



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, August 6, 2018
6:15 PM**

I. Appointments – Mayor Bob Nation

A. Appointment - Architectural Review Board

- Jessica Stoll

B. Re-appointment - Police Personnel Board

- John Nichols
- Kenneth Vogit

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

A. Bill No. 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road (Second Reading) (Petitioner has requested to hold)

B. Bill No. 3208 – PZ 04-2018 West County Acres, Nardin Drive (Second Reading)

C. Bill No. 3210 - P.Z. 05-2018 Edison Crossing (Buttry & Brown Development) (First Reading)

D. 18385 Chesterfield Airport Road – SDCP & Conceptual Landscape (Chesterfield Hockey Association) (Voice Vote)

E. 18385 Chesterfield Airport Road, Lot A – SDSP, Landscape, Lighting, & Architectural Elevations (Chesterfield Hockey Association) (Voice Vote)

F. Summit-Topgolf Lot A – SDSP, Landscape, Lighting, & Architectural Elevations (Residence Inn) (Voice Vote)

G. Next Meeting – August 9, 2018 (5:45pm)

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

A. 2019 Proposed City Council Meeting Schedule (Voice Vote)

B. City Council Policy #1 – Membership Non Statutory Committees (Voice Vote)

C. Receive and File 2017 Audit Report (Voice Vote)

D. Proposed Budget Workshop Dates (Voice Vote)

E. City Council Policy #7 – First & Second Readings (Voice Vote)

F. Next Meeting – August 13 – Finance 102 (5:30pm)

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

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

A. Bill No. 3209 – MoDOT Work Zone Enforcement Program (Second Reading)

VI. Report from the City Administrator – Mike Geisel

A. Bill No. 3211 – Annual Renewal, Conflict of Interest (First Reading)

VII. Unfinished Business – Mayor Bob Nation

VIII. New Business – Mayor Bob Nation

IX. Adjourn –

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

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, August 6, 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. Executive Session Minutes** – July 16, 2018
 - B. City Council Meeting Minutes** – July 16, 2018
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, August 9, 2018** – Planning and Public Works (5:45 pm)
 - B. Monday, August 13, 2018** – Finance 102 (5:30pm)
 - C. Monday, August 13, 2018** – Planning Commission (7 pm)
 - D. Monday, August 20, 2018** – Next City Council Meeting (7 pm)

VIII. APPOINTMENTS – Mayor Bob Nation

A. Appointment - Architectural Review Board

- Jessica Stoll

B. Re-appointment - Police Personnel Board

- John Nichols
- Kenneth Vogit

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Bill No. 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road (Second Reading) (Petitioner has requested to hold)**
- 2. Bill No. 3208 – PZ 04-2018 West County Acres, Nardin Drive (Second Reading)**
- 3. Bill No. 3210 - P.Z. 05-2018 Edison Crossing (Buttry & Brown Development) (First Reading)**
- 4. 18385 Chesterfield Airport Road – SDCP & Conceptual Landscape (Chesterfield Hockey Association) (Voice Vote)**
- 5. 18385 Chesterfield Airport Road, Lot A – SDSP, Landscape, Lighting, & Architectural Elevations (Chesterfield Hockey Association) (Voice Vote)**
- 6. Summit-Topgolf Lot A – SDSP, Landscape, Lighting, & Architectural Elevations (Residence Inn) (Voice Vote)**
- 7. Next Meeting – August 9, 2018 (5:45pm)**

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

- 1. 2019 Proposed City Council Meeting Schedule (Voice Vote)**
- 2. City Council Policy #1 – Membership Non Statutory Committees (Voice Vote)**
- 3. Receive and File 2017 Audit Report (Voice Vote)**
- 4. Proposed Budget Workshop Dates (Voice Vote)**
- 5. City Council Policy #7 – First & Second Readings (Voice Vote)**
- 6. Next Meeting – August 13 – Finance 102 (5:30pm)**

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

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

1. Bill No. 3209 – MoDOT Work Zone Enforcement Program **(Second Reading)**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Bill No. 3211 – Annual Renewal, Conflict of Interest **(First Reading)**

