



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, October 15, 2018
5:30pm**

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

- A. **Bill No. 3215** - Summit – Topgolf Lot A (Vacation of Easement) **(First & Second Readings)**
- B. **Bill No. 3216** - Chesterfield Ice and Sports Complex **(Fire Hydrants) (First & Second Readings)**
- C. **Bill No. 3217** - P.Z. 06-2018 Downtown Chesterfield **(First Reading)**
- D. **Summit – Topgolf Lot A** (Residence Inn) Site Development Section Plan
- E. **Proposed Resolution** - Updated ADA Transition Plan
- F. **City Policy No. PW-38** – Sidewalk within Driveway Limits
- G. **Next Meeting – October 18, 2018 (5:45pm)**

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

- A. **Weapons Purchase with Forfeiture Funds**
- B. **Next Meeting – Committee of the Whole – October 29, 2018 (5:30pm)**

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

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

V. Report from the City Administrator – Mike Geisel

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.*

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, October 15, 2018
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** – September 17, 2018
 - B. Executive Session Minutes** – September 17, 2018
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. Blue Planet Green Challenge Award Presentation**
 - Arjun Raaj
 - Ayush Rishi Ray
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, October 18, 2018** – Planning and Public Works (5:45 pm)
 - B. Monday, October 22, 2018** – Planning Commission (7 pm)
 - C. Monday, October 29, 2018** – F&A Committee of the Whole – Budget Workshop #3 (5:30pm)
 - D. Monday, November 5, 2018** – Next City Council Meeting (7 pm)

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Bill No. 3215 - Summit – Topgolf Lot A (Vacation of Easement) (First & Second Readings)**
- 2. Bill No. 3216 - Chesterfield Ice and Sports Complex (Fire Hydrants) (First & Second Readings)**
- 3. Bill No. 3217 - P.Z. 06-2018 Downtown Chesterfield (First Reading)**
- 4. Summit – Topgolf Lot A (Residence Inn) Site Development Section Plan**
- 5. Proposed Resolution - Updated ADA Transition Plan**
- 6. City Policy No. PW-38 – Sidewalk within Driveway Limits**
- 7. Next Meeting – October 18, 2018 (5:45pm)**

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

- 1. Weapons Purchase with Forfeiture Funds**
- 2. Next Meeting – Committee of the Whole – October 29, 2018 (5:30pm)**

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

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

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

- A. Bill No. 3215** - An ordinance partially vacating a drainage easement on Lot A of the Summit-Topgolf Subdivision as recorded in Book 10297, Page 1266 of the St. Louis County Records, City of Chesterfield, St. Louis County, Missouri. **(First & Second Readings) Department of Planning & Development Services recommends approval.**
- B. Bill No. 3216** - Chesterfield Ice and Sports Complex (Fire Hydrants) Approves the installation of two fire hydrants at the Chesterfield Ice and Sports Complex within the City of Chesterfield. **(First & Second Readings) Department of Public Works recommends approval.**

XIV. LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3217** - An ordinance amending the legal description of City of Chesterfield Ordinance 2990 and amending the development criteria of City of Chesterfield Ordinance 2449 for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to one “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land (P.Z. 06-2018 Downtown Chesterfield [Stock & Associates Consulting Engineers Inc.] 18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272)**(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendments are offered by the PPW Committee.**

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.

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RECORD OF PROCEEDING

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

SEPTEMBER 17, 2018

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

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

APPROVAL OF MINUTES

The minutes of the September 5, 2018 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the September 5, 2018 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the September 5, 2018 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the September 5, 2018 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mr. Jim Moore, 15457 Duxbury Way, complimented the Police Department for presenting Implicit Bias training at Incarnate Word Parish.

The following individuals spoke in support of Bill No. 3207 (P.Z. 22-2017 Clarkson Center [2264 Clarkson Road]):

Ms. Patricia Crowley, 15912 Eagle Chase Court
Dr. Doug Pernikoff, 2264 Clarkson Road
Mr. Dan Wind, Wind Engineering Co., 122 N. Kirkwood Road
Ms. Jennifer Holmes, 16066 Hunters Way Drive
Mr. Barry Goldstein, 16076 Clarkson Woods Drive
Mr. Ryan McDonald, 7733 Forsyth Blvd., Suite 1100, St. Louis
Mr. Bradley Winters, 16 Spoede Lane, Creve Coeur
Ms. Debbie Granger, 15923 Woodlet Way Court

The following individuals spoke in opposition to Bill No. 3207 (P.Z. 22-2017 Clarkson Center [2264 Clarkson Road]):

Ms. Joy Dakich – 16093 Meadow Oak Drive
Ms. Antoinette Hodges, 16072 Meadow Oak Drive
Mr. Lester Dennis, 2143 Woodlet Park Drive
Ms. Mary Jane Napper, 15959 Woodlet Park Court
Mr. Gary Arbesman, 16010 Meadow Oak Drive
Mr. Stuart Lindley, 15979 Meadow Oak Drive
Ms. Janice Falke, 16064 Clarkson Woods Drive
Ms. Sandra Holtmeyer, 15929 Woodlet Way Court
Ms. Beverly Pounds, 16071 Meadow Oak Drive
Ms. Vicki Cralle, 16003 Hunters Way Drive
Ms. Nancy Gheen, 2130 Park Forest Drive
Ms. Debbie Rowan, 16030 Meadow Oak Drive
Mr. David Fliesher, 15911 Heather Glen Drive
Mr. Thomas Napper, 15959 Woodlet Park Court
Mr. Edward Cwiklin, 2128 Hunters Way Court
Ms. Nancy Picard, 15972 Woodlet Way Court
Mr. Dennis Ganahl, 15979 Woodlet Way Court
Mr. Robert Hanlon, 2111 Willow Way Court
Ms. Alice Weber, 16008 Clarkson Woods Drive
Mr. Ronald Nelson, 15929 Woodlet Way Court
Ms. Sarah Hoffman, 15929 Heather Glen Drive

Mr. Tom Baranowski, 16002 Park Forest Court
Ms. Brenda Haalboom, 16098 Meadow Oak Drive
Ms. Brenda Maly, 16094 Meadow Oak Drive
Ms. Cecilia Macklin, 16026 Hunters Way Drive
Ms. Cindy Barmeier, 16049 Hunters Way Drive

[Mayor Nation called for a brief recess at 8:25 p.m.]

[Meeting re-convened at 8:35 p.m.]

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, October 3, at 7 p.m.

APPOINTMENTS

The Chesterfield Blue Valley Community Improvement District (CBV-CID) currently has a vacancy due to the resignation of Elizabeth Harry. As required by Ordinance No. 2698, the Mayor must appoint Directors with the consent of City Council from a slate of candidates proposed by the Board. The CBV-CID Board has offered, and Mayor Nation proposes, the appointment of Lauren Overturf to the current CID board vacancy.

Mayor Nation nominated Ms. Lauren Overturf for appointment to the Chesterfield Blue Valley Community Improvement District. He advised Council that he had met and interviewed Ms. Overturf as well as Mr. Thomas Smallwood, legal counsel for the Chesterfield Blue Valley Community Improvement District in an effort to better understand the current performance and operations of the District. Councilmember Flachsbart made a motion, seconded by Councilmember Moore, to appoint Ms. Lauren Overturf to the Chesterfield Blue Valley Community Improvement District for a term of three years. A voice vote was taken with an affirmative result (Councilmember McGuinness voted “No”) and the motion was declared passed.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Michelle Ohley, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3207 (P.Z. 22-2017 Clarkson Center [2264 Clarkson Road]) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, to postpone approval of Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for Summit – Topgolf Lot A (Residence Inn) until the October 3 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 Ohley announced that the next meeting of this Committee has been scheduled for Thursday, September 20, at 5:45 p.m.

Councilmember Flachsbart made a motion, seconded by Councilmember Ohley, to suspend the rules to enable consideration of Bill No. 3207 (P.Z. 22-2017 Clarkson Center [2264 Clarkson Road]). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

BILL NO. 3207 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial to a “PC” Planned Commercial District for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive (P.Z. 22-2017 Clarkson Center [2264 Clarkson Road] 20T610716) **(Second Reading) Planning Commission recommends approval. Motion to approve, as amended, by the Planning & Public Works Committee failed by a vote of 1-3. At its August 6, 2018 meeting, City Council postponed consideration of Bill No. 3207 until September 17th upon such request from the Petitioner. Green Sheet Amendments are offered by the PPW Committee**

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3207. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3207 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3207 with the following results: Ayes – None. Nays – Mastorakos, Keathley, Hurt, Ohley, Flachsbart, DeCampi, Moore and McGuinness. Whereupon Mayor Nation declared Bill No. 3207 failed.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, announced that the Finance and Administration Committee of the Whole held a Budget Workshop immediately prior to the Council meeting and there are no actions to be addressed by City Council.

Councilmember McGuinness announced that the next meeting of this Committee has been scheduled for Monday, October 8, at 5:30 p.m., as a Committee of the Whole Budget Workshop.

Parks, Recreation & Arts Committee

Councilmember Dan Hurt, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Flachsbart, to authorize staff to execute performance contracts for the next fiscal year, during the current fiscal year, accelerating the funding authorization in the Parks Fund for an amount not to exceed \$60,000, which is basically half of the budgeted amount for the completion of those contracts. A roll call vote was taken with the following results: Ayes – Ohley, Hurt, Flachsbart, McGuinness, Mastorakos, DeCampi, Moore and Keathley. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to authorize staff to terminate the current contract with Life Guards Unlimited and move forward with a fiscally neutral option to manage and operate the City's aquatic facility internally, hiring lifeguards and management staff with funds previously used for contracting this effort. A roll call vote was taken with the following results: Ayes – Keathley, McGuinness, Hurt, DeCampi, Mastorakos, Flachsbart, Ohley and Moore. Nays – None. Whereupon the motion was declared passed.

Public Health & Safety Committee

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, indicated that there were no items for Council consideration this evening.

REPORT FROM THE CITY ADMINISTRATOR

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

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION – PLANNING COMMISSION

Bill No. 3207 (P.Z. 22-2017 Clarkson Center [2264 Clarkson Road]) was addressed under the Council Committee Reports – Planning and Public Works Committee portion of the agenda.

ADJOURNMENT

Mayor Nation entertained a motion to reconvene into Executive Session. Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, to go into closed session, pursuant to RSMo 610.021 (1) for the purpose of discussing legal actions, causes of action, litigation or privileged communications between the City's representatives and its

attorneys, and RSMo 610.021 (2) for the purpose of discussing the lease, purchase or sale of real estate between the City's representatives and its attorneys. A roll call vote was taken with the following results: Ayes – DeCampi, Moore, Mastorakos, Hurt, McGuinness, Ohley, Keathley and Flachsbart. Nays – None. Whereupon Mayor Nation declared the motion passed.

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:52 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

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

From Payment Date: 9/1/2018 - To Payment Date: 9/30/2018

Number	Date	Payee Name	Transaction Amount
42683	09/05/2018	LIFEGUARDS UNLIMITED	\$24,190.52
42686	09/05/2018	METROPOLITAN ST. LOUIS SEWER DISTRICT	\$11,603.91
42702	09/07/2018	HEARTLAND LIGHT BULBS, LLC	\$7,633.50
42709	09/07/2018	THE PAGEANT LLC	\$16,867.51
42712	09/11/2018	LIFEGUARDS UNLIMITED	\$11,765.00
42733	09/14/2018	GREY EAGLE DISTRIBUTORS	\$23,387.11
42754	09/14/2018	ST. LOUIS POST DISPATCH	\$15,015.00
42764	09/18/2018	MAMMOTH, INC	\$42,073.58
42801	09/25/2018	AMEREN MISSOURI	\$5,672.43
42803	09/25/2018	AMEREN MISSOURI	\$6,528.74
42807	09/25/2018	AMEREN MISSOURI	\$8,935.88
55189	09/05/2018	DELTA DENTAL OF MISSOURI	\$13,193.80
55194	09/05/2018	FROESEL OIL, INC.	\$17,056.59
55206	09/05/2018	ST. LOUIS AREA INSURANCE TRUST	\$191,139.51
55227	09/07/2018	FROESEL OIL, INC.	\$16,775.23
55230	09/07/2018	GAMMA TREE EXPERTS	\$5,080.50
55256	09/07/2018	THE GRAVILLE LAW FIRM, LLC	\$56,782.60
55271	09/11/2018	AMERICAN READY MIX CO.	\$7,102.25
55275	09/11/2018	CMPA	\$15,300.00
55280	09/11/2018	J. M. MARSCHUETZ	\$91,478.49
55281	09/11/2018	J. M. MARSCHUETZ	\$238,958.01
55295	09/14/2018	AMEREN MISSOURI	\$18,218.63
55328	09/18/2018	DOORACK BRICK CONTRACTING COMPANY	\$6,500.00
55334	09/18/2018	GERSTNER ELECTRIC, INC.	\$5,167.15
55346	09/18/2018	PAVEMENT SOLUTIONS, LLC	\$71,036.87
55351	09/18/2018	THE HARTFORD-PRIORITY ACCOUNTS	\$8,571.44
55354	09/18/2018	TOPE PLUMBING	\$5,975.00
55356	09/18/2018	TOPE PLUMBING	\$5,265.00
55359	09/18/2018	TSI GEOTECHNICAL, INC.	\$10,190.95
55375	09/21/2018	BRECKENRIDGE MATERIAL CO.	\$5,699.89
55379	09/21/2018	GAMMA TREE EXPERTS	\$18,662.00
55390	09/21/2018	MURPHY COMPANY	\$24,834.00
55392	09/21/2018	TIMBERLINE PROFESSIONAL TREE CARE	\$13,500.00
55422	09/25/2018	PAVEMENT SOLUTIONS, LLC	\$120,140.58
55428	09/25/2018	ST. LOUIS COUNTY MUNICIPAL LEAGUE	\$7,122.00
55430	09/25/2018	TREASURER-ST. LOUIS COUNTY	\$16,109.50

AGENDA REVIEW – Monday 10/15/2018 – 5:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **5:30 pm, on Monday, October 15, 2018.**

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

COMMUNICATIONS AND PETITIONS

Blue Planet Green Challenge Award Presentation

CCE would like to present Ayush Rishi Ray and Arjun Raaj Ray with the Certifications of Distinction for completing their Blue Planet Green Challenge. This is a program that works with applicants to better understand environmental issues that we are dealing with currently and requires several steps and many volunteer hours on their part to get through the application process. Attached are both the boys' applications, work history and PowerPoint presentation slides that were presented to the CCE committee for the program. The CCE committee voted unanimously to approve both gentlemen's applications and would like to acknowledge them with a certification and three minute presentation at the next council meeting with your approval.



Your Blue Planet's GREEN Challenge

Secondary Edition – July 2013

5

So it was a hot summer in 2012. But just how hot was it?

- St. Louis set its all-time high June monthly temperature record on June 28th with a temperature of 108°F smashing the old record of 105°F from in June of 1936 and 1952.
- This was the hottest temperature recorded since July 18, 1954 when the temperature rose to 112°F in St. Louis. The average temperature in St. Louis in July was 88.1°F - it was the warmest month since weather data collection in St. Louis began in 1874.
- Missouri declared an emergency because of the heat and drought.
- According to the National Weather Service, 2012 was the warmest year on record in St. Louis, with an average temperature of 61.2°F, a full 1.1°F higher than the previous high average temperature of 60.1°F set in 1921.
- Water level in the Mississippi remained 'record low' caused by the drought. Water had to be released from the upper Mississippi River in an effort to avoid closure of the river at St. Louis to barge traffic.

The "warmest first half of any year on record for the United States" led to "more than half the country experiencing drought, the largest percentage in the 12-year history"

Climate change - warmer winters - hotter summers - water restrictions - greenhouse gases - carbon footprint - green energy - green business - reduce, reuse, recycle - conservation, preservation, efficiency - sustainable growth - new ways of living - Sound familiar?

We have come a long way in understanding our Planet Earth, in preserving our natural resources, and in nurturing



our own Blue Planet!

Ordinary people are doing extraordinary things by finding innovative solutions to everyday problems.

Young people all over the world are making a difference, showing us how to respect and replenish the Earth, leading efforts to help save our precious environment, the thin shield between life on Earth and the lifeless Universe.

Locally, St. Louis County was awarded funds by the U.S. Department of Energy in July, 2009, to develop an Energy Efficiency & Conservation Strategy (EECS) to increase energy efficiency, decrease auto dependence, increase recycling, and invest in renewable energy resources. Green is good!

Busch Stadium and the City of Chesterfield installed solar thermal systems that reduce energy use. The energy produced is done at zero additional cost. Solar is sustainable!

Eco-friendly school buildings of the 21st Century are being built, such as Crossroads College Preparatory School in St. Louis. The building is LEED-certified, meaning that it has met high standards for efficient use of water and electricity, sustainable construction methods and high indoor environmental quality.

John Burroughs School in St. Louis is using kitchen grease to create biodiesel fuel to power tractors used on campus.

The New City School in St. Louis installed a green roof over its dining hall; Chesterfield's Amphitheater concession building has a "green" roof with special vegetation! Green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, and helping to lower urban air temperatures to mitigate the 'heat island effect'.

Citizens Committee for the Environment – City of Chesterfield

The general guidelines and tips presented help promote conservation of native, natural and/or energy resources.



Your Blue Planet's GREEN Challenge

Secondary Edition - July 2013

Participate ~ it's time to pitch in, time to join hands, time to do your part.
Get Involved, Share Ideas, Lead Activities, Organize Events, Promote Concepts!

YOU can make a difference!

And it's easy!

Just take some simple action at home or in your lifestyle - and you become a "Good Neighbor"

Do some simple fact finding, do something different - you will become an "Innovator"

Spread the word, initiate some action at your school, community, or neighborhood - you will become a "Leader"

I am applying to become a **Good Neighbor** ☐ (Pledge to 6 actions in each section)

I am applying to become an **Innovator** ☐ (Pledge to 6 actions in each section AND answer all of the "Innovator" questions)

I am applying to become a **Leader** ☒ (Pledge to 6 actions in each section AND answer all of the "Leader" questions)

Name: Ayush 'Rishi' Ray Address: 1560 Englebrook Drive Wildwood MO

Phone #: 636-439-6522 E-Mail: fishiray9@gmail.com

Date Submitted: July 15th Stellar Youth Green Team Project? ☒ Yes

Signature: Ayush Ray Date: July 15th

Parent/Guardian Signature: [Signature]
Date: 7/15/13 (Our son/daughter has worked with us as necessary for this achievement)
(If the youth is under 18 years of age)

Turn this completed application form (including the attached pages) in to the Chesterfield Citizens Committee for the Environment (CCE) at Chesterfield /City Hall for recognition.

Take this Pledge and become an officially-recognized

"Youth Ambassador for Chesterfield's Environment and Conservation"
You choose your commitments ~ "Good neighbor, Innovator, or Leader"

Today, help the future

Take small actions for BIG results!



Citizens Committee for the Environment - City of Chesterfield

The general guidelines and tips presented help promote conservation of native, natural and/or energy resources.

Your Blue Planet's GREEN Challenge

Secondary Edition - July 2013

Conserving Energy at Home

... don't forget to include your family members!

Carbon dioxide and other greenhouse gases warm the surface of the planet naturally by trapping solar heat in the atmosphere. This is a good thing because it keeps our planet habitable. However, burning fossil fuels such as coal, gas and oil and clearing of forests has increased the amount of carbon dioxide in the Earth's atmosphere and global temperatures are rising. The combustion of fossil fuels to generate electricity is the largest single source of CO2 emissions in the US, generating about 40% of total U.S. CO2 emissions.

Learn more: <http://www.epa.gov/climatechange/ghgemissions/gases/co2.html>

Good Neighbors

1. Turn off all appliances (lights, fans, TV, etc.) and electronic devices you're not using. Yes ☒ No ☐
Simply turning off your television, DVD player, stereo, and computer when you're not using them will save thousands of pounds of carbon dioxide a year.
2. Unplug electronics from the wall when you're not using them. Yes ☐ No ☐
Even when turned off, hairdryers, cell phone chargers and televisions use energy. The energy used to keep display clocks lit and memory chips working accounts for 5 percent of total domestic energy consumption and puts 18 million tons of carbon into the atmosphere every year!
3. Replace a regular incandescent light bulb with a compact fluorescent light bulb (CFL). Yes ☐ No ☐
CFLs use 60% less energy than a regular bulb. This simple switch will save about 300 pounds of carbon dioxide a year. If every family in the U.S. made the switch, carbon dioxide would be reduced by more than 90 billion pounds! Burned out CFL light bulbs can be recycled, too!
4. Move your thermostat down 2 degrees in winter and up 2 degrees in summer. Yes ☒ No ☐
Almost half of the energy we use in our homes goes to heating and cooling. About 2,000 pounds of carbon dioxide a year could be reduced with this simple adjustment.
5. Talk to your parents about regularly cleaning or replacing filters on your furnace and air conditioner. Yes ☒ No ☐
Cleaning a dirty air filter can save 350 pounds of carbon dioxide a year.
6. Talk to your parents about installing a programmable thermostat. Yes ☒ No ☐
Programmable thermostats will automatically lower the heat or air conditioning at night and raise them again in the morning. They can help save approximately \$100 a year on the energy bill.
7. Talk to your parents about wrapping your water heater in an insulation blanket. Yes ☐ No ☐
This will help to save 1,000 pounds of carbon dioxide a year with this simple action. Additional 550 pounds of carbon dioxide per year can be saved by setting the thermostat no higher than 120 degrees Fahrenheit.
8. Use less hot water. Yes ☒ No ☐ List where you use less hot water Showers, sink, dishwasher,
washing machine
It takes a lot of energy to heat water. You can use less hot water by installing a low flow showerhead (~ 350 pounds of carbon dioxide saved per year) and washing your clothes in cold or warm water (~500 pounds saved per year).

Citizens Committee for the Environment - City of Chesterfield
The general guidelines and tips presented help promote conservation of native, natural and/or energy resources.

Ayush "Rishi" Ray
rishiray4@gmail.com

I am an Honors student at Lafayette Senior High, passionate about pursuing a career in medicine. I am highly engaged in community service and passionate about using scientific research to solve environmental issues; for which I have been recognized by multiple institutions and industries; such as NASA, American Chemical Society, Monsanto, Duke University, etc. and was awarded Associate membership to the Academy of Science, St Louis. I am a first-degree black belt in Taekwondo, an avid basketball player and enjoys playing Taiko Japanese drum.



Education

High School: Sophomore in Lafayette High School (LHS), Honors Student. **GPA: 4.2**

Middle School: Crestview Middle School

Elementary School: Wild Horse Elementary School

Selected Awards for commitment to Community Service and improving environment

Scientific Research projects related to improving environment

2016- 2017: Multiple awards for developing a novel and sustainable method of preparing a fast-biodegradable, natural polymer-cyclohexitol coat, to develop climate smart seeds that may increase water use efficiency.

- 2017 **First Place (Gold Medal) in Biochemistry** Division for INTEL-ISEF entry competitive Science project for sustainable solution.
- 2017 **Monsanto Science Award** in recognition of "outstanding achievements in application of biochemistry for ecological sustenance".
- 2017 **American Chemical Society Award** for securing second place in competitive high school innovative Chemistry project on Cyclohexitols.
- 2017 **Kalinowski Family Award** for "enquiry based learning at its best"

2015- 2016: Received multiple awards recognizing my scientific project, developed to create awareness of excess nutrient use and its deleterious impact on environment, soil and water.

- 2016: **NASA Earth System Science Award** for project "Offering great insight into earth's interconnected systems through his scientific project".
- 2016: **Monsanto Science Fellowship** for scientific excellence in science project presented at STL Science Fair.
- 2016: **Mastodon Fair Bronze Medal** for securing third place in competitive science project on sustainability

- 2015: **SunEdison Semiconductor Science Award** for innovative scientific project on nutrient use and impact on environment.
- 2014: Received a recognition from Mayor of Chesterfield for engagement in Community.
- 2013: Received **Certificate of Appreciation** for his project presentation on Reduce, Reuse and Recycle to celebrate Earth Day, by Chesterfield City, April 2013.

Academic Achievements Award

- 2017: Granted membership in: **The National Society of High School Scholars** for "academic excellence and achievement".
- 2017, 2016 and 2015: **Renaissance Honor** from Lafayette High School, for Academic Excellence.
- Selected to attend Junior Science and Engineering for Humanity Symposium (JSEHS) at Maryville University in March 2016.
- 2014 and 2012: **Amphora Award** from Crestview Middle school for high academic performance.
- 2013: **Academic Excellence Award** from Joseph Ballwin Academy, Truman State University.
- 2013: Awarded **Associate Membership of the Junior Academy of Science**, St Louis in recognition of pursuing scientific knowledge outside classroom.
- 2012: Awarded **Junior membership to the Academy of Science**, St. Louis.
- 2012: **Honor Roll Award** for academic achievement in Crestview Middle School.
- 2010 to 2015: **Duke University TIP gifted program**.

Leadership

- 2017: Nominated to represent LHS in **National Student Leadership Conference** at **Harvard Medical School**.
- 2017: Selected as a Delegate representing Lafayette High School and the State of Missouri to attend the **Congress of Future Science and Technology Leaders**.
- **Lafayette High School Student Steering Committee**, 2015 till present: serving on the governing board for the student and leadership team to encourage peers to reach their academic potential and lead student and faculty recognition program.
- **Youth Leader, Academy of Science** St. Louis, from 2013 till present, representing the student body to help promote STEM education and awareness among middle and high school students. Arranging for scientific seminars by renowned international scientists.
- Started a project in 2014 and continuing till present to **sponsor two schools** in an impoverished part of India, raised money to successfully set up drinking water supplies in one of the schools.
- **WEB Leader**, 2013, 2014 at Crestview Middle to help parents and new middle school students integrate into middle school culture.

Community Service

- Volunteered for more than 60 hours to help patients, nurses and doctors at Barnes Jewish Hospital, Orthopedics and Radiology departments.
- More than 20 hours of volunteering service helping physically handicapped children.
- Scientific Outreach and presentation to make aware of a simple sustainable seed coating method to reduce water use, to more than 200 students, teachers and growers.
- More than 40 hours of volunteering to promote STEM education across youth in St. Louis region as a Youth Leader in Academy of Science, St. Louis.
- Started a project in 2014 and continuing till present to **sponsor two schools** in an impoverished part of India, through two years of fundraising and outreach activities, raising enough to successfully set up drinking water supplies in one of the schools.
- Participated in multiple eco-projects to remove honey suckle from public parks organized by St Louis Audubon Society, and plant white oak and other native trees in public parks organized by St Louis County.

Polyol/Cyclohexitol project: March 2016 to March 2017

Agriculture is the largest consumer of water, but water is becoming scarce because of increasing demand and changing weather patterns. Agriculture must feed another 2 to 3 billion people in the next 50 years, putting additional pressure on water resources. According to the US Geological Society, the amount of ground water drawn for use in irrigation has tripled since the 1950s. Therefore, I wanted to get involved in efforts to find solutions to produce more food with less water. While growers cannot control how much it rains, can I help them best utilize every drop of water available in soil? Multiple technologies are already available to use less water to produce more food. However, many of these technologies are expensive. Therefore, I wanted to find inexpensive solutions such as use of naturally occurring osmoprotectant to increase water use efficiency. To help increase water use efficiency in seeds, **I have developed a simple, repeatable method to coat corn seeds with polymer with osmoprotectant such as polyols.** Using this method, I used an open chain and a cyclic polyol to coat seeds with organic natural polymer and found that inositol and sorbitol have significant positive and negative effect respectively on growth and water use efficiency of seeds. Agar; an easily available, plant-derived, natural, non-toxic, non-reactive, inexpensive polymer can be used as a gelling material to coat seeds to get some marginal benefit for plant growth when water is not sufficiently present in soil. Addition of Sorbitol to agar mixture is inhibitory under both well-watered as well as water stressed conditions for germination and early growth in corn. However, addition of Inositol, even at high concentration provides some real advantage to seed germination and early growth even with 20% less water. **This method of climate smart seed coating may be used to decrease water use by atleast 20%.**

Macronutrients accumulation and impact on environment: April 2015 to February 2016

The runoff of fertilizers, mostly nitrate and phosphate causes enrichment of the nutrients in waters also called eutrophication, resulting in excessive growth of phytoplankton and algae, causing depletion of oxygen which in turn largely deteriorates the water quality. I did a science project to determine nitrogen and phosphate threshold in soil and water with application of different dose of fertilizer. I determined how increasing fertilizer amount resulted in more nitrogen and phosphates retention in soil indicating the possibility of N run-off. I also found that the recommended amount of commercial fertilizer may not be applicable for all plants and even a marginal excess might be deleterious to plants, resulting in less absorption of fertilizers and consequent accumulation of nutrients in soil, especially N, which may possibly cause harm to the environment. **This project suggests revisiting and changes in commercial labelling instructions for fertilizer manufacturers.**



Environment related projects & Activities

Ayush Rishi Ray
Lafayette High School (LHS)

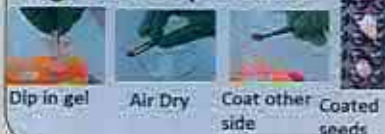
Ambassador of environmental stewardship doing presentations in symposia, Science Fairs to gain awareness of environmental issues and engage students, growers and educators.

Generating Climate Smart seeds: LHS sponsored project 2017 to 2018

For this project I developed a sustainable, simple method to coat seeds with natural polymers and I identified combinations of polyols to create climate smart seeds that can use less water under water stress. This may be used for growing crops and increase water use efficiency

Developed 3 methods to coat seeds with polymer gel

Single seed Dip Method



Single- Gel Drop Method



Multiple- Pipet Tip Method



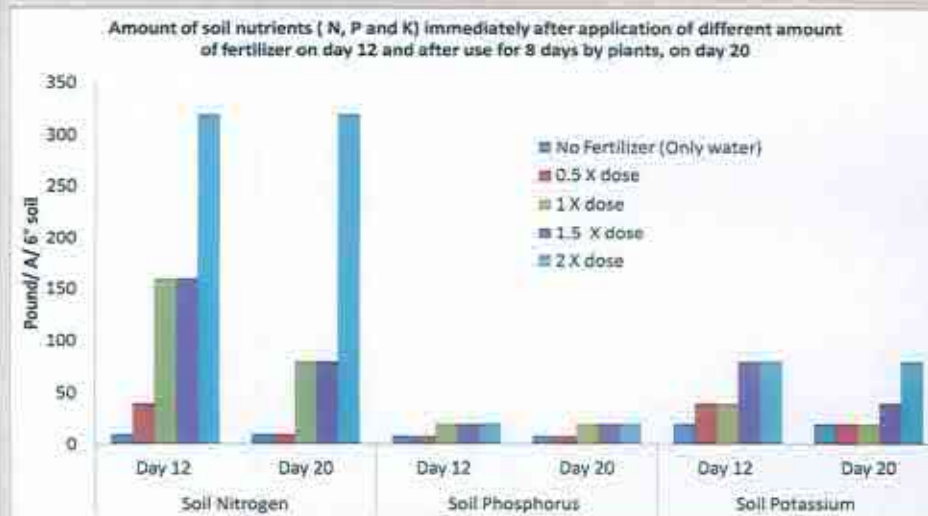
Parameters	Uncoated	Only Agar	Agar + Inositol	Agar + Mannitol	Agar + Xylitol	Agar + Cocktail
% increase compared to uncoated		7%	54%	52%	37%	43%

Project recognized and Awarded by American Chemical Society, MONSANTO and Jefferson Science Foundation

Ambassador of environmental stewardship doing presentations in symposia, Science Fairs to gain awareness of environmental issues and engage students, growers and educators.

Nitrogen leaching project : LHS sponsored project 2015 to 2016

For this project I determined the amount of nutrient leaching (N,P,K) and growth response of *Wisconsin Fast plants* with recommended dose of commercial fertilizer. This project suggests that commercial labelling instructions for fertilizer manufacturers should be revisited and changed.



Project recognized and Awarded by NASA, Monsanto and SunEdison

Environmental stewardship projects to impact local pollinators in and around St. Louis

- I partnered with SLU by participating in projects to determine which local ecosystems are ideal for bee health?
- **National Wildlife Foundation certification:**
 - Received for developing a pollinators garden containing milkweed, wild Aster, and a variety of Missouri wild flowers
- I Developed a kit containing Milkweed, other native plant seeds, and plant growth protocols to help promote pollinators in local community
- Projects to remove honey suckle plants and planting trees in local parks



The City of Chesterfield
Citizens Committee for the Environment
proudly confers this

Award of Distinction
to:

Ayush Rishi Ray

for his completion of the Blue Planet GREEN Challenge Honored
this Monday October 15, 2018

Bob Nation

Mayor Bob Nation





Your Blue Planet's GREEN Challenge

Secondary Edition - July 2013

Participate ~ it's time to pitch in, time to join hands, time to do your part.
Get Involved, Share Ideas, Lead Activities, Organize Events, Promote Concepts!

YOU can make a difference!

And it's easy!

Just take some simple action at home or in your lifestyle - and you become a "Good Neighbor"

Do some simple fact finding, do something different - you will become an "Innovator"

Spread the word, initiate some action at your school, community, or neighborhood - you will become a "Leader"

I am applying to become a **Good Neighbor** ☐ (Pledge to 6 actions in each section)

I am applying to become an **Innovator** ☒ (Pledge to 6 actions in each section AND answer all of the "Innovator" questions)

I am applying to become a **Leader** ☐ (Pledge to 6 actions in each section AND answer all of the "Leader" questions)

Name: Arjun Ray Address: 1560 Englebrook DR MO 63011

Phone #: 636-821-3172 E-Mail: arajay3@gmail.com

Date Submitted: July 12th Stellar Youth Green Team Project? ☒ Yes

Signature: Arjun Date: 7/12/17

Parent/Guardian Signature: [Signature]

Date: 7/12/17 (Our son/daughter has worked with us as necessary for this achievement)

(If the youth is under 18 years of age)

Turn this completed application form (including the attached pages) in to the Chesterfield Citizens Committee for the Environment (CCE) at Chesterfield /City Hall for recognition.

Take this Pledge and become an officially-recognized

"Youth Ambassador for Chesterfield's Environment and Conservation"
You choose your commitments ~ "Good neighbor, Innovator, or Leader"

Today, help the future

Take small actions for BIG results!



Citizens Committee for the Environment - City of Chesterfield

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Your Blue Planet's GREEN Challenge

Secondary Edition - July 2013

Conserving Energy at Home

... don't forget to include your family members!

Carbon dioxide and other greenhouse gases warm the surface of the planet naturally by trapping solar heat in the atmosphere. This is a good thing because it keeps our planet habitable. However, burning fossil fuels such as coal, gas and oil and clearing of forests have increased the amount of carbon dioxide in the Earth's atmosphere and global temperatures are rising. The combustion of fossil fuels to generate electricity is the largest single source of CO₂ emissions in the US, generating about 40% of total U.S. CO₂ emissions.

Learn more : <http://www.epa.gov/climatechange/ghgemissions/gases/co2.html>

Good Neighbors

1. **Turn off all appliances (lights, fans, TV, etc.) and electronic devices you're not using.** Yes ☒ No ☐
Simply turning off your television, DVD player, stereo, and computer when you're not using them will save thousands of pounds of carbon dioxide a year.
2. **Unplug electronics from the wall when you're not using them.** Yes ☐ No ☐
Even when turned off, hairdryers, cell phone chargers and televisions use energy. The energy used to keep display clocks lit and memory chips working accounts for 5 percent of total domestic energy consumption and puts 18 million tons of carbon into the atmosphere every year!
3. **Replace a regular incandescent light bulb with a compact fluorescent light bulb (CFL).** Yes ☒ No ☐
CFLs use 60% less energy than a regular bulb. This simple switch will save about 300 pounds of carbon dioxide a year. If every family in the U.S. made the switch, carbon dioxide would be reduced by more than 90 billion pounds! Burned out CFL light bulbs can be recycled, too!
4. **Move your thermostat down 2 degrees in winter and up 2 degrees in summer.** Yes ☒ No ☐
Almost half of the energy we use in our homes goes to heating and cooling. About 2,000 pounds of carbon dioxide a year could be reduced with this simple adjustment.
5. **Talk to your parents about regularly cleaning or replacing filters on your furnace and air conditioner.** Yes ☒ No ☐
Cleaning a dirty air filter can save 350 pounds of carbon dioxide a year.
6. **Talk to your parents about installing a programmable thermostat.** Yes ☐ No ☐
Programmable thermostats will automatically lower the heat or air conditioning at night and raise them again in the morning. They can help save approximately \$100 a year on the energy bill.
7. **Talk to your parents about wrapping your water heater in an insulation blanket.** Yes ☒ No ☐
This will help to save 1,000 pounds of carbon dioxide a year with this simple action. Additional 550 pounds of carbon dioxide per year can be saved by setting the thermostat no higher than 120 degrees Fahrenheit.
8. **Use less hot water.** Yes ☒ No ☐ List where you use less hot water Sink, Shower, Dishwasher,
Washing machine, bathtub

It takes a lot of energy to heat water. You can use less hot water by installing a low flow showerhead (~ 350 pounds of carbon dioxide saved per year) and washing your clothes in cold or warm water (~500 pounds saved per year).

Citizens Committee for the Environment - City of Chesterfield

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Your Blue Planet's GREEN Challenge

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9. **Talk to your parents about insulating and weatherizing your home.** Yes ☒ No ☐
Properly insulating your walls and ceilings can help save 25% of your home heating bill and 2,000 pounds of carbon dioxide a year. Caulking and weather-stripping can help to save another ~1,700 pounds per year. The Consumer Federation of America has more information on how to better insulate your home (<http://consumerfed.org>).
10. **Talk to your parents about choosing energy efficient appliances when making new purchases.** Yes ☒ No ☐
Look for the Energy Star label on new appliances to choose the most efficient models. If each household in the U.S. replaced its existing appliances with the most efficient models available, we will be able to eliminate 175 million tons of carbon dioxide emissions every year!
11. **Open windows in your home and enjoy sun light and fresh air on good days.** Yes ☒ No ☐
Can you calculate the savings? What about the impacts on carbon dioxide?
12. **Plant a native tree.** Yes ☐ No ☐ What species of tree? _____

Where did you plant it? _____

A single tree will absorb one ton of carbon dioxide over its lifetime. Shade provided by trees can also reduce your air conditioning bill by 10 to 15%. The Arbor Day Foundation has information on tree planting and provides trees you can plant with membership. Or, come to Chesterfield's annual Earth Day Festival for free native tree giveaways!

Innovators:

Do you know what a home energy audit is? ^{of}

Yes ☒ No ☐

Explain: It is a method of tracking energy usage and finding ways to save energy.

Leaders:

Can you share one new idea about energy savings?

Yes ☐ No ☐

Explain: _____

Special note:

You can save ~700 pounds of carbon dioxide when you air dry your clothes without using an electric clothes dryer for 6 months out of the year.

Citizens Committee for the Environment - City of Chesterfield

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Your Blue Planet's GREEN Challenge

Secondary Edition - July 2013

Don't forget the Kitchen

... and work with your parents to achieve the following:

Good Neighbors

1. Run your dishwasher when full and use the energy-saving setting so as not to use the "drying cycle" and just let dishes drip dry. Yes ☒ No ☐
2. Keep condenser coils clean on the back of your refrigerator. Help your parents to gently wipe and vacuum them once a year. Yes ☒ No ☐
3. Keep the back of your fridge at least four inches from the wall. Yes ☒ No ☐
4. Make sure your fridge door gasket seals tight. Test it by putting a flashlight in the fridge and see whether light leaks out after closing the door. Yes ☒ No ☐
5. Check the temperature of your fridge and freezer by putting a thermometer in a glass of water. Put the glass of water on the center shelf in the center of the fridge. It should read 38-40 degrees Fahrenheit. The freezer should read 0-5 degrees Fahrenheit. Yes ☒ No ☐
What is the freezer temperature reading? -5°F
6. Make sure your fridge is level to ensure the door gets closed every time you open it. Yes ☒ No ☐
7. Let hot food cool down a bit before you put it in the fridge. Yes ☐ No ☐
8. Use a microwave rather than an oven, range or toaster oven whenever possible. Yes ☒ No ☐
9. Use smaller appliances instead of big ones, such as a toaster oven, electric teapot, rice cooker, electric fry pan or a crockpot. Yes ☐ No ☐
10. Cover pots and pans when cooking to keep heat in. Yes ☒ No ☐
11. Bake with glass or ceramic pans that allow you to set the temperature in the oven by 25 degrees Fahrenheit lower than what the recipe calls for. Yes ☒ No ☐
12. Thaw food on metal such as in a stainless steel pan instead of microwave. Put in fridge for overnight thawing. Yes ☒ No ☐

Innovators:

Do you know what a pressure cooker is? How it works? Can it save energy? Yes ☒ No ☐

Explain: A pressure cooker is a sealed pot with a valve that controls the steam pressure. As it heats up the liquid turns to steam which

Leaders:

raises the pressure, raising the boiling point of water and forces liquids.

Can you share one new idea about energy savings in the kitchen? Yes ☐ No ☐

Explain: It can save energy because less energy is required than boiling or oven cooking.

Special note:

You can turn off the stove burner or oven a little before the food is completely cooked. Cooking will continue and food will be ready by the time you get everybody at the table.

Citizens Committee for the Environment - City of Chesterfield

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Your Blue Planet's GREEN Challenge

Secondary Edition - July 2013

Lifestyle change

Good Neighbors

1. During summer, turn on fans before you turn on the air conditioner. Yes ☒ No ☐
2. In winter, wear slippers and light sweaters, and lower your thermostat by few degrees. Yes ☒ No ☐
3. For your hairsprays, use pump bottled - not aerosol cans of products. Yes ☐ No ☐
4. Put gifts in either boxes, which can easily be used over and over again, or wrap them in newspaper or decorative cloth. Yes ☐ No ☐
5. Take school buses, public transportation, and walk or ride your bike to school if possible and can be done safely. Yes ☒ No ☐

What mode do you use? _____

6. Ban Styrofoam food containers from your home. Reuse plastic bags found in your home. Yes ☒ No ☐
7. Use reusable water bottles all the time and do not buy or use bottled water. Yes ☒ No ☐
8. Walk or ride your bike to meet with friends. Yes ☒ No ☐
9. Use outdoor light through windows instead of using electricity. Yes ☒ No ☐
10. Unplug your cell phone charger when not in use. Yes ☒ No ☐
11. Bike everywhere possible instead of driving. Yes ☐ No ☐
12. Bring reusable bags for groceries and other items while shopping. Yes ☐ No ☐

Innovators:

Do peoples' driving habits have a direct impact on environment?

Yes ☒ No ☐

Explain: Keeping your windows open instead of using air AC because
the AC takes a lot of gas to use, sudden accelerations are bad to
because your burning a lot of gas in a short amount of time,

Leaders:

Do you know what a "Locavore" is?

