- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation 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.



LEGAL DESCRIPTION

[illegible]

LOWER TIER WALL PROFILE



UPPER TIER WALL PROFILE

REFERENCE

1. TOPOGRAPHIC SURVEY CONDUCTED BY:
FRAZIER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE: (636) 332-0610
FAX: (636) 332-0710
DATE 08/02/11 DRAWING NAME 11-1045 BAXTER CLAYTON.DWG

BENCHMARK.

PROJECT BENCHMARK: "L" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTER LINE OF BAXTER ROAD AND 31' SOUTH OF MAJOR KNOLL DRIVE. ELEV.584.94 (USGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97) BM4 12-89.

SITE BENCHMARK: "I" ON THE WEST CORNER AT NORTH END OF 10" CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS. 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD. ELEV.=661.29



CALL BEFORE
YOU DIG!
1-800-DIG-RITE
JULY-20-2011
ISSUED TICKET#: #111952108

DEVELOPER/OWNER

WALLIS COMPANIES
106 E WASHINGTON
CUBA, MO 65453
PHONE/FAX: (636)549-1602
CELL:
CONTACT: BILL GUFFEY
EMAIL: BGuffey@aol.com, wallisco.com

SITE MAP

SCALE 1" = 30'
SCALE IN FEET

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
4848 PARK 370 BLVD., SUITE F
HAZELWOOD, MO 63042
PH: (314) 656-4566
FX: (314) 656-4595
CONTACTS: KEVIN KAMP, PE

DEVELOPMENT NOTES:

1. OVERALL AREA OF TRACT: 76.50 SQ.FT. (1.746 ACRES)
2. SITE ADDRESS: 14903 CLAYTON ROAD
CHESTERFIELD, MO. 63017
[LOCATOR ID #21R410950]
3. CURRENT ZONING: PC, PLANNED COMMERCIAL DISTRICT (CITY OF CHESTERFIELD)
PROPOSED ZONING: PREVIOUSLY APPROVED UNDER DEC 3, 2001; ORDINANCE #1803/DLL #2031
PC, PLANNED COMMERCIAL DISTRICT (CITY OF CHESTERFIELD)
4. USE:
EXISTING USE- CONVENIENCE STORE, CARWASH & GAS SALES
PROPOSED USE- SINGLE USE- TUNNEL, CARWASH
(PER CITY UDC - "Mechanical facilities for the washing, waxing or vacuuming of private automobiles, light trucks and vans, but excluding heavy trucks and buses.")
5. OWNER: ARCH ENERGY, LCA
105 E WASHINGTON
CUBA, MO 65453
6. SETBACKS: REFER TO PLAN, THIS SHEET.
7. MAXIMUM BUILDING HEIGHT- 25 FEET
8. ALL UTILITY METERS AND SURFACE TRANSFORMER SWITCHING PADS SHALL BE SCREENED.
9. FLOOD PLAN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED
ADDITIONAL MAP NUMBER 29189C0281K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015, THIS PROPERTY LIES
WITHIN FEMA ZONE X. ZONE X IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOOD PLAIN.
10. FENCING PROPOSED SHALL BE OF CEMENTITIOUS MATERIAL AND A PRODUCT OF ARTISAN PRECAST OR
SIMILAR MANUFACTURER.
11. VACUUMS SHALL UTILIZE A CENTRAL VACUUM SYSTEM WITH MOTOR HOUSED WITHIN BUILDING. VACUUMS SHALL
BE OPERATIONAL ONLY DURING BUSINESS HOURS; AND POWER CENTRAL UNIT SHALL BE TURNED OFF DURING
OFF-HOURS.
12. OPERATING HOURS SHALL BE BETWEEN 7AM AND 8PM.
13. SITE SHALL OBTAIN APPROVAL FROM ST. LOUIS METROPOLITAN SEWER DISTRICT.
14. LANDSCAPING WILL BE REQUIRED TO BE PLANTED ON BOTH SIDES OF THE PROPOSED SCREENING WALL.
15. CAVES/ VACUUMS AT INDIVIDUAL STATIONS WILL BE PROHIBITED. A CENTRAL VACUUM SYSTEM WILL
BE REQUIRED TO BE LOCATED WITHIN THE BUILDING.
16. LIGHTING RESTRICTIONS, INCLUDING THE HEIGHT OF SITE LIGHTING AND ATTACHED WALL SIGN LIGHTING, WILL
BE ESTABLISHED IN ORDER TO ENSURE IT IS NOT VISIBLE FROM THE NEIGHBORING RESIDENTIAL PROPERTIES.
17. ACCESS MANAGEMENT: PRINCIPALS TO BE APPLIED TO THIS DEVELOPMENT CAN BE FOUND IN ARTICLE 04-10
OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD.
18. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF
THEIR UTILITIES WITH PUBLIC ROAD RIGHT OF WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED
AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE
DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND
ADJUSTMENTS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION
OF ROAD IMPROVEMENTS.
19. US SURVEY CORNERS LOCATED ON OR NEAR THE DEVELOPMENT SITE MUST PROTECTED AND SHALL BE
RESTORED IF DISTURBED DUE TO THE CONSTRUCTION.
20. A TREE PRESERVATION PLAN (TPP) SHALL BE SUBMITTED WITH THE 'SITE DEVELOPMENT PLAN' FOR REVIEW
WOODLAND CALCULATIONS:
TOTAL WOODLANDS = 0.100 Acres
WOODLANDS TO BE REMOVED = 0.0 Acres
WOODLANDS TO REMAIN PROTECTED = 0.100 Acres (100%)
TREE PRESERVATION CALCULATIONS:
EXISTING TREES ON SITE > GREATER THAN 5" DBH (BREAST HIGH DIAMETER) OUTSIDE OF WOODLAND
AREA = 10 TREES
TREES TO BE REMOVED = 5 TREES
TREES TO BE PRESERVED & PROTECTED = 5 TREES
NOTE: On February 24, 2017, Katie Astroth (Environmental Biologist) from CEC assessed the property
located at 14903 Clayton Road, Chesterfield, Missouri for tree canopy cover. Trees and vegetation
boundaries were georeferenced with a Trimble GeoRx GPS unit and photographed. Below is a brief
description of the findings:
The northern portion of the property (north of the parking lot) contains primarily dense bush
homosuckle and invasive vines. Within this area, there are only five trees (ash trees) over 6 inches
in diameter. These trees remain from left to very poor condition.
Along the western edge of the property (west of the privacy fence) are mature trees within a
well-maintained landscaped area. Canopy cover within this area is approximately 80%. Trees
consisted of pine, ash, oak, sweetgum, and pear. All trees appeared to be in good condition.
Five individual trees were also located along the perimeter of the parking lot. One (pine) located near
the northeast corner and four (ash) located along parking lot's western edge. All five trees were in
good condition.