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

A. Bill No. 3209 – An ordinance authorizing the City Administrator to enter in to an on call work zone enforcement agreement with the Missouri Department of Transportation (MoDOT) to allow cooperation between the Chesterfield Police Department and MoDOT for the on call work zone enforcement program. **(Second Reading) Public Health and Safety Committee Recommends Approval.**

B. Bill No. 3211 – An ordinance re-adopting the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials. **(First Reading) City Administrator Recommends Approval.**

XIV. LEGISLATION – PLANNING COMMISSION

A. Bill No. 3207 – An ordinance amending 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. Green Sheet Amendments are offered by the PPW Committee. Petitioner requests that the Second Reading of Bill No. 3207 be postponed until the Sept. 17, 2018 City Council meeting.**

- B. Bill No. 3208** – An ordinance amending the Unified Development Code of the City Of Chesterfield by changing the boundaries of the “R-2” Residence District and the “PC” Planned Commercial District to an “R-4” Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive. [P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4) 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175]. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- C. Bill No. 3210** – An ordinance amending City of Chesterfield Ordinance 2448 establishing new permitted uses in a “PC” Planned Commercial District for 11.1 acres located on the southeastern corner of the intersection of Edison Avenue and Long Road. (P.Z. 05-2018 Edison Crossing [Buttry & Brown Development] 17U120287, 17U120298). **(First Reading) Planning Commission recommends approval. Motion to approve by the Planning & Public Works Committee, with the stipulation that the petitioner eliminate some of the permitted uses, failed by a vote of 1-3.**

XV. ADJOURNMENT

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

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

AGENDA REVIEW – Monday, 8/6/2018 – 6:15 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:15 pm, on Monday August 6, 2018.**

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



RECORD OF PROCEEDING

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

JULY 16, 2018

The meeting was called to order at 7:02 p.m.

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Barbara McGuinness
Councilmember Ben Keathley
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi – Not physically present, but participated by phone
Councilmember Michelle Ohley

APPROVAL OF MINUTES

The minutes of the June 18, 2018 Executive Session were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Hurt, to approve the June 18, 2018 Executive Session minutes. A voice vote was taken with an affirmative 6 – 0 – 1 result, with Councilmember Keathley abstaining and

Councilmember DeCampi not voting. Mayor Nation declared the motion passed and minutes approved

The minutes of the June 18, 2018 City Council meeting were submitted for approval. Councilmember Mastorakos made a motion, seconded by Councilmember Hurt, to approve the June 18, 2018 City Council minutes. A voice vote was taken with an affirmative 6 – 0 – 1 result, with Councilmember Keathley abstaining and Councilmember DeCampi not voting. Mayor Nation declared the motion passed and minutes approved.

COMMUNICATIONS AND PETITIONS

Mayor Nation stated that Bill #3207 was on the agenda tonight for the first reading. He explained that while the Council would be voting for the first reading of Bill #3207, there would be no vote reflecting a position on the actual rezoning described in the Bill. By statute, any proposed bill must be read twice prior to a vote to adopt the Bill itself. Council's vote this evening is related to the requirement that a bill be read prior to any vote on the Bill itself.

Jeff Chapple (328 Marmont Ct.) spoke in opposition of the Proposed Organizational Chart.

Robert Dakich (16093 Meadow Oak Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Karen Marino (16050 Hunters Way Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Cindy Bormeier (16049 Hunters Way Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Doug Pernikoff (2264 Clarkson Rd.) spoke in favor of Bill 3207 - PZ 22-2017 Clarkson Center 2264 Clarkson Road and offered to answer any questions if requested.

Jerry Duepner (8 Glen Cove Dr.) offered to answer any questions pertaining to Bill 3208 – PZ 04-2018 West County Acres, Nardin Dr.

Kate Stock Gitto (257 Chesterfield Business Parkway) offered to answer any questions pertaining to Bill 3208 – PZ 04-2018 West County Acres, Nardin Dr.