Yes ☐ No ☐

Explain: _____

Special note:

As part of managing the vast power shortage created by a tsunami in the summer of 2011, the Japanese government initiated "Cool Biz" program, which encourages offices to set air conditioners at 28°C and workers to forego jackets and ties in favor of short-sleeved shirts. 28°C = 82.4°F

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Your Blue Planet's GREEN Challenge

Secondary Edition - July 2013

Alternative Energy

Good Neighbors

1. Have you heard about Alternative Energy? Yes ☒ No ☐
2. Alternative energy production generally does not create pollutants. Correct? Yes ☒ No ☐
3. Does Alternative Energy generally mean use of a renewable source? Yes ☒ No ☐
4. Does fossil fuel energy (generated by Petroleum and Natural Gas) use non-renewable sources? Yes ☒ No ☐
5. Can you give two examples of Alternative Energy? Yes ☒ No ☐ Solar and Wind
6. Do you know of two sources of alternative energy present all around us? Yes ☒ No ☐
What are they? Solar and Wind
7. Do you know what Bio-diesel is? Yes ☒ No ☐ What is it? It is a substitute for diesel
8. What's Bio-diesel produced from? Yes ☒ No ☐ Ethanol from corn, Animal fat
9. Do you know what is Bio-diesel used for? Yes ☒ No ☐ A cleaner way to power cars, and machines.
10. Can Solar Energy be used for Heat and Electricity? Yes ☒ No ☐
11. Do "Solar cells" change sunlight directly into electricity? Yes ☒ No ☐
12. Can you name what alternative energy "Windmills" use? Yes ☒ No ☐ What is it? Wind

Innovators:

Do you know what form of energy, fossil energy or alternative energy (solar, geothermal, wind, water power) people have used the longest? Yes ☒ No ☐

Explain: Fossil energy, in 2000 BC the Chinese used coal as an energy source.

Leaders:

Put together a short presentation on sources of sustainable and renewable energy to present to your family, friends and classmates, if possible. Yes ☐ No ☐

Explain: _____

Special note:

In 2011, wind turbines in the United States generated about 3% of total U.S. electricity generation. It was equal to the annual electricity use of about 10 million households. The amount of electricity generated from wind has grown significantly in recent years. Generation of energy from wind in the United States increased from about 6 billion kilowatt-hours in 2000 to about 120 billion kilowatt-hours in 2011.

Citizens Committee for the Environment - City of Chesterfield

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Your Blue Planet's GREEN Challenge

Secondary Edition - July 2013

5Rs - Reduce, Reuse, Recycle, Repurpose, Remanufacture

Good Neighbors

1. Have you heard the phrase "Reduce, Reuse, Recycle" and "Single Stream Recycling"? Yes ☒ No ☐
2. Can paper products, metal cans, glass and plastic containers all be recycled in the same bin? Yes ☒ No ☐
3. Do you know that using recycled materials in manufacturing consumes less energy than using new materials? Yes ☒ No ☐

What is this process called? The Recycling Process

Yes ☒ No ☐

4. Will you take the recycling bin and Trash cans out for collection for 6 weeks?

Yes ☐ No ☐

Date Stared: _____ Date Completed: _____

5. Will you try to increase the amount in recycling bin and reduce the amount in trash cans for 4 weeks?

Yes ☐ No ☐

Date Stared: _____ Date Completed: _____

6. Will you learn about your school recycling program and help by taking recyclable materials to where they can be recycled? Yes ☒ No ☐

What do you recycle at school? Paper, Plastic bottles, Aluminum cans

Yes ☐ No ☐

7. Does your school have a compost plan?

Yes ☒ No ☐

8. Do you know what composting is and how to make it?

List 3 Composting ingredients: Garden clippings, Dry leaves, Vegetable scraps

9. Will you collect unused medicines from your family and dispose of them properly at Chesterfield Annual Earth Day Festival to avoid environmental harm? Yes ☐ No ☐

10. Will you use both sides of paper for printing for 4 weeks?

Yes ☐ No ☐

Date Stared: _____ Date Completed: _____

11. Will you stop using Styrofoam plates / cups and plastic forks / spoons for 2 weeks?

Yes ☐ No ☐

Date Stared: _____ Date Completed: _____

12. Will you take leftover plastic grocery bags from your home to a recycling container available at local grocery stores? Yes ☒ No ☐

Innovators:

Can you make a compost bin / pile for your family to use? Yes ☒ No ☐

Explain: I would take up dead leaves and gather garden clippings

Leaders: for my compost, we eat a lot of vegetables so I would gather those scraps and make a compost pile

Can you file an application for the Stellar Green Youth Team application and work with Chesterfield Citizens Committee for Environment? Yes ☐ No ☐

Explain: _____

Special note:

Alberici embraced sustainability when it converted a 50-year-old manufacturing facility in St. Louis at 8800 Page Avenue into its new corporate headquarters. It became the 9th building in the world to achieve Platinum certification through the USGBC's Leadership in Energy and Environmental Design (LEED) rating system. Read more about this important and interesting project at <http://www.alberici.com/projects/Pages/Project-Detail.aspx?pid=17>

Citizens Committee for the Environment - City of Chesterfield

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Your Blue Planet's GREEN Challenge

Secondary Edition - July 2013

Environment

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Good Neighbors

1. Do you know about our region's native plants and animals? Yes ☒ No ☐

List some: Bobcat Lynx, Coyote Canis, Missouri Primrose, Missouri Gooseberry

2. Do native plants and animals co-exist sustaining native ecology? Yes ☒ No ☐

3. Do certain species of plants depend on certain species of animals to sustain lifecycles with, for example, pollination and food sources? Yes ☐ No ☐

4. Do you know what a sustainable habitat garden is? Yes ☒ No ☐

List 3 characteristics: Provides food and shelter for organisms, Soil and water conservation, and support for native plant

5. A sustainable habitat garden sustains pollinators, for example, by providing food, water, cover and a place for wildlife to raise their young, all with native plants. Correct? Yes ☒ No ☐

6. Do you know what pollinators are and why they are important? Yes ☐ No ☐

7. Have you heard about Rainwater harvesting? Yes ☒ No ☐

8. Do you know what Rainwater can be used for? Yes ☒ No ☐

List 2 things: Watering the lawn and laundry

9. Have you seen an air filter used at your home? Yes ☒ No ☐

10. Do you know about 'Living' air filters in your home? Yes ☐ No ☐

Name one: _____

11. Do you know Chesterfield is a Certified Community Wildlife Habitat by the National Wildlife Federation, the only one in Missouri and 9th in USA? Yes ☐ No ☐

You can read about on this website!

<http://www.chesterfield.mo.us/citizens-committee-for-the-environment.html>

12. Do you know what the NWF is? Yes ☐ No ☐

What? _____

Innovators:

Can you plant a native tree on your balcony/porch (in a pot), in your backyard, at school, or any other place? You can get one free at Chesterfield's Annual Earth Day Festival. Yes ☒ No ☐

Explain: either I would gather everyone in my grade and

Leaders:

Plant a tree as a school project.

Can you e-certify your garden with the National Wildlife Federation (NWF), which will add sustainable metrics to our community certification? More information is available on the City of Chesterfield's website. Yes ☐ No ☐

Explain: _____

Visit: <https://www.nwf.org/How-to-Help/Garden-for-Wildlife/Community-Habitats.aspx>

Special note:

A Community Wildlife Habitat is a community that provides habitat for wildlife throughout the community--in individual backyards, school grounds, public areas such as parks, community gardens, places of worship and businesses. It is a place where the residents make it a priority to provide habitat for wildlife by providing the four basic elements that all wildlife need: food, water, cover and places to raise young.

Citizens Committee for the Environment - City of Chesterfield

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Arjun Raaj Ray

Education

Elementary: Wild Horse Elementary School

Middle: Crestview Middle School: GPA: 3.9

Awards

- 2017 Broadcom Masters nomination for his innovative project on Food waste
- 2017 Monsanto Science Award for his science project in St Louis Science Fair
- 2017 **Presidential Volunteering** Service Award for his commitment in civic service from the Office of the President of the United States.
- 2017 Prudential Volunteering Service Award for his engagement in community service
- **2016 Naval Science Award** from the Office of US Naval Research, Arlington, VA for winning the competitive research project
- Nominated to compete in **Broadcom Masters**, in recognition of outstanding performance at a society-affiliated Science Fair in 2016
- **2016 Mastodon State Historic Site Winner**. His project was selected to display in the Mastodon State Historic Museum, Imperial MO
- Secured First place (Gold medal) in Biochemistry for his science project presentation at Mastodon fair 2016
- Duke University TIP gifted program since 2013 till present.
- Awarded scientific excellence award by US metric Association for top scientific project in 2015.
- Bronze Medal in competitive science project presentation at Mastodon Fair, 2015.
- Amphora award from Crestview Middle school for high academic performance in 2015, 2016.
- Awarded outstanding Achievement award by Monsanto for top scientific project In Academy of Science, St Louis Science Fair in 2015.
- Awarded the best scientific project by American Concrete Institute in 2014 St Louis Science fair.
- Honored by Mayor of Chesterfield city in recognition of his Recycling project, 2014.

Achievements

- Member of Parkway- Rockwood interschool Honors Orchestra group- 2015, 2016.
- Received the best rating in the Wild Horse school choral group performance at the Six Flags Music Festival in May 2014.
- Selected to participate in beta testing of "Alice", a **computer program** developed by Department of Computer Engineering, Washington University, St Louis, July 2014.
- Received Certificate of appreciation of his **scientific experimental poster presentation** on "Effect of climate change on life" by Chesterfield City, April 2013.
- Selected to participate in **beta testing of "Looking Glass" computer program** developed by Department of Computer Engineering, Washington University, St. Louis, November 2014.



Your Blue Planet's GREEN Challenge

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③

So it was a hot summer in 2012. But just how hot was it?

- St. Louis set its all-time high June monthly temperature record on June 28th with a temperature of 108°F smashing the old record of 105°F from in June of 1936 and 1952.
- This was the hottest temperature recorded since July 18, 1954 when the temperature rose to 112°F in St. Louis. The average temperature in St. Louis in July was 88.1°F - it was the warmest month since weather data collection in St. Louis began in 1874.
- Missouri declared an emergency because of the heat and drought.
- According to the National Weather Service, 2012 was the warmest year on record in St. Louis, with an average temperature of 61.2°F, a full 1.1°F higher than the previous high average temperature of 60.1°F set in 1921.
- Water level in the Mississippi remained 'record low' caused by the drought. Water had to be released from the upper Mississippi River in an effort to avoid closure of the river at St. Louis to barge traffic.

The "warmest first half of any year on record for the United States" led to "more than half the country experiencing drought, the largest percentage in the 12-year history"

Climate change - warmer winters - hotter summers - water restrictions - greenhouse gases - carbon footprint - green energy - green business - reduce, reuse, recycle - conservation, preservation, efficiency - sustainable growth - new ways of living - Sound familiar?

We have come a long way in understanding our Planet Earth, in preserving our natural resources, and in nurturing



our own Blue Planet!

Ordinary people are doing extraordinary things by finding innovative solutions to everyday problems.

Young people all over the world are making a difference, showing us how to respect and replenish the Earth, leading efforts to help save our precious environment, the thin shield between life on Earth and the lifeless Universe.

Locally, St Louis County was awarded funds by the U.S. Department of Energy in July, 2009, to develop an Energy Efficiency & Conservation Strategy (EECS) to increase energy efficiency, decrease auto dependence, increase recycling, and invest in renewable energy resources. Green is good!

Busch Stadium and the City of Chesterfield installed solar thermal systems that reduce energy use. The energy produced is done at zero additional cost. Solar is sustainable!

Eco-friendly school buildings of the 21st Century are being built, such as Crossroads College Preparatory School in St. Louis. The building is LEED-certified, meaning that it has met high standards for efficient use of water and electricity, sustainable construction methods and high indoor environmental quality.

John Burroughs School in St. Louis is using kitchen grease to create biodiesel fuel to power tractors used on campus.

The New City School in St. Louis installed a green roof over its dining hall; Chesterfield's Amphitheater concession building has a "green" roof with special vegetation! Green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, and helping to lower urban air temperatures to mitigate the 'heat island effect'.

Citizens Committee for the Environment - City of Chesterfield

The general guidelines and tips presented help promote conservation of native, natural and/or energy resources.

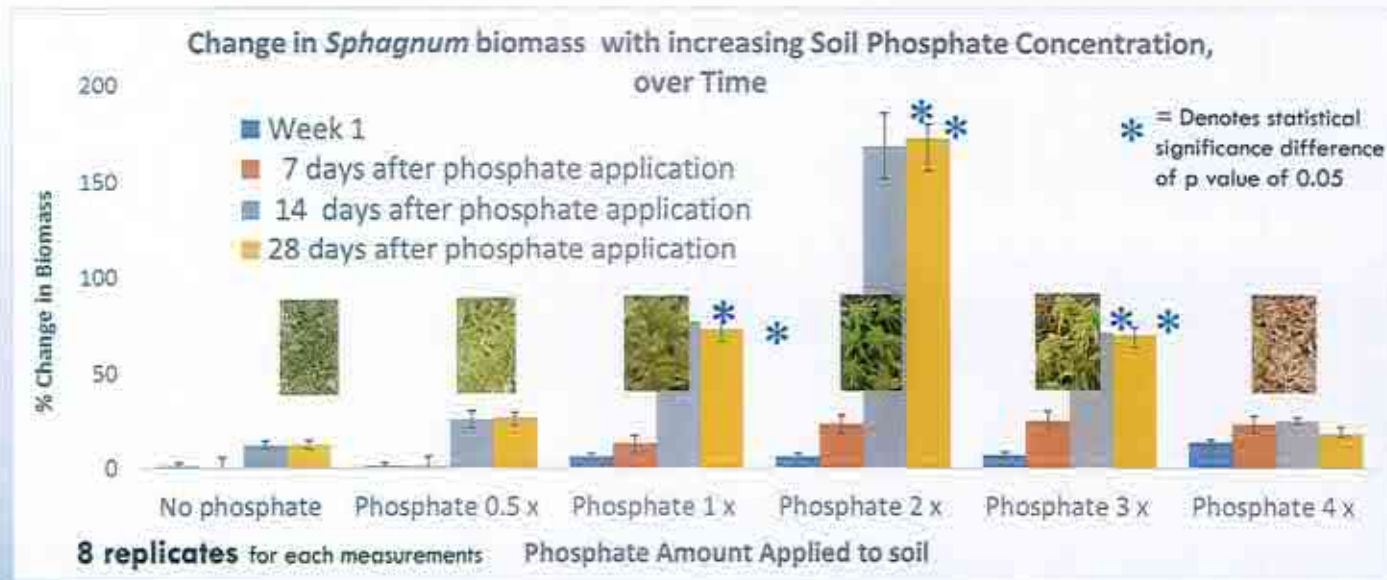


SCIENCE PROJECTS AND VOLUNTEERING

ARJUN RAAJ RAY

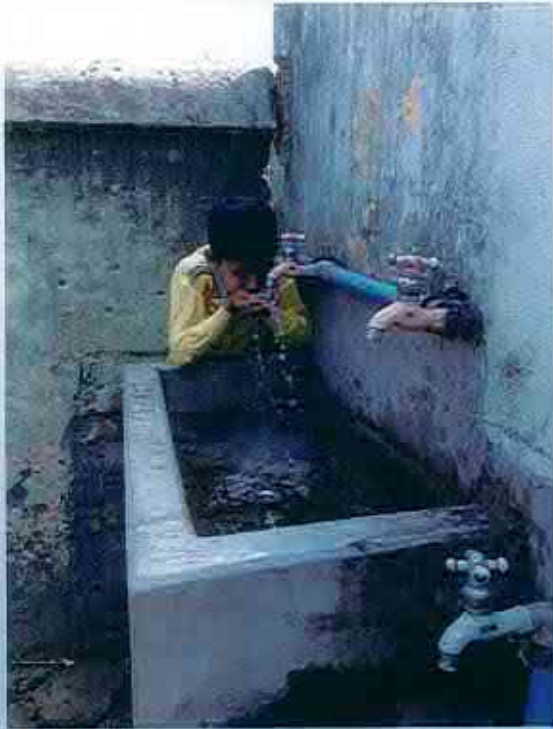
LAFAYETTE HIGH SCHOOL

SCIENCE PROJECTS ON HOW TO REDUCE ENVIRONMENTAL POLLUTION?



2018: I developed a project to show how *Sphagnum* moss may be used for the phytoremediation of excess phosphate from the soil, minimizing the chance of eutrophication

VOLUNTEERING PROJECTS



- I started a fundraiser with my brother, Rishi, to set up drinking water supply in an Indian school and arrange for two years of school supplies
- I planted oaks in community parks
- I've done Academy of Science projects to help gain awareness of science among peers

2017: Presidential Volunteering Award from President Obama

2018: Presidential Volunteering award from President Trump

The City of Chesterfield
Citizens Committee for the Environment
proudly confers this

Award of Distinction
to:

Arjun Raaj Ray

for his completion of the Blue Planet GREEN Challenge Honored
this Monday October 15, 2018

Bob Nation

Mayor Bob Nation



UPCOMING MEETINGS/EVENTS

- A. Thursday, October 18, 2018** – Planning and Public Works (5:45 pm)
- B. Monday, October 22, 2018** – Planning Commission (7 pm)
- C. Monday, October 29, 2018** – F&A Committee of the Whole – Budget Workshop #3 (5:30pm pm)
- D. Monday, November 5, 2018** – Next City Council Meeting (7 pm)

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Ohley

Vice Chair: Councilmember Hurt

The Planning and Public Works Committee has the following action items for the October 15, 2018 City Council meeting.

LEGISLATION

Bill No. 3215 - Summit – Topgolf Lot A (Vacation of Easement)

An ordinance partially vacating a drainage easement on Lot A of the Summit-Topgolf Subdivision as recorded in Book 10297, Page 1266 of the St. Louis County Records, City of Chesterfield, St. Louis County, Missouri. **(First & Second Readings) Department of Planning & Development Services recommends approval.**

Bill No. 3216 - Chesterfield Ice and Sports Complex (Fire Hydrants)

Approves the installation of two fire hydrants at the Chesterfield Ice and Sports Complex within the City of Chesterfield. **(First & Second Readings) Department of Public Works recommends approval.**

LEGISLATION – PLANNING COMMISSION

Bill No. 3217 - P.Z. 06-2018 Downtown Chesterfield

An ordinance amending the legal description of City of Chesterfield Ordinance 2990 and amending the development criteria of City of Chesterfield Ordinance 2449 for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to one “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land (P.Z. 06-2018 Downtown Chesterfield [Stock & Associates Consulting Engineers Inc.] 18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**

Green Sheet Amendments are offered by the PPW Committee.

RECOMMENDATIONS

Summit – Topgolf Lot A (Residence Inn) Site Development Section Plan

A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for a 3.7 acre tract of land located north of North Outer 40 Road and east of Boone’s Crossing. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

Resolution - Updated ADA Transition Plan

A Resolution of the City Council of Chesterfield, Missouri adopting the City of Chesterfield ADA Transition Plan. **(Voice Vote) Planning & Public Works Committee recommends approval.**

City Policy No. PW-38 – Sidewalk within Driveway Limits

Policy prohibits the removal of a sidewalk located within the driveway limits during any driveway reconstruction and requires that the sidewalk be reconstructed with standard Portland Cement Concrete comprised of limestone aggregate, with a broom finish. **(Voice Vote) Planning & Public Works Committee recommends approval.**

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, October 18, 2018 at 5:45 pm.

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

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, September 20, 2018



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 20, 2018 in Conference Room 101.

In attendance were: **Chair Michelle Ohley** (Ward IV), **Councilmember Barry Flachsbart** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III) (*Councilmember Hurt arrived at 5:50 p.m.*)

Also in attendance were: Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Mike Knight, Planner; Steve Merk, Civil Engineer; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:45 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the August 23, 2018 Committee Meeting Summary

Councilmember Flachsbart made a motion to approve the Meeting Summary of August 23, 2018. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 3-0.

II. UNFINISHED BUSINESS - None

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

III. NEW BUSINESS

B. ADA Transition Plan

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that the City has an ADA Transition Plan, as required. However, the information contained within the Plan is generic, generally corresponding to the federal requirements. Staff recently performed a detailed review of the Plan and recommends several updates to ensure the Plan meets all Title II requirements.

Steve Merk, Civil Engineer, provided a PowerPoint presentation on the Plan. Specific updates to the Plan include a detailed self-evaluation and prioritization program for pedestrian facilities. In addition, a program was created that the City will use to analyze, rate, and prioritize future sidewalk work. The proposed Plan has been reviewed by disability advocacy groups and was posted on the City's website for review and comment. Additionally, an open house was held at City Hall on July 31, 2018.

DISCUSSION

In response to questions, Mr. Merk stated that each different type of fault will have its own prioritization rating and the severity of each fault will have a weighted value. Mr. Merk also confirmed that Staff developed the rating system and that it can be adjusted as needed in the future. He further stated that Staff is not requesting additional funds to implement the Plan, but is seeking Council approval on the method that will be used to evaluate and prioritize faults.

In response to Chair Ohley's question, Mr. Eckrich stated that after the Plan has been approved, Staff will provide notification to the residents via the newsletter and City website.

Councilmember Flachsbart made a motion to forward a Resolution adopting the updated City of Chesterfield ADA Transition Plan to City Council with a recommendation to approve with the understanding that the weighting criteria of the Plan will be continuously reviewed. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

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

C Sidewalk within Driveway Limits

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that residents are allowed to reconstruct the portion of their driveway within the public right of way via a Special Use Permit. As part of the Permit, the City requires that Portland Cement Concrete with limestone aggregate and a broom finish be used to reconstruct the sidewalk that runs through the driveway. Occasionally a resident or contractor requests to construct the sidewalk in a different material from the adjacent sidewalk which can be problematic for a number of reasons. Other than within the Special Use Permit provisions, there is currently no City policy that prohibits this. Therefore, Staff would prefer that the Portland Cement Concrete requirement be contained within a City Council Policy. Mr. Eckrich showed photos of driveways with standard sidewalk, exposed aggregate sidewalk, and other decorative materials.

Councilmember Hurt made a motion to create Public Works Policy No. 38, Sidewalk within Driveway Limits, and forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Flachsbart and passed by a voice vote of 4-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Public Works Policy No. 38, Sidewalk within Driveway Limits.]

- A. **P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers Inc.):** A request to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to a “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272) (Ward 2).

STAFF REPORT

Mike Knight, Planner, stated that the request is to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to a new 99 acre “PC&R” District known as Downtown Chesterfield.

This Ordinance amendment has two requests. The first is to incorporate and re-zone 0.44 acres from NU to PC&R because it was under separate ownership at the time of the original PC&R zoning. The second request is to amend the development criteria of the governing ordinance to allow two separate Concept Plans instead of the current requirement of one Concept Plan for the entire 99 acre district.

There are three categories comprising the Downtown Chesterfield District: 1) Category A – Urban “Main Street” Development Pattern; 2) Category B – Urban Mixed Use Development Pattern; and 3) Category C – Highway Frontage Outlots (portions of the District north of relocated Wild Horse Creek Road).

At the Public Hearing on August 13, 2018, the Planning Commission discussed whether one Concept Plan covering both Categories A and B was being considered in the request or whether Categories A and B will have their own individual Concept Plan. On August 20, 2018, the applicant submitted a letter clarifying that one Concept Plan will be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B - 77 acres) and one Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C – 22 acres).

The Planning Commission recommended approval of the request on September 12, 2018 with an amendment to I.P.5 of the draft Attachment A to utilize the verb “shall” instead of the original verb selected “may” and approved by a vote of 6-0.

Within the governing ordinance, there is automatic Power of Review so the Planning & Public Works Committee and City Council will see all future section plans as they come through.

DISCUSSION

Chair Ohley inquired as to why the Planning Commission did not address any of the permitted uses. Planning Commission Chair Merrell Hansen stated that the Planning Commission did call out several of the uses in their discussion. However, they received guidance that many future developments within these areas would potentially require amendments to the planned district ordinance and the Planning Commission would be able to remove uses at that time. Chair Hansen stated the following Permitted and Ancillary Uses were discussed and that they appear throughout several of the uses:

- Rental and leasing of new and used automobiles and necessary outdoor storage of said vehicles.
- Broadcast studios for radio and television.
- Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
- Satellite dishes.

Chair Ohley expressed her concern that Category A is a large part of the Urban Core and she would not want to see these uses in that area. Due to recent similar incidences, she would like to address these uses at this stage of development.

Dan Manning, representative of Sachs Properties, stated that Sachs is currently opposed to removing any of the permitted uses at this time. With respect to Categories A and B, their goal is to develop the entire area with the same vision as Downtown Chesterfield was originally envisioned. Until a developer has been identified, they do not want to remove any uses.

Kate Stock-Gitto, Stock & Associates, stated that with respect to Category C, a Site Development Section Plan and Concept Plan have been submitted in which they are proposing a high-end luxury restaurant, retail, apartments, a hotel and conceptually an office building. Ms. Gitto stated she does not foresee any sort of automobile sales uses for the site as there is not enough room for such an operation, however, she would have to confirm this with the developer.

There was some discussion on amending the ordinance before closing takes place and Councilmember Hurt stated that he would be prepared to remove uses concurrently with the zoning ordinance and concept plan approval process but not at the site plan phase.

Councilmember Flachsbart made a motion to forward P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers Inc.) to City Council with a recommendation to approve with the following uses removed:

Permitted Uses

6. Rental and leasing of new and used automobiles and necessary outdoor storage of said vehicles.
7. Remove *film processors* use from the list.
9. Remove *indoor sale of motor vehicles* use from the list.

Office Commercial Uses

2. Broadcasting studios for radio and television.

Ancillary Uses

3. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
4. Dry cleaning drop-off and pick-up stations.
5. Film drop-off and pick-up stations.
8. Satellite dishes.

The motion was seconded by Councilmember Ohley and **passed** by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the October 15, 2018 City Council Meeting. See Bill #____)

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 06-2018 Downtown Chesterfield.]

Chair Ohley made a motion to suspend the rules and move New Business Item E before Item D. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 4-0.

E. Proposed 2019 Meeting Schedule

Councilmember Flachsbart made a motion to approve the 2019 Planning and Public Works Committee meeting schedule. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 4-0.

(Chair Ohley left the meeting at 6:45 p.m.)

D. Schoettler Road Project Update

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that last year there was a presentation and discussion on Schoettler Road improvements. During that presentation City Staff detailed prior grant submittals for improvements to Schoettler Road, all of which were not successful due to the overall good condition of Schoettler Road. At that time the Planning and Public Works Committee directed Staff to pursue the three highest priority issues within the Schoettler Road corridor: (1) the missing section of sidewalk on Schoettler Road; (2) the design and construction of a center turn lane from Georgetown Road to Clayton Road; and (3) a right turn lane onto Clayton Road. A project including 2 and 3 was included in the 2018 budget for both design and right-of-way acquisition with construction to begin in 2019. Mr. Eckrich notified the Committee that the design of this project has taken longer than expected due to impacts associated with modifying the cross slope of the road. The preliminary design was provided to the City on September 5 in accordance with the design schedule. However, due to Staff's concerns, the consultant is revising the design, with a revised due date of October 5. Due to the anticipated difficulty with right-of-way acquisition, construction of this project has been removed from the 2019 Budget, and will instead be included in the 2020 Budget.

Councilmember Hurt stated that he believes this project is very important for the residents along Schoettler Road, and wants to ensure that the project is constructed as soon as practical. Councilmember Hurt indicated that he would meet with Mr. Eckrich to review the plan, the reasons for the delay, the project schedule, and the future right of way acquisition.

Councilmember Flachsbart made a motion to receive and file the information. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 3-0.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:52 p.m.

Memorandum

Department of Planning & Development Services

3215



To: Michael O. Geisel, City Administrator

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

Date: October 15, 2018

RE: **Summit-Topgolf Lot A (Residence Inn)** A petition for a partial vacation of a drainage easement located on Lot A of the Summit-Topgolf subdivision in Chesterfield (17T510063).

Stock and Associates Consulting Engineers, Inc., on behalf of Summit Ice Center Investors LLC (Summit Development Group), is requesting the partial vacation of a drainage easement dedicated to the City of Chesterfield located on the subject property. The current easement is solely dedicated to the City of Chesterfield in which no utilities will be impacted by the vacation of rights to the easement.

The easement is no longer necessary as it was originally a temporary solution for storm water, to which the master plan channel is now a permanent solution.

Attached to the legislation, please find a copy of the Exhibits A and B which show and describe the easement to be vacated.

Attachments: Legislation
Exhibit "A"
Exhibit "B"



Figure 1. Aerial Photograph

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: October 15, 2018

RE: P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers Inc.): A request to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to one “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272)

Summary

Stock & Associates Consulting Engineers Inc. is requesting to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to one “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

A Public Hearing was held on August 13th, 2018. During the Public Hearing no residents spoke in opposition to this request. There was some general discussion of Downtown Chesterfield and one specific issue was addressed by the Planning Commission for the applicant to formally respond. The issue brought forward by the Planning Commission was in regards to whether one Concept Plan covering both Categories A and B is being considered in this request, or whether Categories A and B will have their own individual Concept Plan.

On August 20, 2018 a letter was submitted to the City by the applicant in response to the issue that was derived from the Public Hearing. In this letter the applicant formally revised the project narrative to clarify the request. This clarification was that “One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan may be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B) and one (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).”

On September 12th, 2018 this petition was next brought before the Planning Commission. After discussion, there were no remaining issues to address due to the clarification brought forth by the applicant.

Planning Commission made the motion to recommend approval of the request on September 12, 2018 with the amendment that I.P.5 of the draft Attachment A utilize the verb “shall” versus the original verb selected “may” and was approved by a roll call vote of 6 – 0.

On September 20, 2018 the Planning and Public Works Committee met and discussed the project. There was considerable discussion in regards to the permitted and ancillary uses contained in the governing ordinance. A motion to recommend approval with changes was passed by a vote of 4-0. These changes are reflected in a Green Sheet and is included with the report.

Attached to this report please find a copy of the legislation, Attachment “A”, and Preliminary Plan labeled Attachment “B”.

Attachments: Green Sheet Amendments
Legislation
Attachment A
Attachment B (Preliminary Plan)



Figure 1. Aerial Photograph



DOSTER ULLOM & BOYLE, LLC

ATTORNEYS AT LAW

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16090 Swingley Ridge Road
Suite 620
Chesterfield, MO 63017
(636) 532-0042
(636) 532.1082 Fax

Michael J. Doster
mdoster@dubllc.com

October 10, 2018

Hand Delivered and sent via Email

Office of the Mayor
City Council
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: P.Z. 06-2018 Downtown Chesterfield ("Petition")

Dear Council Members and Honorable Mayor:

The undersigned serves as land use counsel for Sachs Properties, Inc. and its affiliates in connection with the Petition. This letter is meant to provide the City with the history and context surrounding the Planned Commercial and Residential ("PC&R") zoning classification, Ordinance 2449, as amended ("Ordinance"), and the genesis of Downtown Chesterfield.

The Ordinance is the reflection of Louis Sachs's vision of a downtown in Chesterfield. As the enclosed letter sent to the City Council by former Sachs Properties President Kathleen Higgins indicates, this was apparent to all stakeholders when the Ordinance was unanimously passed on March 19, 2008. PC&R was created specifically to bring this vision to fruition. Drafting the Ordinance was a deliberative, team effort that involved Sachs Properties, outside consultants of Sachs, the City Planning and Development Services department, the Planning Commission, City Council, and Louis Sachs himself. PC&R is a one of a kind designation intended to apply only to the area selected to be the future Downtown Chesterfield. This is why no other area of the City carries the PC&R designation. Developing Downtown Chesterfield as it was originally conceived is of paramount importance to the Sachs family, who recently confirmed to the undersigned that they remain committed to partnering with a developer to develop Downtown Chesterfield in accordance with Mr. Sachs's vision. **The Petition in no way proposes or intends to propose a change to the original vision of the Ordinance or Downtown Chesterfield.**

The defining characteristics of Mr. Sachs's vision, PC&R, and the Ordinance are the same characteristics that define downtown districts wherever they exist – vertical and horizontal integration, self-sustainability, density, walkability, and a mixture of uses. Downtown Chesterfield is supposed to be an area of the City with a variety of uses that complement each other so that residents and visitors to Downtown can access all of the amenities that they need without leaving Downtown. Once uses are stripped away or forbidden from Downtown, the vision starts to fall apart. For this reason, the uses contained in the Ordinance were heavily vetted by Mr. Sachs, outside consultants of Sachs, and City officials when the Ordinance was drafted. The people involved in the drafting process determined that these uses were necessary to make Downtown Chesterfield a true downtown. This is why the Ordinance was unanimously approved by Council with all of the uses currently included in the Attachment A.

The Planning and Public Works Committee voted unanimously to remove four "Permitted Uses" and four "Ancillary Uses" from the Ordinance in connection with the recently requested amendment to the Ordinance legal description. Each of these uses is necessary to support the walkable, self-sustaining community that Downtown Chesterfield is envisioned to be. The Permitted Uses removed by the Committee, and their necessity to Downtown Chesterfield, can be described as follows:

1. Rental and leasing of new and used automobiles and necessary storage of said automobiles: Visitors staying in Downtown hotels may need access to a rental vehicle if travel outside of Downtown becomes necessary.
2. Film processors: Many local, independent camera and printing stores still process film on-site. Having such a store located in Downtown would be an asset to the community and would positively contribute to the diversity of uses in Downtown.
3. Indoor sale of automobiles: A trend in the automobile industry is to sell automobiles from a facility that resembles a standard retail store rather than a traditional dealership. There is no outside inventory and customers generally purchase their automobile online after consulting with an on-site sales associate. This type of operation was compared to a traditional dealership when the Ordinance was drafted. While it was determined that a traditional dealership would be inappropriate, indoor sales was identified as a good complementary retail use that would positively contribute to the diversity of uses in Downtown.
4. Broadcasting studio for radio and television: Local broadcast and recording studios add to the cultural character of an area, and can be combined with recreational or restaurant uses by creative developers. For example, 590 The Fan recently located their new radio broadcast studio in Kirkwood, adjoining the Kirkwood Brewhouse restaurant. This kind of concept falls squarely within the creative mixed-use character envisioned for Downtown. Furthermore, the UDC requires the facilities needed for this use to be located entirely within buildings, so the Committee's concern that such a studio would bring large, unsightly broadcast equipment is addressed by the way the use is defined in the UDC.

The Ancillary Uses removed by the Committee, and their necessity to Downtown Chesterfield, can be described as follows:

1. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications. This use is necessary to serve a broadcast studio that might be located in Downtown. Note that the Ordinance requires this use to be screened from view, and all plans require approval by the Department of Planning and Development Services, the Planning Commission, and City Council.
2. Dry cleaning drop off and pick up stations. Since people will be living and working in Downtown, as well as staying in Downtown hotels for business, it stands to reason that they will need a place within Downtown to drop off clothes for dry cleaning. Note that a drive through drop off and pick up station is not permitted by the Ordinance.
3. Film drop off and pick up stations. The majority of Walgreens and CVS stores still serve as film drop off and pick up stations. Removing this use might prohibit such stores from locating in Downtown. Note that a drive through drop off and pick up station is not permitted by the Ordinance.

4. Satellite dishes. Many hotels and residential developments install satellite dishes in order to offer certain television services to their guests and tenants.

Also, note that none of the above-listed Ancillary Uses are permitted as standalone uses. According to the UDC, ancillary uses are "designed to serve the occupants and patrons of the principal permitted uses within the building. No separate access from the exterior building shall be permitted" for ancillary uses.

The Downtown concept is unique in that it is ideally home to a variety of uses that normal zoning regimes keep separate. Allowing the variety of uses in one area is essential for the concept to work. Each of these otherwise different uses work together to create a self-sustainable, walkable district that has all of the amenities a person might reasonably want in close proximity. Once the variety of uses is no longer allowed, the district changes from a "downtown" to a more typical planned district. Given the continued commitment of the Sachs family to partnering with a developer to develop Downtown in accordance with Mr. Sachs's vision of Downtown, Sachs Properties strongly feels that the uses currently contained in the Ordinance remained undisturbed so that it can locate a developer to develop the remaining 75 acres in accordance with Mr. Sachs's vision of Downtown.

Very truly yours,



Michael J. Doster

cc: The Sachs Family, c/o Ami Kutz, Sachs Properties
Harold A. Tzinberg, Stinson Leonard Street LLP
Michael O. Geisel, City Administrator
Justin Wyse, Director of Planning and Development Services
Christopher Graville, City Attorney
Chesterfield Planning Commission, c/o Merrell Hansen, Chair

Enclosures: 1



SACHS PROPERTIES

March 19, 2008

Honorable Mayor John Nations
and Chesterfield City Council
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Downtown Chesterfield

Dear Mayor and Councilmembers:

I am sorry that I could not attend tonight's meeting to witness the vote that is a historic first and major step toward the fulfillment of a dream for the City of Chesterfield. I say it is the "first" step because we realize as you realize that there is much work ahead of us to complete the dream of Downtown. It is also a "major" step because the passage of the Planned Commercial and Residential District Ordinance provides the foundation on which the future Downtown development will rest.

The foundation could not have been accomplished without the commitment, creativity, hard work and thoughtful cooperation of Administration, Staff, Planning Commissioners, and the elected officials of this City. Louis Sachs, the Sachs organization and the Downtown development team applaud all of you and all of them as we anticipate taking the next steps toward the fulfillment of the dream.

Sincerely,

SACHS PROPERTIES, INC.

Kathleen Higgins
President

KH:kaa

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

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

Date: October 15, 2018

RE: **Summit-Topgolf Lot A (Residence Inn)** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.7 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T510063)

Summary

This request is to allow for development of a new Residence Inn hotel within the Summit-Topgolf subdivision. The hotel is 4 stories in height, accommodates 128 guest rooms, has an indoor pool, and outdoor sport court. The materials primarily range from manufactured stone veneer, EIFS, and wood look panels. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3012.

The project was reviewed by the Architectural Review Board on May 10, 2018. A motion to forward the Site Development Section Plan to the Planning Commission with a recommendation for approval passed by a vote of 5-0 with the following conditions: The white siding be substituted where there was off-white, increase the landscaping along the front parking area to provide a continuous hedge along I-64, and research options for a pedestrian connection to the west. All of the ARB conditions have been fulfilled by the applicant.

Planning Commission recommended approval of the request on July 9, 2018 by a vote of 7 – 2. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code on July 10, 2018.

The applicant supplied alternate elevations and renderings within the Planning and Public Works Packet that were based on building material and color comments made at the July 9th Planning Commission meeting.

The Planning and Public Works Committee recommended approval of the request on July 19, 2018 by a vote of 4-0 with the stipulation that a meeting take place prior to the August 6 City Council meeting in which changes may occur.

The City Council motioned to postpone action on August 06, 2018 and passed unanimously by a voice vote.

The City Council motioned to postpone action on August 20, 2018 and passed unanimously by a voice vote.

The City Council motioned to postpone action on September 05, 2018 and passed unanimously by a voice vote.

The City Council motioned to postpone action on September 17, 2018 and passed unanimously by a voice vote.

The applicant has since provided updated elevations included in this packet for review.

Attached, please find the Site Development Section Plan including the updated elevations.



Figure 1: Subject Site Aerial

SITE DEVELOPMENT SECTION PLAN

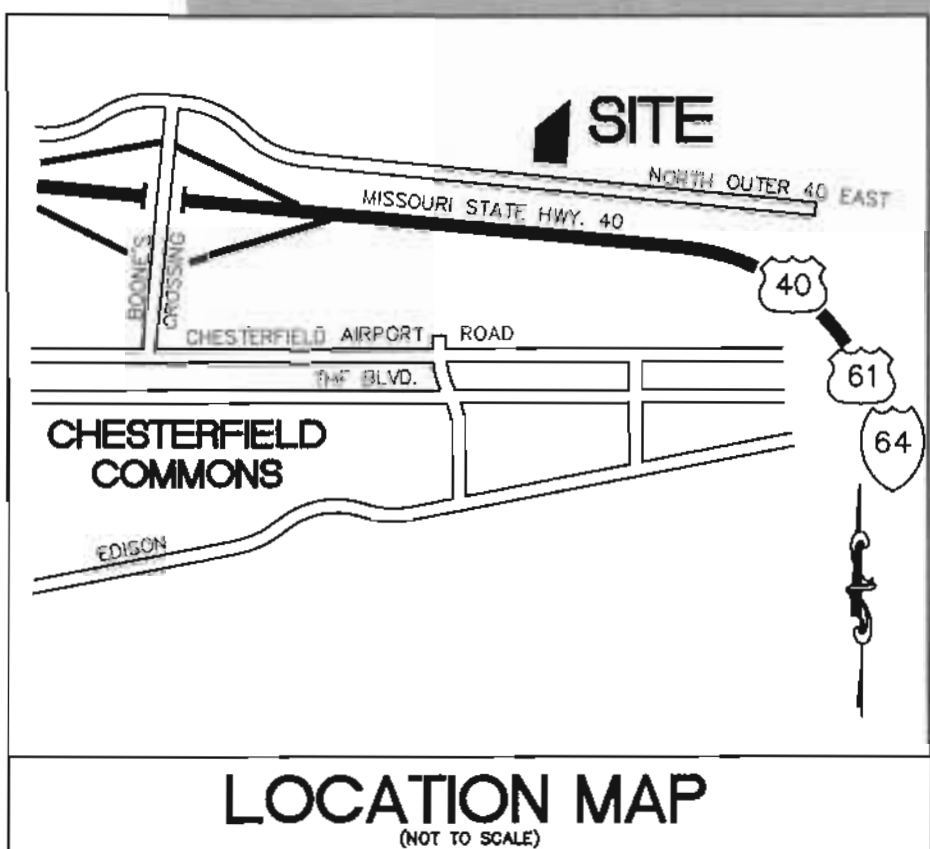
A TRACT OF LAND BEING LOT A OF 'SUMMIT-TOPGOLF SUBDIVISION' AS RECORDED IN PLAT BOOK 365, PAGES 300-301 AND PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

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

LEGEND

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



PERTINENT DATA

LOT A
OWNER: SUMMIT ICE CENTER INVESTORS LLC
OWNER UNDER CONTRACT: KMG HOTELS
LOT A AREA: 3.671 Acres ±
EXISTING ZONING: "PC" PLANNED COMMERCIAL (ORD. #2932)
SITE ADDRESS: 16875 NORTH OUTER 40 ROAD, CHESTERFIELD, MISSOURI 63005
LOCATOR NO: 17T510041
WUNNENBERG'S: PG. 21, GRID 18FF
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 21898C0165K, FEB 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

OPEN SPACE:

REQUIRED: 35.0% PER PC DISTRICT REGULATION
PROVIDED: 45.86% (73,337 SF/159,929 SF)

PARKING:

REQUIRED: PLEASE SEE UNIFIED DEVELOPMENT CODE SEC. 04-04
HOTEL: 128 UNITS
REQUIRED: 1.2 SPACES/UNIT
1.2 SPACES/UNIT x 128 UNITS = 154 SPACES

TOTAL REQUIRED: 154 SPACES
TOTAL PROVIDED: 130 SPACES (INCLUDES 6 ADA SPACES)

F.A.R. CALCULATION

F.A.R. = 86,199 S.F. / 159,929 S.F. = 0.54
FIRST FLOOR = 26,154 S.F.
SECOND FLOOR = 20,015 S.F.
THIRD FLOOR = 20,015 S.F.
FOURTH FLOOR = 20,015 S.F.