ZIP- 63017

P-Z-08-2017 MSD MAP# 21-R

WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600



H.E.H.
Civil & Environmental Consultants, Inc.

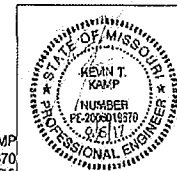
ICATION/LICENSE NO. 2002013942
 0 Blvd., Suite F - Hazelwood, MO 63042
 314-656-4566 • 866-250-3679

4566 • 866-250-3679
www.cadinc.com

REVISION RECORD		DESCRIPTION
NO	DATE	DESCRIPTION
1	1/20/18	PRE-APPLICATION MEETING
2	8/20/17	SUBMITTAL FOR CHANGE OF ZONING
3	8/20/17	RECEIVED
4	8/20/17	THE SUBMITTAL FROM ISSUES INJECTIVE COMMENTS
5	8/20/17	RECEIVED
6	8/20/17	THE SUBMITTAL, WITH THE APPROVAL OF ACQUISITION REPORT
7	8/20/17	RECEIVED
8	8/20/17	RECEIVED

Sheet List Table		
SHEET NO.	DRAWING NO.	TITLE
01	C000	COVER AND TSD
02	C100	EXISTING CONDITIONS
03	C101	APPROVED PLAN ORD #1803
04	C200	SETBACK COMPARISON
05	C300	SITE & UTILITY PLAN
06	C301	SECTION VIEWS
1 OF 1		PROPERTY LOCATION AND TOPOGRAPHY

RECEIVED
AUG 29 201



KEVIN T. KAMP
2006019670

**PRELIMINARY DEVELOPMENT PLAN
BRITE WORX**

COVER AND TSD	
DATE:	NOV. 2015
DWG SCALE:	1" = 30'
PROJECT NO:	153-224
APPROVED BY:	

DRAWING NO.:
C000
SHEET 01 OF 05



HEC
Civil & Environmental Consultants, Inc.
CERTIFICATION/LICENSE NO. 2002013942
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4568 - 866-250-3679

P-Z-08-2017 MSD MAP# 21-R

WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600

PRELIMINARY DEVELOPMENT PLAN
BRITE WORX

EXISTING CONDITIONS

DATE:	NOV. 2016	DRAWN BY:	CAC
DWG SCALE:	1" = 20'	CHECKED BY:	KTK
PROJECT NO:	153-224		

DRAWING NO.:
C100

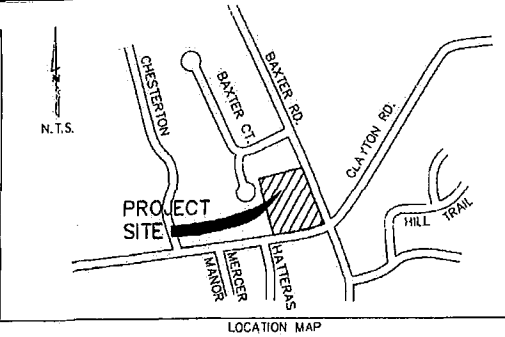
SHEET 02 OF 04

SCALE IN FEET

KEVIN T. KAMP
2006019670
CHAND SIGNATURE ON FILE

BOOK 355 PAGE 509/512
FILED FOR RECORD
JUL 18 2007
AT 10:00 A.M.
RECORDED DEEDS
ST. LOUIS COUNTY, MO

PROJECT BENCHMARK: "L" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTERLINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE, ELEV. = 584.94 (USGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 8/97) BM# 12-89.
SITE BENCHMARK: "L" ON THE WEST CORNER AT NORTH END OF 10' CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS, 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD, ELEV. = 661.30



- INDEX
1. SITE DEVELOPMENT PLAN
 2. SETBACK LINES
 3. SECTIONS & DETAILS
 4. AERIAL TOPO
 5. LANDSCAPE PLAN

Scale 1" = 20'

- SITE DATA:
- 1.) TOTAL AREA OF THIS SITE IS 1.75 ACRES 76,055 S.F.
 - 2.) BUILDING AREA 3,925 S.F. 5%
 - 3.) (RESTAURANT PORTION SHALL NOT EXCEED 981 S.F.)
 - 4.) CAR WASH 1,920 S.F. 2%
 - 5.) PAVEMENT AREA 32,662 S.F. 44%
 - 6.) GREEN AREA 37,460 S.F. 49%
- SITE DATA:
- 1.) EXISTING ZONING IS C-8, PROPOSED ZONING IS PC PLANNED COMMERCIAL.
 - 2.) EXISTING USE IS MOBIL MART.
 - 3.) THE SITE IS SERVED BY THE FOLLOWING UTILITIES:
LA CLEDE GAS COMPANY
METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
ST. LOUIS COUNTY WATER COMPANY
SOUTHWESTERN BELL TELEPHONE
UNION ELECTRIC COMPANY
 - 4.) EXISTING SITE LOCATOR NUMBER IS 21R41-D980.
 - 5.) SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
 - 6.) DRAINAGE NOTES:
A. SITE GRADING AND DRAINAGE PER CITY OF CHESTERFIELD STANDARDS.
B. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINK HOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
C. SITE DRAINAGE SHALL CONFORM TO THE MISSOURI HIGHWAYS AND TRANSPORTATION DEPARTMENT, THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND CITY OF CHESTERFIELD STANDARDS.
 - 7.) NO STEPS AT HANDICAPPED ACCESSIBLE DOORS.
 - 8.) ALL SIDEWALKS TO BE CONSTRUCTED TO CITY OF CHESTERFIELD AND ADA STANDARDS.
 - 9.) ALL PROPOSED IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
 - 10.) TO SURVEYORS KNOWLEDGE EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
 - 11.) NO ONSITE LIGHT STANDARD SHALL EXCEED SIXTEEN (16) FEET IN HEIGHT AND BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADS. LIGHT STANDARDS NORTH AND WEST OF THE NORTH AND WEST BUILDING SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT AND SHALL BE A SHOEBOX DESIGN. THE LIGHT STANDARD AT THE WEST ENTRANCE ON CLAYTON ROAD SHALL NOT EXCEED SIXTEEN (16) FEET IN HEIGHT AND SHALL BE A BOX DESIGN.