Ruby Jewell (16080 Clarkson Woods Dr.) spoke opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Joy Dakich (16093 Meadow Oak Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Julie Antry (15929 Woodlet Way Ct.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

David Fliesher (15911 Heather Glen Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Paul Bostick (2139 Heather Glen Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Dee Ann Wilson –Wright (1512 Walpole Dr.) expressed her appreciation to the Mayor and Council on behalf of the Chesterfield Historical Landmark Preservation Committee (CHLPC) and Heritage Foundation.

JoAnne Brands (16052 Clarkson Woods Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Kathleen Sheenah (2137 Hunters Way Ct.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Sarah Hoffman (15929 Heather Glen Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Wendy Geckeler (26 Chesterfield Lakes) expressed her concerns about “Dark Money”.

Tim Fitch (1903 Lance End Dr.) informed the Mayor and City Council that he is running for Council for St. Louis County District 3.

Jack Coad (15917 Heather Glen Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Brenda Haalboom (16098 Meadow Oak Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Antoinette Hodges (16072 Meadows Oak Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Steven Goldstein (2479 Clayborn Dr.) spoke in favor of Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Doug Purkey (16023 Meadow Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Marianne Scheerer (2107 Heather Glen Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Richard Scheerer (2107 Heather Glen Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Tom Baranowski (16002 Park Forest Ct.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Debbie Rowen (16030 Meadow Oak Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Michael Kane (1292 Still House Creek Rd.) talked about the July 29th open house at the Chesterfield Mall to celebrate the Chesterfield region and the great flood of 1993.

Dennis Ganahl (15979 Woodlet Way Ct.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Peggy Weinbers (16026 Park Forrest Ct.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Jennine D. Adamek Moore (2158 Woodlet Park Drive) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Barry Goldstein (16076 Clarkson Woods) spoke in favor of Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Stuart Lindley (15979 Meadow Oak Dr.) spoke in opposition for Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

Frances Babb (2001 Kehrsdale Ct.) spoke in favor of Bill 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road.

INTRODUCTORY REMARKS

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

APPOINTMENTS

Mayor Nation nominated Mr. Craig Swartz for appointment to the Architectural Review Board. Councilmember Ohley made a motion, seconded by Councilmember Hurt, to appoint Mr. Craig Swartz to the Architectural Review Board. A voice vote was taken with a unanimous affirmative result of those present, 7 – 0, 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 (PZ 22-2017 Clarkson Center 2264 Clarkson Road) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Ohley reported that Bill No. 3208 (PZ 04-2018 West County Acres, Nardin Drive) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Ohley made a motion, seconded by Councilmember Hurt for the approval of FSP 54-2018 ExteNet Systems. Which requests a new Facilities Siting Permit to install a new wireless telecommunications facility within the right-of-way located adjacent to 17359 Chesterfield Airport Road. 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, July 19, at 5:45 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Moore, to approve the proposed revisions to City Council Policy #8 as they relate to Executive Sessions. A voice vote was taken with a unanimous affirmative result of those present, 7 – 0, and Mayor Nation declared the motion passed.

Councilmember McGuinness made a motion, seconded by Councilmember Flachsart, to approve the proposed resolution authorizing revisions to the organizational structure, with one revision which would move the supervision of the court function reporting directly to the City Administrator, instead of the Director of Finance. A voice vote was taken with a unanimous affirmative result of those present, 7 – 0, and Mayor Nation declared the motion passed. The successful resolution became Chesterfield Resolution No. 446.

Parks, Recreation & Arts Committee

Councilmember Dan Hurt, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Moore, to approve a proposed resolution authorizing Staff to submit an application for a Municipal Parks Grant to construct pavilion(s) at the site of “The Awakening”. If the grant is ultimately awarded, City Council will be requested to authorize execution of the grant and appropriate funds for the local financial match. A voice vote was taken with a unanimous affirmative result of

those present, 7 – 0, and Mayor Nation declared the motion passed. The successful resolution became Chesterfield Resolution No. 447.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to approve a budget amendment in the amount of \$24,800 to reflect the additional matching revenue and expenses for a waste reduction grant for additional recycling bins at the Chesterfield Valley Athletic Complex and to purchase composting bins. There is no net impact on the 2018 budget. A roll call vote was taken with the following results: Ayes – Councilmembers McGuinness, Hurt, Keathley, Moore, Ohley, Mastorakos, and Flachsbart. Nays – None. Whereupon Mayor Nation declared the motion passed.