BUILDING AND PARKING SETBACKS

NORTH: 30' BUILDING AND 30' PARKING SETBACK
EAST: 5' BUILDING AND 0' PARKING SETBACK
SOUTH: 75' BUILDING AND 30' PARKING SETBACK
WEST: 5' BUILDING AND 0' PARKING SETBACK

FIRM 29189C0165K

SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "SHADED X" & "AH".
"AH" (BASE FLOOD ELEVATION 457) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0165K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.

100 YR. H.W. ELEV. - MO RIVER: 465.71 ((466.00)) - HEC RAS MODEL 10/97

500 YR. H.W. ELEV. - MO RIVER: 468.00 (MILE 40) - FROM UPPER MISSISSIPPI (FLOW FREQUENCY STUDY- BY THE U.S. ARMY CORP. OF ENGINEERS, DATED MARCH 2004

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 ABSOLVE ANY PARTY WITH COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

SITE BENCHMARK

#12-166
ELEV. = 458.86

"STANDARD ALUMINUM DISK" STAMPED SL-32, 1990.
DISK IS SET IN BETWEEN THE HWY I-64 NORTH OUTER ROAD AND THE WEST BOUND HWY I-64, 19' SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY. I-64. APPROXIMATELY 0.5 MILES EAST OF THE INTERSECTION OF BOONES CROSSING ROAD AND NORTH OUTER ROAD. (SL-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JULY 2002.) AS SHOWN HEREON

PREPARED FOR:

PLAZA INN, LLC
ATTENTION: MR. JAY KOSHIYA
1645 SWIFT AVE
NORTH KANSAS CITY, MO 64116

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION TITLED "RESIDENCE INN CHESTERFIELD, MISSOURI" DATED FEBRUARY 2018 AND ALL IRS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

PLAZA INN LLC, the owner under contract of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter ____.

"PC" Planned Commercial of the City of Chesterfield (present zoning)

Ordinance No. ____ do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

PLAZA INN, L.L.C.

by: _____

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

On this day of _____, 2018, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of _____, and that said _____

Instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

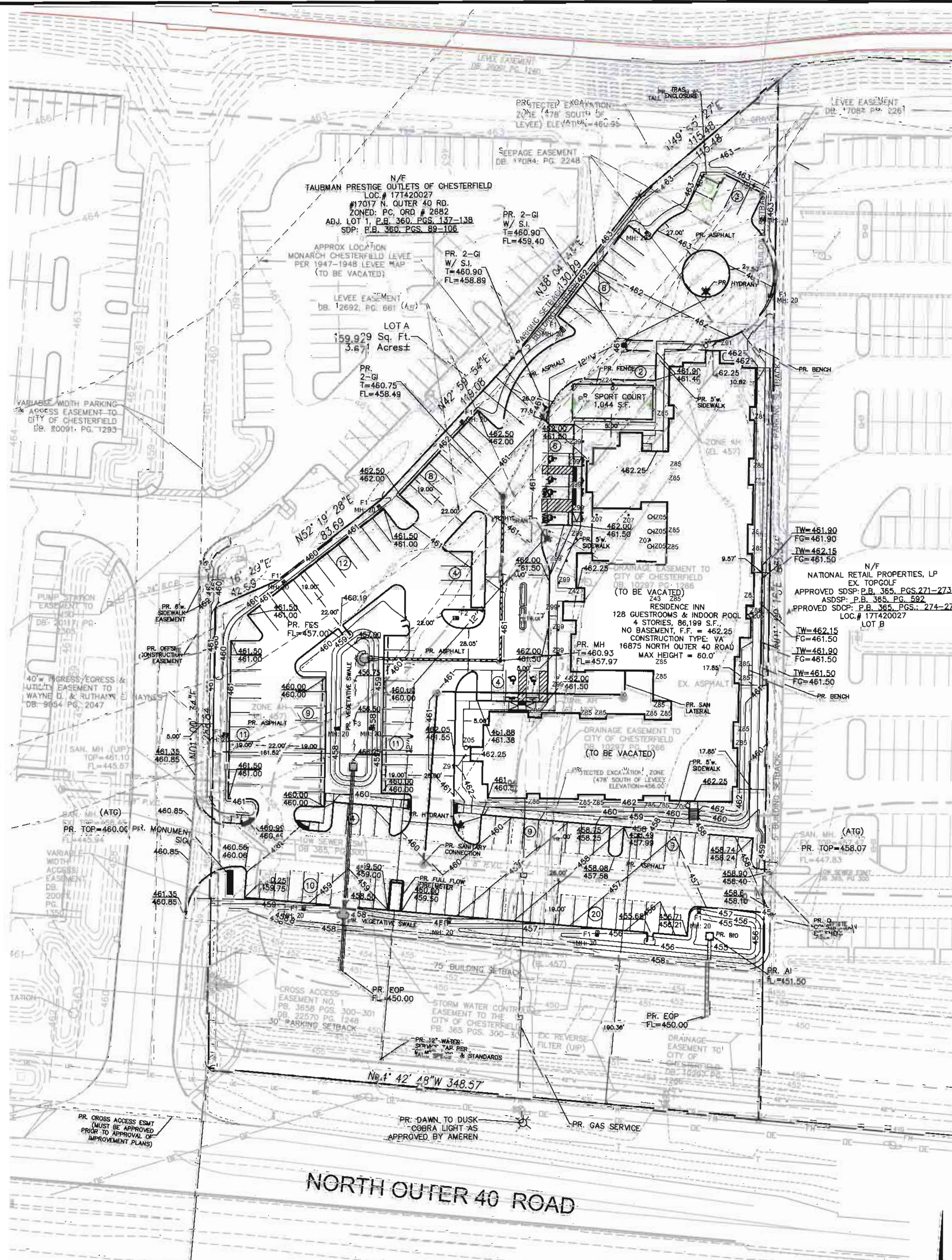
Print Name

My commission expires: _____

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2018, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning and Development Services Director and the City Clerk.

By: Justin Wyse, Director of Planning and Development Services

By: Vickie Hass, City Clerk



SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Section Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-0

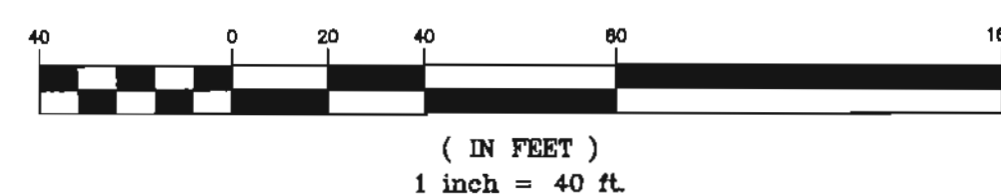
Walter J. Pfeiffer, Missouri L.S. No. 2006000728



SHEET INDEX

- SDSP-1 - SITE DEVELOPMENT SECTION PLAN
- SDSP-2 - PHOTOMETRIC PLAN
- SDSP-3 - SKY EXPOSURE PLAN
- L-1 - LANDSCAPE PLAN
- A201-A202 - ARCHITECTURE ELEVATIONS

GRAPHIC SCALE

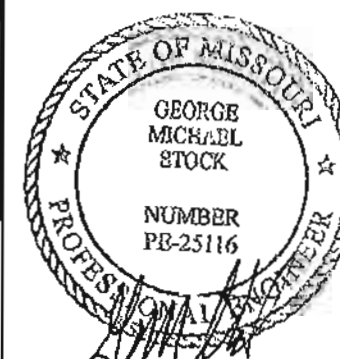


PREPARED BY:

SITE DEVELOPMENT SECTION PLAN FOR:

RESIDENCE INN

LOT A
CITY OF CHESTERFIELD, MISSOURI 63005



10/4/18
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- 3/19/18 CITY COMMENTS
- 3/26/18 PHOTOMETRIC
- 4/18/18 CITY COMMENTS
- 6/13/18 CITY COMMENTS
- 6/25/18 CITY COMMENTS
- 10/04/18 CITY MEETING

DRAWN BY: G.M.S. CHECKED BY: G.M.S.

DATE: 01/09/2018 JOB NO: 217-6191.1
U.S.D. P. # BASE MAP # 177

S.L.C. H&T # H&T SUP. #

M.D.N.R. #

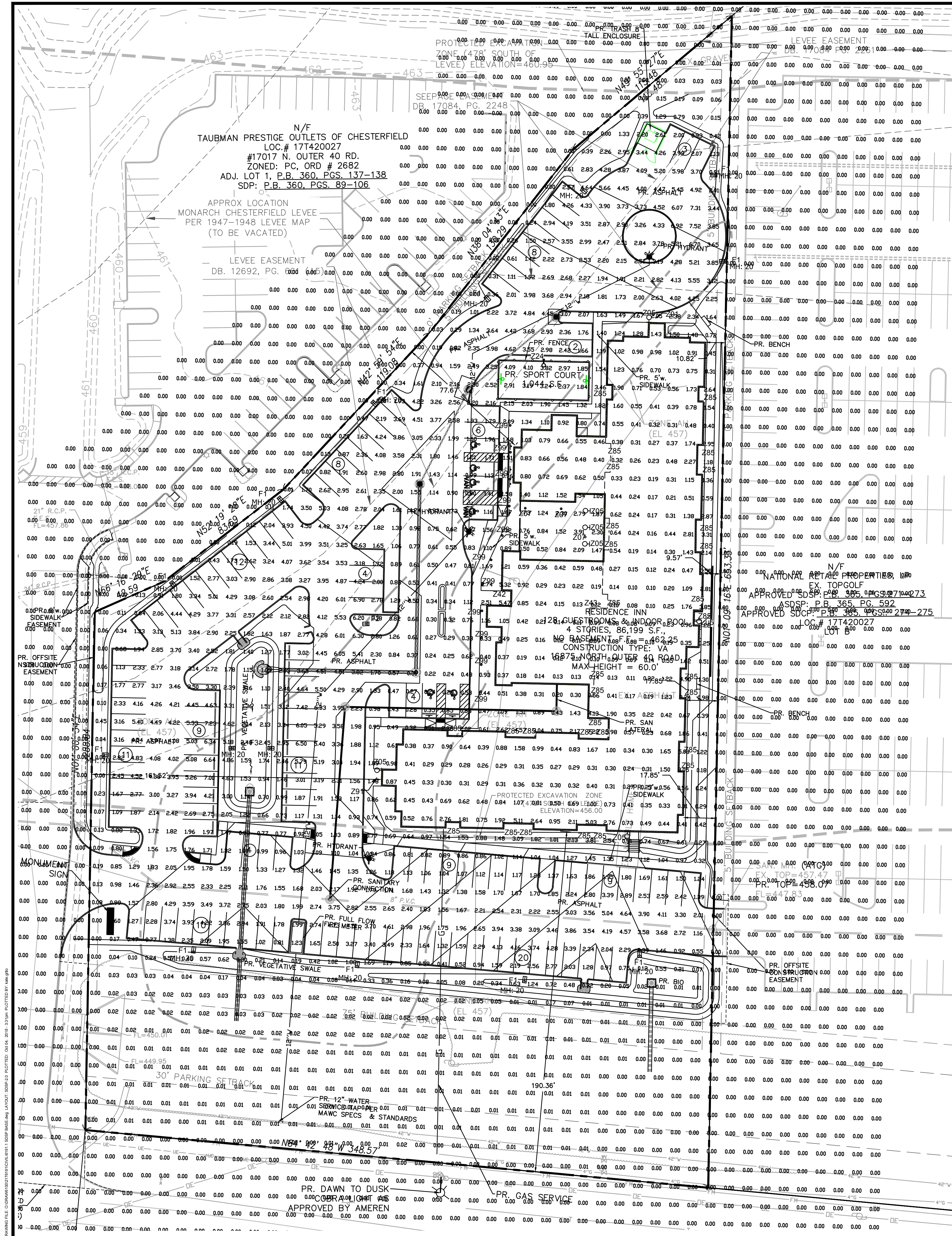
SHEET TITLE:

SITE DEVELOPMENT

SECTION PLAN

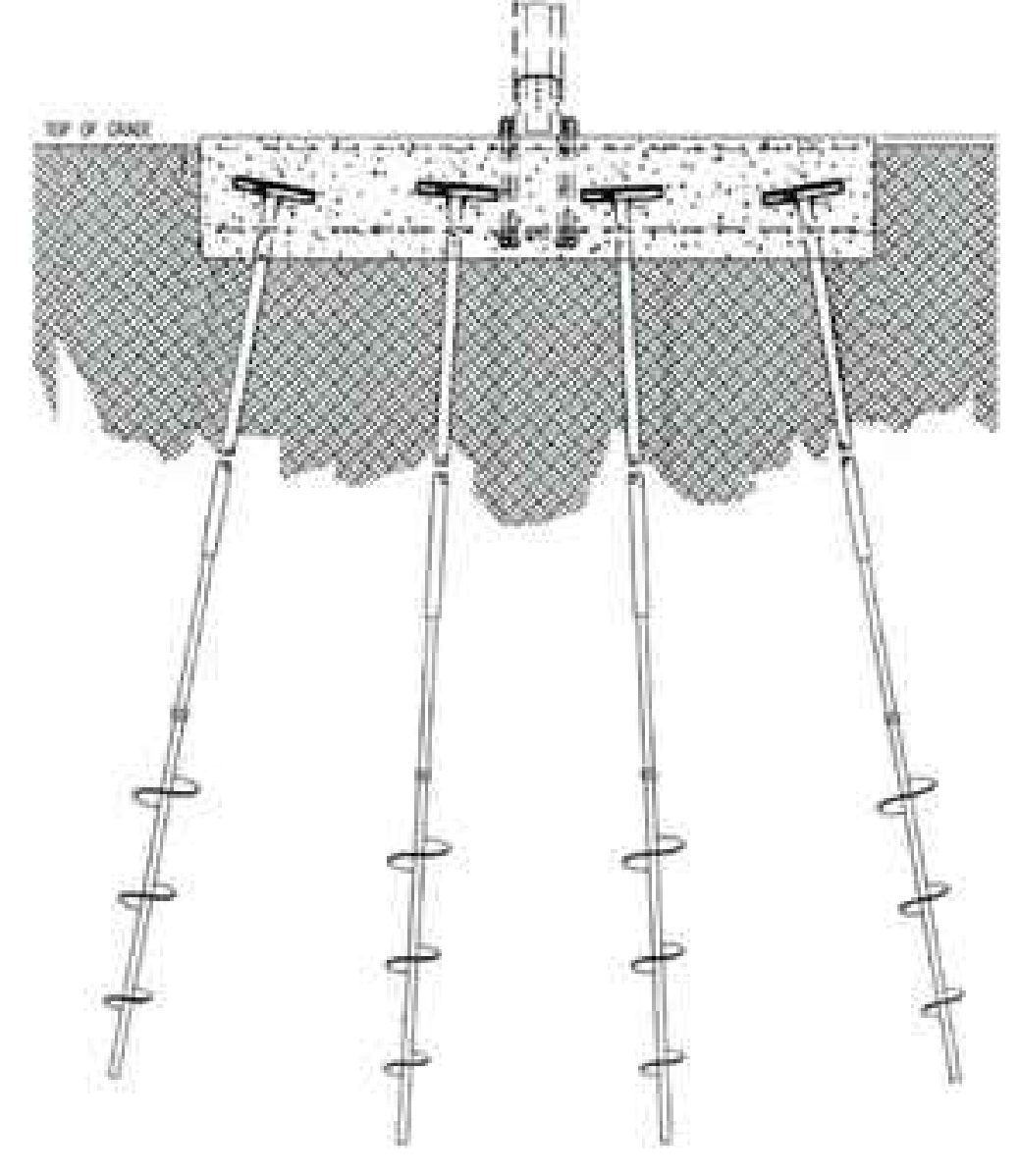
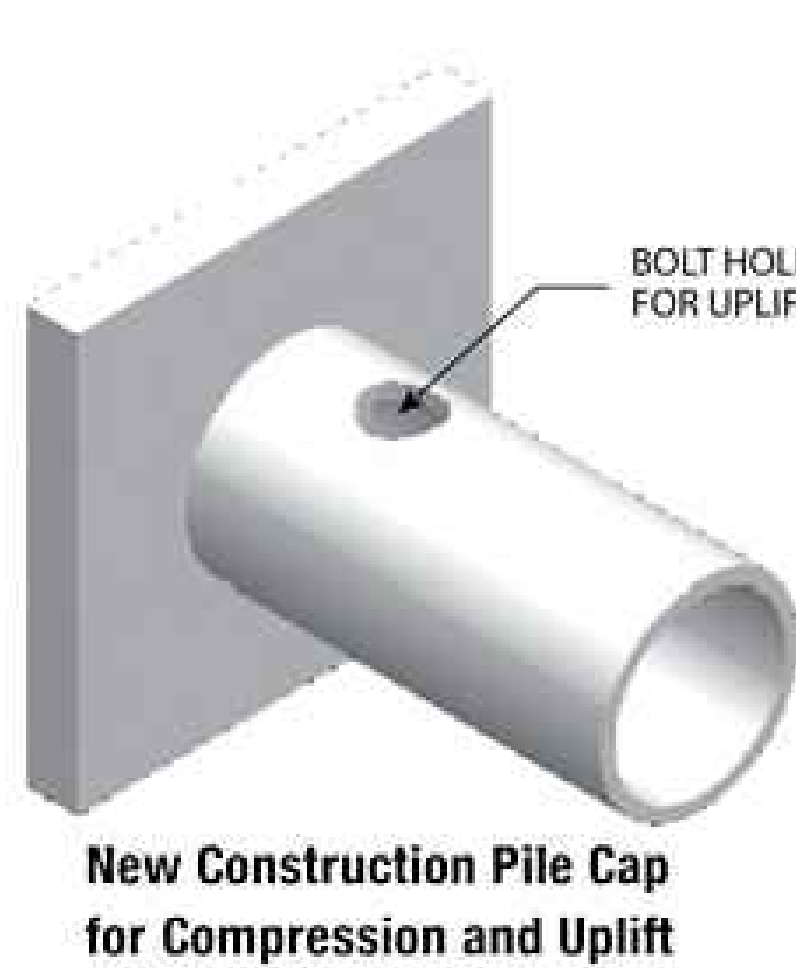
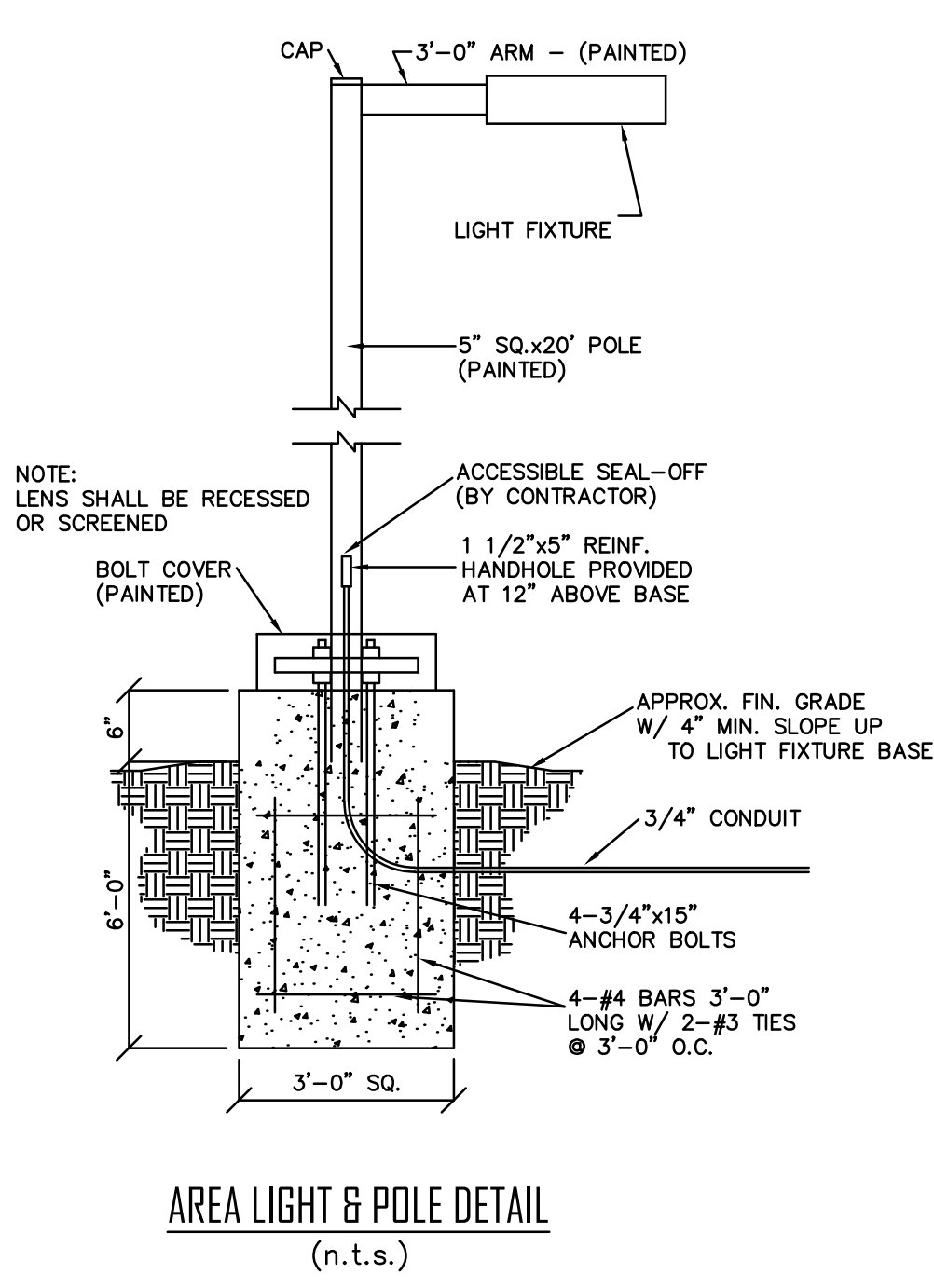
SHEET NO.:

SDSP-1.0



Symbol	Type	Quantity	Article number	Article name	Equipment	Fully Shielded	Flat Lensed
☉	Z05	07	49623BKTLED	Amber Vallye	1x Sconce LIGHT LED 17W	YES	YES
☉	Z07	03	49625BKTLED	Lantern	1x Decorative LIGHT LED 17W	YES	YES
●	Z24	01	LI-FLDF050-XYZ	ELENORA - 50W -3	1x AREA LIGHT LED 50W - Type 4	NO	YES
■	Z42	01	CL914	Exterior Pendant	1x Exterior Pendant 51W	YES	NO
■	Z43	01	CLK913	Exterior Pendant	1x Exterior Pendant 75W	YES	NO
●	Z85	30	IL-D536	LED Downlight	1x Downlight 20W LED	YES	NO
○	Z91	02	NHM-612	LED Downlight	1x Downlight 1250 lm LED	YES	NO
○	Z99	11	IL-C13BS	LED BOLLARD	1x LED BOLLARD 25W	YES	YES
□	F1	12	LI-PLYR298-W150	AURA - 150W -4	1x AREA LIGHT LED 50W - Type 4	YES	YES
□	F2	2	LI-PLYR298-W150	AURA - 150W -3	1x AREA LIGHT LED 50W - Type 3	YES	YES
□	F3	1	LI-PLYR298-W150	AURA - 150W -4	1x AREA LIGHT LED 50W - Type 4	YES	YES

AREA	AVERAGE ILLUMINANCE	MINIMUM ILLUMINANCE	MAXIMUM ILLUMINANCE	AVG/MIN	MAX/MIN
ENTIRE SITE	0.66	0.00	7.52	NA	NA
PAVEMENT AREA	2.88	0.69	7.59	4.17	11.00



NOTE:
PARKING LIGHTING WILL NOT BE LOWER THAN 10 FEET ABOVE GRADE AND MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED 20 FEET.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100
FAX: (636) 530-9100
e-mail: general@stockinc.com
Web: www.stockinc.com

SITE DEVELOPMENT SECTION PLAN FOR:
RESIDENCE INN
LOT A
CITY OF CHESTERFIELD, MISSOURI 63005

STATE OF MISSOURI
GEORGE M. STOCK
CIVIL ENGINEER
NUMBER: PB-25116
10/19/2018

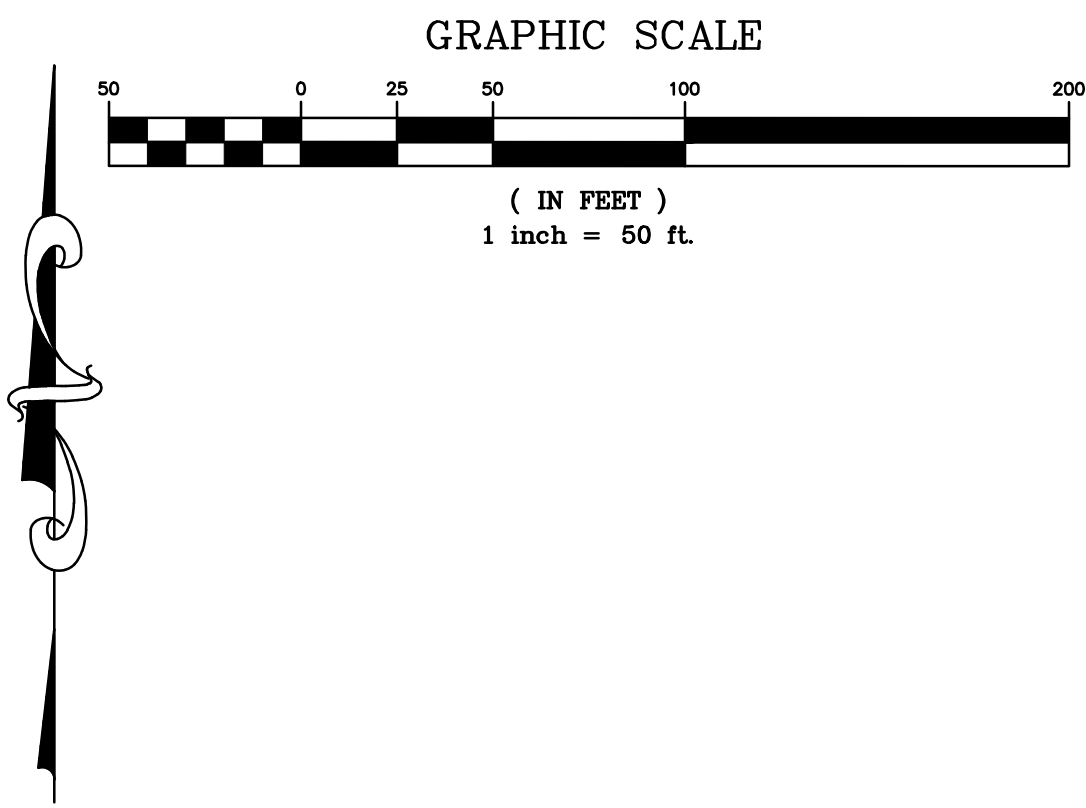
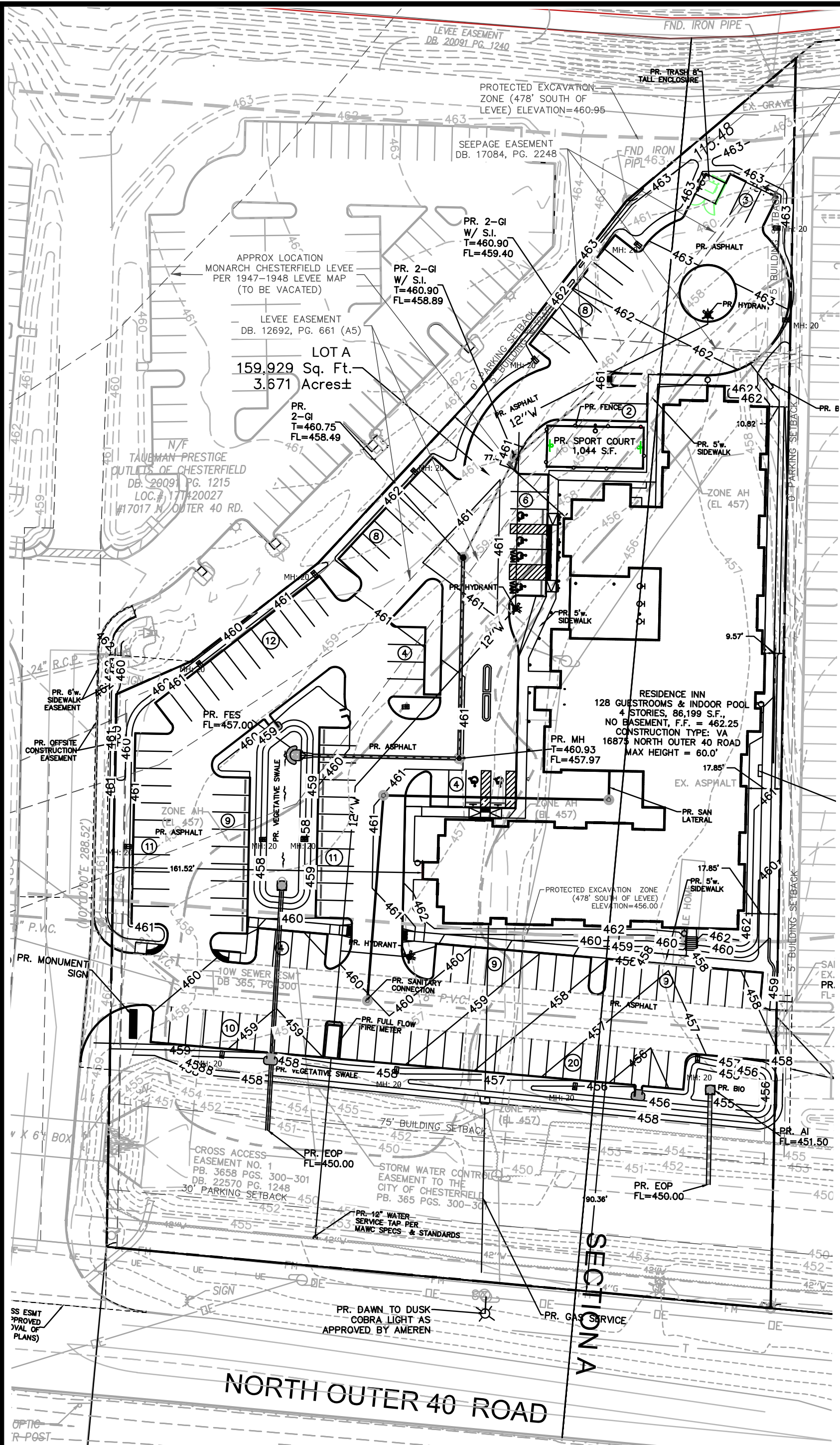
REVISIONS:
1. 3/19/18 CITY COMMENTS
2. 3/26/18 PHOTOMETRIC
3. 4/18/18 CITY COMMENTS
4. 6/13/18 CITY COMMENTS
5. 6/25/18 CITY COMMENTS
6. 10/04/18 CITY MEETING

DRAWN BY:
K.S.G.
DATE:
01/09/2018
W.S.D. P.#:
171
S.L.C. H&T #:
-
M.D.N.R. #:
-

CHECKED BY:
G.M.S.
JOB NO:
217-6191.1
BASE MAP #:
171
H&T S.U.P. #:
-

SHEET TITLE:
PHOTOMETRIC PLAN

SHEET NO.:
SDSP-2.0



BALL CONTAINMENT & REBOUNDERS

Defense
Ball containment prevents home and landscape damage caused by runaway sports equipment. Plus, you spend more time practicing shots instead of chasing the ball!

Practice anytime
Sport Court® Rebounders enhance practice for soccer, tennis, baseball and basketball by allowing you to practice anytime of the day without your team.

Improve skills
Have your quickness, strength, stamina and accuracy with fast and accurate ball return rates from your Rebounder.

Durability
Galvanized, powder coated steel poles and UV protected nets can withstand any climate and aggressive play.

Ball Containment Systems:
Custom built for every game court.

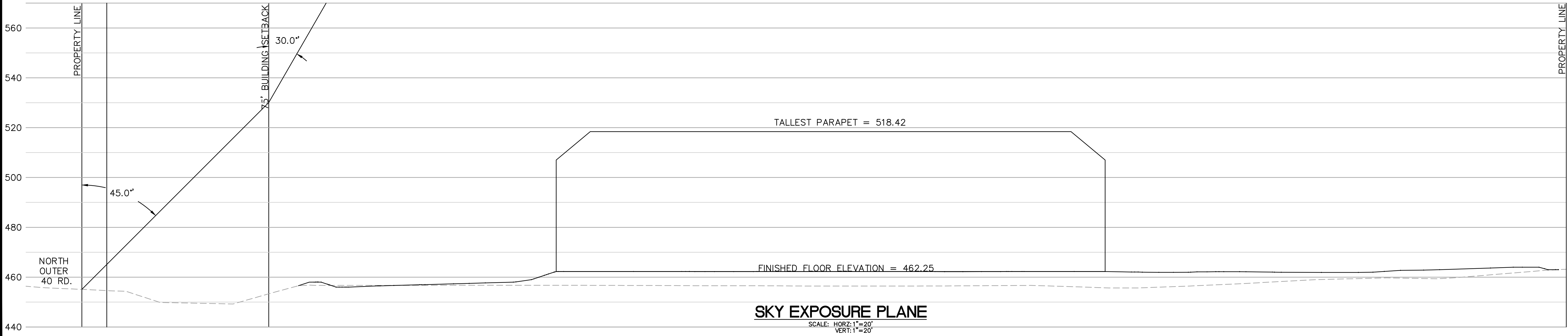
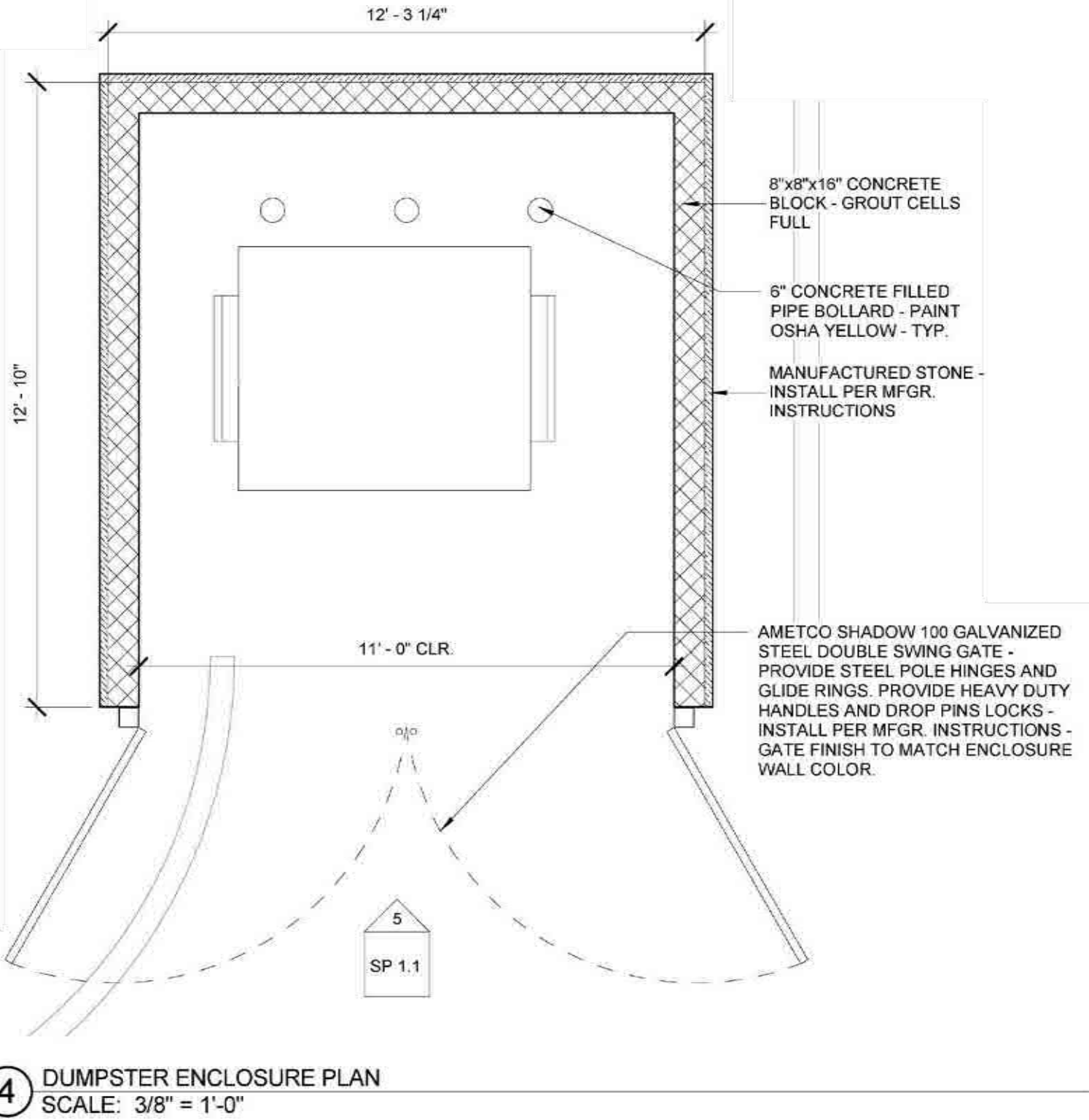
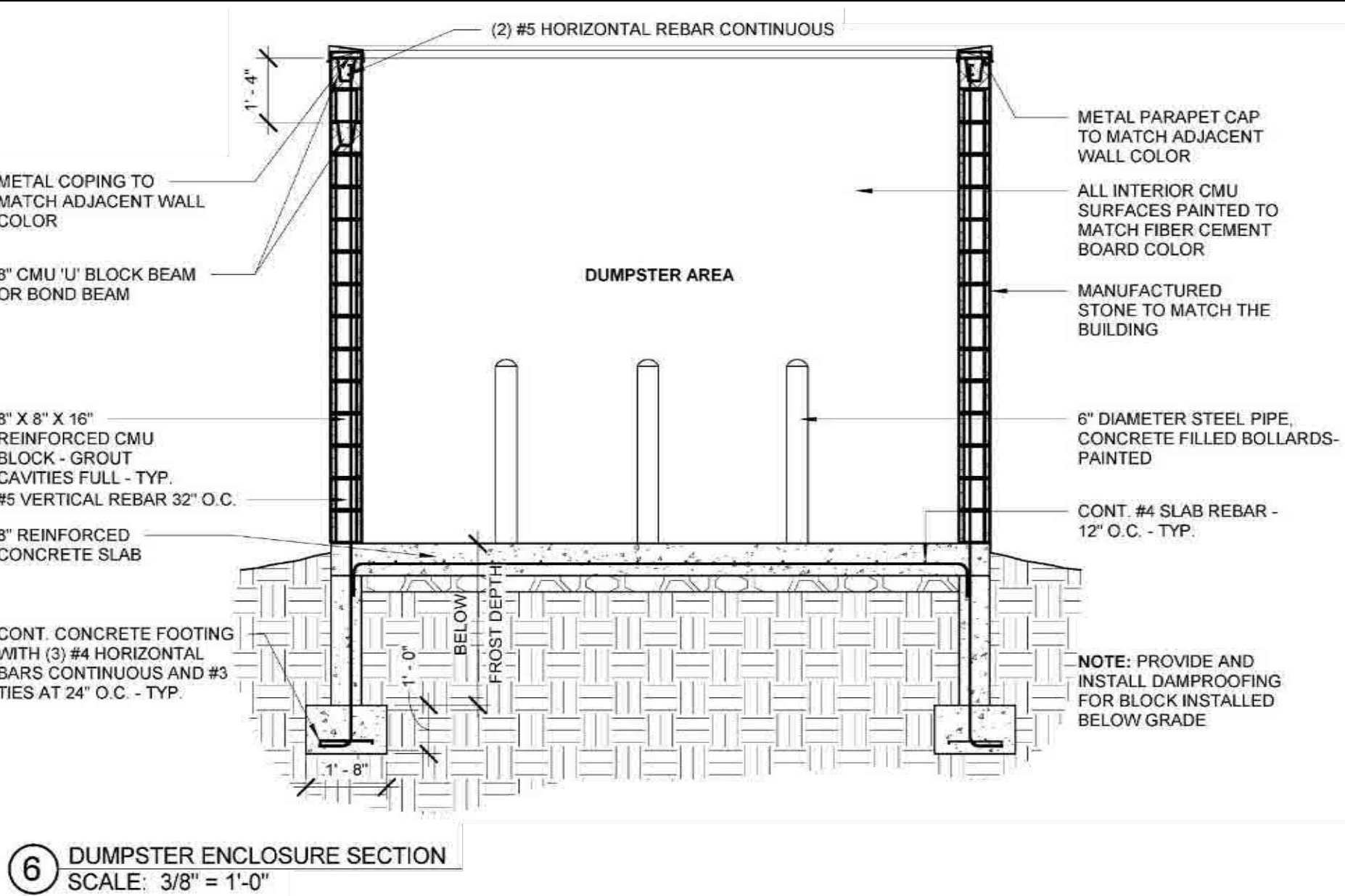
Rebounder kit includes:
Rebounder kit includes the pole, bottom apron, 15' support strap, 35' hand net, extra line material and custom tie strap. Available in 10'x10' and 10'x20'.

SPORTCOURT.COM
800-421-8112

©2017 Sport Court is a registered trademark of Corner Sport Court International Inc.