PARKING CALCULATIONS
C-STREET
3 - 1/3 per 1,000 S.F.
4,132 S.F. = 14 Spaces Required
14 Spaces Provided

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND AND INTERESTS.
NUMBER 18-2188
ASHELY HOOVER, RLS 2188
2/18/07
The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

NO.	DATE	BY	REVISIONS
1	05/16/07	BWS	EXISTING FENCE TO REMAIN
2	04/16/07	SLH	ADDED MEDIAN
3	03/07/07	JAK	ADDED NOTE ABOUT MEDIAN
4	05/25/05	DSB	REVISIONS PER CITY OF CHESTERFIELD COMMENTS
5	03/14/05	NRW	REVISED CAR WASH ENTRANCE

SITE DEVELOPMENT PLAN
MOBIL "ON THE RUN"
14805 Clayton Rd. Chesterfield, MO 63017
Prepared for:
ARCH ENERGY
106 East Washington
Cuba, MO. 65453
(573) 885-2277

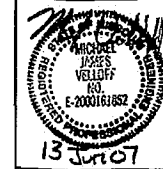
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the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8868 FAX: (314) 692-0668
clayton-engineering.com

Designed: SWQ
Drawn: HRL, MRW
Checked: SWQ
Date: 03/10/05
Project Number: 97318
Sheet Number: 1 of 5

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MISSOURI ONE-CALL SYSTEM INC.

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 shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way obviate any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.



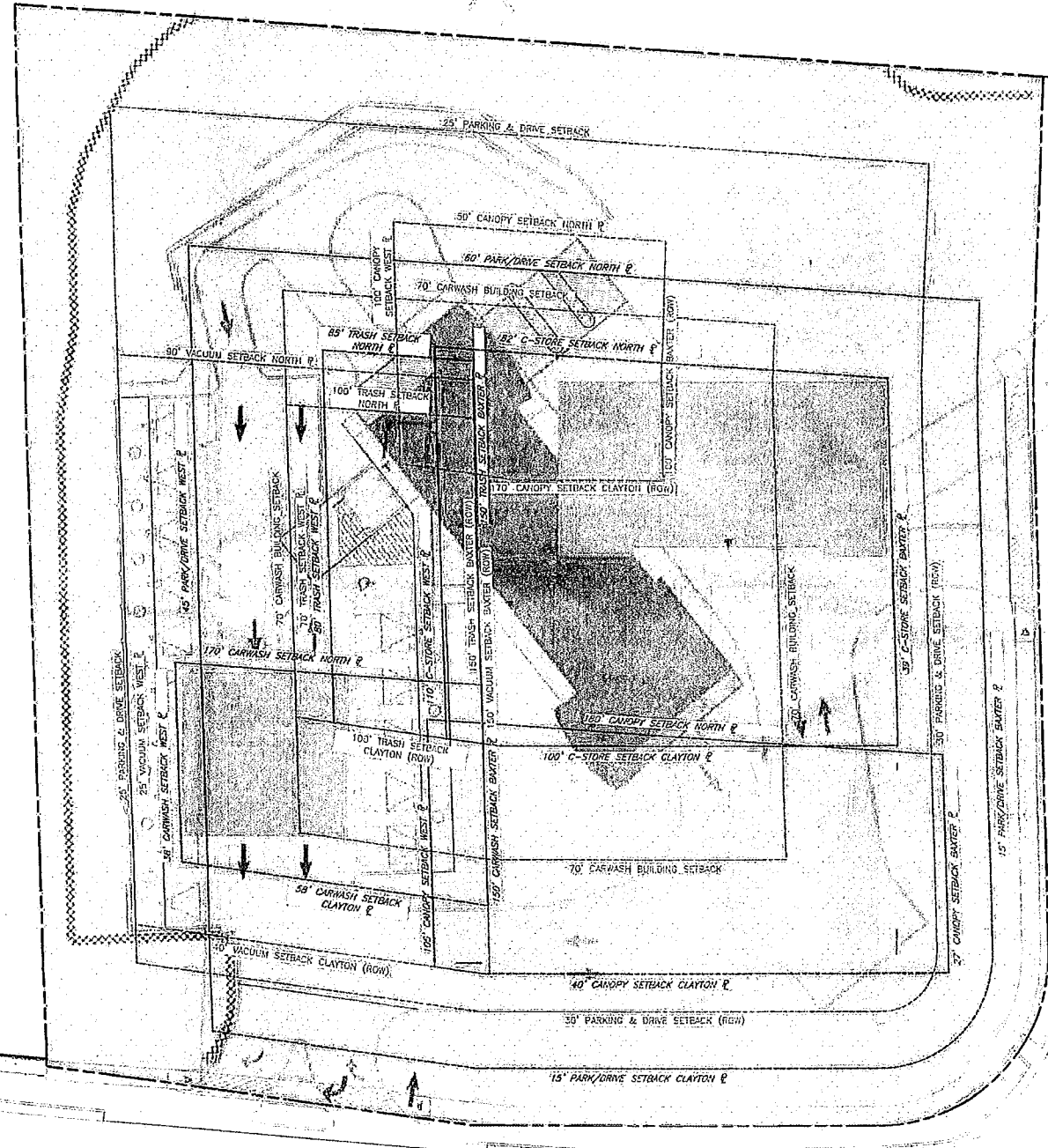
C101
SHEET 03 OF 06

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NORTH

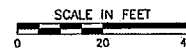
BAXTON WAY



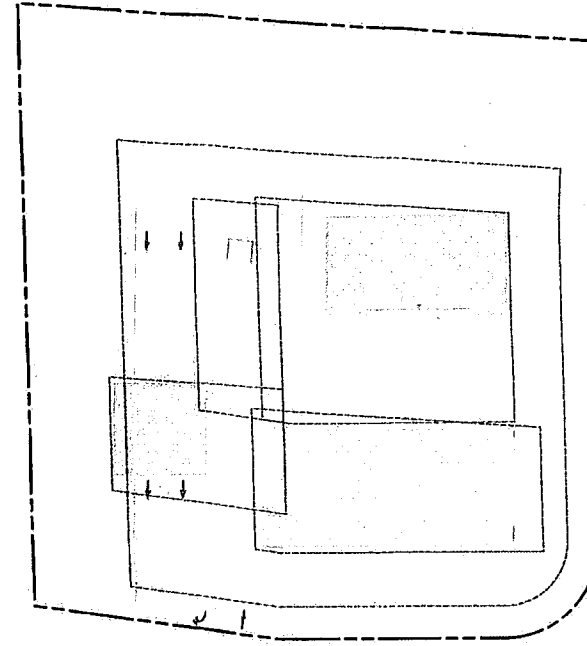
CLAYTON ROAD
(STL CNTY. WIDTH VARIES)

BAXTER ROAD

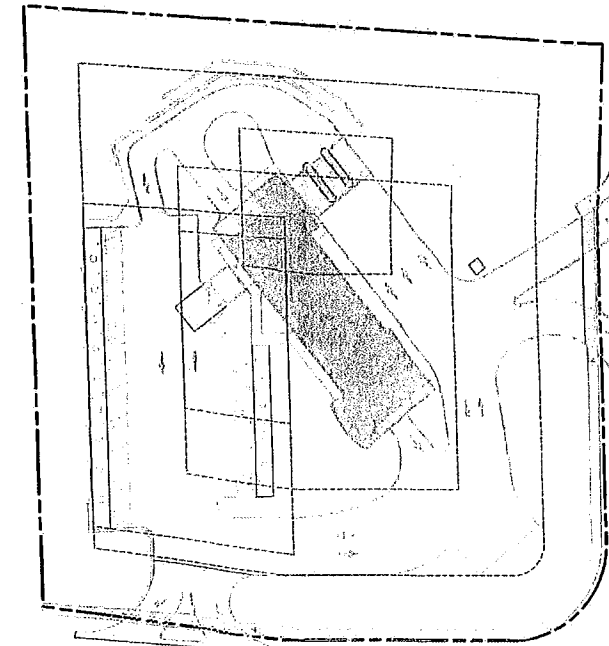
(STL CNTY. WIDTH VARIES)



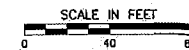
KEY MAPS



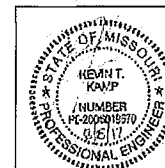
APPROVED PLAN PER
ORDINANCE #1803



PROPOSED PLAN
PER P.Z. 08-2017



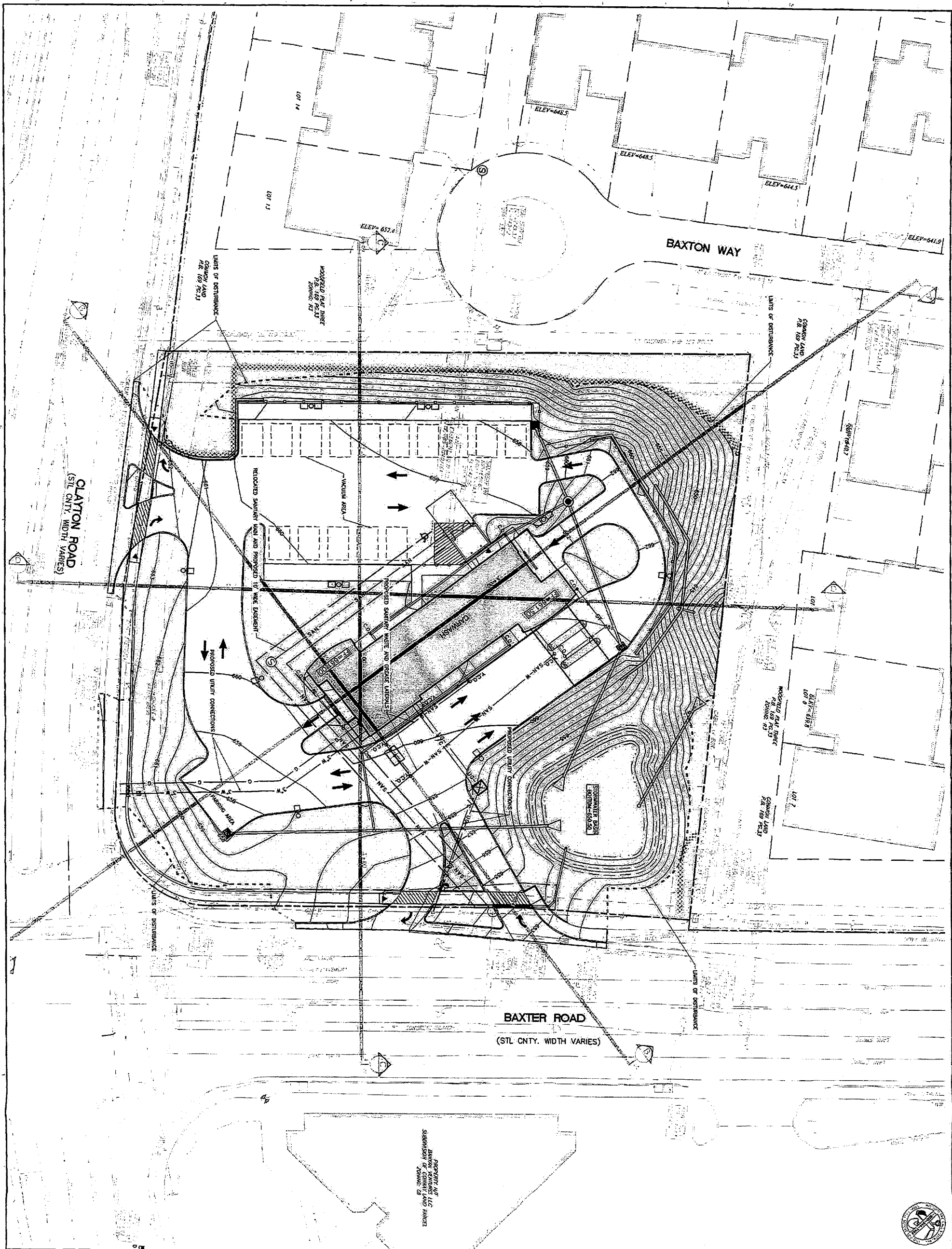
KEVIN T. KAMP
2006019670
HARD SIGNATURE ON FILE