SPORT COURT FENCE DETAIL
(N.T.S.)
NOTE: SPORT COURT MATERIALS:
1. POWDER COATED STEEL POLES
2. 10' UV-PROTECTED MESH NET

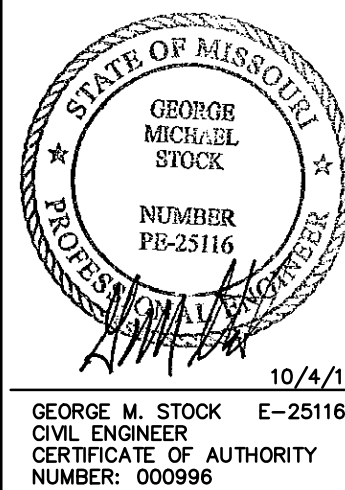


PREPARED BY:

SITE DEVELOPMENT SECTION PLAN FOR:

RESIDENCE INN

LOT A
CITY OF CHESTERFIELD, MISSOURI 63005



REVISIONS:	
1.	3/19/18 CITY COMMENTS
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DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 01/09/2018	JOB NO: 217-6191.1
M.S.D. P. # -	BASE MAP # 171
S.L.C. H&T # -	H&T S.U.P. # -
M.D.N.R. # -	
SHEET TITLE: SKY EXPOSURE PLAN	
SHEET NO.: SDSP-3.0	



② SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

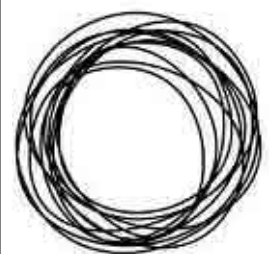
EXTERIOR MATERIAL FINISH SCHEDULE			
MARK	MATERIAL	MANUFACTURER	FINISH DESCRIPTION
AL1	WINDOWS AND STOREFRONT MATERIAL	VARIES	CLEAR ANODIZED ALUMINUM
EF1	DRAINABLE EIFS SYSTEM	DRYVIT OR EQ.	SANDPEBBLE FINISH - SHERWIN WILLIAMS SW 6075 GARRET GRAY
EF2	DRAINABLE EIFS SYSTEM	DRYVIT OR EQ.	SANDPEBBLE FINISH - SHERWIN WILLIAMS SW 7043 WORLDOLY GRAY
EF3	DRAINABLE EIFS SYSTEM	DRYVIT OR EQ.	SANDPEBBLE FINISH - SHERWIN WILLIAMS SW 6070 HERON PLUME
PT2	PAINT OR PRE-FIN.	-	DARK BRONZE
ST1	MANUFACTURED STONE VENEER	EL DORADO OR CENTURION ALT.	STACKED STONE - ALDERWOOD
WD1	WOOD LOOK PANELS	NICHIHA	VINTAGEWOOD SERIES - BARK COLOR



① WEST ELEVATION
SCALE: 1" = 10'-0"

PLAN STATUS		DATE
DESCRIPTION	02/26/0608	
ARB SUBMITTAL	PLANNING DEPT.	07/13-10/04
DATE		

chasen b. garrett
ARCHITECTS, PLLC
405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175



RESIDENCE INN - #11090

KMG HOTELS

16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO

EXTERIOR ELEVATIONS



CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE:
10/04/2018

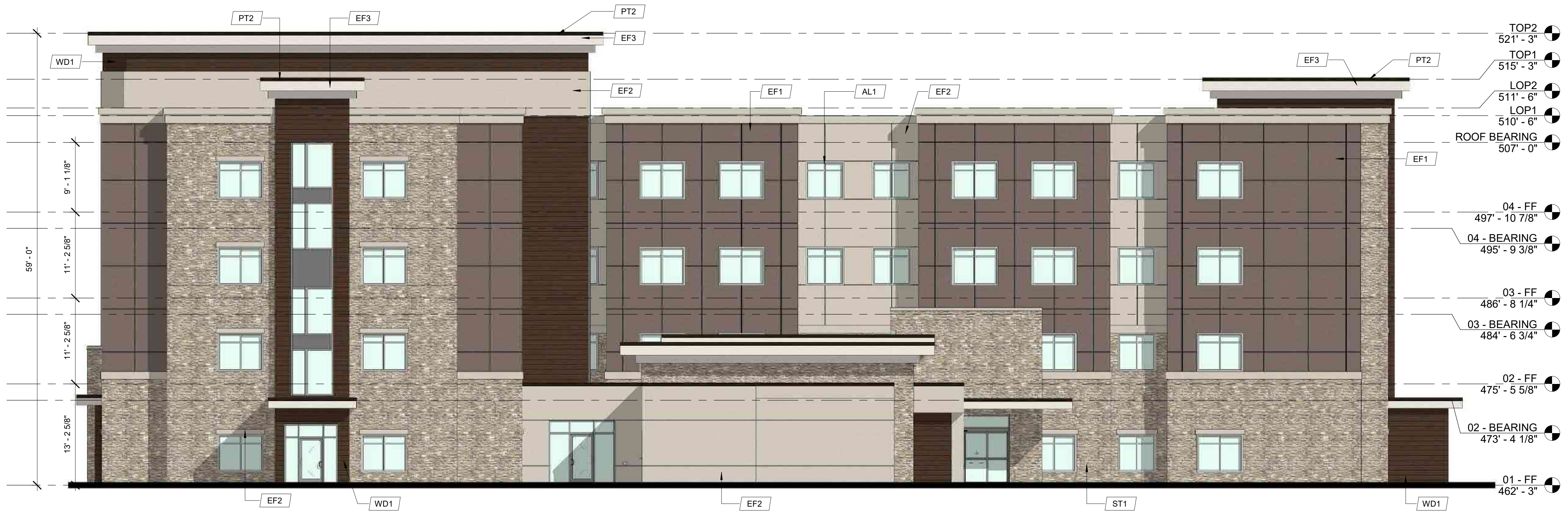
SHEET NUMBER:

A201



2 EAST ELEVATION
SCALE: 1" = 10'-0"

EXTERIOR MATERIAL FINISH SCHEDULE			
MARK	MATERIAL	MANUFACTURER	FINISH DESCRIPTION
AL1	WINDOWS AND STOREFRONT MATERIAL	VARIES	CLEAR ANODIZED ALUMINUM
EF1	DRAINABLE EIFS SYSTEM	DRYVIT OR EQ.	SANDPEBBLE FINISH - SHERWIN WILLIAMS SW 6075 GARRET GRAY
EF2	DRAINABLE EIFS SYSTEM	DRYVIT OR EQ.	SANDPEBBLE FINISH - SHERWIN WILLIAMS SW 7043 WORLDLY GRAY
EF3	DRAINABLE EIFS SYSTEM	DRYVIT OR EQ.	SANDPEBBLE FINISH - SHERWIN WILLIAMS SW 6070 HERON PLUME
PT2	PAINT OR PRE-FIN.	-	DARK BRONZE
ST1	MANUFACTURED STONE VENEER	EL DORADO OR CENTURION ALT.	STACKED STONE - ALDERWOOD
WD1	WOOD LOOK PANELS	NICHIHA	VINTAGEWOOD SERIES - BARK COLOR



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PLAN STATUS		DATE
DESCRIPTION	ARB SUBMITTAL	02/26/2018
PLANNING DEPT.	SUBMITTAL	07/13/2004

chasen b. garrett
ARCHITECTS, PLLC

405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175

RESIDENCE INN - #11090
KMG HOTELS

16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO

EXTERIOR ELEVATIONS

10/04/2018

CHASEN B. GARRETT
ARCHITECT
MO# A-2014010812

CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE:
10/04/2018

SHEET NUMBER:
A202

















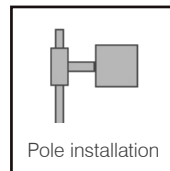
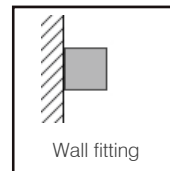






DESCRIPTION

AURA series is the most economical outdoor luminaire suitable for parking lot lighting, and street lighting. Individual engines with aluminum heatsinks provide easy thermal management.



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ORDERING INFORMATION

Model	Watts	Lumen	Optic	Color Temp.	CRI	Optional	Finish color
LI-PLYR298-W150	150	18000	A = Type 3, 4 (Asymmetric)	0 = 4000K 1 = 5000K	80	1 = Dimmable 2 = Occupancy Sensor 3 = Photocell	BR

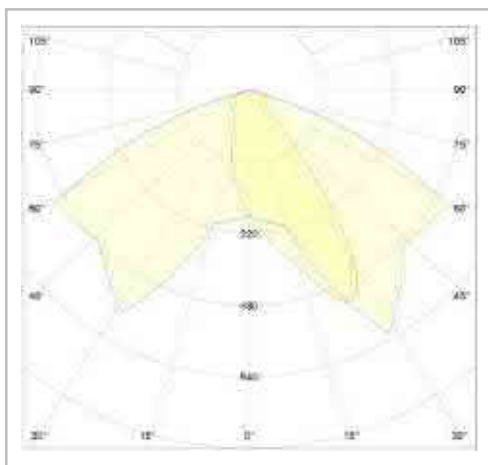
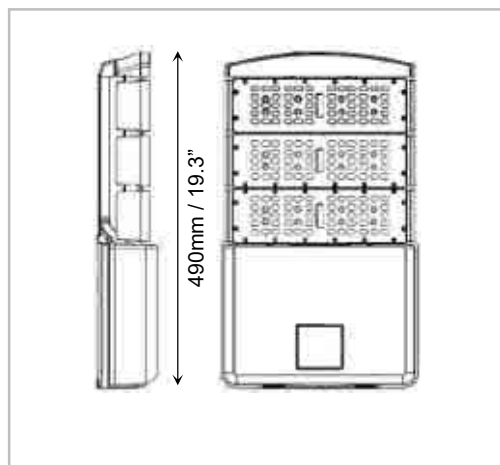
Ordering Example:

LI-PLYR298-W150-150-A-1-1-BR

Project name:



- Material: Aluminum Die Casting. Salt mist resistance & anti aging. High thermal conductivity.
- Bug rating: B2-U0-G2
- Led type: Phillips Lummi LED'S LUXEON 3030 2D.
- Electrical: 120~ 277Vac, 50/60Hz Driver included.
- Power factor: $\geq 95\%$
- Led efficiency: 130 lm/W
- Color temperature: 4000K, 5000K
- Operation temperature: -35°C to 55°C
- Color Rendering Index (CRI): ≥ 75
- THD%: 16.3-17.9
- IP Rating: IP65



Project name:



FIXTURE MOUNTING OPTIONS

M1 = Straight Arm
Mount



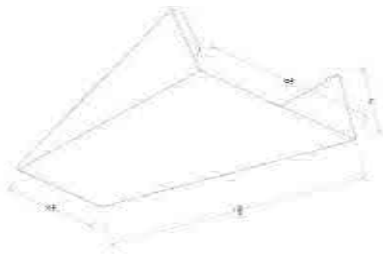
M2 = Slip Fitter



M3 = U-Bracket
Trunnion



M4 = Back Shield



Ordering Example:

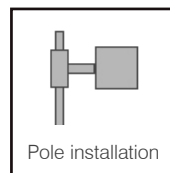
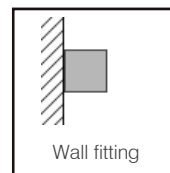
LI-PLYR298-W150-150-A-1-1-BR-M1

Project name:



DESCRIPTION

AURA series is the most economical outdoor luminaire suitable for parking lot lighting, and street lighting. Individual engines with aluminum heatsinks provide easy thermal management.



--	--	--	--	--	--	--	--

ORDERING INFORMATION

Model	Watts	Lumen	Optic	Color Temp.	CRI	Optional	Finish color
LI-PLYR298-W150	150	18000	A = Type 3 4 (Asymmetric)	0 = 4000K 1 = 5000K	80	1 = Dimmable 2 = Occupancy Sensor 3 = Photocell	BR

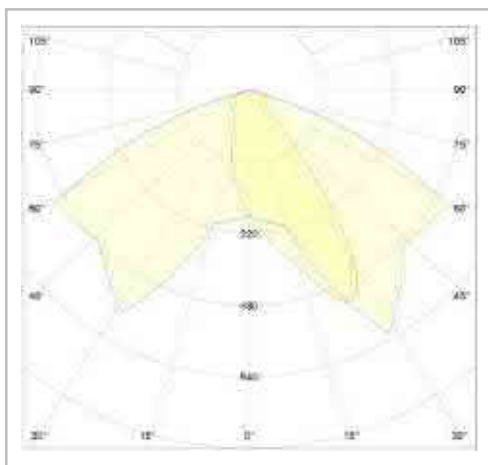
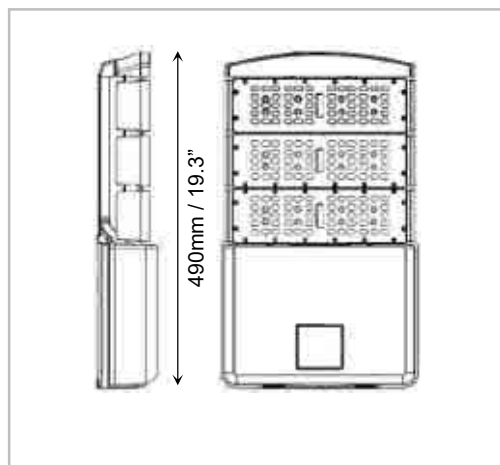
Ordering Example:

LI-PLYR298-W150-150-A-1-1-BR

Project name:



- Material: Aluminum Die Casting. Salt mist resistance & anti aging. High thermal conductivity.
- Bug rating: B2-U0-G2
- Led type: Phillips Lummi LED'S LUXEON 3030 2D.
- Electrical: 120~ 277Vac, 50/60Hz Driver included.
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- Color temperature: 4000K, 5000K
- Operation temperature: -35°C to 55°C
- Color Rendering Index (CRI): ≥ 75
- THD%: 16.3-17.9
- IP Rating: IP65



Project name:



FIXTURE MOUNTING OPTIONS

M1 = Straight Arm Mount



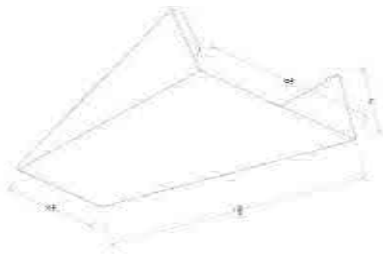
M2 = Slip Fitter



M3 = U-Bracket Trunnion



M4 = Back Shield



Ordering Example:

LI-PLYR298-W150-150-A-1-1-BR-M1

Project name:

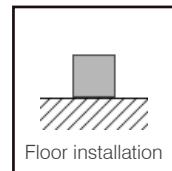
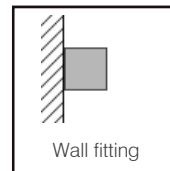
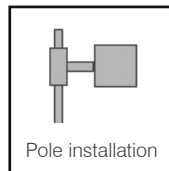


DESCRIPTION

ALVA series family of area lighting evenly aluminate building facade, sports arenas and stadium lighting.

Patented modern slim design is stylish, with better cooling system, and high lumen efficiency.

These fixture are rated for wet location and are offered in various mounting options.



ORDERING INFORMATION

Model	Watts	Lumen	Optic	Color Temp.	CRI	Optional	Finish color
LI-FLDF050-XYZ	50	4900	A = 120 x 90	1 = 5000K	80	1 = Dimmable	BR

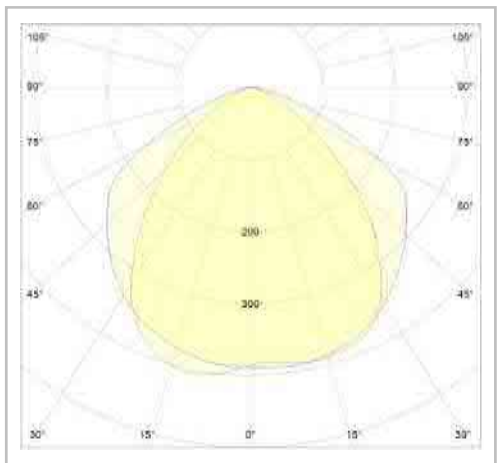
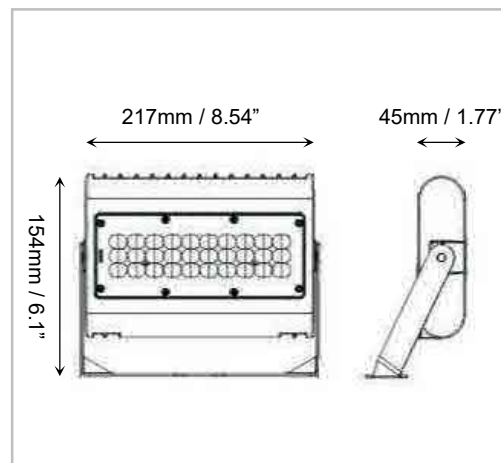
B = Type 3

C = Type 4

Project name:



- Material: Sturdy powder coated aluminum housing. Salt mist resistance & anti aging. High thermal conductivity. High efficient reflector and diffuser. UV & Fire resistant high out put PC lenses.
- Led type: Phillips chips.
- Electrical: 120~ 277Vac, 50/60Hz Driver included.
- Power factor: $\geq 90\%$
- Led efficiency: 130 lm/W
- Color temperature: 5000K
- Operation temperature: -20°C to 55°C
- Color Rendering Index (CRI): ≥ 80
- THD%: $< 20\%$
- IP Rating: IP65



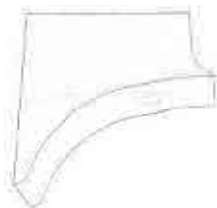
Project name:



ELENORA

FIXTURE ACCESSORIES

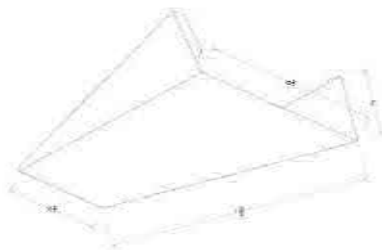
M1 = Straight Arm Mount



M2 = Slip Fitter



M3 = Back Shield



Ordering Example:

LI-FLDF050-XYZ-YK-50-C-1-1-BR-M1

Project name:



Amber Valley Collection
Amber Valley LED Wall Lantern in BKT
49623BKTLED (Textured Black)



Dimensions

Height	15.00"
Width	7.50"

Project Name: Residence Inn
Location: Chesterfield, MO
Type: Z05
Qty: _____
Comments: _____

Ordering Information

Product ID	49623BKTLED
Finish	Textured Black
Collection	Amber Valley Collection

Dimensions

Extension	8.50"
Height from center of Wall opening	3.75"
Base Backplate	5.50 X 8.25
Weight	5.56 LBS

Photometrics

Kelvin Temperature	3000K
Color Rendering Index	90

Specifications

Material	Aluminum
Diffuser Description	Etched Seeded

Electrical

Dimmable	Yes
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com/dimming .
Voltage	120V
Input Voltage	Single(120)

Qualifications

Safety Rated	Wet
Title 24	Yes
Expected Life Span	40000 Hours
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	LED
Lamp Included	Integrated
# of Bulbs/LED Modules	1
Delivered Lumens	875
Initial Lumens	1400
Max or Nominal Watt	17W

Amber Valley Collection
Amber Valley LED Wall Lantern in BKT
49623BKTLED (Textured Black)

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

Dimming	Yes
---------	-----

The **GP200 Series** poles have a Cast Aluminum Base Plate and can be ordered with or without a base cover. A choice of Smooth or Extruded Access Door is available.

FEATURES

**Residence Inn
Type Z07**

- Strong, lightweight and easy to install.
- Extruded Aluminum shaft welded to the base.
- 3" tenon standard for luminaire mounting. (Pictured on left)
- Access door for wiring secured with stainless steel screws.
- Ground Lug included.
- Hot Dipped Galvanized Anchor Bolts included.
- **3" Smooth Poles are available at 8', 10' and 12'**; contact factory for details.

AVAILABLE EXTRUDED ALUMINUM SHAFTS

	4" OD Fluted .125 wall		4" OD Smooth .125 wall
	GP203 - 08		GP204 - 08
	GP203 - 10		GP204 - 10
	GP203 - 12		GP204 - 12
	GP203 - 14		GP204 - 14
	5" OD Fluted .156 wall		5" OD Smooth .125 wall
	GP205 - 08		GP206 - 08
	GP205 - 10		GP206 - 10
	GP205 - 12		GP206 - 12
	GP205 - 14		GP206 - 14

Standard wall thickness and height specified above; contact factory for additional options.

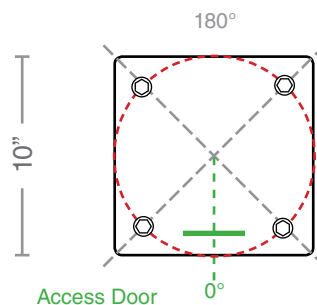
MATERIALS

Base	Cast Aluminum (A319)	Tenon	Cast Aluminum (A319)
Shaft	Extruded Aluminum (6063-T6)	Anchor Bolts	Hot dipped galvanized steel

ACCESSORIES

GFCI	Ground Fault Circuit Interrupter	PCL	Photocell
WIUC	While in Use Cover for GFCI	BC	Base Cover

10" Bolt Circle



1/2" x 18" Double Nut
Double Washer, Hot-dipped
Galvanized L-Type Anchor
Bolts.

4 Anchor Bolts at 90°

ORDERING SEQUENCE

Shaft type Accessory Orientation
 GP204 - 10 / GFCI-180 / BT
 Base Overall Height Finish

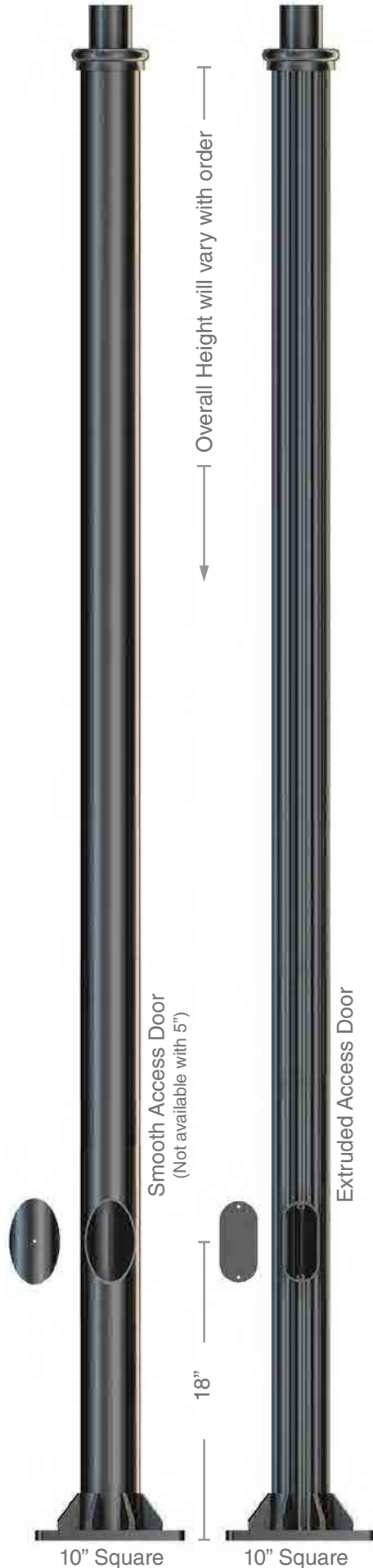
STANDARD FINISH

BK	Black
BT	Textured Black
SB	Statuary Bronze
GN	Green

PREMIUM FINISH

WH	White
CV	Copper Vein
GV	Green Vein
CF	Custom Finish

All decorative aluminum components have an electrostatically applied thermoset scratch-resistant powder coat finish.



Amber Valley Collection
Amber Valley LED Post Lantern in BKT
49625BKTLED (Textured Black)

Project Name: Residence Inn
Location: Chesterfield, MO
Type: Z07
Qty: _____
Comments: _____



Dimensions

Height	19.75"
Width	8.50"

Ordering Information

Product ID	49625BKTLED
Finish	Textured Black
Collection	Amber Valley Collection

Dimensions

Height from center of Wall opening	3.25"
Weight	7.14 LBS

Photometrics

Kelvin Temperature	3000K
Color Rendering Index	90

Specifications

Material	Aluminum
Diffuser Description	Etched Seeded

Electrical

Dimmable	Yes
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com/dimming .
Voltage	120V
Input Voltage	Single(120)

Qualifications

Safety Rated	Wet
Title 24	Yes
Expected Life Span	40000 Hours
Warranty	www.kichler.com/warranty

Primary Lamping

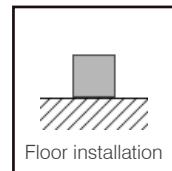
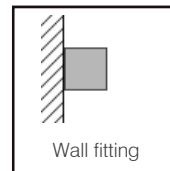
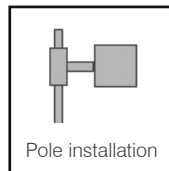
Light Source	LED
Lamp Included	Integrated
# of Bulbs/LED Modules	1
Delivered Lumens	850
Initial Lumens	1400
Max or Nominal Watt	17W
Dimming	Yes

DESCRIPTION

ALVA series family of area lighting evenly aluminate building facade, sports arenas and stadium lighting.

Patented modern slim design is stylish, with better cooling system, and high lumen efficiency.

These fixture are rated for wet location and are offered in various mounting options.



ORDERING INFORMATION

Model	Watts	Lumen	Optic	Color Temp.	CRI	Optional	Finish color
LI-FLDF050-XYZ	50	4900	A = 120 x 90	1 = 5000K	80	1 = Dimmable	BR

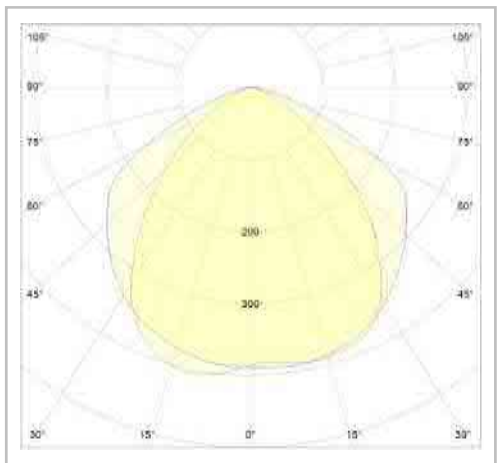
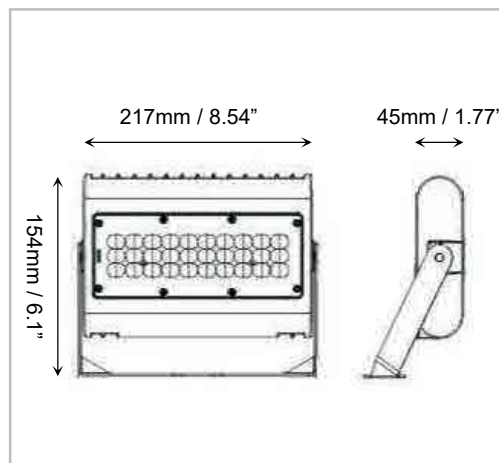
B = Type 3

C = Type 4

Project name:



- Material: Sturdy powder coated aluminum housing. Salt mist resistance & anti aging. High thermal conductivity. High efficient reflector and diffuser. UV & Fire resistant high out put PC lenses.
- Led type: Phillips chips.
- Electrical: 120~ 277Vac, 50/60Hz Driver included.
- Power factor: $\geq 90\%$
- Led efficiency: 130 lm/W
- Color temperature: 5000K
- Operation temperature: -20°C to 55°C
- Color Rendering Index (CRI): ≥ 80
- THD%: $< 20\%$
- IP Rating: IP65



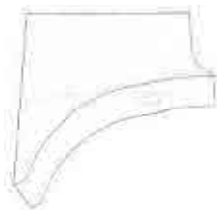
Project name:



ELENORA

FIXTURE ACCESSORIES

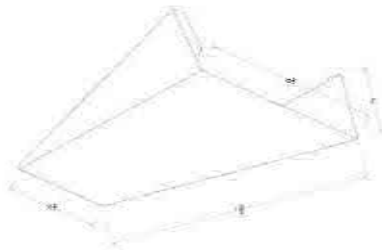
M1 = Straight Arm Mount



M2 = Slip Fitter



M3 = Back Shield



Ordering Example:

LI-FLDF050-XYZ-YK-50-C-1-1-BR-M1

Project name:

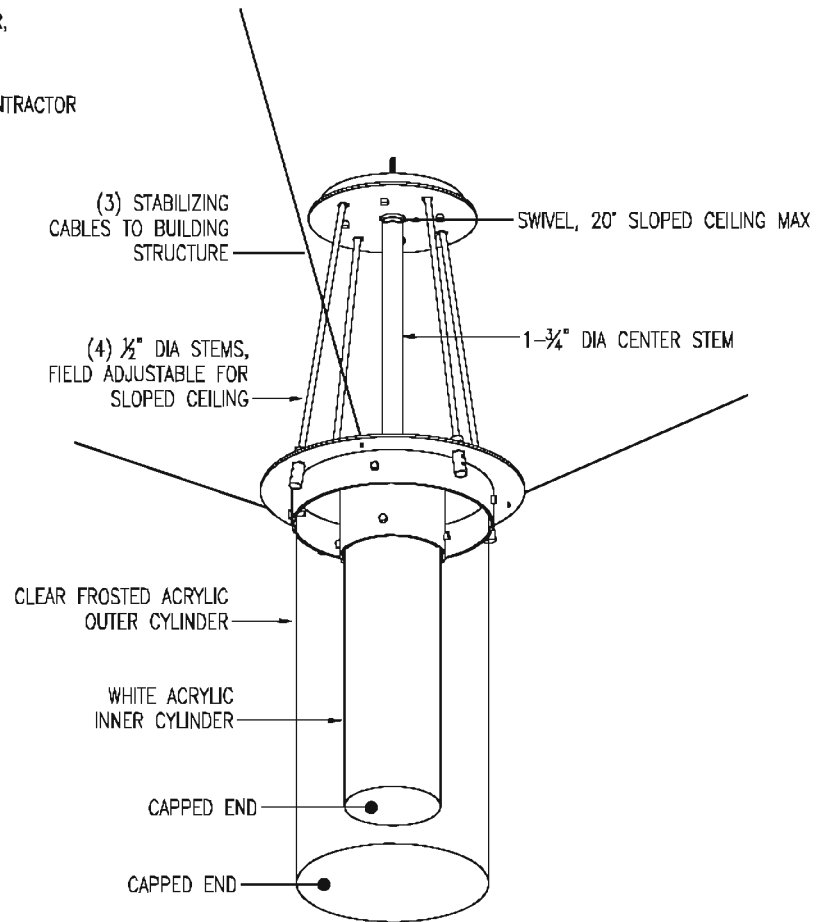
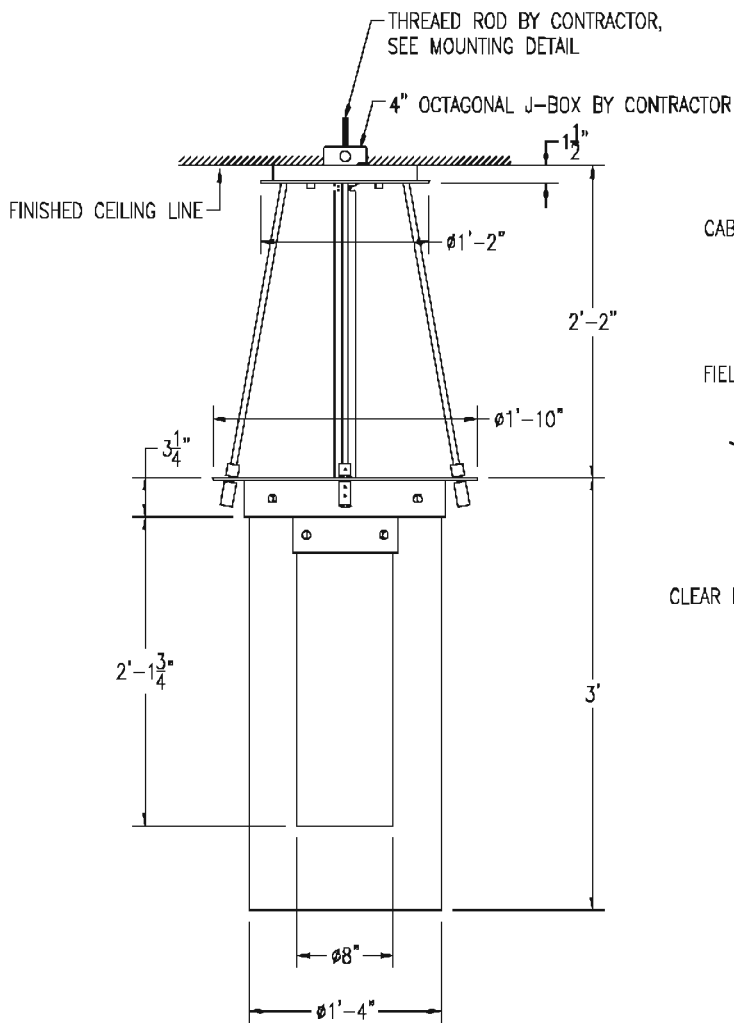


Residence Inn
Type Z42

Lukas Lighting

Model: CL914





*TO CHANGE LAMP, REMOVE OUTER AND INNER CYLINDERS

FINISH: GREY METALLIC ^{9%}POWDER COATED
 LAMPING: (3) 17 WATT LINEAR T8 LAMPS BY OTHERS
 VOLTAGE: 120
 WEIGHT: APPROX 70 LBS
 UL LISTED FOR DAMP LOCATIONS

LUKAS
LIGHTING

40-20 22ND STREET | LONG ISLAND CITY, NY 11101
 TEL. 1.800.841.4011 | FAX 718.706.0596
 INFO@LUKASLIGHTING.COM | WWW.LUKASLIGHTING.COM

TYPE: L2

LUKAS PART No: CL4914

PROJECT: RESIDENCE INN

SPECIFIER: MARRIOTT

SCALE: 1:16

DWG No:

QTY:

DATE: 11-14-11

APPROVAL:

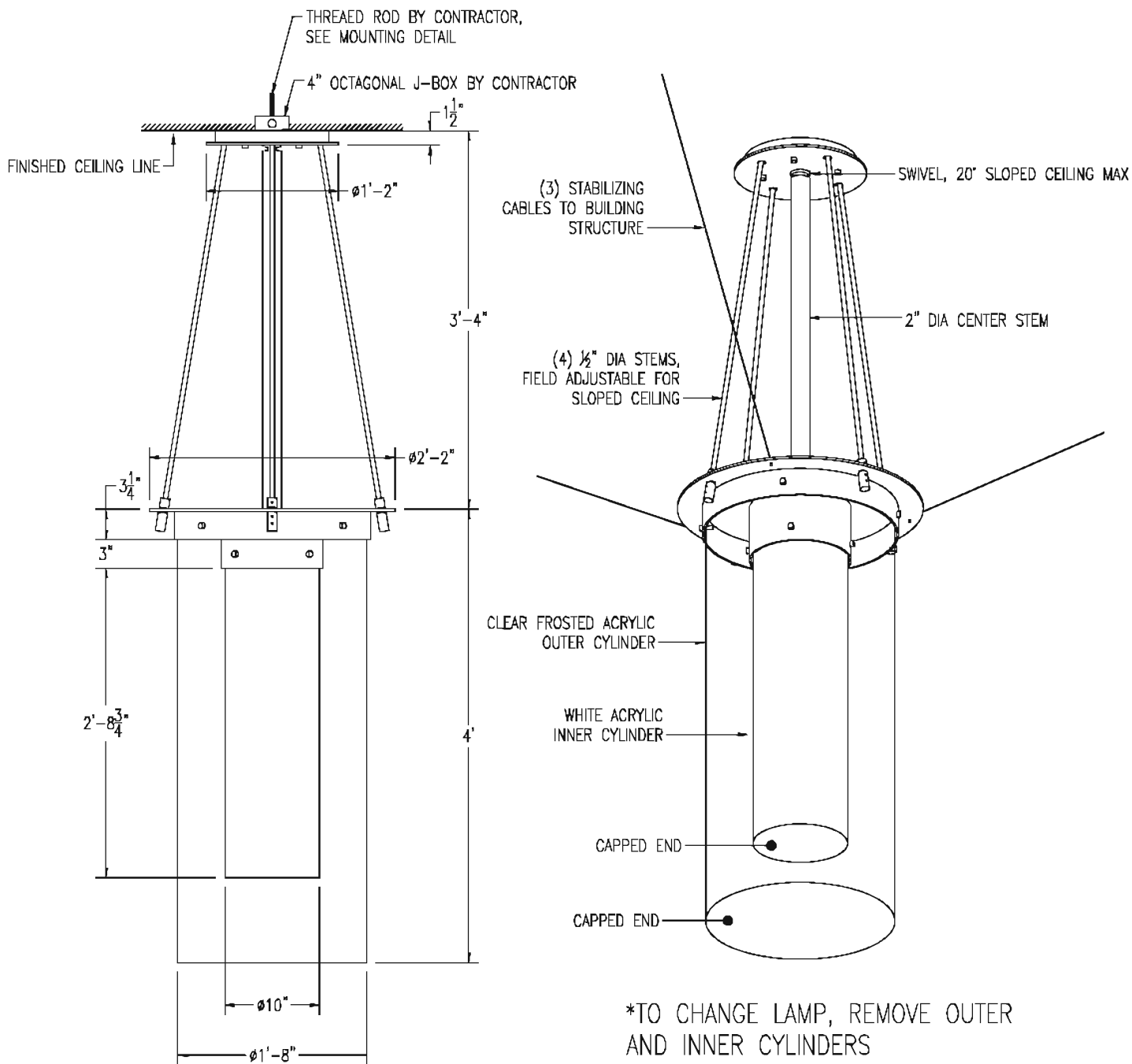
REV: B 7-12-12

Residence Inn
Type Z43

Lukas Lighting

Model: CLK913





FINISH: GREY METALLIC ^{09/}₇₆₀₃₄₀ POWDER COATED
 LAMPING: (3) 25 WATT LINEAR T8 LAMPS BY OTHERS
 VOLTAGE: 120
 WEIGHT: APPROX 80 LBS
 UL LISTED FOR DAMP LOCATIONS

LUKAS
LIGHTING

40-20 22ND STREET | LONG ISLAND CITY, NY 11101
 TEL. 1.800.841.4011 | FAX 718.706.0596
 INFO@LUKASLIGHTING.COM | WWW.LUKASLIGHTING.COM

TYPE: L1

LUKAS PART No: CL4913

PROJECT: RESIDENCE INN

SPECIFIER: MARRIOTT

SCALE: 1:16

DWG No:

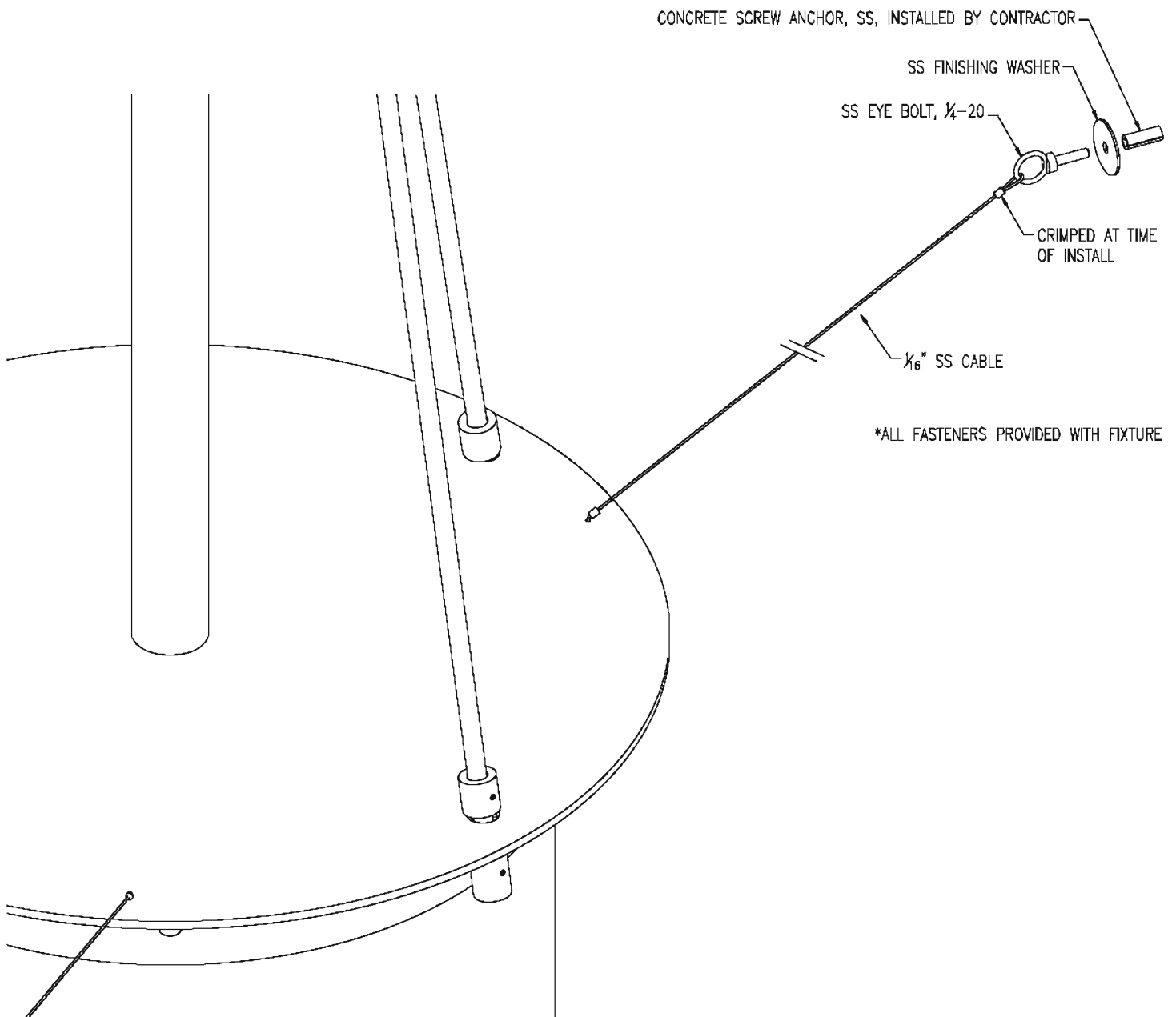
QTY:

DATE: 11-14-11

APPROVAL:

REV: B 4-26-12

SUPPORT DETAIL



LUKAS
LIGHTING

40-20 22ND STREET | LONG ISLAND CITY, NY 11101
TEL. 1.800.841.4011 | FAX 718.706.0596
INFO@LUKASLIGHTING.COM | WWW.LUKASLIGHTING.COM

TYPE: L1

LUKAS PART No: CL4913

PROJECT: RESIDENCE INN

SPECIFIER: MARRIOTT

SCALE:

DWG No:

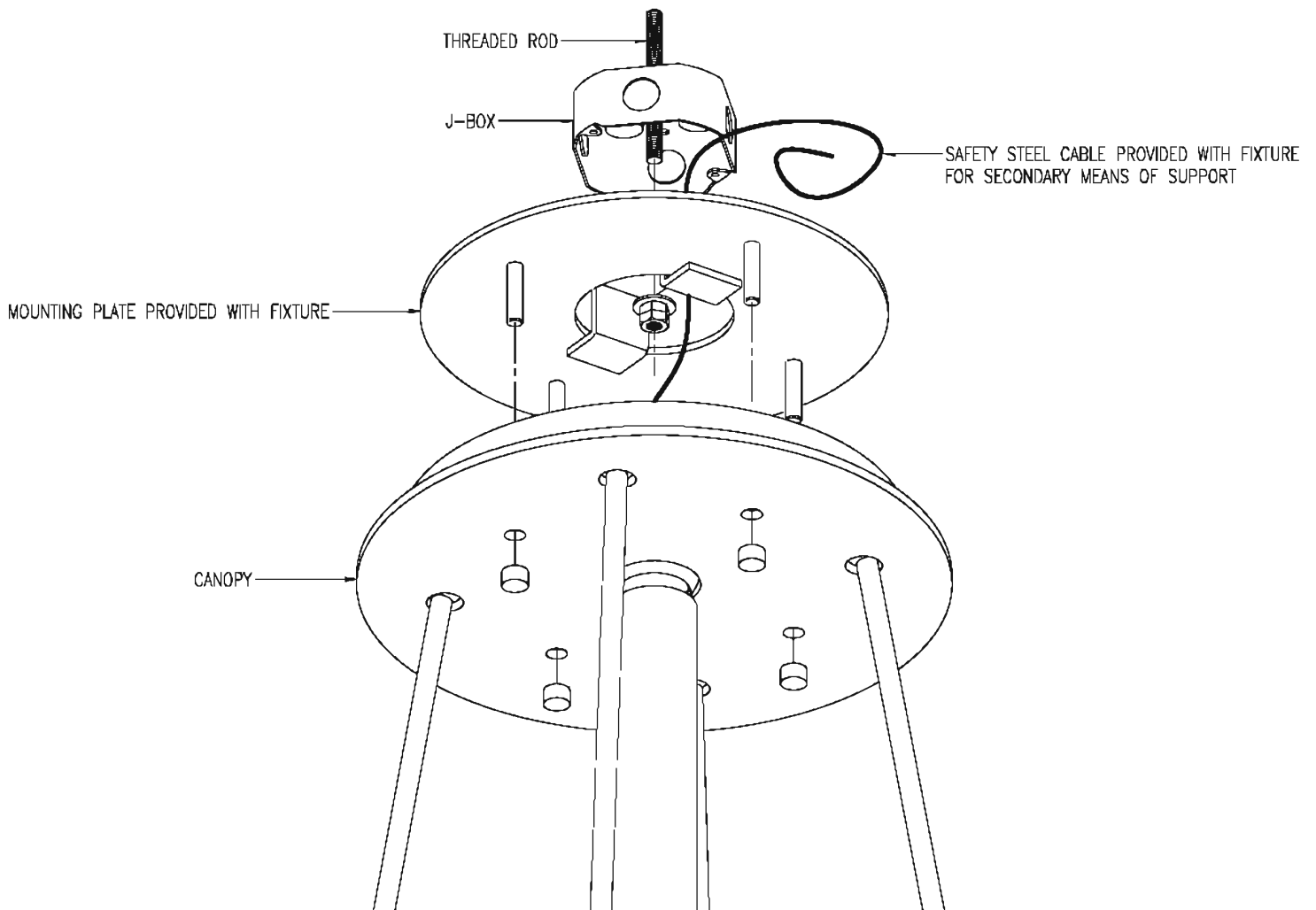
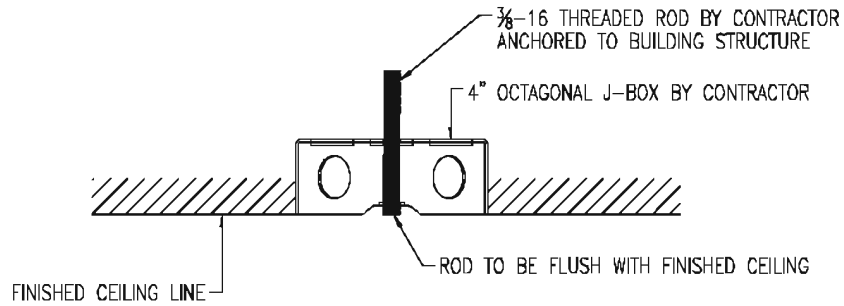
QTY:

DATE: 11-14-11

APPROVAL:

REV: B 4-26-12

MOUNTING DETAIL



LUKAS
LIGHTING

40-20 22ND STREET | LONG ISLAND CITY, NY 11101
TEL. 1.800.841.4011 | FAX 718.706.0596
INFO@LUKASLIGHTING.COM | WWW.LUKASLIGHTING.COM

TYPE: L1

LUKAS PART No: CL4913

PROJECT: RESIDENCE INN

SPECIFIER: MARRIOTT

SCALE: 1:16

DWG No:

QTY:

DATE: 11-14-11

APPROVAL:

REV: B 4-26-12

NHIC-6LMRAT

6" IC Air-Tight LED Diamond/Onyx/Cobalt/Opal Series Dedicated New Construction Housing

PRODUCT DESCRIPTION

Dedicated New Construction housing for use in insulated ceilings can be in direct contact with insulation.* Air-tight construction provides energy savings by reducing the flow of air through the ceiling. The housing is dedicated and labeled for use with Nora Diamond, Cobalt, Onyx and Opal series LED fixtures

FEATURES

- IC rated for direct contact with insulation
- Quick connect provided for electrical connection to the LED Trim Module
- ASTM E283 for Air-Tight
- Energy Star Rated
- Exceeds California Title 24 high efficacy requirements
- cULus Listed for Damp Location and Feed Through
- cULus Listed for Wet Location and Feed Through (Only with designated trims)
- Available with 277V Step-down transformer
- Can be prewired for 0-10V dimming

CONSTRUCTION

Plaster Frame

High quality 0.040 steel die cut one piece frame

Housing

0.040 steel housing adjusts to maximum ceiling thickness of 1-3/4" (45mm). Spring brackets accept torsion wing trim springs.