PRELIMINARY DEVELOPMENT PLAN BRITE WORK		CAG	DATE
SETBACK COMPARISON		NOV. 2016 (DRAWN BY)	NOV. 2016 (DRAWN BY)
DRAWING NO. C200		PROJECT NO. 153-224	PROJECT NO. 153-224
SHEET 04 OF 06		APPROVED BY:	APPROVED BY:

REVISION RECORD		DATE	DESCRIPTION
1	DATE	11/04/16	REVISION 1: INITIAL DESIGN
2	DATE	11/04/16	REVISION 2: INITIAL DESIGN
3	DATE	11/04/16	REVISION 3: INITIAL DESIGN
4	DATE	11/04/16	REVISION 4: INITIAL DESIGN
5	DATE	11/04/16	REVISION 5: INITIAL DESIGN
6	DATE	11/04/16	REVISION 6: INITIAL DESIGN
7	DATE	11/04/16	REVISION 7: INITIAL DESIGN
8	DATE	11/04/16	REVISION 8: INITIAL DESIGN

Civil & Environmental Consultants, Inc.
CERTIFICATION LICENSE NO. 2002013942
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 • 866-250-3579
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P-Z-08-2017 MSD MAP# 21-R

ZIP- 63017

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106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600

C&E
Civil & Environmental Consultants, Inc.
CERTIFICATION/LICENSE NO. 2002013942
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 • 866-250-3679
www.candc.com

REVISION RECORD		
NO.	DATE	DESCRIPTION
1	8/20/95	PRE-APPLICATION MEETING
2	10/25/97	SUBMITTAL FOR CHANGE OF ZONING
3	10/25/97	RE SUBMITTAL FROM TITLE'S MEETING COMMENTS
4	10/15/97	RE SUBMITTAL FROM EDC'S MEETING COMMENTS
5	10/15/97	RE SUBMITTAL WITH THE ADDITION OF AECOLOGICAL STUDY REPORT
6	--	--
7	--	--
8	--	--

**PRELIMINARY DEVELOPMENT PLAN
BBITE WORX**

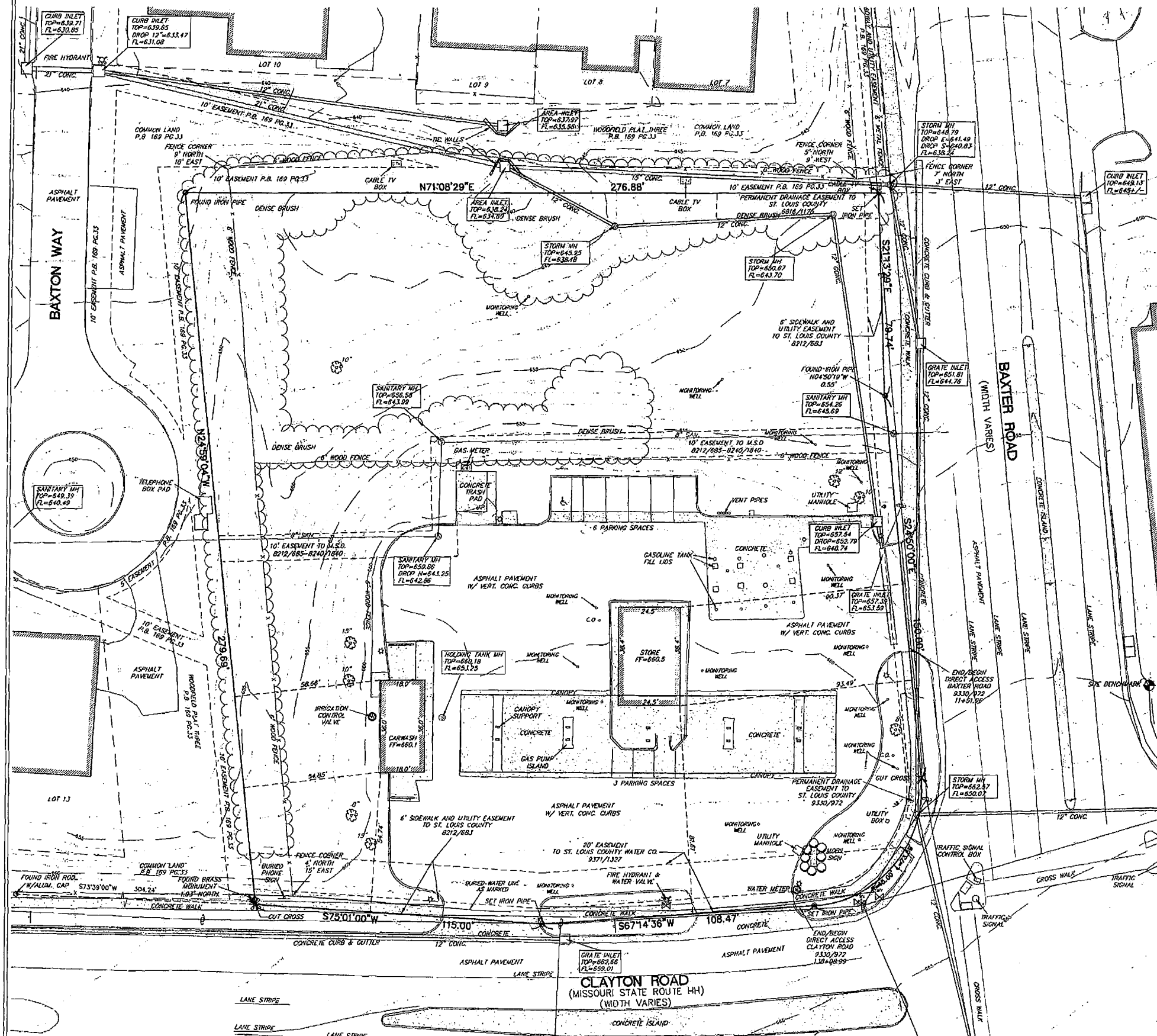
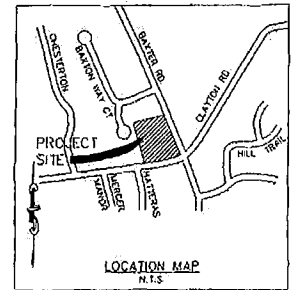
SITE & UTILITY PLAN

DATE:	NOV. 2016	DRAWN BY:	CAC
DWG SCALE:	1" = 20'	CHECKED BY:	GTK
PROJECT NO	153-224		
APPROVED BY:	GTK		



DRAWING NO. C300
SHEET 05 OF 08

**A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**



GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE DEED RECORDED IN BOOK 10024, PAGE 199, TRACT 12, OF THE ST. LOUIS COUNTY RECORDS.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF THE ARCH ENERGY, LC. ACCORDING TO THE DEED RECORDED IN BOOK 10024, PAGE 199 OF THE ST. LOUIS COUNTY RECORDS.
3. ALL TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 2918C0256H, WITH AN EFFECTIVE DATE OF AUGUST 2, 1993, THIS PROPERTY LIES WITHIN SPHA ZONE X. ZONE X IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN.
5. UTILITY LOCATIONS BASED ON FIELD MARKINGS BY MISSOURI ONE CALL TICKET #111501010, AND ABOVE GROUND OBSERVED EVIDENCE. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. OTHERS MAY EXIST AND SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION BEGINS.
6. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THE EXECUTION OF THE SURVEY. THEREFORE THIS PLAN IS SUBJECT TO ALL THE CONDITIONS AND EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MAY REVEAL, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - A. EASEMENTS OF RECORD.
 - B. EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS.
 - C. RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY.
 - D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, THIS SURVEY IS ALSO SUBJECT TO ANY CONVEYANCES OR TAKINGS, NOT REVEALED BY THE COUNTY ASSESSOR'S OFFICE, RIGHTS OF WAY, EASEMENTS, COVENANTS, RESTRICTIONS AND ZONING ORDINANCES.
7. PROJECT BENCHMARK: "L" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTER LINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE, ELEV. 584.94 (USGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97) BM4 12-89.

SITE BENCHMARK: "L" ON THE WEST CORNER AT NORTH END OF 10' CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS, 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD, ELEV. = 661.29

LEGAL DESCRIPTION

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1236 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SMOCKY MOBILE OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 476 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 15 MINUTES 29 SECONDS EAST, 79.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 71.59 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 65.66 FEET) TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8002, PAGE 1236 AS AFOREMENTIONED; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 104.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 78 DEGREES 01 MINUTES 00 SECONDS WEST, 115.00 FEET TO THE WESTERN LINE OF SAID SMOCKY MOBILE OIL COMPANY TRACT; THENCE ALONG SAID WESTERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 279.69 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTHERN LINE OF SAID SMOCKY MOBILE OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 276.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF AUGUST 2011, BY THE ORDER OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC. EXECUTED A PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY ON A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTIES.



PREPARED FOR:
CIVIL & ENVIRONMENTAL
CONSULTANTS, INC.
4848 PARK 370 BLVD., SUITE F
HAZELWOOD, MO. 63042

DATE: 08/02/11
SCALE: 1"=20'
PROJECT NO.: 11-1045
FILE NAME: 11-1045.DWG

**PROPERTY BOUNDARY AND
TOPOGRAPHIC SURVEY**

FRAZIER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710

AcoustiControl is a Certified 100% Woman Owned Business

AcoustiControl Report H1293 Revised

Environmental Noise Study / Mobil Car Wash

14905 Clayton Road / Chesterfield, Missouri 63017

Client: Civil and Environmental Consultants, Inc. (CEC)

Report Date: August 29, 2017

Definition of Terms

Decibel: (also referred to as dB, dBA, dBC)

A decibel is a measurement of sound. The higher the decibel number, the louder the sound.

Outdoor Background Noise Level (sometimes referred to as Ambient Noise)

The amount of sound generated by lawnmowers, road traffic, construction, industrial noise, human and animals sources, outdoor mechanical equipment, train whistles, airplane noise etc.

Sound Pressure Level (LAeq)

A-Weighted equivalent sound pressure level in dB (decibels measured over a period of time).

Sound Level A - Weighted (dBA)

The A - Weighted is the most common single number measure of loudness. This standard scale in decibels is a measure of the human response to noise which correlate to judgments of loudness from a broad band noise that are characteristic in the environment. A-weighting takes into account the frequency of the sound so that correlates with how people notice noise. The A-weighting was used in the noise assessment for its prevalent use for environmental noise assessments and large body of correlations of A-weighted sound levels and people's sensitivity to noise. In Table 1 is a list of some common noises and their levels recorded in dBA .

Nearest Residential Property Line

The adjacent residential property line that separates 14905 Clayton Road and the Woodfield Condominiums.

Examples of Human Responses to Changes in Noise Levels

There is variation in individual perception of the power of a sound; studies have shown that the changes in noise levels of less than 3 dBA are barely perceptible to most people.

However; a 10 dBA change are reported by people as either a doubling (halving) of noise by a normal human ear. This means that a 10 dBA reduction of noise is actually perceived by the listener as a reduction of $\frac{1}{2}$ the noise. The average ability of a listener to detect changes in noise levels are outlined in Table 2. (All tables and figures may be found in the Appendix.)

Environmental Noise Study and Acoustical Model and Analysis

This parcel of land will fall within the noise ordinance of St Louis County, Chapter **625-Noise Control Code**.

Appendix: All tables and figures may be found in the Appendix.

A: Environmental Noise Study performed at 14905 Clayton Road Chesterfield, Missouri 63017.

Conditions: This is a Mobil single bay car wash.

AcoustiControl conducted continuous 24 hour environmental noise monitoring from 10AM on Wednesday July 26th 2017 through 11PM on Saturday July 29th 2017.

The purpose of this noise study was to determine what the existing average ambient background noise levels are at the site. This noise study captured all existing nearby environmental noise which includes the noise generated by traffic from Clayton Road and Baxter Road.