Mounting

Two bar hangers are included adjustable to 24-1/2". Hanger bars have T-Bar slot and alignment feet. Bar hangers are parallel to junction box, but can be repositioned 90° perpendicular to junction box if desired. Insulation may be blown directly onto the surface of the fixture.

Air Flow Restriction

Meets ASTM E283 Air-Tight Requirements.

ELECTRICAL

Junction Box

Plaster frame integrated 15 cubic inch 0.064" thick galvanized steel, with seven 1/2" NPT knockouts, four Romex® pryouts, and snap on covers. Electrical connections are made through junction box wrap. Electrical grounding automatic when feeding with grounded steel EMT pipe or flex. Green wire provided installs with ground wire fed through PVC pipe conduit.

Compatible with:

NLEDC - Diamond Series
NLCBC - Cobalt Series
NL0P - Opal Series
NOX - Onyx Series

DIMMING:

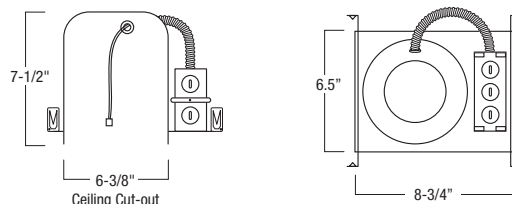
See compatible Diamond/Onyx/Cobalt/Opal for compatible dimmers

Step Down Transformer (Converts 277V input to 120V)

Optional 50W step down transformer installed into Air Tight New Construction housing (NHIC-6LMRAT/277) (For use with Nora Diamond, Cobalt, Onyx and Opal Series LED Products)

Source: 11W - 16.6W LED

PRODUCT IMAGES & DIMENSIONS



Cut-out: 6-3/8"
ID: 6"
OD: 7-1/8"

Housing Length: 8-3/4"
Housing Width: 6.5"
Housing Height: 7-1/2"

EMERGENCY

90-minute battery is installed on frame and includes remote mounted test switch. For use only with Cobalt EM Series LED Down Lights specified specifically

LABELS AND LISTINGS

Title 24 Compliant
cULus Listed for Damp Location & Feed Through
cULus Listed for Wet Location & Feed Through (Only with designated trims)
WSEC ASTM E283 for Air-Tight
Energy Star Rated
RoHS Compliant

*Not to be used in direct contact with spray foam insulation.



Housing

NHIC-6LMRAT: 6" IC Air Tight Dedicated New Construction Housing

NHIC-6LMRAT/277: 6" IC Air Tight Dedicated New Construction Housing includes installed 50W step down transformer

NHIC-6LMRAT/4W: 6" IC Air Tight Dedicated Housing Pre-wired for 0-10V dimming Cobalt Series

NHIC-6LMRAT/EM: 6" IC Air Tight Dedicated Housing Pre-wired for Emergency Cobalt Series - Includes EM battery and remote test switch

NHIC-6LMRAT/6WEM: 6" IC Air Tight Dedicated Housing Pre-wired for Emergency and 0-10V dimming Cobalt Series - Includes EM battery and remote test switch

ARCHITECTURAL LED

LED Commercial Downlight

Product Specifications

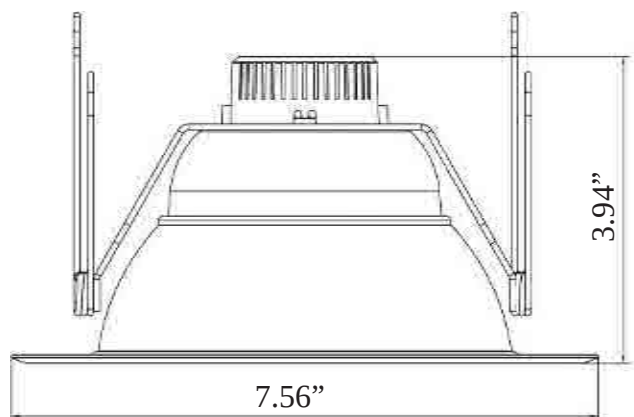
Model	IL-D536
CCT	3000, 5000
Description	6" LED Commercial Dpwnlight
Dimensions	7.56" D x 3.94" H
Dimming	Yes
CRI	>80
Finishes	White
Power	20W
Input Voltage	120V AC
Suitable	Dry, damp, wet locations
Lumens	1550, 1650
Rated Life	50,000 hours
Certification	ETL
Warranty	5 year

Cataloge #	IL-D536-LED-20-30K	Type
Project	Residence Inn	Z85
Comments		Date
Prepared by		



IL-D536

Dimensional Drawings:



Ordering Information: Use there Ordering format-- Use our squares if you can

Example: IL-D536-LED-20-30

Series	Source	Wattage	Voltage	CCT	Finish	Option	
IL-D536	LED=LED	20=20W	120V	30=3000 50=5000	W=White		
Size							

*Consult Factory regarding availability.

PHILIPS
bodine

Emergency Drivers

LED

BSL17C-C2



Project: **Residence Inn**
Type: **Z91**
Model No: **BLS17C** Qty:
Date:
Notes:

Emergency LED Driver
Listed for field installation
Class 2 output
7.5 Watts output power

Product order number: BSL17CC2T1U (metal case with conduit on both ends)
See back page for additional model configurations and order numbers

Specifications

UL Listed

Listed to UL924 and CSA 22.2 No. 141
For Field or Factory Installation
(Indoor and Damp)

Illumination Time

90 Minutes

Full Warranty

5 Years (NOT pro-rata)

Universal Input Voltage

120-277 VAC, 60 Hz

AC Input Power

3.0 (Maximum)

Output Voltage

15.0 - 50.0 VDC

Output Power

7.5 W (Maximum),

Test Switch/Charging Indicator Light

2 W - ITS (2-Wire illuminated test switch)

Battery

High-Temperature, Maintenance-Free
Nickel-Cadmium Battery
7- to 10-Year Life Expectancy

Recharge Time

24 Hours

Temperature Rating

Ambient : 0°C to +50°C (32°F to 122°F)
Case: Tc (max): 65°C

Dimensions

12.0" x 2.4" x 1.5"
(304 mm x 60 mm x 38 mm)
Mounting Center 11.5" (292 mm)

Weight

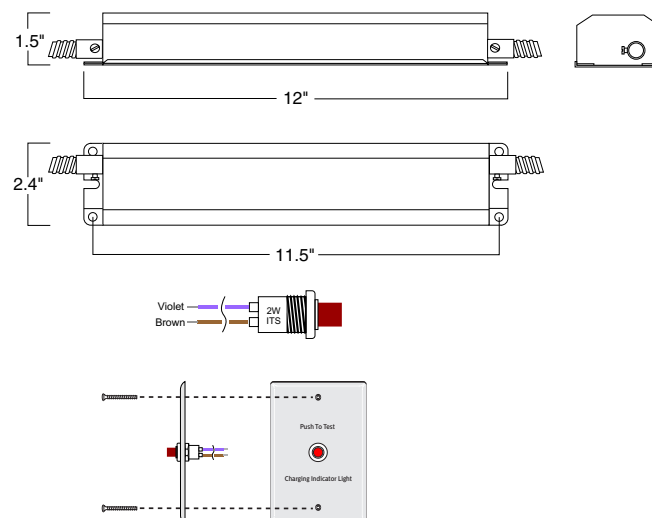
4.3 lbs. (1.95 kg)

Benefits:

- Listed for field or factory installation - UL 924 and CSA C22.2 No. 141 Emergency Lighting Compliant
- Smart Charger Technology for low energy consumption
- Meets CEC Title 20 (California Energy Commission) efficiency standards
- Class 2 output - UL 1310 Certified, CSA 22.2 No 223-M91 compliant
- Controlled power for predictable discharge
- Emergency mode initial lumen output of up to 975 lumens
- 15-50 VDC for wide range of LED loads
- Universal input (120 through 277 VAC, 50/60 Hz)
- RoHS Compliant

Dimensions

12.0" x 2.4" x 1.5" (mounting center - 11.5")



A Test/Monitor Plate with an illuminated test switch/charging indicator light is provided.



BSL17C-C2

Emergency LED Driver, Class 2 Output, 7.5 Watts Output Power

APPLICATION

The BSL17C-C2 is UL Listed for factory or field installation and allows the same LED luminaire to be used for normal and emergency operation. The BSL17C-C2 emergency LED driver works in conjunction with an AC LED driver that has an output current not to exceed 3.0 A, to convert new or existing LED fixtures into emergency lighting. The emergency driver consists of a high-temperature nickel-cadmium battery, charger and electronic circuitry in one compact case. The BSL17C-C2 can be used with an LED lighting load of up to 7.5 Watts. If used in an emergency-only fixture, no AC driver is necessary. The BSL17C-C2 is suitable for indoor and damp locations and for sealed & gasketed fixtures, including fixtures rated for wet locations. Neither the BSL17C-C2 nor the BSL17C-C2 is suitable for air handling heated air outlets and wet or hazardous locations. For more information about specific LED and AC driver compatibility, please call the factory.

OPERATION

When AC power fails, the BSL17C-C2 immediately switches to the emergency mode, operating the LEDs at a reduced lumen output for a minimum of 90 minutes. When AC power is restored, the emergency driver automatically returns to the charging mode.

INSTALLATION

The BSL17C-C2 does not affect normal fixture operation and may be used with either a switched or unswitched fixture. If a switched fixture is used, an unswitched hot lead must be connected to the emergency driver. The emergency driver must be fed from the same branch circuit as the AC driver. The BSL17C-C2 may be installed on top of the fixture and the BSL17C-C2 may be installed on top of or inside the fixture. Installation is not recommended with fixtures where the ambient temperature may fall below 0° C.

CODE COMPLIANCE

For detailed information regarding standards and code compliance for emergency lighting see product page or the Codes and Standards section on the web site.

EMERGENCY ILLUMINATION

The BSL17C-C2 operates an LED load of up to 7.5 Watts.

SPECIFICATION

Emergency lighting shall be provided by using an LED fixture equipped with a Philips Bodine BSL17C-C2 emergency driver. This emergency driver shall consist of a high-temperature, maintenance-free nickel-cadmium battery, charger and electronic circuitry contained in

one 12" x 2 3/8" x 1 1/2" metal case. The BSL17C-C2 comes with an illuminated test switch (ITS) to monitor charger and battery and installation hardware shall be provided. The emergency driver shall be capable of delivering up to 7.5 Watts to an LED load (15-50VDC) for a minimum of 90 minutes. The BSL17C-C2 shall have a 15.0 Watt-hour battery capacity and shall comply with emergency standards set forth by the current NEC. This device complies with Part 15 of the FCC Rules and meets CEC Title 20 (California Energy Commission) efficiency standards. The emergency driver shall be UL Listed for field or factory installation.

INSTALLATION OPTIONS AND ORDERING CODES

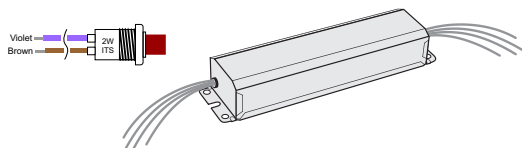
The BSL17C-C2 model can be ordered in several mounting configurations and test switch/LED kits. Please see the ordering codes below to determine which configuration best meet your requirements.

WARRANTY

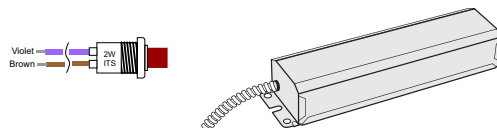
Model BSL17C-C2 is warranted for five (5) full years from date of manufacture. Please see detailed warranty information on our web site.

Optional Configurations (with order numbers)

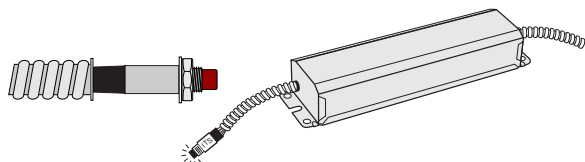
BSL17C-C2 (Order Number BSL17C2U)
Includes Loose 2W-ITS Parts Kit



BSL17C-C2 Type 1 (Order Number BSL17CC2SF)
Includes Loose 2W-ITS Parts Kit

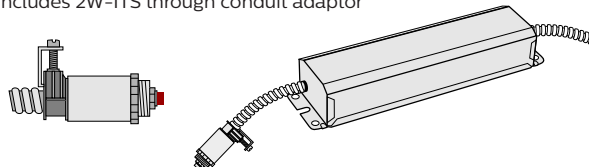


BSL17C-C2 Type 1 Option 6 (Order Number BSL17CC2T1O6U4W)
Includes 4W-ITS exiting through conduit



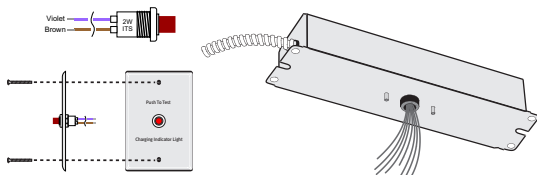
4 W-ITS exits through conduit adaptor. All other wires through the other conduit.

BSL17C-C2 Type 1 Option 7 (Order Number BSL17CC2T1O7)
Includes 2W-ITS through conduit adaptor

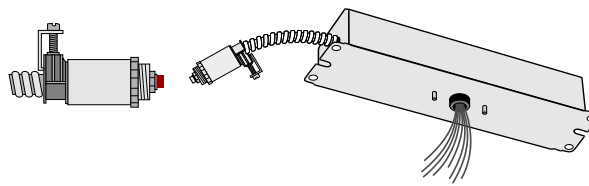


ITS exits unit through conduit adaptor. All other wires through the other conduit.

BSL17C-C2 Type 2 (Order Number BSL17CC2T2U)
Includes 2W-ITS on Wall Plate



BSL17C-C2 Type 2 Option 7 (Order Number BSL17CC2T2O7)
Includes 2W-ITS through conduit adaptor



2W-ITS exits through conduit adaptor. All other wires through lid. Studs are threaded so unit can be mounted on a J-box plate.

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Document order number: L2300261 17.1128



Philips Emergency Lighting
236 Mt. Pleasant Rd.
Collierville, TN 38017
Tech Support: 888.263.4638
Sales: 800.223.5728

philips.com/bodine

NHM-612 (1250LM, 120/277V)

NHM-620 (2000LM, 120/277V)

6" LED Marquise New Construction Housing

PRODUCT DESCRIPTION

Six inch thermally protected universal line voltage new construction housing.

CONSTRUCTION

Plaster Frame

High quality 0.032 steel die cut one piece frame. Bar hanger brackets on all four sides provide two possible position for installation.

Housing

0.040 steel housing with riveted cap adjusts to maximum ceiling thickness of 1-3/4" (45mm). Spring brackets accept torsion wing trim springs; slots on socket plate surface accept standard coil springs.

Minimum Clearance

Non-IC housings require minimum clearance of 3" from thermal insulation and 1/2" from adjacent building components.

Bar Hangers

Two 13-3/4" to 24-1/2" adjustable bar hangers with captive nails are included on frame. Bar hangers are parallel to junction box, but can be repositioned 90° perpendicular to junction box if desired. "L" Shaped bar hanger foot to align to bottom of construction joist. A T-Bar notch allow for easy installation in a suspended ceiling. Frame may also be supported with aircraft structural cable for drop panel ceilings or any other application requiring direct support from a structural ceiling.

Junction Box

Prewired 25 cubic inch 0.064" thick galvanized steel, with five 1/2", two 3/4" knockouts, four Romex® pryouts, and snap on covers. All leads are #18AWG wire, the ground wire is connected to the bottom, and quick connectors are supplied on all leads. Through branch circuit wiring, (4-in, 4-out).

Dimming

- 850 & 1250 Lumen Triac dimming standard
- Comfort Dim requires ELV dimmer
- 2000 Lumen 0-10V dimming standard
- Consult factory for optional 850 & 1250LM 0-10V and 2000LM triac dimming

Quick Connect Feature

Housing contains three UL approved quick connections that allow insertion of 1/4" stripped solid or tinned standard conductors to be inserted into the connector. Connectors are pre-attached to fixture power, common, and ground circuits.

Thermal Protector

External thermal device is located on the junction box.

Trim

Compatible with NRM-61 Series.

EMERGENCY

90-minute battery back up must be ordered separately and installed apart from the housing in an accessible location.

DRIVER

- CREE LMD125 for 120V 850/1250 Lumen. ERP ELM03W-0440-34 for 277V 850/1250Lumen
- CREE LMD300 for 120/277 2000LM

Wiring

Standard flex whip carries wire lead from junction box into housing. Wire leads extend from housing and thermal device to the luminary disconnect.

6" LED Marquise New Construction Housing

Catalog No.	Lumen	Driver	Voltage	Emergency
NHM-6	12=1250lm	(Blank)=Standard	LE1=120V (1250LM), 0-10V (2000LM)	EM=Emergency Pack
	20=2000lm	C=Comfort Dim*	LE2=277V, 0-10V	with Test Switch
			LE3= 120V Triac Dimming	
			LE4= 120V, 0-10V Dimming	

* Comfort Dim requires ELV dimming

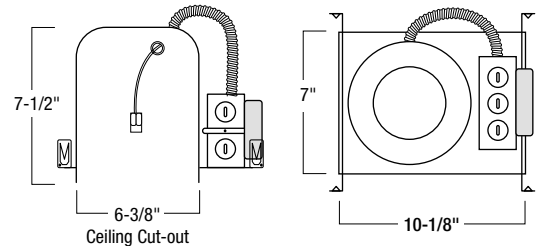
NORALIGHTING.

Type **Z91**

Project **Residence Inn**

Catalog No. **NHM-620-LE1-EM**

Lamp/Wattage



Cut-out: 6-3/8"
ID: 6"

Housing Length: 10-1/8"
Housing Width: 7"
Housing Height: 7-1/2"



Dimming

- 850 & 1250 Lumen Triac dimming standard
- Comfort Dim requires ELV dimmer
- 2000 Lumen 0-10V dimming standard
- Consult factory for optional 850 & 1250LM 0-10V and 2000LM triac dimming

Bodine Emergency Lighting Equipment: BSL17-C2/BSL17C-C2 (850/1250lm)

- Up to 7.0W max emergency illumination with LEDs.
- Illumination Time: 90min
- Dual Input Voltage: 120/277 VAC, 60Hz
- Output Voltage: 15.0-50.0 VDC
- AC Input Current: 45 mA
- Output Current: 470mA max
- Dimension: 12" x 2.4" x 1.5"

Bodine Emergency Lighting Equipment: BSL17C-C2P (2000/3000lm)

- Up to 7.0W max emergency illumination with LEDs.
- Illumination Time: 90min
- Dual Input Voltage: 120/277 VAC, 60Hz
- Output Voltage: 15.0-50.0 VDC
- AC Input Current: 280 mA
- Output Current: 270mA max
- Dimension: 12" x 2.4" x 1.5"

Labels and Listings

cULus Listed for Damp Location w/ Feed Through
cULus Wet Listed (Only with designated trims)
Meets or exceeds ASTM-283 Air-Tight Requirements
Title 24
Energy Star

NHM-612LE1EM: 6" Marquise LED Marquise New Construction 1250 Lumen, 120V with Emergency Housing

NORALIGHTING.

6505 Gayhart St., Commerce, CA 90040
www.noralighting.com • Specifications subject to change without notice. © 2011
Phone: 800.686.6672 • FAX: 800.500.9955 • e-mail: nora@noralighting.com

NHM-612 (1250LM, 120/277V)
NHM-620 (2000LM, 120/277V)
6" LED Marquise New Construction Housing

Type
Project
Catalog No.
Lamp/Wattage

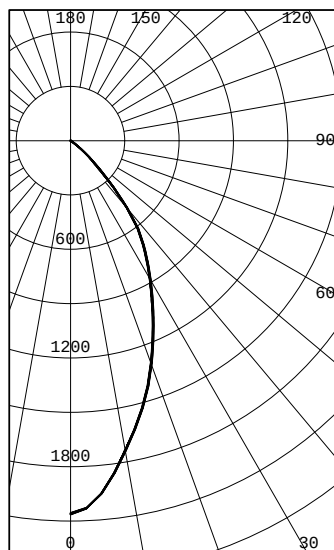
NHM-620LE1 / NRM-611L2030DW

Voltage: 120.0 VAC	Power: 25.21 W	Frequency: 60Hz	Test Temp: 24.8°C	Current: 0.2126 A	PF: 0.988	SC: 0.8
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COEFFICIENTS OF UTILIZATION CONAL CAVITY METHOD
EFFECTIVE FLOOR CAVITY REFLECTANCE = 0.20

CC	90				80				70				50			30			10			0
WALL	70	50	30	10	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
RCR																						0
0	1.22	1.22	1.22	1.22	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.16	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.16	1.13	1.11	1.09	1.14	1.11	1.09	1.07	1.12	1.10	1.07	1.05	1.05	1.04	1.02	1.02	1.00	0.99	0.98	0.97	0.96	0.95
2	1.11	1.07	1.03	0.99	1.09	1.05	1.01	0.98	1.07	1.03	1.00	0.97	1.00	0.97	0.95	0.97	0.95	0.93	0.94	0.93	0.91	0.89
3	1.06	1.00	0.95	0.91	1.04	0.98	0.94	0.90	1.02	0.97	0.93	0.90	0.95	0.91	0.88	0.92	0.90	0.87	0.90	0.88	0.86	0.84
4	1.01	0.94	0.88	0.85	1.00	0.93	0.88	0.84	0.98	0.92	0.87	0.84	0.90	0.86	0.83	0.88	0.84	0.82	0.86	0.83	0.81	0.79
5	0.97	0.88	0.82	0.78	0.95	0.87	0.82	0.78	0.93	0.86	0.81	0.78	0.85	0.80	0.77	0.83	0.79	0.76	0.82	0.78	0.76	0.74
6	0.92	0.83	0.77	0.73	0.91	0.82	0.77	0.73	0.89	0.82	0.76	0.73	0.80	0.76	0.72	0.79	0.75	0.72	0.78	0.74	0.71	0.70
7	0.87	0.78	0.72	0.68	0.86	0.77	0.72	0.68	0.85	0.77	0.71	0.67	0.75	0.71	0.67	0.74	0.70	0.67	0.73	0.69	0.66	0.65
8	0.83	0.73	0.67	0.64	0.82	0.73	0.67	0.63	0.81	0.72	0.67	0.63	0.71	0.66	0.63	0.70	0.66	0.62	0.69	0.65	0.62	0.61
9	0.78	0.69	0.63	0.59	0.77	0.68	0.63	0.59	0.76	0.68	0.62	0.59	0.67	0.62	0.58	0.66	0.61	0.58	0.65	0.61	0.58	0.57
10	0.74	0.64	0.58	0.55	0.73	0.64	0.58	0.55	0.72	0.64	0.58	0.55	0.63	0.58	0.54	0.62	0.57	0.54	0.61	0.57	0.54	0.53

INTENSITY (CANDLEPOWER) SUMMARY



ANGLE	MEAN CP
0	2059
5	1957
10	1740
15	1529
20	1305
25	1078
30	877
35	700
40	485
45	244
50	105
55	32
60	2
65	1
70	0
75	0
80	0
85	0
90	0

ZONAL LUMENS & PERCENTAGES

ZONE	LUMENS	% LUMINAIRE
0-30	1100	62.30
0-40	1530	86.66
0-60	1764	99.93
0-90	1766	100.00
40-90	236	13.34
60-90	1	0.07
90-180	0	0.00
0-180	1766	100.00

LUMINACE SUMMARY CD./SQ.M.

ANGLE	MEAN CD/SQ M
45	20637
55	3325
65	142
75	7
85	0

Marquise Series

NRM-6

6" LED Recessed Downlight

Source: LED 11 Watts @ 850 Source Lumens = 663 Delivered Lumens
LED 16 Watts @ 1250 Source Lumens = 1025 Delivered Lumens
LED 25 Watts @ 2000 Source Lumen = 1882 Delivered Lumens

PRODUCT DESCRIPTION

Nora Lighting's 6" recessed downlight fixture solution with thermal management system combined in a single compact unit. Cree True White LED ceramic package and Unitized Thermal Management (UTM) system. Available in New construction and Remodel style. Outboard mounted driver allows for cooler operation and extends life.

FEATURES

- 5 Year Limited Warranty
- Cree platform
- 90+ CRI True White (Registered)
- Dimmable (850 & 1250 Triac; 2000 0-10V)
- 50,000 hour life
- Title 24 Compliant
- LED 11W @ 850 Source Lumens = 663 Delivered Lumens
- LED 16W @ 1250 Source Lumens = 1025 Delivered Lumens
- LED 25W @ 2000 Source Lumens = 1882 Delivered Lumens
- Available in 2700K, 3000K, 3500K, 4000K and Comfort Dim, 91CRI

Trim

Aluminum spun reflector with deep set diffused lens for excellent visual comfort while providing high lumen output. Available in 2700K, 3000K, 3500K, 4000K or Comfort Dim color temp. to accommodate different appearances.

Construction

Scientifically and specifiable "Unitized Thermal Management" (UTM) provides exceptional cool operation exceeding all industry standards.

Mounting

Trim includes torsion springs to mount trim securely to housing.

ELECTRICAL

Voltage: 120VAC

Current: 91mA

Power Consumption: 850lm=11W / 250lm=16W / 2000lm=25W

Light Source: Cree True White Ceramic LED package Platform

CRI: 91 CRI

LED Driver: CREE LMD125 for 120V / ERP for277V (non-dimmable)

Operating Temperature: 0°C to 75°C ambient temperature

Life Expectancy: 50,000 hours

Bodine Emergency Lighting Equipment: BSL17-C2/BSL17C-C2 (850/1250lm)

- Up to 7.0W max emergency illumination with LEDs.
- Illumination Time: 90min
- Dual Input Voltage: 120/277 VAC, 60Hz
- Output Voltage: 15.0-50.0 VDC
- AC Input Current: 45 mA
- Output Current: 470mA max
- Dimension: 12" x 2.4" x 1.5"

Bodine Emergency Lighting Equipment: BSL17C-C2P (2000/3000lm)

- Up to 7.0W max emergency illumination with LEDs.
- Illumination Time: 90min
- Dual Input Voltage: 120/277 VAC, 60Hz
- Output Voltage: 15.0-50.0 VDC
- AC Input Current: 280 mA
- Output Current: 270mA max
- Dimension: 12" x 2.4" x 1.5"

Compatible Housing

Catalog No.	Description	Driver	Voltage	Emergency
☐ NHM-612	6" 1250lm New Const	☐ (Blank)=Standard	☐ LE1=120V	☐ EM=Emergency
☐ NHRM-612	6" 1250lm Remodel	☐ C=Comfort Dim	☐ LE2=277V	
☐ NHM-620	6" 2000lm New Const			
☐ NHMICD-620	6" Marquise 2000 Lumen IC New Construction Double Wall Housing			
☐ NHRM-620	6" 2000lm Remodel			
☐ NHMIC-685	6" 850lm IC New Const			
☐ NHRMIC-685	6" 850lm IC Remodel			
☐ NHMICD-612	6" 1250lm IC Double Wall New			
☐ NFBIC-6L12AT	6" Marquise 1250 Lumen IC Dedicated Fire Box			
☐ NFBIC-6L85AT	6" Marquise 850 Lumen IC Dedicated Fire Box			

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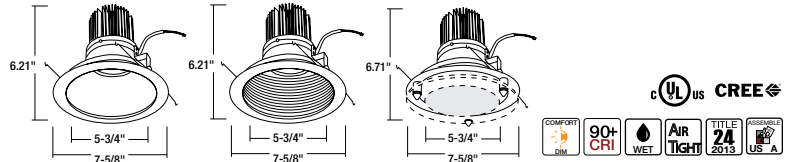
Type Z91

Project Residence Inn

Catalog No. NRM-618-L-20-30-EM-DW

Lamp/Wattage 25W

DIMENSIONS



Optics

- Cree True White® Technology
- Flat frosted shatterproof acrylic composite lens
- 90+ CRI
- 97 LPW LEDs producing high efficiency fixture performance
- LM-80 data
- Dimmable

Dimming

Marquise Series Dimming: 850 and 1250 lumen units require triac style dimmers. 2000 Lumen require 0-10V dimming protocol. See Dimmer Compatibility Chart under Resource section in the Nora I NSpec Lighting Website.

Comfort Dim

Comfort Dim color tunes the temperature from a bright 2700K, to a romantic and comfortable 1800K on a gradual, even curve.

Comfort Dim is available in 3 different lumen levels:

- 850 and 1250 Lumens for lower ceiling heights in commercial and residential applications. (Sapphire and Marquise Series)
- 2000 Lumens for light commercial and residential high veiling applications. 2000 Lumen available on 6" Marquise.

Labels and Listings

Title 24 Compliant
cULus Listed for Wet Location
WSEC ASTM E283 for Air-Tight
5 Year Limited Warranty

6" LED with Reflector Trim

Catalog No.	Source	Lumen	Color Temp
☐ NRM-611	L=LED	☐ 85=850	☐ 27=2700K
☐ NRM-612		☐ 12=1250	☐ 30=3000K
☐ NRM-618		☐ 20=2000	☐ 35=3500K
			☐ 40=4000K
			☐ CD=Comfort Dim

***EM: BSL17-C2/BSL17C-C2 Emergency LED Drive Class 2 Output
Compatible with CREE LMH Module.**

Deco Glass Options

- ☐ NTG-6B/120: 6" Tempered Clear Glass with Frosted Center and 3-1/8" Open Center
- ☐ NTG-6B/80: 6" Tempered Blue Glass with 3-1/8" Open Center
- ☐ NTG-6CF: 6" Tempered Clear Glass with Frosted Center
- ☐ NTG-6FC: 6" Tempered Frosted Glass with Clear Center
- ☐ NTG-6HC: 6" Tempered Clear Glass with Frosted Center and 3-1/8" Open Center

Finish

611/618 Refelctor & Flange	612 Baffle & Flange Finishes
☐ BW = Specular Black Reflector, White Flange	☐ BW = Black Baffle / White Flange
☐ BZ = Bronze Reflector, Bronze Flange	☐ BZ = Bronze Baffle and Flange
☐ CO = Copper Reflector, Copper Flange	☐ CO = Copper Baffle and Flange
☐ DW = Diffused Clear Reflector, White Flange	☐ NN = Natural Metal Baffle and Flange
☐ HZW = Haze Reflector, White Flange	☐ WW = White Baffle and Flange
☐ NN = Natural Metal Reflector & Flange	
☐ WW = White Reflector, White Flange	

Create a complete trim / housing catalog numbers: Example: NRM-611L8527BZBZ / NHM-685LE1EM

NORALIGHTING.

6505 Gayhart St., Commerce, CA 90040
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Phone: 800.686.6672 • FAX: 800.500.9955 • e-mail: nora@noralighting.com

Marquise Series

6" Dedicated LED with Reflector Trim

Source: LED 10.6 Watts @ 850 Source Lumens = 663 Delivered Lumens
 LED 15.75 Watts @ 1250 Source Lumens = 1025 Delivered Lumens
 LED 24.32 Watts @ 2000 Source Lumen = 1744 Delivered Lumens

Type

Project

Catalog No.

Lamp/Wattage

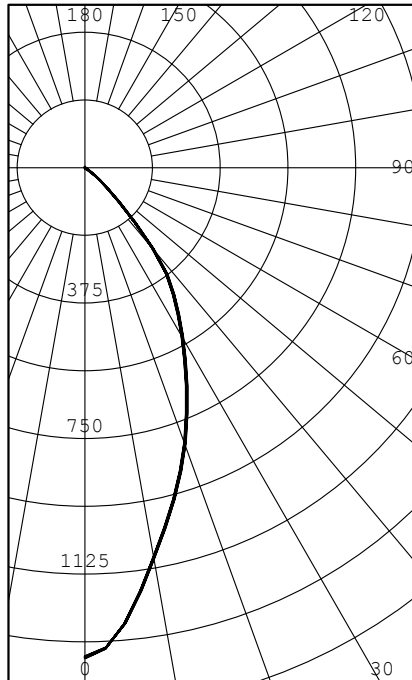
NHM-612LE1 / NRM-611L1230DW

Voltage: 120.1 VAC	Power: 15.52 W	Frequency: 60Hz	Test Temp: 24.8°C	Current: 0.1317 A	PF: 0.983	SC: 0.7
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COEFFICIENTS OF UTILIZATION CONAL CAVITY METHOD
 EFFECTIVE FLOOR CAVITY REFLECTANCE = 0.20

CC	90				80				70				50			30			10			0
WALL	70	50	30	10	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
RCR																						
0	1.22	1.22	1.22	1.22	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.16	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.16	1.13	1.11	1.09	1.14	1.12	1.09	1.07	1.12	1.10	1.07	1.05	1.05	1.04	1.02	1.02	1.00	0.99	0.98	0.97	0.96	0.95
2	1.11	1.07	1.03	0.99	1.09	1.05	1.02	0.98	1.07	1.03	1.00	0.97	1.00	0.97	0.95	0.97	0.95	0.93	0.95	0.93	0.91	0.90
3	1.06	1.00	0.95	0.91	1.04	0.99	0.94	0.91	1.03	0.97	0.93	0.90	0.95	0.92	0.89	0.93	0.90	0.87	0.90	0.88	0.86	0.85
4	1.02	0.94	0.89	0.85	1.00	0.93	0.88	0.85	0.98	0.92	0.88	0.84	0.90	0.86	0.83	0.88	0.85	0.82	0.86	0.84	0.81	0.80
5	0.97	0.89	0.83	0.79	0.95	0.88	0.82	0.79	0.94	0.87	0.82	0.78	0.85	0.81	0.78	0.83	0.80	0.77	0.82	0.79	0.76	0.75
6	0.93	0.84	0.78	0.74	0.91	0.83	0.78	0.74	0.90	0.82	0.77	0.73	0.81	0.76	0.73	0.79	0.75	0.72	0.78	0.75	0.72	0.71
7	0.87	0.79	0.73	0.69	0.86	0.78	0.72	0.69	0.85	0.77	0.72	0.68	0.76	0.71	0.68	0.75	0.71	0.67	0.74	0.70	0.67	0.66
8	0.84	0.74	0.68	0.64	0.82	0.73	0.68	0.64	0.81	0.72	0.67	0.64	0.72	0.67	0.64	0.71	0.66	0.63	0.70	0.66	0.63	0.62
9	0.79	0.70	0.64	0.59	0.78	0.69	0.63	0.59	0.77	0.68	0.63	0.59	0.67	0.63	0.59	0.67	0.62	0.59	0.66	0.62	0.59	0.57
10	0.75	0.65	0.59	0.56	0.74	0.65	0.59	0.55	0.73	0.64	0.59	0.55	0.64	0.59	0.55	0.63	0.58	0.55	0.62	0.58	0.55	0.54

INTENSITY (CANDLEPOWER) SUMMARY



ANGLE	MEAN CP
0	1356
5	1267
10	1097
15	951
20	809
25	667
30	539
35	428
40	292
45	134
50	54
55	18
60	1
65	0
70	0
75	0
80	0
85	0
90	0

ZONAL LUMENS & PERCENTAGES

ZONE	LUMENS	% LUMINAIRE
0-30	686	63.49
0-40	949	87.81
0-60	1081	99.99
0-90	1081	100.00
40-90	132	12.19
60-90	0	0.01
90-180	0	0.00
0-180	1080	100.00

LUMINACE SUMMARY CD./SQ.M.

ANGLE	MEAN CD/SQ M
45	11335
55	1924
65	2
75	0
85	0

Aluminum LED 25W Bollard Light

Outdoor



IL-C13BS

Product Specifications

Features :

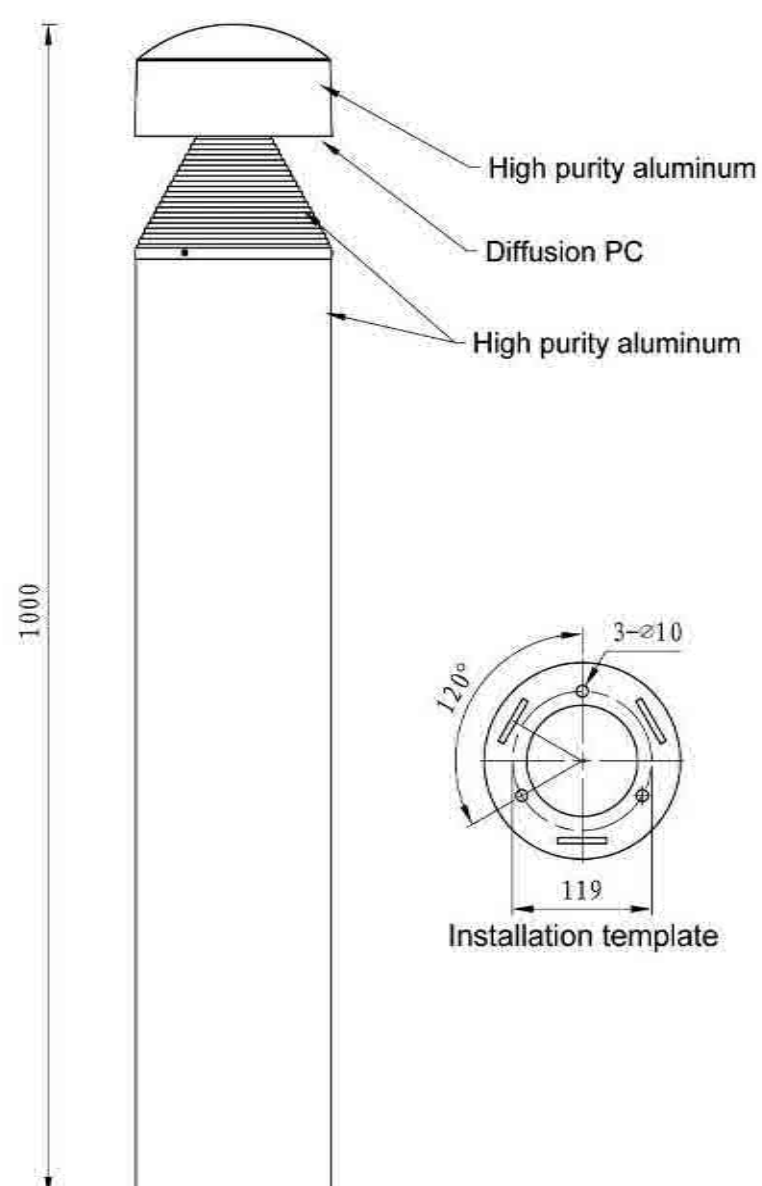
- Model IL-C13BS
- CCT 4000K
- Description 25W Aluminum Bollard Light
- Dimensions 39.37" H x 6.61" D
- CRI 75
- Finishes Bronze - Black finish available on request
- Power 25W
- Input Voltage 100-240V
- Suitable Outdoor
- Lumens 1500
- Power Factor 50-60Hz
- Certification IP65
- Warranty 3 years

[See ordering information on specification sheets for options.](#)

DOWNLOAD SPECIFICATION SHEET 

DIMENSIONS

39.37" H x 6.61" D



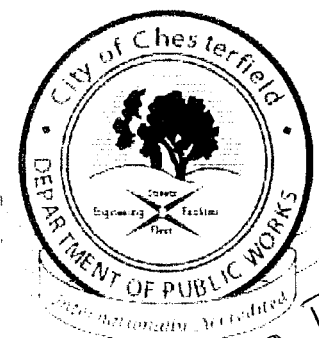
Memorandum Department of Public Works

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

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

DATE: August 14, 2018

RE: ADA Transition Plan



The Americans with Disabilities Act (ADA) was passed in 1990. It prohibits discrimination based upon a disability. Title II of the ADA requires that state and local governments make their programs and services accessible to persons with disabilities, including pedestrian facilities within public right of way. Title II of the ADA also requires that public agencies with more than fifty employees create a Transition Plan.