Environmental noise was monitored at 3 different locations on the property. (Please see Figure 1 for locations of noise monitoring equipment.)

Results of the Environmental Noise Study:

The average measured sound pressure levels (LAeq) at the residential property lines of Woodfield Condominiums, which are adjacent to 14905 Clayton Road, varied from 56 dBA to 65 dBA. (Please see Table 3 for the daily average measurements).

Based on traffic counts provided by St. Louis County, and the results of the Environmental Noise Study, it is clear that the background noise levels at 14905 Clayton Road **is controlled by vehicles noise from Clayton Road and Baxter Road.**

B: Acoustical Spot Measurements

Acoustical Spot Measurements were taken at the existing Mobil Brite Worx facilities located of 123 Admiral Troste Drive in Columbia, Illinois and 4132 North Highway 67 in Florissant Missouri (see Table 4).

The purpose of the acoustical spot measurements was to capture all existing noises generated by the operation of the car washes. This data was used in the building of the SoundPlan Computer Model.

Conditions at:

123 Admiral Troste Drive : This is a tunnel car wash with 14 Tommy's Carwash Systems canister vacuums located alongside the tunnel building in the vacuum area. The car drying system located within the tunnel is an AVW Equipment Company 9 Blower Car Wash Drying System.

4132 North Highway 67 : This is a tunnel car wash with 12 Tommy's Carwash Systems canister vacuums located alongside the tunnel building at the vacuum area. The car drying system located the tunnel is an AVW Equipment Company 9 Blower Car Wash Drying System.

Bruel & Kjaer (B&K) Equipment and Methodology

The measurement procedures conformed to the requirements of ANSI Standard S1.13-1971 (R2010).

All measurements were made on the A-scale (dBA).

A windscreen was used during all measurements.

Two Softdb Piccolo Type II Sound Level Meters.

The two Piccolo Sound Level Meters were mounted on a tripod at the standard testing height of 5 feet above the ground surface (this is considered ear level) and at least 10 feet away from any sound-reflecting surface, such as the fence at the property line.

One B&K Model 2250 Sound Level Meter

While standard testing methodology would be to locate the microphone 5 feet from the ground surface (which is considered ear at level) for purposes of these measurements, the sound level

meter was mounted on the tripod at a height of 10 feet above the ground surface and located at least 10 feet away from the fence at the property line. To gather accurate acoustical data, this microphone positioning was selected so that it would be above any sound-reflecting surface, such as the fence at the property line.

A B&K Type 4231 sound-level calibrator was used to calibrate all three instruments prior to and after noise measurements were taken.

C: SoundPlan Acoustic Model One Results / Versions A B & C

Based on data collected during the environmental noise study, the acoustical spot measurements, acoustical data provided by Aerodry Drying Systems and Vacutech Vacuum Systems, (see Table 4) and drawings provided by CEC, Inc, a series of predictive SoundPlan scenarios were performed. Because we understand that this car wash will only operate between the hours of 7AM and 8PM and because this time frame falls under the St. Louis County Daytime Noise Ordinance, nighttime noise measurements are not considered relevant and are not included in this report.

Version A = Figure 2

This model shows the current building and car wash located at 14905 Clayton Road and the acoustical data shows traffic noise only. This model does not include any environmental noise other than traffic noise.

The scenario illustrated in the Version A would allow the reader to understand what acoustic impact noise generated from traffic on Clayton and Baxter Roads would be realized at the nearest residential property line.

Version B = Figure 3

This model shows the proposed building and barrier wall to be located at 14905 Clayton Road. The acoustical data shows traffic noise only. This model does not include any environmental noise other than traffic noise.

The scenario illustrated in Version B would allow the reader to understand what acoustic impact the proposed building and barrier wall would have on the traffic noise realized at the nearest residential property line.

Version C = Figure 4

This model shows the proposed car wash to be located at 14905 Clayton Road. The acoustical data in this model shows only noise generated by the Aerodry Drying Systems and the Vacutech Vacuum Systems central vacuum when they are in operation. This model does not include traffic noise or any other environmental noise.

The results of the acoustical scenarios A, B and C are as follows:

1. Version A:

The predicted environmental background noise levels due to vehicle traffic only, varies between 56 dBA to 65 dBA. The noise levels predicted in the SoundPlan Acoustic Model match the actual sound pressure levels that were measured during the Environmental Noise Study conducted in July 2017. (Please see Figure 2, Table 3).

2. Version B:

Figure 3 predicts that the acoustical effect of adding the currently designed 8 foot high concrete barrier only reduces the noise level generated from road traffic by 0 to 2 dBA at the west property line of 14905 Clayton Road. It would not reduce the noise level generated by road traffic at the north property line of 14905 Clayton Road.

3. Version C:

Figure 4 predicts the acoustical impact of the operation of the proposed car wash that would be realized at the nearest residential property line. This acoustical prediction includes an 8 foot high concrete barrier wall and addresses only noise generated by the operation of the car wash and does not include any environmental noise or noise generated by road traffic.

Based on the SoundPlan Acoustic Model, the predicted sound pressure level at the nearest residential property line is 50 dBA. 50 dBA is 5 dBA below the St. Louis County Daytime Noise Ordinance of 55 dBA or less. This is also 13 to 15 dBA below the measured daytime sound pressure level. This sound pressure level is generated by vehicle traffic noise on Clayton and Baxter Roads. (See Table 3 Location A).

As the predicted noise levels that would be generated from the operation of the car wash is at least 10 dBA below the existing daytime sound pressure level, there would be no additional acoustical impact predicted at the nearest residential property line.

Conclusion

Based on the SoundPlan Acoustic Model, the predicted sound pressure levels that would be generated by the operation of the proposed car wash at 14905 Clayton Road would be 50 dBA at the nearest residential property line. It is clear that the noise at 14905 Clayton Road is controlled by traffic noise generated on Clayton Road and Baxter Road.



Because traffic noise is the loudest noise source at 14905 Clayton Road, any noise generated from the operation of the proposed car wash will not increase the levels of noise already being experienced at the nearest residential property line.

Based on the predictions of the SoundPlan Acoustic Model, the operation of the proposed Mobil Car Wash will be compliant with the St. Louis County Daytime Noise Ordinance of 55 dBA or less.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jim Holtrop".