In 2012 the City of Chesterfield passed Resolution Number 388 adopting the City of Chesterfield ADA Transition Plan (Plan). Public Works Staff recently performed a detailed review of the Plan and recommends several updates to ensure the Plan meets all Title II requirements. Specific updates to the Plan include a detailed self-evaluation and prioritization program for pedestrian facilities. Civil Engineer Steve Merk updated the Plan and created a program the City will use to analyze, rate, and prioritize future sidewalk work. The proposed ADA Transition Plan was sent to disability advocacy groups and posted on the City's website for review and comment. Additionally, an open house was held at City Hall on July 31, 2018. No substantive comments were received on the Plan, and City Staff recommends approval of the new ADA Transition Plan (attached).

Civil Engineer Steve Merk will provide a brief presentation and be available to answer questions at the Planning and Public Works Committee meeting.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council. If recommended for approval, the attached Resolution should be forwarded to the full City Council for adoption.

RESOLUTION NO. XXX

**A RESOLUTION OF THE CITY COUNCIL OF CHESTERFIELD, MISSOURI
ADOPTING THE CITY OF CHESTERFIELD ADA TRANSITION PLAN.**

WHEREAS, Title II of the Americans with Disabilities Act (ADA) requires that all public agencies with more than fifty employees create an ADA Transition Plan; and

WHEREAS, the City of Chesterfield previously adopted an ADA Transition Plan via Resolution Number 388; and

WHEREAS, the Public Works Department has updated the City's ADA Transition Plan to ensure it complies with all Title II requirements.

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

Section 1. City Council hereby approves and adopts the City of Chesterfield ADA Transition Plan attached hereto as Exhibit A.

Section 2. City Council authorizes the City Administrator to approve updates to the ADA Transition Plan as needed to maintain the accuracy of the information contained therein.

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

Passed and approved this _____ day of _____, 2018.

Presiding Officer

Bob Nation, Mayor

ATTEST:

Vickie Hass, City Clerk

Memorandum

Department of Public Works

TO: James A. Eckrich, PE – PW Director

FROM: Steven J. Merk, PE – Civil Engineer

DATE: August 7, 2018

RE: Final ADA Transition Plan



The City of Chesterfield held an open house on July 31, 2018 from 4:00 to 6:00 pm for the updated ADA Transition Plan. The draft plan was posted, and the open house was advertised, on the City website 30 days in advance. Comments and suggestions regarding the draft Transition Plan were requested to be submitted via email or through the City website.

The informal open house was offered as an additional method to allow the public to ask questions and offer suggestions for the draft plan. Three disability advocacy groups were contacted and directly invited to attend – Paraquad, Delta Center for Independent Living, and Starkloff Disability Institute.

The open house was lightly attended, but the feedback provided was very favorable to the plan. Attendees felt the plan was detailed and thorough. One public comment related to how the repair contracts would be awarded, and explanatory verbiage was added to the plan to address that.

Therefore, attached is the Final version of ADA Transition Plan for the City of Chesterfield. This is intended to be a living document which will be updated as circumstances may require.

ADA Transition Plan

City of Chesterfield, Missouri



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I - Introduction

The City of Chesterfield, Missouri (City) strives to provide equal access for all residents, including those physically challenged, to all programs and public facilities.

The Americans with Disabilities Act (ADA) was signed into federal law in 1990. This law provides a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities. It also addresses major areas of discrimination faced by people with disabilities, including the accessible use of public rights-of-way.

Title II is a subsection of the overall ADA which is directed toward state and local governments. Title II requires that state and local governments provide people with disabilities an equal opportunity to benefit from municipal programs, services, and activities. Title II also requires all public entities with more than 50 employees to develop a formal Transition Plan for addressing areas that the municipality finds which may provide a "barrier" for accessibility to public infrastructure.

Note that the word barrier is used specifically in the ADA verbiage to describe any physical deficiency in a sidewalk or curb ramp that exceeds the limits set forth in the ADA requirements.

The Transition Plan must adhere to the following requirements:

- Identify physical obstacles in the City's facilities that limit the accessibility of its programs or activities to individuals with disabilities
- Describe in detail the methods that will be used to make the facilities accessible
- Specify the schedule for taking the steps necessary to upgrade pedestrian access to meet ADA requirements in each year following the Transition Plan
- Identify the official responsible for implementation of the Transition Plan

This document is the City of Chesterfield Transition Plan, and it complies with all of the requirements above.

II - City Compliance Overview

Since the passage of the ADA in 1990, the City has been working to address accessibility issues and achieve compliance with ADA regulations. Beginning in 1991, the City has performed regular inspections of the pavement, sidewalks, and curb ramps owned by the City in order to plan and schedule necessary repairs. In addition, the City has performed regular inspections for accessibility barriers at City parks, playgrounds, public parking lots, and recreational trails.

This has not been an easy endeavor. The City of Chesterfield Department of Public Works (DPW) is responsible for the operation and maintenance of 176 centerline miles of public streets, 252 miles of sidewalk, and 2,280 curb ramps.

The City does not own or maintain any traffic or pedestrian signals. All signals within City limits are owned and maintained by either St. Louis County or the Missouri Department of Transportation (MODOT).

From 1991 to present, the City has responded to more than 9,300 sidewalk repair work orders. The City has also installed more than 1,200 curb ramps at public street intersections and public facilities. A detailed list of City accessibility improvements (curb ramps, sidewalks, playgrounds, parking lots, and walking trails) completed since 1991 can be found in Appendix A.

It is critical for the City to have an objective methodology for prioritizing barriers to accessibility to schedule annual repair, replacement, and improvement projects. It is also critical for the City to incorporate deficiencies reported by residents into the Transition Plan. An explanation of the City's methodology for creating a prioritized improvement list is included in the Self-Evaluation section of this report.

City Facilities

In accordance with Title II, all City public meetings and City-sponsored events are accessible to persons with disabilities. The Chesterfield Government Center, located at 690 Chesterfield Parkway West, provides convenient accessible parking spaces with covered ramps leading to the main building entrance. There is ground floor access to the City Council Chambers, Police, City Clerk, conference rooms, and Municipal Courts services. An elevator is also provided for access to second floor offices and conference rooms.

Chesterfield Central Park is located in the heart of Downtown Chesterfield, on Veterans Place Drive. Central Park has an amphitheater, concession stands, restrooms, gazebo, picnic pavilions, and a nature walkway which are all ADA accessible. The amphitheater also provides an accessible viewing deck to accommodate guests who require wheelchair access.

The Chesterfield Family Aquatic Center, located at 16365 Lydia Hill Drive, provides ADA compliant recreation and enjoyment for visitors of all ages and abilities. The Chesterfield Valley Athletic Complex (CVAC) is home to the Catch 22 Miracle Field which provides specially designed dugouts, bleachers, and an ADA compliant playing surface for participants of all skill levels and ages. The Monarch-Chesterfield Levee Trail is a 12-mile paved asphalt recreational trail with ADA access at three locations. One access is located at the west end of the CVAC, one to the east of Chesterfield Outlets (former Taubman Prestige Outlets), and one near the intersection of Edison Road and Long Road.

The following is a list of City accessible buildings and facilities. Links to the corresponding facility websites can be found on the City of Chesterfield homepage.

Facility (click for website)	Location
<u>Catch 22 Miracle Field</u>	17925 North Outer 40 Road
<u>Central Park and Amphitheater</u>	16462 Burkhardt Place
<u>Chesterfield Valley Athletic Complex</u>	17925 North Outer 40 Road
<u>Chesterfield Family Aquatic Center</u>	16365 Lydia Hill Drive
<u>Eberwein Dog Park</u>	1627 Old Baxter Road
<u>City Hall – Municipal Courts</u>	690 Chesterfield Parkway W
<u>City Hall – Police Department</u>	690 Chesterfield Parkway W
<u>Monarch Chesterfield Levee Trail</u>	17925 North Outer 40 Road
<u>Parks Maintenance Facility</u>	17891 North Outer 40 Road
<u>Public Works Maintenance Facility</u>	165 Public Works Drive

Snow Removal

City personnel and equipment are utilized for removing snow and ice from City streets and facilities. For individual disabled residents, the City has a program for removing snow windrows from a qualifying resident's residential driveway apron within the public right-of-way. A snow windrow is residual snow that is left at the end of a driveway after a snow plow has cleared the road. Residents can apply for the program by providing a medical certificate describing their medical need or disability which limits their ability to remove the windrow.

New Construction

The City inspects and confirms that new sidewalks and curb ramps are constructed in accordance with the ADA requirements prior to final project acceptance. ADA requirements must be met whether the facilities are privately owned or publicly maintained.

City inspectors use the City ADA Checklist to ensure the compliance of new construction. This checklist can be found in Appendix B of this report. This checklist is also provided to contractors at Pre-Construction Meetings to reinforce the importance of the new construction meeting these criteria. When a newly constructed sidewalk or curb ramp does not meet the ADA criteria, it is the responsibility of the contractor to remove and reconstruct the facility at his expense.

III - Self-Evaluation Process

Overview

The foundation of the City's Transition Plan is an in-depth self-evaluation of City facilities. In February 2012, the City began the self-evaluation process of inspecting sidewalks and curb ramps to determine where existing conditions do not meet ADA requirements.

Evaluation Standards

The City uses the ADA design requirements for new construction, and the same criteria is used for evaluating existing sidewalks and curb ramps.

The self-evaluation process is intended to document every physical defect in the City sidewalks and curb ramps that does not meet ADA requirements. In addition, the self-evaluation process involves rating the severity of these defects for planning and scheduling the most critical repairs. The Scoring System section below details the specific criteria that are evaluated in each inspection and explains the scoring system for rating each noted defect.

Schedule

One-third of the City's sidewalks and curb ramps are inspected each calendar year on a three-year cycle. To schedule these inspections in an orderly manner, the City uses the already-established Snow Map routes that cover all of the City maintained streets.

The City is divided into nine snow maps, labeled from "A" through "I". In 2017, all of the sidewalks and curb ramps located within Maps A, B, and C were inspected. In 2018, the sidewalks and curb ramps within Maps D, E, and F were inspected. In 2019, the inspections for the remainder of the City within Maps G, H, and I will be completed. A depiction of the City Snow Maps can be found in Appendix C.

Beginning in 2020, the self-evaluation inspections will re-evaluate Maps A, B, and C and continue on the same three-year rotation going forward. This will allow the City to keep a relatively current rating inventory of all sidewalks and curb ramps.

Scoring System

The City scoring system for evaluating each of the sidewalk and curb ramp defects is based on the severity and the geographic location of the defect. The two scores are known as the Deficiency Score and the Location Score. These two scores are then combined to get a weighted Barrier Score, which is the overall rating for that particular defect. The Barrier Score is the number

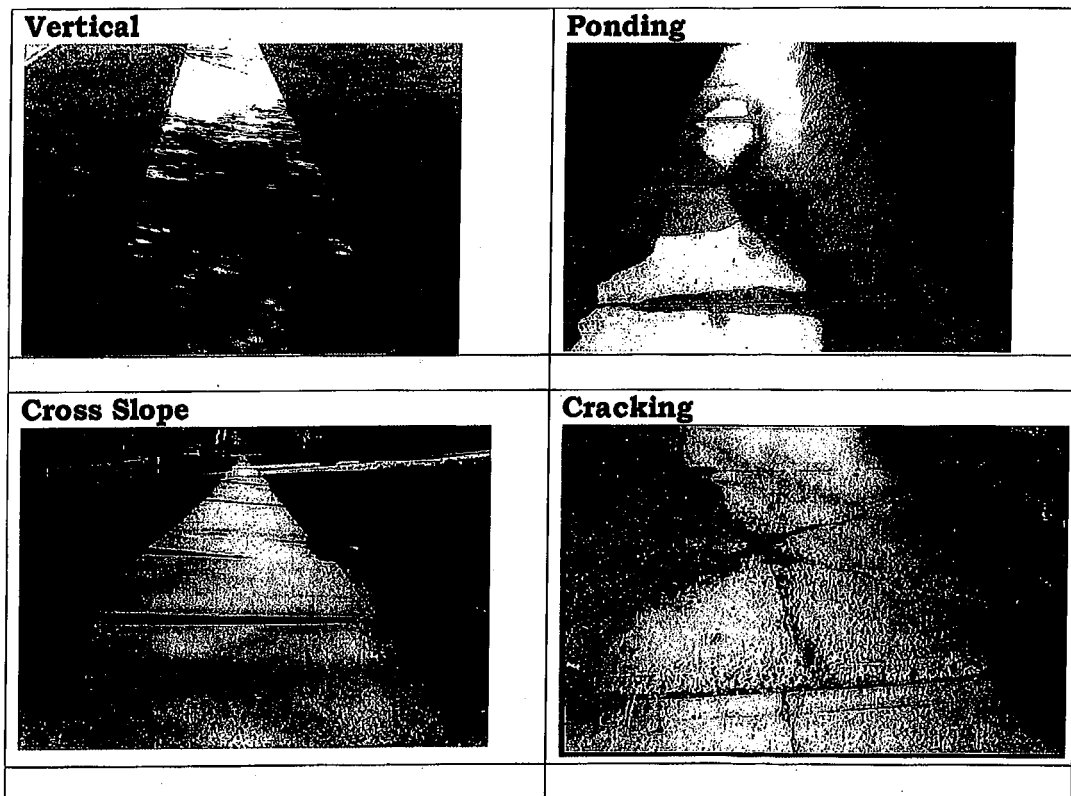
referenced when prioritizing and scheduling future repair, improvement, or replacement projects.

Deficiency Score (also known as Impedance Score)

The Deficiency Score is a critical piece of the evaluation process. When a deficiency, or “fault”, is identified, that fault is evaluated based on the criteria listed in Table 1 and Table 2 in Appendix D. One fault could fall into multiple categories, so the final Deficiency Score for each fault is the total of the weighted values for all categories.

The Deficiency Score is intended to differentiate between minor faults and significant physical obstructions to accessible travel by weighting each defect.

The following are photo examples of each of the sidewalk deficiencies that the City is evaluating:



Obstruction 	Spalling 
Vegetative 	

Table 1, in Appendix D, details the weighted values for each sidewalk inspection item.

Table 2, in Appendix D, details the weighted values for each curb ramp inspection item. It also lists the ADA requirements for each item. A graphical representation of a typical curb ramp is provided in Appendix E.

Location Factor (also known as Activity Factor)

The Location Factor acts as a weighting bonus to give higher priority scores for defects located in the vicinity of high pedestrian traffic areas. The Location Factor is the same for both sidewalks and curb ramps.

Table 3 in Appendix D details the various types of pedestrian traffic generators and the weighted values for the specific location of each defect. Note that one defect could fall into more than one location category. For example, one defect could be near a bus stop, adjacent to a senior living facility, and in the vicinity of a park. Therefore, the weighting formulas for the Location Factor provides a cumulative value for each defect across that spectrum.

Barrier Score

The Barrier Score is the product of the Deficiency Score and the Location Factor. It gives an overall weighted value to prioritize that defect based on its hindrance to accessible travel and its level of pedestrian traffic.

Note that the word "barrier" is used specifically in the ADA verbiage to describe any physical deficiency in a sidewalk or curb ramp that exceeds the limits set forth in the ADA requirements. For consistency, that word is used to describe the overall score for prioritizing areas needing repair, improvement, or replacement.

Resident Report Adjustment

There will be times when a resident calls to report a deficiency in a sidewalk or curb ramp and requests that the problem be remedied. These problems will be documented as Requests for Action (RFA) and forwarded to an Engineer in the Department of Public Works. Upon receipt of the RFA, the assigned Engineer will coordinate with field inspectors or personally evaluate the reported location in the field.

The Engineer will enter the RFA number, date, and a priority bonus of up to 20 Barrier Score points to that deficiency in the GIS database. The Engineer will review the Barrier Score and Percentile in the self-evaluation database to determine future action for this RFA. If the location ranks high enough on the inventory priority list in his/her judgement, then the RFA will be recommended to the Project Manager for repair or replacement. If the location is not determined to be high enough priority on the inventory list, including the extra bonus points, then the location will remain in the database for future action. Note that extra bonus points added to the Barrier Score will remain, so it will maintain a higher priority for the next regular round of scheduling repairs.

Incident Report Adjustment

When a resident reports to the City a physical incident caused by a sidewalk or curb ramp deficiency, this issue will also be documented as an RFA. The Incident Report procedure will be the same as the Resident Reporting Adjustment. The one difference is that the Incident Report location shall be given a 100 point bonus to the Barrier Score. This will automatically bump that location to the top of the priority list.

Data Consolidation

The self-evaluation scoring data is consolidated in the City's Geographic Information System (GIS) database. At the end of the year, the raw Barrier Scores from the three most-recent years are grouped into percentiles. The percentiles are then used to determine the areas in most need of repair or replacement and to prioritize future work.

IV - Transition Plan

The Self-Evaluation Scoring System helps to focus limited City resources on the areas that most limit accessibility to public facilities and City sidewalks. At the same time, the system will also prioritize problems reported by City residents while not taking resources away from the most critical needs.

Budgeting

The City typically funds the repair, replacement, improvement or extension of existing pedestrian facilities from the following sources:

1. Community Development Block Grant Program:
 - The City receives approximately \$40,000 per year in Department of Housing and Urban Development grants, distributed by St. Louis County. The full amount of this grant is used for curb ramp replacements.
2. Miscellaneous Grants:
 - Other grant programs are available through the Federal Highway Administration, Missouri Department of Transportation, and East-West Gateway Council of Governments. The City applies for grants through these programs when funds are made available for pedestrian facility projects.
3. Capital Projects:
 - The City Council budgets \$200,000-\$500,000 annually for pedestrian facility projects from the General Fund and/or the Capital Projects Fund.
4. Tree Trimming Program:
 - The annual Public Works maintenance budget includes funding for trimming vegetation that encroaches on pedestrian facilities.

Private development is another source of pedestrian facility improvements. City Code requires the installation, extension, or upgrade of pedestrian facilities in the public right-of-way corresponding to adjacent site development projects.

Scheduling

The self-evaluation inspections for sidewalks and curb ramps generally take place from January through May of each year. The total data collected annually for the three snow maps that year is consolidated with the existing data from the two years prior. Then, the most-recent three years of data for all sidewalks and curb ramps in the City is processed and prioritized for end-of-year reports.

These reports will be utilized by the Sidewalk Program Project Manager to schedule which sidewalk areas and which curb ramps will be improved, repaired, or replaced in the upcoming year.

When the scope of work for the upcoming year is finalized, the project will be publicly advertised and awarded in conformance with the City's purchasing policy.

Limitations

The 2018 budget for repair, replacement, or extension of pedestrian facilities is \$500,000. Due to the high cost to repair any existing deficiency, it is not feasible to perform all repairs immediately. Accordingly, the City will use the data from the self-evaluation inspections to prioritize work each year. Through this process, the City is working to address all of its deficiencies in a systematic manner.

There may also be occasions where it is not possible to repair an identified barrier due to existing conditions. ADA Title II recognizes that some barriers cannot be removed for this reason. ADA classifies these instances where full compliance with the requirements is not possible due to the unique characteristics of terrain as "structurally impractical".

In a situation where removing a barrier is determined to be "structurally impractical" as described above, the City will improve the existing deficiency to the maximum extent possible and the action taken will be documented.

ADA Coordinator

The Department of Public Works is responsible for administering the ADA compliance program for accessible pedestrian facilities. As such, the Director of Public Works, James Eckrich, P.E., is the designated person responsible for ensuring ADA compliance and investigating complaints. Mr. Eckrich can be contacted at:

690 Chesterfield Parkway West
Chesterfield, MO 63017

Phone: 636-537-4764

Fax: 636-537-4798

Email: adacoordinator@chesterfield.mo.us

V - Public Involvement

Public Comment

An open house was held on July 31, 2018 at Chesterfield City Hall. Copies of the City's Transition Plan were available for review, graphics describing the process of the City's self-evaluation were displayed, and City staff was on hand to discuss the process and answer questions. Public comment cards were also available and collected.

Three disability advocacy groups - Paraquad, Starkloff Disability Institute, and Delta Center for Independent Living - were invited to attend the open house and give feedback on the Transition Plan.

For those unable to attend the open house, the draft version of the Transition Plan was posted on the City website with the Open House announcement on 6/29/2018. The public was invited to review the plan and provide comments or suggestions via email at adacoordinator@chesterfield.mo.us or via the ADA Suggestion Form which is available on the City website at <https://www.chesterfield.mo.us/ada-suggestion-form.html>. The City will continue to refine the Transition Plan, as necessary, based on feedback from the public.

ADA Grievance Procedure

The City's grievance procedure can be found in Appendix F of this report and on the City's website at <https://www.chesterfield.mo.us/ada-grievance-procedure.html>. The City's grievance procedure complies with the model grievance procedure provided by the Department of Justice, in that it includes: (i) a description of how and where a complaint under Title II may be filed with the government entity; (ii) if a written complaint is required, a statement notifying potential grievants that alternative means of filing will be available to people with disabilities who require such an alternative; (iii) a description of the time frames and processes to be followed by the grievant and the government entity; (iv) information on how to appeal an adverse decision; and, (v) a statement of how long complaint files will be retained. Appendix F provides the form to file a formal grievance.

Notice of ADA Compliance

Regardless of size, all public entities must provide information about the rights and protections of Title II to applicants, participants, beneficiaries, employees, and other interested persons [28 CFR § 35.106]. The non-discrimination notice, which complies with the requirements of ADA, is posted on the City's website at <https://www.chesterfield.mo.us/ada-compliance.html>. Additionally, the City has

posted the notice at the City Hall's front desk and is incorporated into new employee orientation packets.

VI - APPENDICES

Appendix A - ADA Accessibility Improvement Projects

Planned ADA Accessibility Improvements

<u>File Number</u>	<u>Project Description</u>	<u>Status</u>
2018-PW-04A	2018 Sidewalk Replacement A	Construction
2018-PW-04B	2018 Sidewalk Replacement B	Construction
2018-PW-06	Riparian Trail – August Hill Dr. to Old Chesterfield Rd.	Design
2018-PW-02	CDBG Curb Ramp Improvements	Design
2017 TAP	Schoettler Road Sidewalk	Planning
2015-PW-15	Pathway on the Parkway Sidewalk	Planning
2013-PW-08	Monarch-Chesterfield Levee Trail Phase VI	Planning
2011-PW-06	Monarch-Chesterfield Levee Trail Phase V	Planning

Completed ADA Accessibility Improvements

<u>File Number</u>	<u>Project Description</u>
2017-PW-04	Sidewalk Replacement/Extension
2017-PW-02	CDBG Curb Ramp Improvements
2013-PW-06	Greentrails Drive South Improvements
2016-PW-04	Sidewalk Replacement
2016-PW-02	CDBG Curb Ramp Improvements
2015-PW-04	Sidewalk Replacement
2015-PW-02	CDBG Curb Ramp Improvements
2014-PW-04	Sidewalk Replacement/Extension
2014-PW-02	CDBG Curb Ramp Improvements
2013-PW-11	Appalachian Trail Ph. 2 – Beaver Creek Rd to White Rd
2013-PW-05	Ladue Road Improvements
2013-PW-04	Sidewalk Replacement/Extension
2013-PW-02	CDBG Curb Ramp Improvements
2012-PW-04	Sidewalk Replacement/Extension
2012-PW-02	CDBG Curb Ramps
2011-PW-12	Timberlake Bridge Repair
2011-PW-05	Monarch-Chesterfield Levee Trail Phase IV
2011-PW-04	Sidewalk Replacement/Extension
2011-PW-02	CDBG Curb Ramps
2010-PW-11	Appalachian Trail Phase I – Olive Blvd to Beaver Creek Road
2010-PW-04	Sidewalk Replacement/Extension
2010-PW-02	CDBG Curb Ramps
2010-PW-04	Sidewalk Replacement/Extension
2009-PW-02	CDBG Curb Ramps
2009-PW-04	Sidewalk Replacement/Extension
2009-PW-05	Monarch-Chesterfield Levee Trail Phase III
2009-PW-06A	Central Park Amphitheatre
2009-PW-06D	Central Park Bridges and Gazebo
2009-PW-06E	Central Park Streamwalks

Completed ADA Accessibility Improvements (Continued)

<u>File Number</u>	<u>Project Description</u>
2009-PW-06F	Central Park Linear Park
2009-PW-18	Eberwein Dog Park with Walking Trail
2008-CP-01	Central Park Road (Veteran's Place)
2008-PW-01	Stablestone Drive/Greentrails – STP
2008-PW-02	CDBG Curb Ramps
2008-PW-04	Sidewalk Replacement/Extension
2008-PW-05	Monarch-Chesterfield Levee Trail Phase II
2008-PW-11	Lydia Hill Drive Extension
2007-PW-02	CDBG Curb Ramps
2007-PW-04	Sidewalk Replacement/Extension
2007-CVAC-05	Parks Maintenance Facility
2006-PW-02	CDBG Curb Ramps
2006-PW-04	Sidewalk Replacement/Extension
2005-PW-02	CDBG Curb Ramps
2005-PW-04	Sidewalk Replacement/Extension
2005-PW-05	Monarch-Chesterfield Levee Trail
2004-PW-01	Splash Playground
2004-PW-02	CDBG Curb Ramps
2004-PW-04	Sidewalk Replacement/Extension
2004-PW-05A	River Valley Phase III
2004-PW-05	Old Baxter Road Phase II
2004-PW-14	Miracle Field
2003-PW-02	CDBG Curb Ramps
2003-PW-04	Sidewalk Replacement/Extension
2003-PW-05A	River Valley Phase II
2003-PW-05B	Old Baxter Road Phase I
2003-PW-15	Curb Ramp Installation – Stablestone/Greentrails
2002-PW-02	CDBG Curb Ramps
2002-PW-04	Sidewalk Replacement/Extension
2002-PW-06	Parks Playground Surfacing
2001-PW-02	CDBG CVAC Curb Ramps
2001-PW-04	Sidewalk Replacement/Extension
2001-PW-05	River Valley Street Reconstruction Phase I
2000-PW-02	CDBG CVAC Curb Ramps
2000-PW-05	Old Baxter Road
2000-PW-26	Parks Playground Surfacing
1999-PW-02	CDBG Curb Ramps
1999-PW-04	Sidewalk Replacement/Extension
1999-PW-07	Pathway on the Parkway
1999-PW-11	Government Center Construction – City Hall
1999-PW-12	Central City Park Pavilion
1998-PW-02	CDBG Curb Ramps
1998-PW-19	Clarkson Road Sidewalk
1997-PW-02	CDBG Curb Ramps
1997-PW-04	Sidewalk Replacement/Extension
1997-PW-12	Municipal Pool – Family Aquatic Center
1996-PW-02	CDBG Curb Ramps

Completed ADA Accessibility Improvements (Continued)

<u>File Number</u>	<u>Project Description</u>
1996-PW-11	Sidewalk Replacement
1995-PW-01	Public Works Facility
1995-PW-02	CDBG Curb Ramps
1995-PW-13	Sidewalk Construction – Justus Post
1994-PW-02	CDBG Curb Ramps
1994-PW-10	Sidewalk Reconstruction – Deerhorn and River Valley
1993-PW-02	CDBG Curb Ramps
1993-PW-13	Sidewalk Construction – Ridge Trail and River Valley
1992-PW-02	CDBG Curb Ramps
1992-PW-11	Sidewalk Project – Greentrails Drive South
1991-PW-02	CDBG Curb Ramps

CURB RAMP INSPECTION FORM

Project Name: _____
 Curb Ramp Intersection: _____
 Intersection Quadrant: _____

Inspection Item	Design Criteria	Meets / Exceeds	Deficient	Not Applicable	Notes / Explanation
Does Curb Ramp Exist	Yes				
Truncated Domes Provided	Yes				
Ramp Running Slope	< 8.33%				
Ramp Width	> 48"				
Ramp Cross Slope	< 2%				
Ramp Flare Slope	< 10%				
Top of Ramp Lip	< 1/4"				
Top Landing Length	> 48"				
Top Landing Width	> 48"				
Top Landing Slope	< 2%				
Top Landing Cross Slope	< 2%				
Gutter Slope	< 5%				
Gutter Lip	< 1/4"				
For Marked Crosswalks: Bottom of Ramp to Marked Crosswalk	> 48"				

Inspector Name: _____
 Inspector Signature: _____
 Date: _____

SIDEWALK INSPECTION FORM

Project Name: _____

Sidewalk Street Name / Direction: _____

From / To: _____

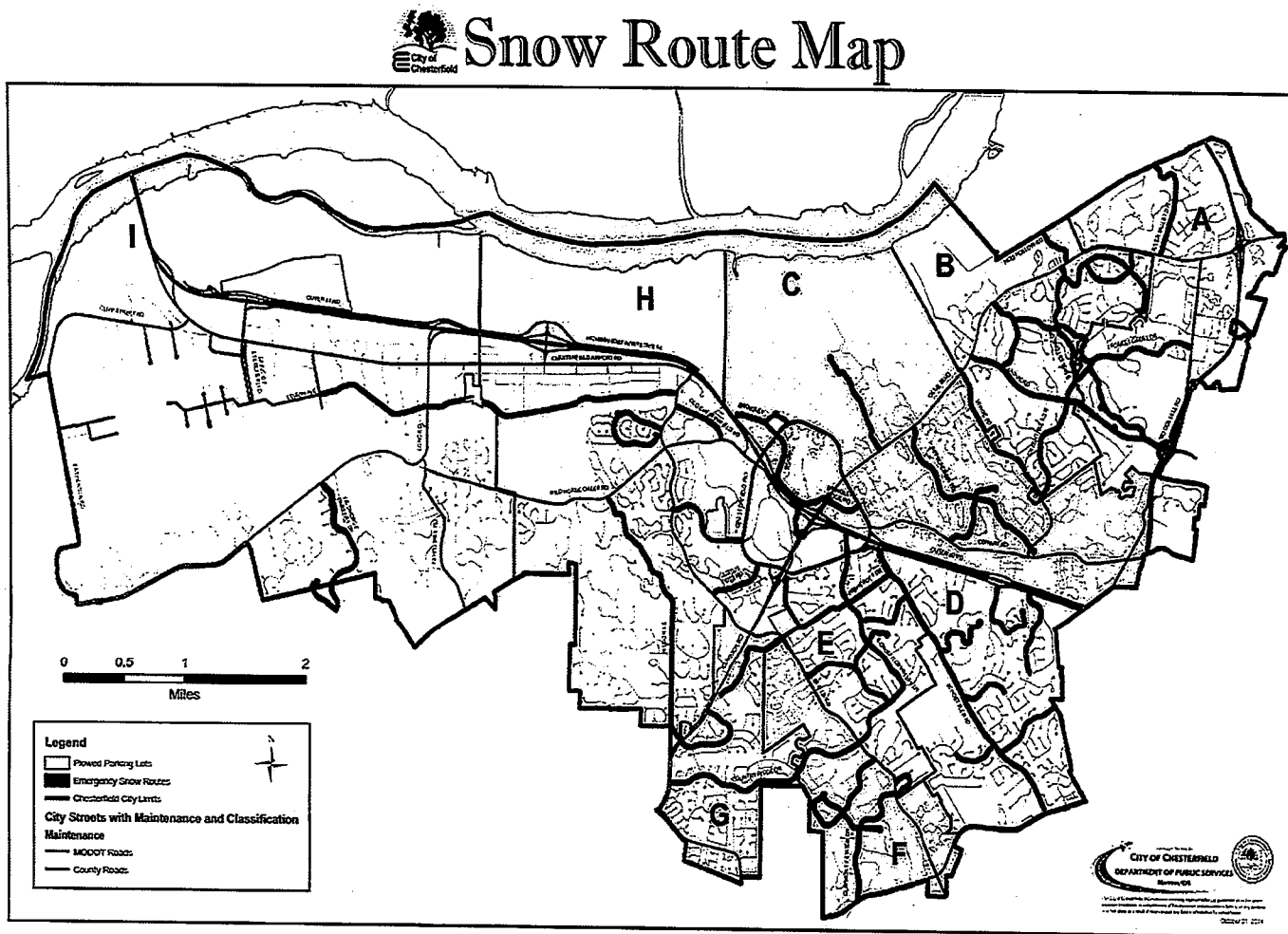
Inspection Item	Design Criteria	Meets / Exceeds	Deficient	Not Applicable	Notes / Explanation
Vertical Faults / Heaving	< 1/4"				
Cross Slope	< 2.08%				
Physical Obstruction *	None				
Vegetative Obstruction *	None				
Ponding	None				
Cracking	None				
Spalling	None				

* Minimum accessible path = 48"

Inspector Name: _____

Inspector Signature: _____

Date: _____



Appendix D – Scoring Tables

Table 1 – Sidewalk Deficiency Scoring

Fault type	Fault	Value	Weight
Vertical	No Fault or Fault < 1/4"	0	30%
	>= 1/4" but < 1/2"	5	
	>= 1/2" but < 1"	25	
	>= 1" but < 2"	80	
	>= 2"	100	
Physical Obstruction	No Obstructions	0	30%
	Accessible Path < 4'	100	
Cross Slope	<= 2% - Compliant	0	10%
	> 2% but <= 4%	5	
	> 4% but <= 6%	25	
	> 6% but <= 8%	50	
	> 8%	100	
Vegetative	No Obstructions	0	5%
	Accessible Path < 4'	100	
Ponding	N/A	Length	15%
Cracking	N/A	Length	5%
Spalling	N/A	Length	5%

Table 2 – Curb Ramp Deficiency Scoring

Category	Condition	Value	Weight
<i>Does Curb Ramp Exist?</i>	<i>Yes</i>	0	100%
	<i>No</i>	100	
Running Slope	<8.33%	0	20%
	8.34%-10.99%	75	
	> 11%	100	
Ramp Width	>48"	0	15%
	0-48"	100	
Truncated Domes Provided	Yes	0	15%
Ramp Cross Slope	<2%	0	5%
	2% - 4%	75	
	>4%	100	
	No	100	
Ramp Flares Slope	<8.33%	0	5%
	>8.33%	100	
Gutter Slope	<5%	0	5%
	>5%	100	
Gutter Lip	<1/4"	0	5%
	1/4"-1/2"	75	
	>1/2"	100	
Top of Ramp Lip	<1/4"	0	5%
	1/4"-1/2"	75	
	>1/2"	100	
Top Landing Length	>48"	0	5%
	48" – 36"	75	
	<36"	100	

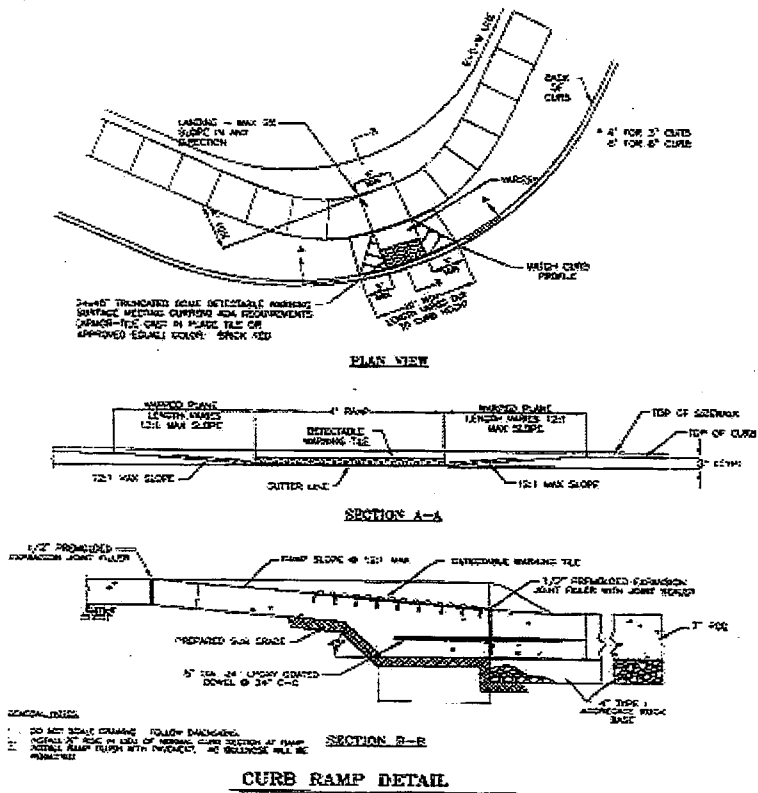
Table 2 (continued) – Curb Ramp Deficiency Scoring

Category	Condition	Value	Weight
Top Landing Width	>48"	0	5%
	48" – 36"	75	
	<36"	100	
Top Landing Slope	<2%	0	5%
	2% - 4%	75	
	>4%	100	
Top Landing Cross Slope	<2%	0	5%
	2% - 4%	75	
	>4%	100	
Length from Bottom ramp to Marked Crosswalk	>48"	0	5%
	<48"	100	

Table 3 – Location Factor Scoring

Pedestrian Generators	Proximity	Value	Weight	Description
Transit	2000'+	0	25%	Metro Bus Stops
	500'-2000'	50		
	0'-500'	100		
Senior Living Facilities	2000'+	0	15%	Senior Living Centers
	500'-2000'	50		
	0'-500'	100		
Schools	2000'+	0	15%	Schools
	500'-2000'	50		
	0'-500'	100		
Places of Public Accommodation	2000'+	0	15%	Public Facilities (government centers, libraries, hospitals, etc.)
	500'-2000'	50		
	0'-500'	100		
Park Facilities	2000'+	0	15%	Park Facilities
	500'-2000'	50		
	0'-500'	100		
Business Districts	outside limits	0	5%	Chesterfield Valley, Chesterfield Parkway Loop, and northeast Olive Blvd.
	within limits	100		
Housing Density	LLR, E-2AC, E-1AC, E-1/2AC	0	5%	Zoning Districts
	R-2, R-3, R-4	10		
	R-5, R-6, R-6A, R-6AA	40		
	R-7, R-8	70		
	UCD, MXD, PC&R	100		
Retail	outside limits	0	5%	Zoned Commercial
	within limits (zoned commercial)	100		

APPENDIX E - Curb Ramp Detail



Appendix F - ADA Grievance Procedure and Grievance Form

The procedure to file a complaint or grievance under the Americans with Disabilities Act is as follows:

1. ADA related issues should first be reported to the City by contacting City Hall and requesting action be taken to resolve an accessibility barrier.
2. The City will attempt to resolve complaints by using informal resolution procedures at the appropriate staff level. A staff representative and/or the ADA Coordinator will communicate with the grievant to discuss possible solutions to the reported concerns.
3. Should informal complaint resolution attempts fail, a formal written grievance may be filed by the grievant in one of two ways. First, the grievant may complete the online form on the City website, at <https://www.chesterfield.mo.us/ada-grievance-form.html>. Or, the grievant may complete an ADA Grievance Form which is included in this report. The grievant may also obtain a form from the Office of the City Clerk. A formal written grievance must be filed within 180 calendar days of an alleged violation and must contain the following:
 - The name, mailing address, telephone number, and e-mail address of the person filing the grievance.
 - The name, mailing address, telephone number, and e-mail address of the person alleging ADA violation, if other than the person filing the grievance.
 - A description, date, and location of the alleged violation and the remedy or relief which is requested.
 - Information regarding whether a complaint has been filed with the Department of Justice or other federal or state civil rights agency or court.
4. The ADA Coordinator will review and provide a written response to a formal written grievance by certified mail within fourteen (14) calendar days of the grievance filing date. The written response will include any proposed resolutions and notice of the grievant's right to appeal. If the grievance does not concern a Chesterfield facility, it will be forwarded to the appropriate agency and the grievant will be notified.
5. If the grievant is not satisfied with the written response from the ADA Coordinator, the grievant may request an appeal. Such request must be in writing and filed with the Office of the City Clerk within fourteen (14) calendar days of the mailing date of the ADA Coordinator's written response.
6. Appeals will be considered by the City Administrator who will issue a formal response within 30 days of receipt of the appeal.
7. Grievance files will be retained for ten years.

**City of Chesterfield
ADA Grievance Form**

Instructions:

1. Fill out both pages of this form. Print clearly in blue or black ink.
2. Sign the form at the bottom of the second page.
- OR-
3. This form may also be completed online from the City website at:
<https://www.chesterfield.mo.us/ada-grievance-form.html>

Grievant's Name: _____

Street Address: _____

City, State, Zip Code _____

Phone Numbers: Home () _____ - _____ Cell: () _____ - _____

E-mail: _____

Person or persons affected by the violation allegation, if different from Grievant:

Full Name: _____

Mailing Address: _____

Phone Number: () _____ - _____

E-mail: _____

Location of Alleged Violation: _____

Date of Alleged Violation: _____

Description of Alleged Violation: _____

Grievant Name: _____

Remedy or Relief which is requested:

Has the complaint been filed with another bureau of the Department of Justice or any other Federal, State, or local civil rights agency or court?

No_____ Yes_____

If yes: Agency or Court:

Contact Person:

Address:

City, State, and Zip Code:

Telephone Number:

Date Filed:

Grievant Signature: _____ Date: _____

Return this form to:

City of Chesterfield
Office of the City Clerk
690 Chesterfield Pkwy West
Chesterfield, MO 63017

-OR-

E-mail: cityclerk@chesterfield.mo.us

Resolution Number 388

**A RESOLUTION OF THE CITY COUNCIL OF CHESTERFIELD, MISSOURI ADOPTING
THE CITY OF CHESTERFIELD ADA INFORMATION AND TRANSITION PLAN.**

WHEREAS, the City Council approved adoption of revised ADA Title II Regulations by Ordinance Number 2670, on October 3, 2011;

WHEREAS, the ADA Title II Regulations, Subpart D, requires an ADA Transition Plan to identify a schedule for future projects to achieve program accessibility;

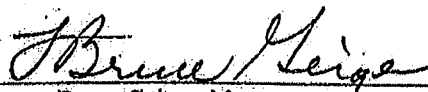
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. The City Council hereby approves and adopts the City of Chesterfield ADA Information and Transition Plan attached hereto as Exhibit A.

Section 2. The City Council authorizes the City Administrator to delegate the authority to update the links embedded within the document and to update the document content and Appendices as needed to maintain accuracy of the information contained therein.

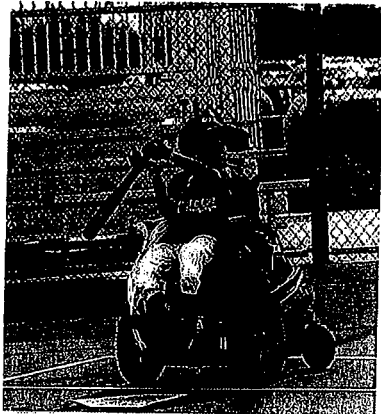
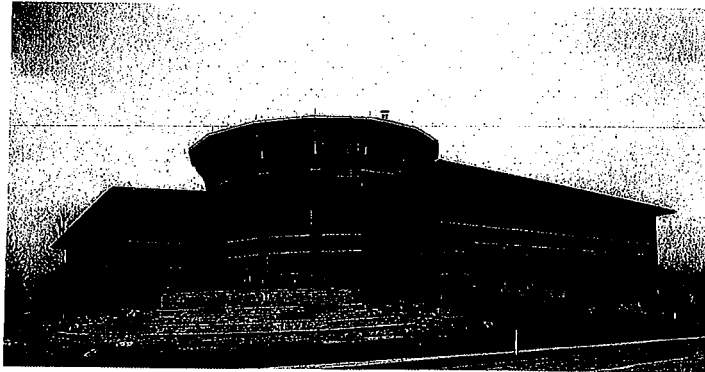
Section 3. This resolution shall be in full force and effect from and after its passage and approval.

Passed and approved this 6th day of February, 2012.


Bruce Geiger, Mayor

ATTEST:


Judith A. Naggier, City Clerk



City of Chesterfield ADA Information and Transition Plan

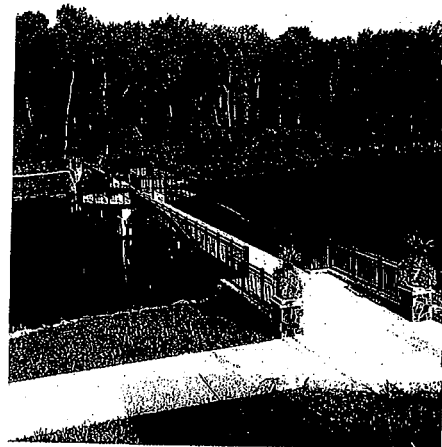
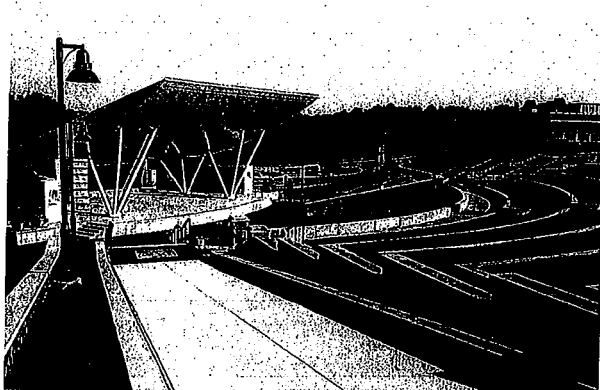


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Introduction

The Americans with Disabilities Act (ADA), enacted on July 26, 1990, is a civil rights law prohibiting discrimination against individuals on the basis of disability. ADA Title II Part 35 is the section of the Act that specifically applies to local agencies, and it was most recently amended by a final rule published on September 15, 2010 (2010 Standards).

ADA Self Evaluation

As required by Title II (Part 35, Section 35.105) the City of Chesterfield has conducted self-evaluation of its facilities and maintains an ADA Transition Plan listing accessible facilities and tracking projects that are completed and planned to enhance accessibility within the community. Chesterfield maintains ADA accessibility for all City properties, parks, and right of way containing buildings, parking lots, sidewalks and curb ramps. The City welcomes participation from interested persons regarding our ADA self-evaluation process. An electronic Suggestion form is available on the website www.chesterfield.mo.us to facilitate input from the public. Additionally a Suggestion may be submitted in person, by telephone, fax, regular mail, or e-mail. Please refer to Appendix A for ADA Coordinator contact information and refer to Appendix B for the Suggestion form.

ADA Notice

Website

As required by (Part 35, 35.106) the City of Chesterfield has a web page that includes ADA information about Chesterfield facilities. It includes this Transition Plan, an ADA Suggestion form and a formal ADA Grievance form. To enhance accessibility to City related information, the public may subscribe to e-mail notifications for public hearings, meetings, and other news on the Chesterfield website at <http://www.chesterfield.mo.us/webmail.html>

ADA Responsible Employee and Complaint Procedure

As required by (Part 35 35.107), a public entity that employs 50 or more persons shall designate at least one employee to coordinate its efforts to comply with and carry out its ADA responsibilities and shall adopt and publish grievance procedures providing for resolution of complaints. The ADA Coordinator is that designated representative for Chesterfield. The duties of this position include tracking and responding to all submitted ADA suggestions and formal grievances as they are received. See Appendix A for ADA Coordinator contact information, or send an e-mail to adacoordinator@chesterfield.mo.us.

The City of Chesterfield strives to accommodate all users of our facilities and services, and we make every attempt to respond to concerns and complaints at the appropriate staff level. A City representative and/or the ADA Coordinator is ready to meet with users to discuss suggestions for improvements and possible solutions to accessibility concerns.

Users do have the right to file a formal grievance if they believe the City of Chesterfield has not provided reasonable accommodation or response to their concerns. The grievance procedure is located in Appendix D of this report and the website at www.chesterfield.mo.us contains details. Under the grievance procedure, a formal grievance may be filed with the City Clerk within 180 calendar days of the alleged occurrence.

File Maintenance

The ADA Coordinator maintains an ADA Grievance File and copies of formal written grievances and resolution documentation are maintained for a period of (3) years.

ADA Transition Plan

As required by Subpart D of ADA Title II, Part 35, (Part 35, 35.150) Chesterfield maintains an ADA Transition Plan for our facilities and right of way. To streamline updates and keep our records current and relevant, appendices are updated annually or as new information is available. The ADA Transition Plan is available for public inspection at City Hall and is published on the City website at www.chesterfield.mo.us

Pedestrian surfaces

Chesterfield recognizes that management of pedestrian surfaces is key to a successful ADA Transition Plan. Annual inspection of pavement and sidewalks within City right of way has been in place since 1991. During the 20 years from 1991 to 2011, the City responded to more than 7,000 sidewalk repair work orders, and allocated funding to install over 1,200 curb ramps at public street intersections within Chesterfield. City construction projects completed since 1991 that include accessible improvements to curb ramps, sidewalks, playgrounds, parking lots or walking trails are listed in Appendix C.

Regular inspections are performed on our parks, parking lots, and public streets to monitor the condition of ADA signs, parking spaces, curb ramps, sidewalks, playgrounds, and recreational trails. Our inspections and suggestions from the public are important tools to assist us in ADA project planning and development and to track ongoing progress on barrier removal. Our field asset data is continually updated as improvements or repairs are made. Sidewalk and curb ramp projects on City streets and on City property are prioritized and funded annually to maintain pedestrian safety and accessibility in our community.

Facilities

Chesterfield owns and operates ADA compliant buildings and facilities throughout the community. The Chesterfield Government Center located at 690 Chesterfield Parkway West, provides convenient accessible parking spaces with covered ramps leading to the main building entrance. There is ground floor access to the City Council Chambers, Conference Rooms, City Clerk, Police and Municipal Courts services. The Chesterfield Family Aquatic Center located at 16365 Lydia Hill Drive, provides ADA compliant recreation and enjoyment for visitors of all ages and abilities. Chesterfield is very proud of Central Park located on Veterans Place Drive, which has an ADA accessible amphitheater, pavilion, concession stand, restrooms, gazebo, and nature walkway. The amphitheater seating area contains an accessible viewing deck for guests who require wheelchair seating. The Chesterfield Athletic Complex is home to the Catch 22 Miracle Field providing specially designed dugouts, bleachers, and playing surface for participants of all skill levels and ages. The Chesterfield-Monarch Levee Trail is a paved asphalt recreational trail with ADA compliant access along North Outer 40 behind the Hardee's Ice Skating Rink east of Boone's Crossing and east from Spirit Boulevard, at the west entrance to the Chesterfield Valley Athletic Complex. A list of all City accessible buildings and facilities along with website information may be found in Appendix A.

APPENDIX A

City of Chesterfield Accessible Facilities

FACILITY	LOCATION	WEBSITE
Catch 22 Miracle Field	17925 North Outer 40 Rd	<u>catch22miracleleague</u>
Central Park and Amphitheater	16462 Burkhardt Place	<u>chesterfield-amphitheater</u>
Chesterfield Athletic Complex	17925 North Outer 40 Rd	<u>chesterfield-valley-athletic-complex</u>
Chesterfield Family Aquatic Center	16365 Lydia Hill Drive	<u>chesterfield-family-aquatic-center</u>
Eberwein Dog Park and Walking Trail	1627 Old Baxter Road	<u>eberwein_dogpark</u>
Government Center - Municipal Court	690 Chesterfield Pkwy W	<u>chesterfield-cityhall-municipal court</u>
Government Center - Police Dept	690 Chesterfield Pkwy W	<u>chesterfield-police</u>
Monarch Chesterfield Levee Trail	17925 North Outer 40 Rd	<u>monarch-chesterfield-levee-trail</u>
Parks Maintenance Facility	17891 North Outer 40 Rd	<u>chesterfield-parks-recreation</u>
Public Works Maintenance Facility	165 Public Works Drive	<u>chesterfield-street-fleet-maintenance</u>

ADA Coordinator – Suggestions and Informal Complaints

James A. Eckrich
690 Chesterfield Pkwy W
Chesterfield, MO 63017

Ph: 636-537-4764
Fax: 636-537-4798
E-mail: adacoordinator@chesterfield.mo.us

City Clerk – Formal Grievances

Vickie Hass
Office of the City Clerk
690 Chesterfield Pkwy W
Chesterfield, MO 63017

Ph: 636-537-6716
Fax: 636-537-4798
E-mail: cityclerk@chesterfield.mo.us

Appendix B
City of Chesterfield
ADA Suggestion Form

Name: _____

Street Address: _____

City, State, Zip Code _____

Phone Numbers: Home () _____ - _____ Cell: () _____ - _____

E-mail: _____

Suggestion: _____

Submit electronically or print and mail to:

City of Chesterfield
ATTN: ADA Coordinator
690 Chesterfield Pkwy West
Chesterfield, MO 63017
E-mail: adacoordinator@chesterfield.mo.us

Appendix C

Planned ADA Accessibility Improvements 2013 – 2017

<u>File Number</u>	<u>Project Description</u>	<u>Status</u>
2016-PW-04	Sidewalk Replacement/Extension	Planned
2016-PW-02	CDBG Curb Ramp Improvements	Planned
2015-PW-04	Sidewalk Replacement/Extension	Planned
2015-PW-02	CDBG Curb Ramp Improvements	Planned
2014-PW-04	Sidewalk Replacement/Extension	Planned
2014-PW-02	CDBG Curb Ramp Improvements	Planned
2013-PW-11	Appalachian Trl Ph 2 – Beaver Creek Rd to White Rd	Design
2013-PW-06	South Greentrails Drive Improvements	Design
2013-PW-05	Ladue Road Improvements	Design
2013-PW-04	Sidewalk Replacement/Extension	Design
2013-PW-02	CDBG Curb Ramp Improvements	Design
2011-PW-12	Timberlake Bridge Repair	Design
2011-PW-06	Monarch-Chesterfield Levee Trail Phase V	Design

Completed ADA Accessibility Improvements

<u>File Number</u>	<u>Project Description</u>
2012-PW-04	Sidewalk Replacement/Extension
2012-PW-02	CDBG Curb Ramps
2011-PW-05	Monarch-Chesterfield Levee Trail Phase IV
2011-PW-04	Sidewalk Replacement/Extension
2011-PW-02	CDBG Curb Ramps
2010-PW-11	Appalachian Trail Phase I – Olive Blvd to Beaver Creek Road
2010-PW-04	Sidewalk Replacement/Extension
2010-PW-02	CDBG Curb Ramps
2010-PW-04	Sidewalk Replacement/Extension
2009-PW-02	CDBG Curb Ramps
2009-PW-04	Sidewalk Replacement/Extension
2009-PW-05	Monarch-Chesterfield Levee Trail Phase III
2009-PW-06A	Central Park Amphitheatre
2009-PW-06D	Central Park Bridges and Gazebo
2009-PW-06E	Central Park Streamwalks
2009-PW-06F	Central Park Linear Park
2009-PW-18	Eberwein Dogpark with Walking Trail
2008-CP-01	Central Park Road (Veteran's Place)
2008-PW-01	Stablestone Drive/Greentrails – STP
2008-PW-02	CDBG Curb Ramps
2008-PW-04	Sidewalk Replacement/Extension
2008-PW-05	Monarch-Chesterfield Levee Trail Phase II
2008-PW-11	Lydia Hill Drive Extension

Completed ADA Accessibility Improvements (Continued)

<u>File Number</u>	<u>Project Description</u>
2007-PW-02	CDBG Curb Ramps
2007-PW-04	Sidewalk Replacement/Extension
2007-CVAC-05	Parks Maintenance Facility
2006-PW-02	CDBG Curb Ramps
2006-PW-04	Sidewalk Replacement/Extension
2005-PW-02	CDBG Curb Ramps
2005-PW-04	Sidewalk Replacement/Extension
2005-PW-05	Monarch-Chesterfield Levee Trail
2004-PW-01	Splash Playground
2004-PW-02	CDBG Curb Ramps
2004-PW-04	Sidewalk Replacement/Extension
2004-PW-05A	River Valley Phase III
2004-PW-05	Old Baxter Road Phase II
2004-PW-14	Miracle Field
2003-PW-02	CDBG Curb Ramps
2003-PW-04	Sidewalk Replacement/Extension
2003-PW-05A	River Valley Phase II
2003-PW-05B	Old Baxter Road Phase I
2003-PW-15	Curb Ramp Installation – Stablestone/Greentrail
2002-PW-02	CDBG Curb Ramps
2002-PW-04	Sidewalk Replacement/Extension
2002-PW-06	Parks Playground Surfacing
2001-PW-02	CDBG CVAC Curb Ramps
2001-PW-04	Sidewalk Replacement/Extension
2001-PW-05	River Valley Street Reconstruction Phase I
2000-PW-02	CDBG CVAC Curb Ramps
2000-PW-05	Old Baxter Road
2000-PW-26	Parks Playground Surfacing
1999-PW-02	CDBG Curb Ramps
1999-PW-04	Sidewalk Replacement/Extension
1999-PW-07	Pathway on the Parkway
1999-PW-11	Government Center Construction – City Hall
1999-PW-12	Central City Park Pavilion
1998-PW-02	CDBG Curb Ramps
1998-PW-19	Clarkson Road Sidewalk
1997-PW-02	CDBG Curb Ramps
1997-PW-04	Sidewalk Replacement/Extension
1997-PW-12	Municipal Pool – Family Aquatic Center
1996-PW-02	CDBG Curb Ramps
1996-PW-11	Sidewalk Replacement
1995-PW-01	Public Works Facility
1995-PW-02	CDBG Curb Ramps

Completed ADA Accessibility Improvements (Continued)

<u>File Number</u>	<u>Project Description</u>
1995-PW-13	Sidewalk Construction – Justus Post
1994-PW-02	CDBG Curb Ramps
1994-PW-10	Sidewalk Reconstruction – Deerhorn and River Valley
1993-PW-02	CDBG Curb Ramps
1993-PW-13	Sidewalk Construction – Ridgetrail and River Valley
1992-PW-02	CDBG Curb Ramps
1992-PW-11	Sidewalk Project – Greentrails Drive South
1991-PW-02	CDBG Curb Ramps

Appendix D

ADA Grievance Procedure and Grievance Form

The procedure to file a complaint or grievance under the Americans with Disabilities Act is as follows:

1. The City will attempt to resolve complaints by using informal resolution procedures at the appropriate staff level. A staff representative and/or the ADA Coordinator will meet with the grievant to discuss possible solutions to concerns.
2. Should informal complaint resolution attempts fail, a formal written grievance may be filed by the grievant at the Office of the City Clerk, using an ADA Grievance form. A formal written grievance must be filed within (180) calendar days of an alleged violation, and must contain the following:
 - The name, mailing address, telephone number, and e-mail address of the person filing the grievance.
 - The name, mailing address, telephone number, and e-mail address of the person alleging ADA violation, if other than the person filing the grievance.
 - A description, date and location of the alleged violation and the remedy or relief which is requested.
 - Information regarding whether a complaint has been filed with the Department of Justice or other federal or state civil rights agency or court.
3. The ADA Coordinator will return a written response to a formal written grievance by certified mail within (14) calendar days of the grievance filing date. The written response will include any proposed resolutions and notice of the complainant's right to appeal. If the grievance does not concern a Chesterfield facility, it will be forwarded to the appropriate agency and the complainant will be notified.
4. If the grievant is not satisfied with the written response from the ADA Coordinator, the grievant may request an appeal. Such request must be in writing and filed with the Office of the City Clerk within (14) calendar days of certified mailing date on the ADA Coordinator written response.

**City of Chesterfield
ADA Grievance Form**

Instructions:

1. Please fill out both pages of this form, print clearly in black or blue ink.
2. Sign the form at the bottom of the second page.

Complainant Name: _____

Street Address: _____

City, State, Zip Code _____

Phone Numbers: Home () _____ - _____ Cell: () _____ - _____

E-mail: _____

Person or persons affected by the violation allegation, if different from Complainant:

Full Name: _____

Mailing Address: _____

Phone Number: () _____ - _____

E-mail: _____

Location of Alleged Violation: _____

Date of Alleged Violation: _____

Description of Alleged Violation: _____

Complainant Name: _____

Remedy or Relief which is requested:

Has the complaint been filed with another bureau of the Department of Justice or any other Federal, State, or local civil rights agency or court?

No _____ Yes _____

If yes: Agency or Court:

Contact Person:

Address:

City, State, and Zip Code:

Telephone Number:

Date Filed:

Complainant Signature: _____ Date: _____

Submit electronically or print and mail to:

City of Chesterfield
Office of the City Clerk
690 Chesterfield Pkwy West
Chesterfield, MO 63017
E-mail: cityclerk@chesterfield.mo.us

Memorandum

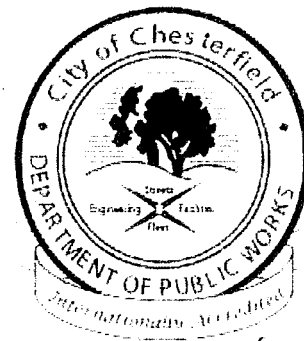
Department of Public Works

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

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

DATE: August 31, 2018

RE: Sidewalk within Driveway Limits



*Please forward to PPW
for review & direction
mezz
9/7/2018*

Throughout the year Public Works Staff issues Special Use Permits (SUPs) which allow residents to reconstruct the portion of their driveway within public right of way. Generally, residents and contractors comply with the City's requirements to reconstruct the sidewalk in Portland Cement Concrete with limestone aggregate. However, we will occasionally have a resident or contractor object to this requirement and request to eliminate the sidewalk, or construct the sidewalk in a different material from the adjacent sidewalk.

This is problematic for a number of reasons, including:

- The alternate material is sometimes slippery, which can create a hazard to sidewalk users.
- The alternate material frequently requires sealing or maintenance which is not necessary for standard Portland Cement Concrete.
- The use of an alternate material may not be ADA compliant. Further, the change in texture can signify an intersection or upcoming hazard to some sidewalk users.

The use of standard Portland Cement Concrete with limestone aggregate and broom finish is contained within the City's SUP requirements. However, due to concerns which have been raised, City Staff would prefer that this requirement be contained within a City Council Policy.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council. If recommended for approval, the attached Policy should be forwarded to the full City Council for adoption.

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS		NO.	38
SUBJECT	Sidewalk within Driveway Limits	INDEX	PW
DATE ISSUED	TBD	DATE REVISED	

POLICY

The City of Chesterfield constructs its concrete streets and sidewalks in accordance with Public Works Policy 23 – Pavement Acceptance. Streets and sidewalks are constructed using Portland Cement Concrete comprised of limestone aggregate, in accordance with Section 1005 of the Missouri Standard Specifications for Highway Construction. The concrete is broom finished.

Private driveways are maintained by the property owner, including the portion of the driveway located within public right of way. Private driveways do not serve a public purpose, they exist solely in order to access the private residence.

A resident desirous of reconstructing a driveway must obtain a Special Use Permit (SUP) from the Public Works Department. The SUP ensures that the work within the public right of way conforms to City standards. Residents may construct the driveway approach (the portion of the driveway between the curb and the sidewalk) using any hard surface, including asphalt, pavers, or concrete. However, should the City ever need to reconstruct the driveway approach, due to work on the street, the driveway approach will be reconstructed in standard concrete, in accordance with Public Works Policy 23.

If sidewalk is located within the driveway limits, the sidewalk cannot be removed and must be constructed with standard Portland Cement Concrete comprised of limestone aggregate, with a broom finish. This composition of sidewalk is required regardless of the material used to construct the remainder of the driveway.

RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

City Administrator

Date

City Council (if applicable)

Date

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

Purchase of New, replacement sidearms for the Police Department

As initially recommended by the Public Health and Safety Committee, the Finance and Administration Committee of the Whole recommends that the Police Department proceed with the immediate purchase of new sidearms and holsters, at a cost not to exceed \$32,000, using forfeiture funds in the 2018 budget. A roll call vote is required.

Next Meeting

The next meeting of the Finance and Administration Committee of the Whole has been scheduled for Monday, October 29th at 5:30 pm.

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



Finance and Administration Committee of the Whole

Record of Proceeding

October 8, 2018

The Finance and Administration Committee of the Whole met on October 8, 2018. Those in attendance included: Chairperson Barbara McGuinness, Ward I; Council Committee Member Ben Keathley, Ward II; Council Committee Member Michael Moore, Ward III; Council Committee Member Tom DeCampi, Ward IV; City Administrator Mike Geisel; and Finance Director Chris DesPlanques. Those also in attendance included: Mayor Bob Nation; Councilmember Barry Flachsbart, Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Dan Hurt, Ward III; Councilmember Michelle Ohley, Ward IV; Information Technology Director Matt Haug; Director of Public Works/City Engineer Jim Eckrich; Director of Planning and Development Services Justin Wyse; Director of Parks, Recreation & Arts Thomas McCarthy; Assistant Finance Director John Hughes; Police Chief Ray Johnson; Captain Mike Thompson; Captain Cheryl Funkhouser; and City Clerk Vickie Hass.

Chairperson Barbara McGuinness called the meeting to order at 5:30 p.m.

Approval of Minutes

Chairperson McGuinness requested a correction to page 3 of the September 17, 2018 F&A Committee Minutes by noting that Councilmember Flachsbart had left the meeting before the final vote resulting in an affirmative result. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve the revised September 17, 2018 F&A Committee minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Appointment of Subcommittee for Review and Evaluation of City Administrator

Councilmember McGuinness made a motion, seconded by Councilmember DeCampi, to appoint Councilmember Moore as Chair of the subcommittee for review and evaluation of the City Administrator. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Proposed Weapons Purchase

Councilmember Flachsbart made a motion, seconded by Councilmember Keathley, to recommend the purchase of replacement sidearms to the full City Council, as recommended and referred by the Public Health & Safety Committee, in the 2018 budget year using forfeiture funds. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Budget Workshop

Council agreed to schedule the third Budget Workshop for Monday, October 29 at 5:30 p.m.

Finance Director Chris DesPlanques and City Administrator Mike Geisel presented a review of the City's four major funds (Capital Improvement Sales Tax Fund, Parks Sales Tax Fund, Public Safety Fund, and General Fund) to the Committee of the Whole, incorporating some minor changes as a result of the first Budget Workshop.

Councilmember McGuinness made a motion, seconded by Councilmember Keathley, to reduce the line item for Elected Official Training and Education from \$4,000 to \$2,500 in the General Fund. A voice vote was taken with an affirmative result (Councilmembers Flachsbart and Ohley abstained) and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember DeCampi, to reduce the line item for Tuition Reimbursement from \$15,000 to \$10,000 in the General Fund. A voice vote was taken with an affirmative result (Councilmembers Flachsbart, Ohley and Hurt voted "No") and the motion was declared passed.

[Councilmember Flachsbart left the meeting at 6:24 p.m.]

Councilmember McGuinness made a motion to eliminate \$7,700 for replacement iPads in the General Fund. The motion failed due to lack of a second.

Councilmember McGuinness made a motion, seconded by Councilmember Keathley, to eliminate \$2,000 for Economic Development Council Conference in the General Fund. A voice vote was taken with a unanimous affirmative result (7-0) and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Keathley, to reduce the line item for CDAC Meetings & Other Economic Development Opportunities from \$2,000 to \$1,000 in the General Fund. A voice vote was taken with a unanimous affirmative result (7-0) and the motion was declared passed.

Councilmember DeCampi made a motion, seconded by Councilmember Ohley to defer the purchase of two vehicles for another year. Councilmember McGuinness made a motion to amend and defer this discussion until October 29. The motion to amend failed

due to lack of a second. Discussion ensued and Mr. Geisel reminded Council that vehicle replacements have already been deferred in the two previous budget years. A roll call vote was taken with the following results: Ayes – Keathley, DeCampi and Ohley. Nays – Mastorakos, Moore, Hurt and McGuinness. Whereupon the motion was declared failed.

[Councilmembers Hurt and DeCampi left the meeting at 7:05 p.m.]

Councilmember McGuinness made a motion, seconded by Councilmember Keathley, to reduce the line item for Second Floor Chair Repairs from \$4,500 to \$3,000 in the General Fund. A voice vote was taken with a unanimous affirmative result (5-0) and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Keathley, to eliminate \$3,000 for Chamber Concerts in the Parks Fund. A voice vote was taken with a unanimous affirmative result (5-0) and the motion was declared passed.

Councilmember Keathley made a motion, seconded by Councilmember McGuinness, to add \$3,000 for Chesterfield Parks Concerts in the Parks Fund. A voice vote was taken with a unanimous affirmative result (5-0) and the motion was declared passed.

Adjournment

The meeting was adjourned at 7:24 p.m.

Respectfully submitted:

Mike Geisel
City Administrator

Vickie Hass
City Clerk

APPROVED: _____



Chesterfield Police Memorandum



DATE: September 24, 2018

TO: Mike Geisel, City Administrator

FROM: Chief Ray Johnson

SUBJECT: WEAPON PURCHASE PROPOSAL.

The purpose of this memorandum is to request authorization to utilize asset forfeiture funds for the purchase/replacement of police duty weapons.

The Glock Model .40cal. handgun/firearm duty weapons currently in use by the Police department are in excess of 11 years old; which is at the upper end of the projected useful lifespan of the weapon (10 to 12 years). The cost of maintenance and repairs of these continues to climb each year. At this point, the manufacturer's recommended maintenance for these weapons will cost \$161.00 per weapon. The cost of the new Glock G-17 9mm less trade-in value for the existing weapon is only \$178.50, or a total cost of a new weapon versus recommended maintenance/repairs of only \$17.50 per weapon.

In addition to the financial practicality of this proposal, there are several additional benefits. The proposed new Glock Model G-17 9mm is a smaller and much easier to handle firearm of greater velocity. Our change to the 9mm back-up/off-duty firearm just a couple years ago resulted in a marked improvement in marksmanship and range qualification scores throughout the department. Also, the cost of the 9mm ammunition is considerably cheaper, and will standardize the caliber of weapons used within the department making not only the ammunition carried, but the magazines and other weapon parts also interchangeable between duty and backup/off-duty weapons. But, aside from the nominal cost difference, is the much more growing concern of the increasing possibility of weapon failures in a tactical situation.

Therefore, I am recommending the replacement of our current weapons with the purchase of 110 new Model G-17 Glock 9mm firearms and the purchase of duty holsters to accommodate the new weapons at a total cost of approximately \$32,000 to be paid from the current balance of Police Department asset/drug forfeiture account. As you are aware, the initial draft budget proposal proposed using \$100,000 of the current forfeiture balance to offset the \$145,000 initial cost of the new body camera system, leaving a balance of \$6,600 in the forfeiture account. If Council approves the purchase of new sidearms, the forfeiture funds available for the body cameras will be reduced by roughly \$17,000 in the 2019 budget, allowing for a \$75,000 offset to the purchase of the body cameras. These transactions if ultimately approved, will consume the current value of the forfeiture account, which is of course, their intended purpose. Additional forfeiture funding is likely in the coming fiscal year.

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Hurt

Vice Chair: Councilmember Mastorakos

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

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



5
9-25-18

PARKS, RECREATION AND ARTS COMMITTEE OF COUNCIL MEETING RESULTS

September 24, 2018

Chairperson Hurt called the meeting to order at 5:32 p.m.

Those in attendance included:

Councilmember Barbara McGuinness, Ward 1;
Councilmember Mary Ann Mastorakos, Ward 2;
Council Member Chairperson Dan Hurt, Ward 3;
Councilmember Michelle Ohley, Ward 4.

Also in attendance were:

Mike Whelan, Chair of Parks, Recreation & Arts Advisory Committee;
Jack Tapy, Boy Scout;
Director of Parks, Recreation and Arts, Tom McCarthy;
Executive Assistant, Parks, Recreation and Arts, Ann-Marie Stagoski.

Agenda Item #1: Approval of Minutes

The minutes of the September 10, 2018 Parks, Recreation & Arts Committee of Council Meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Hurt, to approve the September 10, 2018 minutes. In discussion, Councilmember McGuinness endorsed changing the spelling of the word "compositing" to "composting" in Agenda Item #5. A voice vote was taken to amend the minutes with unanimous affirmative result and the motion was declared passed.

Agenda Item #2: Pavilion Location Discussion

Director McCarthy discussed possible locations of a potential future pavilion if we are awarded grant money. Conceptual renderings were passed out. Points addressed included:

- the long side of the pavilion would look east
- brick used would be as close to existing brick at the current Central Park pavilion as possible
- number of pillars at new pavilion
- amenities including, pillar height, width, casings, counter area, electric, fans

Concerns included interfering with green space and parking. Director McCarthy pointed out that the green space lost by placing the pavilion near the pool and playground is recovered by not placing it near the Awakening and amenities such as park benches and picnic tables could be added near the Awakening to make that space more useable.

The number of parking spaces was discussed. Adding a set of stairs and walkway near Lydia Hill (at the cost of about \$13,000) and requiring pool staff to park on Lydia Hill will also free up approximately 25 spaces. Parking is also available in the Central Park lot, on Veterans' Place Drive, at the Awakening South lot, at the Awakening North lot, and on Sachs surface and garage deck. There are currently 198 pool parking spots and an additional 36 spots on Lydia Hill.

Bathrooms are available at the pool facility with outside access.

The applied for grant includes:

A 936 square foot pavilion (26' X 36')	Electric
Picnic tables	Grading
Countertop	Plumbing
Trash cans	Trees/landscaping
Recycling receptacles	Rubber mulch around the Awakening
Drinking fountain	

Parks anticipates grant awards will be announced in early November.
Parks requested \$223,000 and are required to match that with city funds of \$47,000.

The meeting then moved to the proposed green space where the location had been marked with cones, east of the pool and west of the playground. Councilmember McGuinness questioned if the pavilion might be best placed in the center of the green space. It was discussed and agreed that keeping it closer to the sidewalk and leaving a larger area of green space for activities was best.

Councilmember Mastorakas asked if it was possible to put a cut through path to the parking lot. It was discussed and agreed that it would be best to see if that became necessary. The handicap ramp lined up with the sidewalk around to the new pavilion location.

Councilmember McGuinness asked how many the pavilion would seat and if there was demand for more pavilion space. Councilmember Ohley stated that when she had previously been going door to door to speak with residents, that a pavilion was a big request. Director McCarthy stated that the pavilion would seat approximately 65 people.

Councilmember McGuinness asked if we could put a gazebo over by the Awakening. Director McCarthy stated that he would get her cost projections for a gazebo in that location.

There was consensus that the pavilion would be best if located closer to the pool and playground. Director McCarthy and Mike Whelan will collaborate on design options. The hope is that it will be built by next summer.

Agenda Item #3: New Business

No new business.

Agenda Item #4: Old Business

No old business.

Agenda Item #5: Adjournment

There being no further business to discuss, Councilmember Hurt adjourned the meeting at 6:10 p.m.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Flachsbart

Vice Chair: Councilmember DeCampi

There are no action items from the Public Health and Safety Committee for this meeting.

If you have any questions or require additional information, please contact Chief Ray Johnson or me prior today's meeting.

MEMORANDUM

DATE: September 28, 2018
TO: Mike Geisel, City Administrator
FROM: Chief Ray Johnson 
SUBJECT: PUBLIC HEALTH & SAFETY COMMITTEE

The Public Health and Safety (PH&S) Committee met on Thursday, September 27, 2018. Those in attendance included Chairperson Ben Keathley Councilmember - Ward II, Councilmember Michelle Ohley, Ward IV, Chesterfield Prosecuting Attorney Tim Engelmeyer, Chief Ray Johnson, and Captain Michael Thompson. Also in attendance were two members of the CAPY Committee, Aaron Wahl and Charlie Foxman.

The meeting was called to order at 5:40 PM by Chairperson Ben Keathley.

I. Approval of Minutes – June 4, 2018

Councilman Flachsbart motioned and Councilmember DeCampi seconded to approve the minutes of the June 4, 2018 meeting. The motion carried 3-0.

Councilmember Flachsbart motioned and Councilmember DeCampi seconded to suspend the rules to change the order of the agenda. The motion carried 3-0.

V. Update – Municipal Court Electronic Notice/Filing System

City of Chesterfield Prosecuting Attorney Tim Engelmeyer addressed the Committee members with an update on the status of the municipal court's electronic filing system. He noted that the State system: "Show Me Courts" (a software system) is being initiated throughout the Office of State Court Administrators (OSCA) for all municipal court systems on a four tiered basis. Chesterfield is in group four so it will be Spring, 2019 before the system is on line for Chesterfield. The computerized system will make all cases available on the Missouri Casenet program. Training has started and Chesterfield City Court personnel attended their first session of training in May, 2018 and there is a second training session in November, 2019. Mr. Engelmeyer noted this will be a great improvement in reporting cases and the access for public.

Councilmember Flachsbart requested that this item be placed on the Public Health & Safety Committee Agenda after the November training.

VI. Opioid Crisis

City of Chesterfield Prosecuting Attorney Tim Engelmeyer informed the Committee members of an alarming increase in the number of Municipal Court cases related to offenders that are addicted to opioids. In addition, he noted the increasing number of overdoses and deaths due to heroin/opioids. He requested that the Committee consider

actions to develop a public forum to address the drug crisis. He reiterated the addiction to drugs causes collateral damage in a community with crimes like shoplifting and vehicle break-ins. Mr. Engelmeyer suggested that the School Resource Officer could speak about what is going on in schools. Parents of children affected by drug abuse and also professionals who work in drug prevention programs to discuss signs of drug abuse should also be included.

Councilmember Keathley strongly supported this suggestion and also suggested that the Court develop actions to help those who are addicted to opioids by having diversionary referrals available.

Chief Johnson agreed and proposed that the Police Department work with CAPY to develop a program for presentation.

Councilmember Flachsbart motioned and Councilmember DeCampi motioned to request that the Police Department work in coordination with CAPY and the Prosecutor's Office on a plan for a community forum on the opioid crisis. Discussion included the Court's process involving drug related cases. The motion carried 3-0.

II. Deer Survey

The Committee reviewed the January, 2018 report (Deer Distance Sampling) that was done in January, 2018. Councilmember Flachsbart indicated that this data is just a starting point and a second count is needed for comparison to ascertain if additional measures are needed to control the deer population. During discussion, it was noted that Erin Shank of the Missouri Department of Conservation had addressed the Committee at an earlier meeting and concluded that the number of deer represented in the report did not indicate that any additional measures should be taken at this time and the current bow hunting is sufficient to keep the number of deer in the area to an acceptable number. Councilmember DeCampi and Councilmember Flachsbart disagreed with Ms. Shank's opinion. However, without additional data there is no rebuttal to indicate an increasing deer population.

Chief Johnson noted that letters had been sent to trustees to encourage hunting on common ground area in subdivisions. He also reported that the White Buffalo report had indicated several larger properties where bow hunting would be successful and staff had reached out to those property owners to encourage bow hunting on those properties. These efforts have been relatively successful with a larger number of properties (51) signing up to bow hunt this hunting season compared to (37) previous seasons.

Councilmember Flachsbart motioned and Councilmember Keathley seconded to recommend to City Council to contract for a second Deer Distance Sampling during winter 2018/2019. There was discussion regarding the effectiveness of another count in relationship to solving the deer population problem within the City of Chesterfield. Councilmember DeCampi encouraged a more aggressive action to address the deer population. The motion failed 1-2.

Councilmember Flachsbart motioned and DeCampi seconded to request staff to again send letters to trustees and those heavily deer populated property owners cited by White Buffalo encouraging bow hunting and also to publish an article in the Chesterfield Citizen Newsletter encouraging bow hunting. The motion carried 3-0.

Councilmember Flachsbart motioned and Councilmember DeCampi seconded to suspend the rules to change the order of the agenda. The motion carried 3-0

IV. Firearms Replacement Purchase

Captain Thompson informed the Committee that the current firearms utilized by the Police Department are getting older and requiring more costly repairs. Replacements are needed at this time. Chief Johnson and Captain Thompson related the practicality of replacing the current duty weapon with a Glock Model G-17 which is smaller and easier to handle and the ammunition is less expensive. The total cost of replacing the weapons is \$32,000.00. There was discussion regarding the funding for this purchase.

Councilmember Flachsbart motioned and Councilmember Keathley seconded to recommend the purchase of new weapons by utilizing fund reserves. Discussion followed concerning the use of fund reserves or the possibility of utilizing asset forfeiture funds and/or Proposition P money. It was noted that this purchase is not a reoccurring line item so it may not be a suitable line item for Proposition P. After additional discussion regarding where the money should be appropriated, the motion carried 3-0. This will be forwarded to the Finance & Administration Committee for placement in the 2019 budget.

III. Golf Carts/Small Motor Vehicles

The Committee discussed the current restrictions of the use of golf carts and other small motor vehicles on City roadways. The current City Ordinance outlaws those motor vehicles without State license plates on city streets. Chief Johnson informed the Committee members that the Police Department does not actively seek violations but acts upon complaints and gives warnings to those in violation and making them aware of the regulations. The Committee recommended no changes at this time to the City Ordinance. No further action was taken.

VII. Adjournment

Having no further business, the meeting adjourned at 7:16 PM.

CITY ADMINISTRATOR'S REPORT

I have no additional business or action items to report for Monday's meeting.

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

UNFINISHED BUSINESS

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

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

NEW BUSINESS

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

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

LEGISLATION

- A. Bill No. 3215** - An ordinance partially vacating a drainage easement on Lot A of the Summit-Topgolf Subdivision as recorded in Book 10297, Page 1266 of the St. Louis County Records, City of Chesterfield, St. Louis County, Missouri. **(First & Second Readings) Department of Planning & Development Services recommends approval.**

- B. Bill No. 3216** - Chesterfield Ice and Sports Complex (Fire Hydrants) Approves the installation of two fire hydrants at the Chesterfield Ice and Sports Complex within the City of Chesterfield. **(First & Second Readings) Department of Public Works recommends approval.**

BILL NO. 3215

ORDINANCE NO. _____

AN ORDINANCE PARTIALLY VACATING A DRAINAGE EASEMENT ON LOT A OF THE SUMMIT-TOPGOLF SUBDIVISION AS RECORDED IN BOOK 10297, PAGE 1266 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, a petition has been filed by Stock and Associates Consulting Engineers, Inc., requesting the City to partially vacate an easement on said tract of land; and,

WHEREAS, Summit Ice Center Investors LLC (Summit Development Group) owns the property on which the easement is located and has requested to vacate the easement; and,

WHEREAS, the Department of Planning and Development Services has reviewed the petition and has determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect on the City of Chesterfield.