Jim Holtrop, INCE ASA ASHRAE
AcoustiControl LLC

Appendix Figures and Tables

Table 1: Common Noise Levels

Sound Source	(dBA)
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concert (Rear Seats) On	110
Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night Typical	40-50
Rural Area at Night	30-40
Note: A change in 3 dB(A) is just noticeable change in SPL. A change in 10 dB(A) is perceived as a doubling or halving in SPL. Source: Cowan, James P. Handbook of Environmental, Acoustics. Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.	

Table 4: Car Wash Sound Pressure Level Measurements

Description of Measurement	LAeq
Columbia Brite Worx 1 meter from Exit	96
Columbia Brite Worx 20 feet from Exit	90
Columbia Brite Worx 50 feet from Exit	82
Columbia Brite Worx 1 meter from Entrance	85
Columbia Brite Worx 20 feet from Entrance	77
Columbia Brite Worx 50 feet from Entrance	70
Brite Worx Florissant 1 meter from Entrance	82
Brite Worx Florissant 20 feet from Entrance	78
Brite Worx Florissant 50 feet from Entrance	72
Brite Worx Florissant 1 meter from Exit	97
Brite Worx Florissant 20 feet from Exit	90
Brite Worx Florissant 50 feet from Exit	81
Aerodry Model A120 1 Meter	85
Aerodry Model A120 20 Feet	76
Aerodry Model A120 50 Feet	69
Vacutech Vacuum 1 Meter From Exit of Hose	70

Figure1: Locations of Noise Monitoring Equipment



SoundPlan Graphics

Figure 2:

Version A = Current Building and Carwash @ 14905 Clayton Road / **Traffic Noise Levels Only** (in dBA)

Thickest solid black lines represent approximate residential property lines.



Figure 3:

Version B = Proposed Car Wash Building & Barrier Wall @14905 Clayton Rd / Traffic Noise Levels Only
(in dBA)

Thickest solid black lines represent approximate residential property lines.

Thick green line represents the barrier wall.

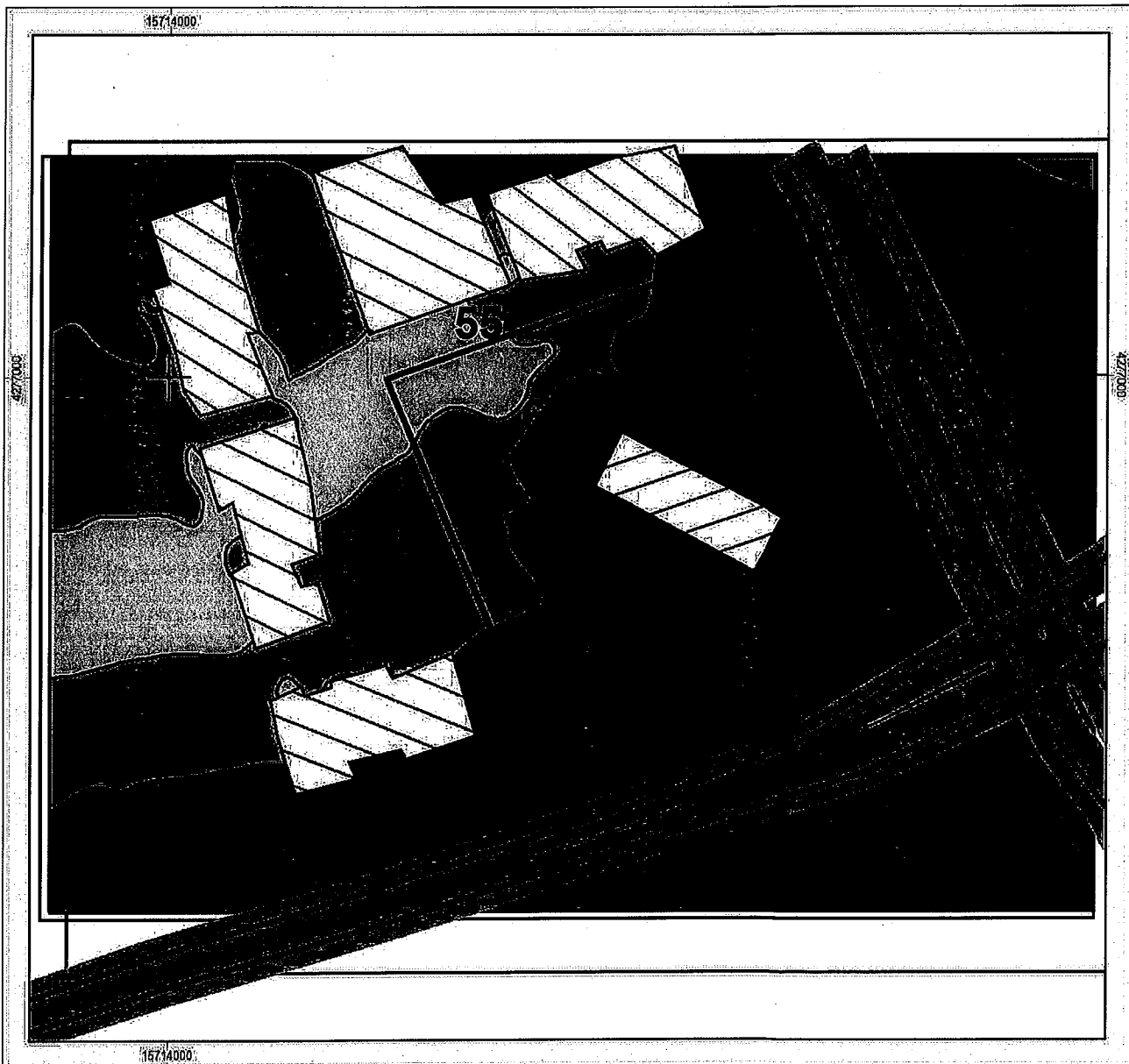


Figure 4:

Version C = Proposed Car Wash with Barrier Wall located @ 14905 Clayton Rd / Car Wash Noise Only (in dBA). This does not include traffic noise.

Thickest solid black lines represent approximate residential property lines.

Thick green line represents the barrier wall.