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

Section 1. The City Council of the City of Chesterfield hereby approves the easement vacations located on Lot A of the Summit-Topgolf subdivision in Chesterfield as depicted in "Exhibit A" and described in "Exhibit B", which are attached hereto and made part of hereof; and

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the vacation of this easement by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record these easement vacations with the Saint Louis County Recorder of Deeds Office; and

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

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

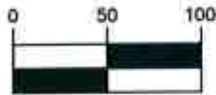
Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 10/15/2018

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



RECEIVED

SEP 25 2018

City of Chesterfield
Department of Public Services

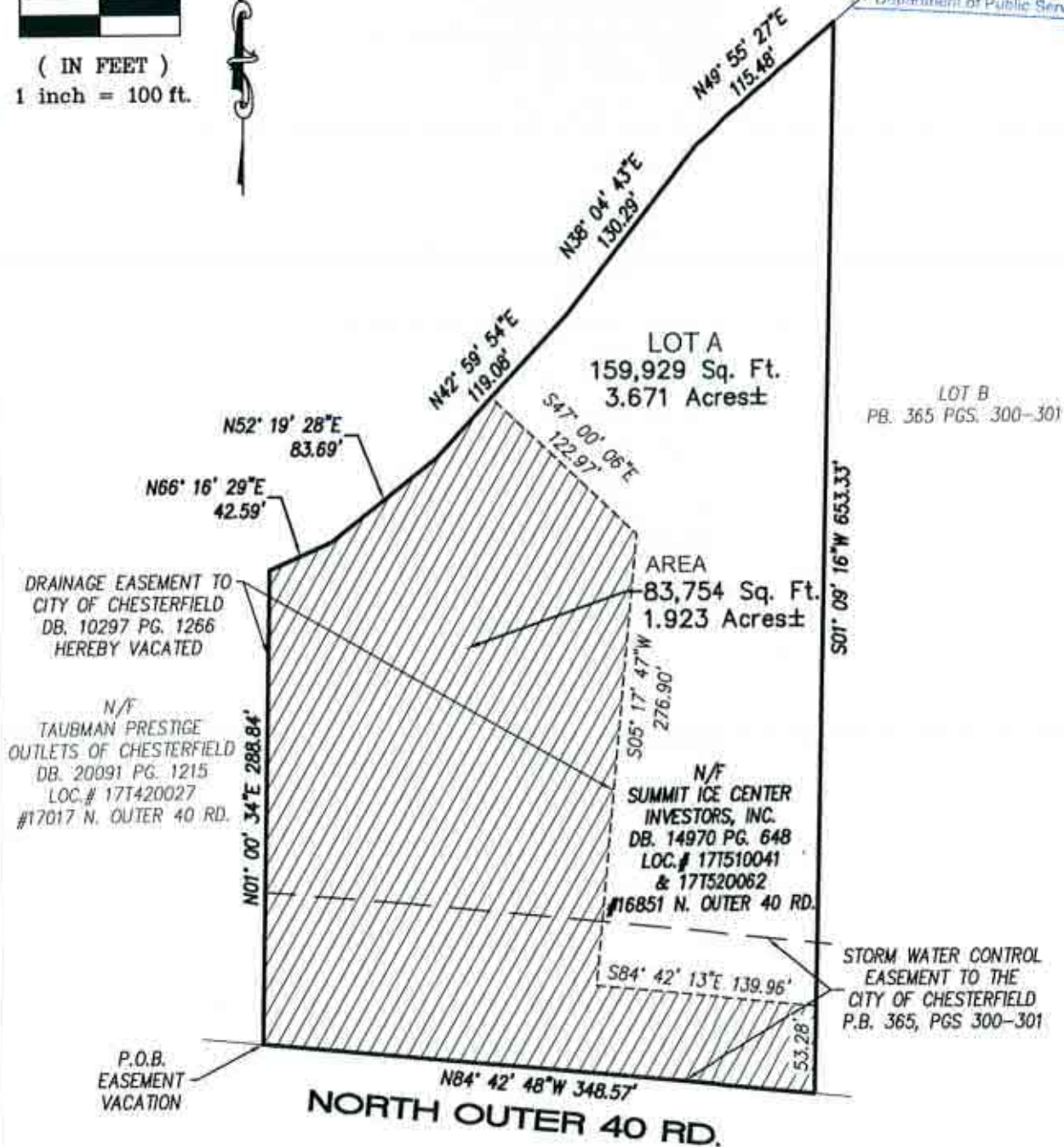


EXHIBIT "A"

EASEMENT VACATION EXHIBIT

A TRACT OF LAND BEING LOT A OF SUMMIT- TOPGOLF SUBDIVISION AS RECORDED IN PLAT BOOK 365, PAGES 300-301 AND LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DATE 6/12/18

6191.1\SURVEY\VAC-DRAINAGE.DWG



Easement Vacation Description

That part of the Drainage Easement as established by instrument recorded in Book 10297, Page 1266 of the St. Louis County records, located on Lot A of Summit-Topgolf Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 365, Pages 300 and 301 of said records, in U.S. Survey 2031, Township 45 North, Range 4 East of The Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at a the southwest corner of above said Lot A, said point also being located on the north right-of-way line of North Outer 40, variable width, thence along the west line of said Lot A, North 01 degree 00 minutes 34 seconds East, 288.84 feet to the northwest corner thereof; thence along the northern lines of said Lot A the following courses and distances: North 66 degrees 16 minutes 29 seconds East, 42.59 feet; North 52 degrees 19 minutes 28 seconds East, 83.69 feet and North 42 degrees 59 minutes 54 seconds East, 50.00 feet; thence departing said northern line along the northeastern, eastern and north lines of above said Drainage Easement the following courses and distances: South 47 degrees 00 minutes 06 seconds East, 122.97 feet; South 05 degrees 17 minutes 47 seconds West, 276.90 feet; South 84 degrees 42 minutes 13 seconds East, 139.96 feet to the east line of said Lot A; thence along said east line, South 01 degree 09 minutes 16 seconds West, 53.28 feet to the north right-of-way line of above said North Outer 40; thence along said right-of-way line, North 84 degrees 42 minutes 48 seconds West, 348.57 feet to the POINT OF BEGINNING. Containing 83,754 square feet or 1.923 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on September 25, 2018.

BILL NO. 3216

ORDINANCE NO. _____

APPROVES THE INSTALLATION OF TWO FIRE HYDRANTS AT THE CHESTERFIELD ICE AND SPORTS COMPLEX WITHIN THE CITY OF CHESTERFIELD.

WHEREAS, at a duly called meeting of the Board of Directors of the Monarch Fire Protection District, the placement of two fire hydrants were approved; and,

WHEREAS, it is necessary for the authorization of the placement of said fire hydrants by ordinance.

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

Section 1. The placement of the following fire hydrants at such exact locations as specified by the Insurance Office of Missouri and as approved by the Board of Directors of the Monarch Fire Protection District is hereby approved by the City of Chesterfield for installation:

Two (2) fire hydrants at the following locations:

1. On the southeast corner of the intersection of Chesterfield Airport Road and Olive Street Road.
2. On the north side of Olive Street Road at a point 430 feet east of the centerline of Chesterfield Airport Road.

Section 2. The Missouri American Water Company is authorized to install said fire hydrants at the aforesaid locations.

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

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: Oct. 15, 2018

I, Cary Spiegel, Fire Chief of the Monarch Fire Protection District, Incorporated as a political subdivision under the laws of the STATE OF MISSOURI, DO HERE BY CERTIFY that at a meeting of the Board of Directors of said Fire District, duly called and held on the 27th day of September, 2018, at which a quorum was present, the following action was taken:

"Upon motion duly made, seconded and carried, the following resolution was unanimously adopted."

WHEREAS, pursuant to MISSOURI PUBLIC SERVICE COMMISSION ORDER NO. 4, issued on November the 28th, 1969, Missouri-American Water Company has promulgated certain rules relating to the location of fire hydrants by incorporated Fire Districts: and,

WHEREAS, The Insurance Services Office of Missouri has specified the location of 2 public fire hydrant(s) in **Chesterfield Ice and Sports Complex** (subdivision) as follows:

1. On the southeast corner of the intersection of Chesterfield Airport Road and Olive Street Road
2. On the north side of Olive Street Road at a point 430 feet east of the centerline of Chesterfield Airport Road

WHEREAS, The Insurance Services Office of Missouri has specified the minimum fire flow for **Chesterfield Ice and Sports Complex** (subdivision) to be 1,500 GPM at 20 PSIG:

WHEREAS, for the purpose of keeping fire insurance rated as low as possible, the MONARCH FIRE PROTECTION DISTRICT has always fixed the location of fire hydrants, and fire flows in accordance with the recommendations of the Insurance Service Office of Missouri:

NOW THEREFORE, BE IT RESOLVED, that the Missouri-American Water Company install said 2 public fire hydrant(s) at the aforesaid location(s),

IN WITNESS THEREOF, I have hereunto set my hand as Fire Chief of the Monarch Fire Protection District, and have caused the corporate seal of said Fire District to be affixed this 27th day of September, 2018.


FIRE CHIEF



LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3217** - An ordinance amending the legal description of City of Chesterfield Ordinance 2990 and amending the development criteria of City of Chesterfield Ordinance 2449 for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to one “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land (P.Z. 06-2018 Downtown Chesterfield [Stock & Associates Consulting Engineers Inc.] 18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272)**(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendments are offered by the PPW Committee.**

AN ORDINANCE AMENDING THE LEGAL DESCRIPTION OF CITY OF CHESTERFIELD ORDINANCE 2990 AND AMENDING THE DEVELOPMENT CRITERIA OF CITY OF CHESTERFIELD ORDINANCE 2449 FOR AN EXISTING “PC&R” PLANNED COMMERCIAL AND RESIDENCE DISTRICT AND “NU” NON-URBAN DISTRICT TO ONE “PC&R” PLANNED COMMERCIAL AND RESIDENCE DISTRICT FOR A 99.0 ACRE TRACT OF LAND (P.Z. 06-2018 DOWNTOWN CHESTERFIELD [STOCK & ASSOCIATES CONSULTING ENGINEERS INC.] 18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272)

WHEREAS, the petitioner, Stock & Associates Consulting Engineers Inc., has requested a zoning map amendment to repeal City of Chesterfield Ordinance 2990 and City of Chesterfield Ordinance 2449 and establish a new “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 13, 2018; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the amendment by a vote of 6-0; and

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC&R” Planned Commercial and Residence District designation for 99.0 acres located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West and as described as follows:

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF “CHESTERFIELD VLLAGE AREA A PHASE ONE PLAT TWO” IN TOWNSHIP 45 NORTH – RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA 1

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.54 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.31 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 05 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 623.36 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD AIRPORT ROAD GROUP PARTNERSHIP RECORDED IN BOOK 8296 PAGE 1439 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST 323.47 FEET TO A POINT; THENCE NORTH 45 DEGREES 14 MINUTES 46 SECONDS EAST 232.33 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD OF VARYING WIDTH; THENCE ALONG THE RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49

DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 28 MINUTES 42 SECONDS EAST 163.68 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 56 MINUTES 27 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST 472.64 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 818.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 826.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.40 FEET TO A POINT; THENCE SOUTH 76 DEGREES 25 MINUTES 4 7 SECONDS WEST 99.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 13 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 697.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 900.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 294.85 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GODWIN PROPERTY, AFORESAID POINT BEING ALSO

ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 77.835 ACRES.

AREA 2

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 01 MINUTES 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 312.75 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 477.80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 128.95 FEET TO A POINT; THENCE SOUTH 76 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH

34 DEGREES 43 MINUTES 14 SECONDS EAST 34.68 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.8, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.280 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE, 2018.

AREA 3

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47

MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 36 DEGREES 55 MINUTES 52 SECONDS WEST 59.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 39 MINUTES 53 SECONDS WEST 110.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 47 MINUTES 51 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.68 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.66 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 05 MINUTES 04 SECONDS WEST 139.51 FEET, NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 35 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

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 Stock & Associates Consulting Engineers Inc., in P.Z. 06-2018, 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 13th day of August 2018, 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 _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 10/15/2018

GREENSHEET AMENDMENT

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

AMENDMENT 1:

Section I. Specific Criteria, A. Permitted Uses. Remove the following struck through Uses:

I SPECIFIC CRITERIA

A. PERMITTED USES

The commercial and residential uses allowed in this Planned Commercial and Residential ("PC&R") District shall be:

RETAIL COMMERCIAL USES:

1. Barber shops and beauty parlors.
2. Bookstores.
3. Financial institutions.
4. Restaurants, fast food (with no drive through).
5. Restaurants, sit down (with no drive through).
- ~~6. Rental and leasing of new and used automobiles and necessary outdoor storage of said vehicles.~~
7. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, ~~film processors~~, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
8. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.

9. Stores, shops, markets, service facilities, in which goods or services of any kind, ~~including indoor sale of motor vehicles~~, are being offered for sale or hire to the general public on the premises. Service Facilities to include establishments providing services, as opposed to products, to the general public for personal, business or household use, including finance, real estate and insurance, personal service, educational, and social services.

OFFICE COMMERCIAL USES:

1. Animal hospitals and veterinary clinics.
- ~~2. Broadcasting studios for radio and television.~~
3. Hospitals.
4. Medical and dental offices.
5. Offices or office buildings.

RESIDENTIAL USES:

Residential uses may be integrated vertically or horizontally with commercial uses. When integrated vertically with commercial uses, dwelling units shall be above the commercial uses; such dwelling units shall be multiple-family.

1. Dwellings, single-family.
2. Dwellings, two-family.
3. Dwellings, multiple-family, row houses, and other group-house arrangements of attached or detached buildings.
4. Home occupations.

CIVIC USES:

1. Auditoriums, religious facilities, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

2. Child care centers, nursery schools, and day nurseries.
3. Colleges and universities.
4. Museums.
5. Police, fire, and postal stations.
6. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
7. Schools, public or private kindergarten, elementary, secondary, and collegiate.

LODGING USES:

1. Hotels.

PARKING USES:

1. Parking areas, including garages, for automobiles, but not including any sales of automobiles or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

PARK AND RECREATIONAL USES:

1. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, gymnasiums, and indoor theaters.
2. Parks, parkways, and playgrounds, public or private not-for-profit.

The above uses allowed in this Planned Commercial and Residential ("PC&R") District shall be restricted as follows:

1. The fishing tackle and bait shop use shall be located adjacent to the lake. This may be a primary or ancillary use located in either a building or a kiosk. If this is used as a primary use, only one such use shall be permitted in this District.

ANCILLARY USES:

All plans for screening these facilities shall be submitted to the Department of Planning and Development Services for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Development Services.

1. Associated work and storage areas required by a business, firm, or service to carry on business operations.
2. Automatic vending facilities for:
 - i. Ice and solid carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.
- ~~3. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.~~
- ~~4. Dry cleaning drop-off and pick-up stations.~~
- ~~5. Film drop-off and pick-up stations.~~
6. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
7. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

~~8. Satellite dishes.~~

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

The commercial and residential uses allowed in this Planned Commercial and Residential ("PC&R") District shall be:

RETAIL COMMERCIAL USES:

1. Barber shops and beauty parlors.
2. Bookstores.
3. Financial institutions.
4. Restaurants, fast food (with no drive through).
5. Restaurants, sit down (with no drive through).
6. Rental and leasing of new and used automobiles and necessary outdoor storage of said vehicles.
7. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
8. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
9. Stores, shops, markets, service facilities, in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises. Service Facilities to include establishments providing services, as opposed to products, to the general public for personal, business or household use, including finance, real estate and insurance, personal service, educational, and social services.

OFFICE COMMERCIAL USES:

1. Animal hospitals and veterinary clinics.
2. Broadcasting studios for radio and television.

3. Hospitals.
4. Medical and dental offices.
5. Offices or office buildings.

RESIDENTIAL USES:

Residential uses may be integrated vertically or horizontally with commercial uses. When integrated vertically with commercial uses, dwelling units shall be above the commercial uses; such dwelling units shall be multiple-family.

1. Dwellings, single-family.
2. Dwellings, two-family.
3. Dwellings, multiple-family, row houses, and other group-house arrangements of attached or detached buildings.
4. Home occupations.

CIVIC USES:

1. Auditoriums, religious facilities, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
2. Child care centers, nursery schools, and day nurseries.
3. Colleges and universities.
4. Museums.
5. Police, fire, and postal stations.
6. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
7. Schools, public or private kindergarten, elementary, secondary, and collegiate.

LODGING USES:

1. Hotels.

PARKING USES:

1. Parking areas, including garages, for automobiles, but not including any sales of automobiles or the storage of wrecked or otherwise

damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

PARK AND RECREATIONAL USES:

1. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, gymnasiums, and indoor theaters.
2. Parks, parkways, and playgrounds, public or private not-for-profit.

The above uses allowed in this Planned Commercial and Residential ("PC&R") District shall be restricted as follows:

1. The fishing tackle and bait shop use shall be located adjacent to the lake. This may be a primary or ancillary use located in either a building or a kiosk. If this is used as a primary use, only one such use shall be permitted in this District.

ANCILLARY USES:

All plans for screening these facilities shall be submitted to the Department of Planning and Development Services for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Development Services.

1. Associated work and storage areas required by a business, firm, or service to carry on business operations.
2. Automatic vending facilities for:
 - i. Ice and solid carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.
3. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
4. Dry cleaning drop-off and pick-up stations.
5. Film drop-off and pick-up stations.
6. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or

- iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
7. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
8. Satellite dishes.

DENSITY LIMITATIONS:

1. The cumulative gross floor area for Retail Commercial Uses, Office Commercial Uses, Civic Uses and Lodging Uses in this District shall be limited to not more than 1,700,000 square feet.
2. The maximum number of residential units allowable within this District shall be 1,000 units.

B. CATEGORY STANDARDS

1. CATEGORY A - Urban "Main Street" Development Pattern

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: attached or 6-15 feet if detached.
- Extra space between buildings is permitted for major walkways connecting to parking or open space, as approved on the Site Development Section Plan.

Building volume:

- Minimum building height: 25 feet.
- Maximum building height: 150 feet.

Building floor heights:

- First story height shall be 12-25 feet.
- Upper story height shall be 8-18 feet.

Building's street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: prohibited
- Front porches: prohibited
- Bay windows: permitted on upper stories

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)

- Front yard: prohibited
- Rear yard: permitted
- Side yard: permitted (to allow access from back of lot)

Building function:

- Retail commercial: required on first story; permitted on upper stories
- Office commercial: permitted on upper stories
- Residential: permitted on upper stories
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - ground floor retail commercial required along street frontage
- Park & Recreation: permitted

2. CATEGORY B - Urban Mixed Use. Development Pattern

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: attached or 6-15 feet if detached.

Building volume:

- Minimum building height: 25 feet.
- Maximum building height: 150 feet.

Building floor heights:

- First story height shall be 12-25 feet.
- Upper story height shall be 8-18 feet.

Building's street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: permitted
- Front porches: permitted
- Bay windows: permitted on upper stories

Outdoor space:

- Courtyard: permitted
- Front yard: permitted
- Rear yard: permitted
- Side yard: permitted

Building function:

- Retail commercial: permitted
- Office commercial: permitted

- Residential: permitted
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - ground floor retail commercial or office commercial required along street frontage
- Park & Recreation: permitted

3. CATEGORY C - Highway Frontage Outlots (Portion of District north of relocated Wild Horse Creek Road)

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: 15-30 feet if detached.

Building volume:

- Minimum building height: 25 feet.
- Maximum building height: 150 feet.

Building floor heights:

- First story height shall be 12-25 feet.
- Upper story height shall be 8-18 feet.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: prohibited
- Front porches: prohibited
- Bay windows: permitted on upper stories

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)
- Front yard: permitted
- Rear yard: permitted
- Side yard: permitted

Building function:

- Retail commercial: permitted
- Office commercial: permitted
- Residential: permitted
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - ground floor retail commercial or office commercial required along street frontage
- Park & Recreation: permitted

C. PARKING AND LOADING REQUIREMENTS

1. Required parking for this District shall be determined globally and shall not be calculated on an individual site basis; and shall be calculated as follows:
 - a. Portion of District north of relocated Wild Horse Creek Road: Required parking shall be calculated cumulatively based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 90% of the afore described calculation.
 - b. Portion of District south of relocated Wild Horse Creek Road and north of Burkhardt Place: Required parking shall be calculated based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 70% of the afore described calculation.
 - c. No Site Development Plan, Site Development Concept Plan or Site Development Section Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.
4. On street parking allowed as shown on Exhibit 1.

D. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code with the following exception:
 - a. The required landscape buffer along Chesterfield Parkway and Chesterfield Airport Road will be based on the approved streetscape and street cross-sections as shown on Exhibit 1.
2. Individual landscape plans shall be coordinated and consistent with a landscape concept plan for the applicable category in accordance to Section I.P.5. of this ordinance. These plans should enhance the pedestrian experience, complement architectural features, provide shade and screen utility areas.

E. SIGN REQUIREMENTS

1. Sign packages shall be required for each Site Development Section plan in this development. Each individual sign package shall be reviewed and approved by the City of Chesterfield Planning Commission.
2. Individual sign packages shall be coordinated and consistent with a signage concept plan for the applicable category in accordance to Section I.P.5. of this ordinance.
3. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

F. LIGHT REQUIREMENTS

1. Provide a lighting plan in accordance with the City of Chesterfield Code.
2. Individual lighting plans including fixture types shall be consistent with a lighting fixture plan for the applicable category in accordance to Section I.P.5. of this ordinance. The proposed lighting fixture plan must provide for consistent and complementary fixture designs and styles throughout the District and with the standards already established in Chesterfield Village.

G. ARCHITECTURAL REQUIREMENTS

1. The developer shall submit a design package including but not limited to, architectural elevations, colored renderings and building materials. The proposed package shall give consideration to creating a visually-appealing development pattern consistent with the intent and purpose of this PC&R District. Architectural information is to be reviewed by the Architectural Review Board and is subject to approval by the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the Landscape Plan.
4. Mechanical equipment will be adequately screened.

H. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of Planning and Development Services.

2. The location of streets and access points shall be determined by individual Site Development Section Plans within the PC&R District.
3. Any improvements within MoDOT's right of way will require a permit. The entrance geometries and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the Department of Public Works, the St. Louis County Department of Highways and Traffic and/or the Missouri Department of Transportation as applicable.
2. Internal streets and sidewalks shall be constructed in accordance with the street sections approved with this PC&R District as shown on Exhibit 1.
3. St. Louis County Department of Highways and Traffic reserves the right to determine road improvements and TGA fees until Concept Review plans are submitted.
4. Pedestrian circulation to be approved by the City of Chesterfield.

J. TRAFFIC STUDY

Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometries, 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.

K. POWER OF REVIEW

The City Council shall have automatic power of review of site plans for the subject development. The City Council will then take appropriate action relative to the proposal.

L. STORMWATER

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 other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, 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.

3. Detention may be required for the entire project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate natural discharge point. Wetland mitigation will not be allowable within the detention basin.
4. Treatment for water quality and channel protection, in accordance with MSD regulations dated February 2006, shall be required.
5. A flood plain (hydraulic study) study may be required.
6. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way.
7. All drainage detention storage facilities shall be placed outside of the City of Chesterfield Planning and Zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.

M. SANITARY SEWER

1. Provide public sewer service for the site including sanitary force mains, gravity lines and/or regional pump stations, in accordance with MSD and City of Chesterfield regulations.
2. Extension of public sanitary sewer lines will be necessary to serve this site and proper easements may be required. Private sanitary sewer laterals may not cross property lines.
3. Upgrade or replacement of existing downstream storm sewers and outfalls may be required.
4. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of \$2,750 per acre.
5. Encroachments over easements will not be allowed.
6. Formal plan submittal and approval will be required by the MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

N. GEOTECHNICAL REPORT

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Development 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.

O. SUPPLEMENTATION, MODIFICATION, OR ALTERATION OF A CATEGORY STANDARD.

Upon application from a petitioner, any performance standard provided in this Attachment "A" or required by any other District regulation or Ordinance of the City may be supplemented, modified, or altered in a Site Development Plan or Site Development Section Plan provided such supplement, modification, or alteration will further the purpose and intent of the PC&R District. A public hearing is not required in the process and recommendation by Planning Commission will be forwarded to City Council for final approval.

P. MISCELLANEOUS

1. All new or on-site relocated utilities within the District 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 of Chesterfield, Missouri Code shall be required where applicable.
3. Kiosks are allowed in the District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Development Concept Plan or Site Development Plan for the District.
4. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space with the exception of designated street delivery and loading areas as approved on the Site Development Plan or the Site Development Concept and Site Development Sections plans.
5. One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan shall be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A &B) and one (1) Site Development Concept Plan, one (1) Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).

II TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a Site Development Concept Plan for the Category affected in accordance to Section I.P.5. of this ordinance within four (4) years of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan as provided for in Paragraph A in this section, the petitioner may submit a Site Development Plan for the Category affected in accordance to Section I.P.5 of this ordinance within four (4) years of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will require a new public hearing on any plan submittal.
- 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, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

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 Commission may extend the period to commence construction for not more than one additional year.
- C.** Failure to comply with these construction requirements will result in the expiration of plan approval and will require a new public hearing and new plan approval.

IV GENERAL CRITERIA

The intent and purpose of the PC&R District is to have a mix of Commercial and Residential Uses within the District. At the time of the submittal of the Site Development Concept Plan or the Site Development Plan, a proposed standard for assuring the mix shall be submitted and approval of the above plans shall be contingent on approval of the mix standard by a majority vote of the City Council. Council's vote on the mix standard may proceed concurrently with Council approval of the above plans. The mix standard shall be consistent with the purpose and intent of the PC&R District which is to create a diverse residential and commercial mixed use environment in which residential and commercial uses can be integrated pursuant to a "downtown" concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. Such standard shall be considered a Performance Standard as that term is used in

the Planned Commercial and Residence District provisions in the Zoning Code of the City of Chesterfield. Such provisions specifically authorize the supplementation of the Performance Standards in this Attachment "A" when approving the Plan.

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

1. Any site development concept plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a landscape concept plan for the applicable category in accordance to Section I.P.5 of this ordinance and in accordance with the City of Chesterfield Code.
3. Include a lighting plan in accordance with the City of Chesterfield Code.
4. Include a signage concept plan for the applicable category in accordance to Section I.P.5. of this ordinance.
5. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport and the Missouri Department of Transportation.

B. SITE DEVELOPMENT PLAN/SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet. Provide a key plan sheet at a scale necessary to include the entire development with north oriented vertically to the top of the sheet.
2. Outboundary plat and legal description of property.
3. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
4. A note indicating all utilities will be installed underground.
5. A note indicating signage approval is separate process.
6. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
7. Specific structure and parking setbacks along all roadways and property lines.
8. Indicate location of all existing and proposed freestanding monument signs.

9. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
10. Floodplain boundaries.
11. 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, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
12. 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.
13. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
14. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.
15. Address trees and landscaping in accordance with the City of Chesterfield Code.
16. Provide a lighting plan in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Provide proposed hours of operation and delivery.

V RECORDING

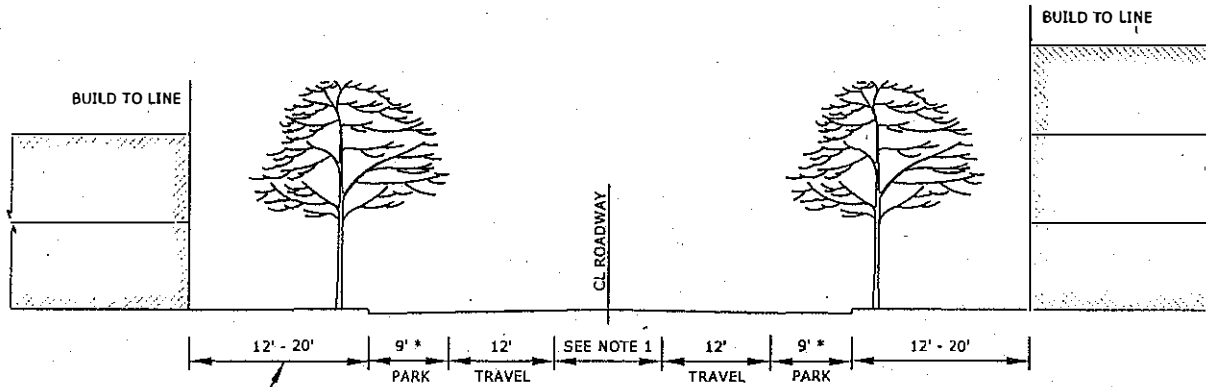
Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VI ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Concept Plan and Site Development

Section Plans 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 agencies and the City of Chesterfield.
- 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 interpreted to carry out the overall intent of this Attachment A.



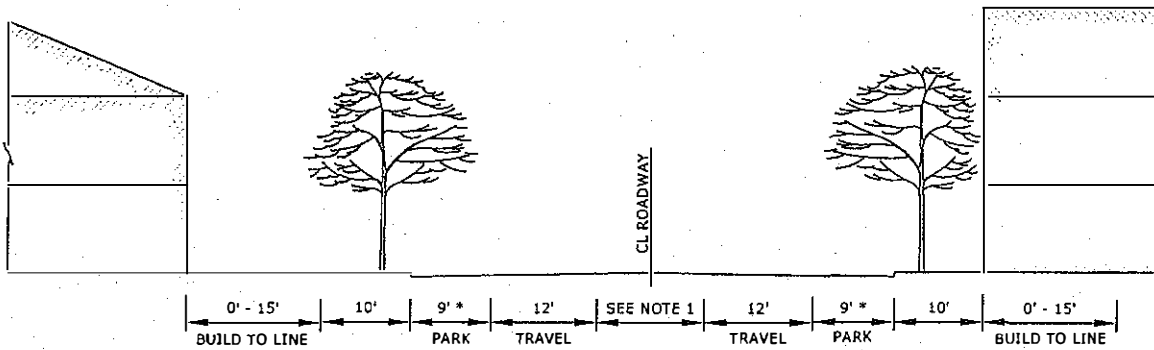
MAY BE VARIED WITH SPECIAL CONDITIONS AS APPROVED BY THE DEPT. OF PLANNING AND PUBLIC WORKS.

* CAN BE UP TO 19' IF PERPENDICULAR PARKING OR DIAGONAL OPTION, OR, ZERO IF NO ON STREET PARKING

NOTES:

1. OPTION OF ADDITIONAL LANES OR MEDIAN

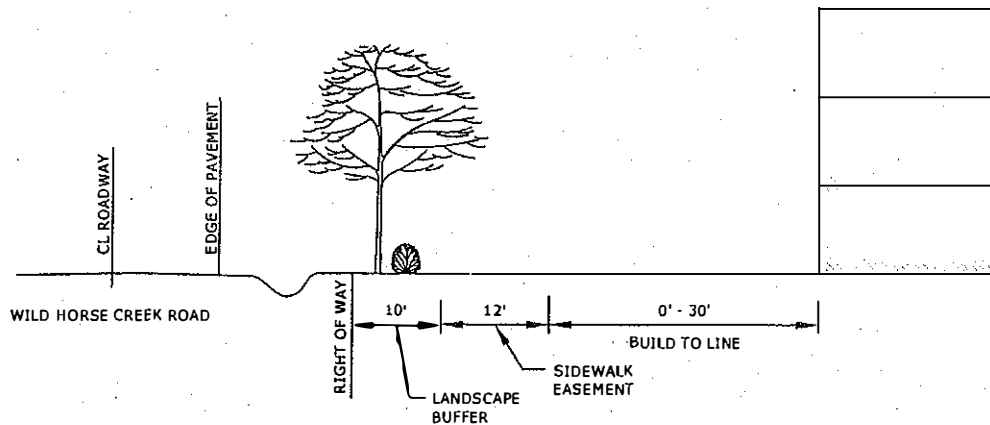
URBAN MAIN STREET



NOTES:

1. OPTION OF ADDITIONAL LANES OR MEDIAN

URBAN MIXED USE



HIGHWAY FRONTAGE OUTLOTS



EXHIBIT 1

Department of
Planning and
Public Works



AREA 1

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 8861 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 1244 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.34 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 885 AND 886 OF THE ST. LOUIS COUNTY RECORDS; AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.31 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 78 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 15 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 923.38 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD AIRPORT ROAD GROUP PARTNERSHIP RECORDED IN BOOK 8296 PAGE 1439 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE SOUTH 00 DEGREES 38 MINUTES 58 SECONDS WEST 323.47 FEET TO A POINT; THENCE NORTH 45 DEGREES 14 MINUTES 46 SECONDS EAST 232.33 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD OF VARYING WIDTH; THENCE ALONG THE RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 28 MINUTES 42 SECONDS EAST 163.88 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 01 DEGREES 31 MINUTES 16 SECONDS EAST 1988.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 55 SECONDS EAST 1186.80 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 33 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 78 DEGREES 48 MINUTES 05 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 28 MINUTES 20 SECONDS WEST 4.72 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 418.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 326.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 697.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 800.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 294.65 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GODWIN PROPERTY; AFORESAID POINT BEING ALSO ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 08 DEGREES 56 MINUTES 30 SECONDS WEST 12.85 FEET, NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 33 DEGREES 47 MINUTES 31 SECONDS EAST 896.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 77.835 ACRES.

AREA 3

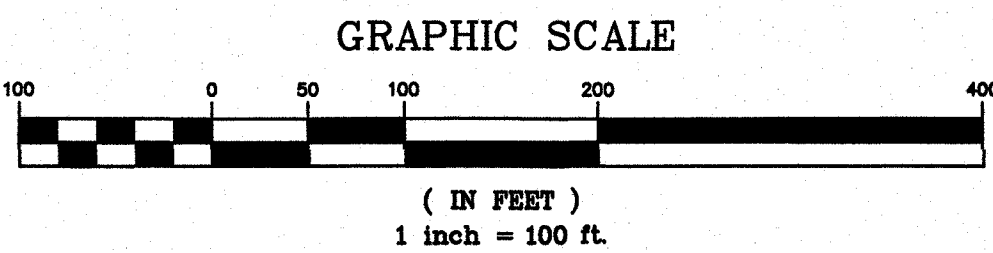
A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47 MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 38 DEGREES 55 MINUTES 52 SECONDS WEST 59.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 38 MINUTES 53 SECONDS WEST 110.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 47 MINUTES 51 SECONDS EAST 1599.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.88 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 16 SECONDS EAST 1988.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.66 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 05 MINUTES 04 SECONDS WEST 139.51 FEET, NORTH 18 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 35 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

PRELIMINARY PLAN

DOWNTOWN CHESTERFIELD

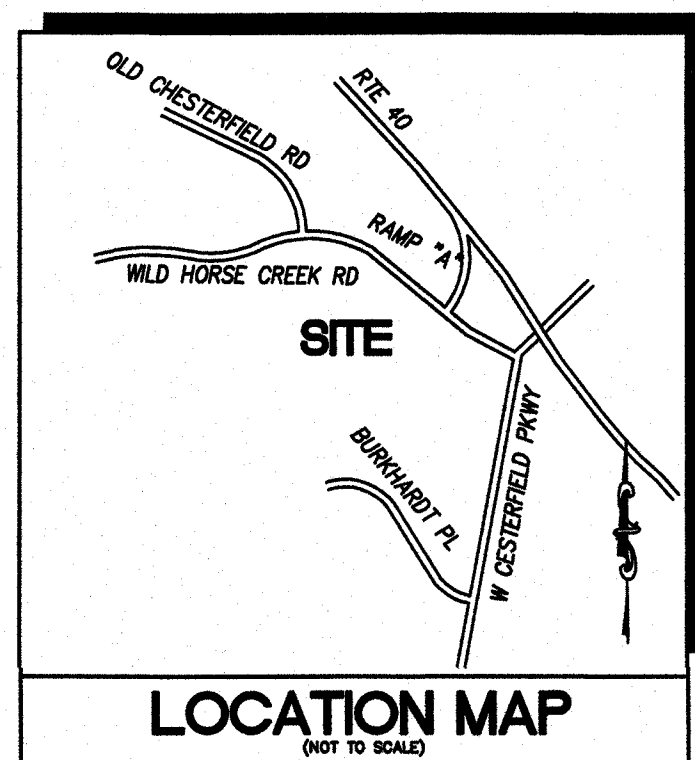
PART OF U.S. SURVEYS 123 AND 2031 TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



AREA TO BE ADDED TO PC&R ZONING
Re-Zoning Description

A tract of land located in U.S. Survey 123, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Commencing at the intersection of the western right-of-way line of "Ramp A" and the northern right-of-way line of relocated Wild Horse Creek Road, variable width, as established by the Wild Horse Creek Road Dedication Plat as recorded in Plat Book 554, Pages 885 and 886 of the St. Louis County records; thence along said northern right-of-way line the following: North 49 degrees 40 minutes 43 seconds West, 33.82 feet; North 44 degrees 11 minutes 16 seconds West, 327.23 feet to the beginning of a curve to the left having a radius point that bears South 39 degrees 30 minutes 15 seconds West, 991.00 feet and along said curve 118.97 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way line and along said curve with an arc length of 39.89 feet and a chord which bears North 58 degrees 30 minutes 40 seconds West, 39.88 feet; thence departing said right-of-way line the following courses and distances: North 44 degrees 11 minutes 16 seconds West, 67.40 feet; North 77 degrees 09 minutes 59 seconds East, 296.21 feet; South 08 degrees 30 minutes 29 seconds East, 53.73 feet; South 87 degrees 06 minutes 31 seconds West, 28.83 feet; South 75 degrees 05 minutes 24 seconds West, 59.17 feet; South 62 degrees 47 minutes 13 seconds West, 24.33 feet; South 61 degrees 01 minute 19 seconds West, 68.88 feet; and South 77 degrees 09 minutes 59 seconds West, 51.40 feet to the POINT OF BEGINNING. Containing 19,073 square feet or 0.438 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on July 17, 2018.



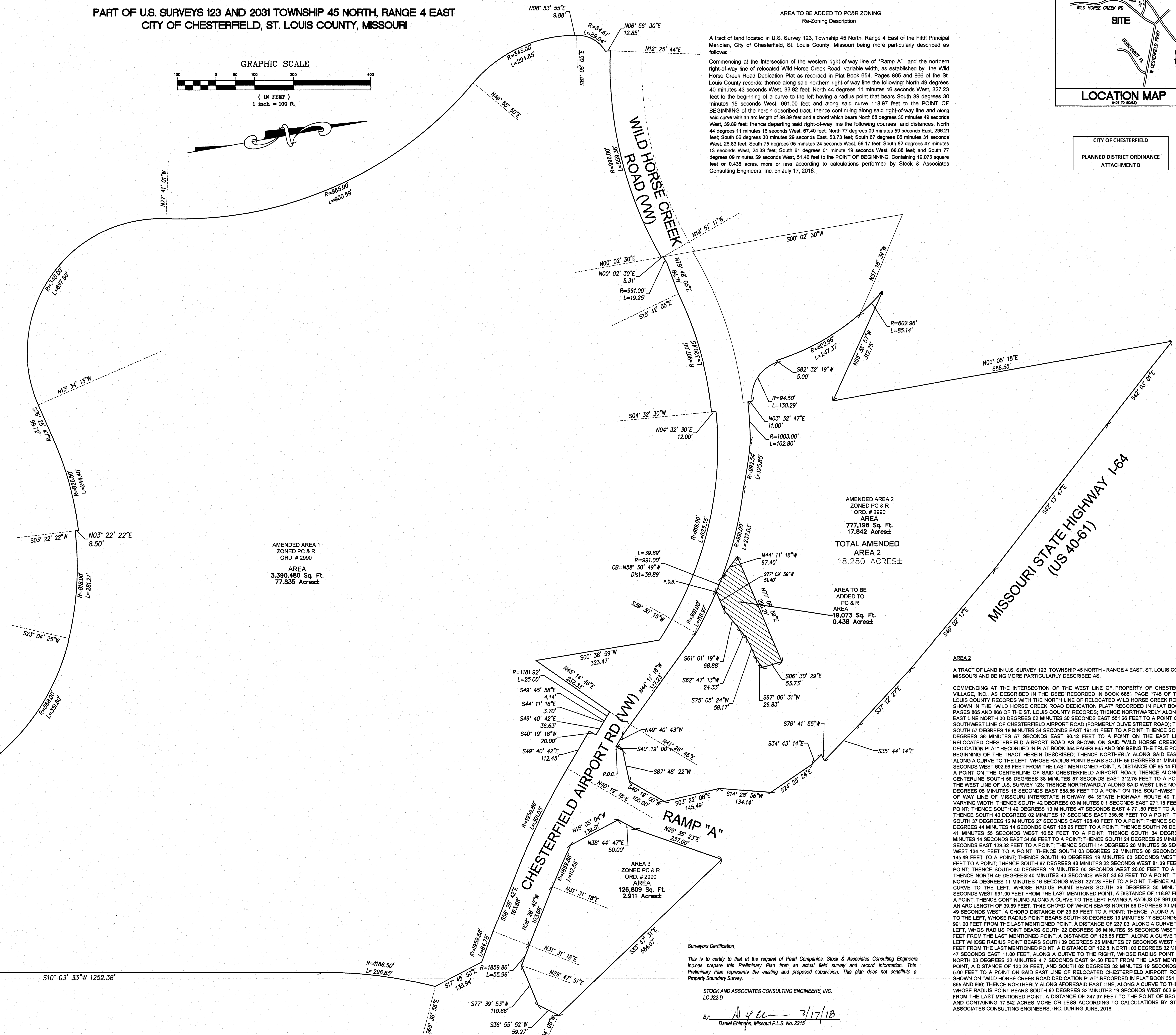
CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
977 Chesterfield Business Parkway
St. Louis, MO 63105-2414
314-591-1000 FAX (314) 520-9500
e-mail: jgreen@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN
DOWNTOWN CHESTERFIELD

CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



AMENDED AREA 1
ZONED PC & R
ORD. # 2990
AREA
3,390,480 Sq. Ft.
77.835 Acres±

AMENDED AREA 2
ZONED PC & R
ORD. # 2990
AREA
777,198 Sq. Ft.
17,842 Acres±
TOTAL AMENDED
AREA 2
18,280 ACRES±

AREA TO BE
ADDED TO
PC & R
AREA
19,073 Sq. Ft.
0.438 Acres±

AREA 2

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN THE DEED RECORDED IN BOOK 881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 885 AND 886 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.28 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 02 MINUTES 34 SECONDS EAST 19.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 885 AND 886 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 01 MINUTES 58 SECONDS WEST 602.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 312.75 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 4.77 80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 188.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 108.86 FEET TO A POINT; THENCE SOUTH 78 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.68 FEET TO A POINT; THENCE SOUTH 24 DEGREES 26 MINUTES 24 SECONDS EAST 129.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 38 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 40 SECONDS WEST 39.88 FEET; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 15 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 78 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 15 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 923.38 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD AIRPORT ROAD GROUP PARTNERSHIP RECORDED IN BOOK 8296 PAGE 1439 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE SOUTH 00 DEGREES 38 MINUTES 58 SECONDS WEST 323.47 FEET TO A POINT; THENCE NORTH 45 DEGREES 14 MINUTES 46 SECONDS EAST 232.33 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD OF VARYING WIDTH; THENCE ALONG THE RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 28 MINUTES 42 SECONDS EAST 163.88 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 01 DEGREES 31 MINUTES 16 SECONDS EAST 1988.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 55 SECONDS EAST 1186.80 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 33 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 78 DEGREES 48 MINUTES 05 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 28 MINUTES 20 SECONDS WEST 4.72 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 418.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 326.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 697.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 800.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 294.65 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GODWIN PROPERTY; AFORESAID POINT BEING ALSO ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 08 DEGREES 56 MINUTES 30 SECONDS WEST 12.85 FEET, NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 33 DEGREES 47 MINUTES 31 SECONDS EAST 896.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 17,842 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE 2018.

Surveyors Certification

This is to certify to that at the request of Pearl Companies, Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual field survey and record information. This Preliminary Plan represents the existing and proposed subdivision. This plan does not constitute a Property Boundary Survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D
By: Daniel Ehlmann, Missouri P.L.S. No. 2219 7/17/18

PREPARED FOR:
PEARL COMPANIES
919 N. EAST STREET
INDIANAPOLIS, IN 46202

REVISIONS:

1 7/17/2018 - Revised per city comments

DRAWN BY: W.J.P. CHECKED BY: D.M.E.
DATE: 5/15/18 JOB NO.: 18-0283
W.S.A. # BASE MAP #
S.L.C. H&T # H&T S.U.P. #
M.A.N.A. #

SHEET TITLE

PRELIMINARY PLAN

SHEET NO.: 1 OF 1