Public Health & Safety Committee

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, reported that Bill No. 3206 (Next generation 9-1-1 System will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Keathley reported that Bill No. 3209 (MoDOT Work Zone Enforcement Program) will be read for the first time under the “Legislation” portion of the agenda.

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

BILL NO. 3206 Authorizes the City Administrator to execute on behalf of the City of Chesterfield, Missouri a contract with St. Louis County, Missouri acting for the St. Louis County Emergency Communications Commission for next generation 9-1-1 service **(Second Reading)**
Public Health and Safety Committee Recommends Approval

Councilmember Keathley made a motion, seconded by Councilmember Moore, for the second reading of Bill No.3206. A voice vote was taken with a unanimous affirmative result of those present, 7 – 0, and Mayor Nation declared the motion passed. Bill No. 3206 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3206 with the following results: Ayes – Councilmembers Hurt, Ohley, Mastorakos, Keathley, Moore, McGuinness, Flachsbart – Nays – None.

Whereupon Mayor Nation declared Bill No. 3206 approved, it became **ORDINANCE NO. 3013.**

BILL NO. 3209 Authorizes the City Administrator to enter in to an on call work zone enforcement agreement with the Missouri Department of Transportation (MoDOT) to allow cooperation between the Chesterfield Police Department and MoDOT for the on call work zone enforcement program **(First Reading) Public Health and Safety Committee Recommends Approval**

Councilmember Keathley made a motion, seconded by Councilmember McGuinness, for the first reading of Bill No. 3209. A voice vote was taken with a unanimous affirmative result of those present, 7 – 0, and Mayor Nation declared the motion passed. Bill No. 3209 was read for the first time.

LEGISLATION – PLANNING COMMISSION

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 (20T610716) **(First Reading) Planning Commission recommends approval. Motion to approve, as amended, at the Planning & Public Works Committee failed by a vote of 1-3. Green Sheet Amendments**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3207. A voice vote was taken with a unanimous affirmative result of those present, 7 – 0, and Mayor Nation declared the motion passed. Bill No. 3207 was read for the first time.

BILL NO. 3208 Amends the Unified Development Code of the City Of Chesterfield by changing the boundaries of the “R-2” Residence District and the “PC” Planned Commercial District to an “R-4” Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive [P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4) 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175] **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3208. A voice vote was taken with a unanimous affirmative result of

those present, 7 – 0, and Mayor Nation declared the motion passed. Bill No. 3208 was read for the first time.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:44 p.m.

Mayor Bob Nation

ATTEST:

Amanda Miller, Deputy City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. Thursday, August 9, 2018** – Planning and Public Works (5:45 pm)
- B. Monday, August 13, 2018** – Finance 102 (5:30pm)
- C. Monday, August 13, 2018** – Planning Commission (7 pm)
- D. Monday, August 20, 2018** – Next City Council Meeting (7 pm)

APPOINTMENTS

Architectural Review Board

Mayor Nation has offered the appointment of Jessica Stoll to the Architectural Review Board for a term of 2 years. The appointment requires the consent of City Council. As such, a voice vote is scheduled to confirm the Mayor's appointment of Jessica Stoll.

Police Personnel Board

Mayor Nation has offered the re-appointments of John Nichols and Kenneth Voigt to the Police Personnel Board for a term of 3 years. The re-appointment requires the consent of City Council. As such, a voice vote is scheduled to confirm the Mayor's re-appointment of John Nichols and Kenneth Voigt.

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



DATE: July 24, 2018
TO: Michael O. Geisel, City Administrator
FROM: Vickie J. Hass, City Clerk 
SUBJECT: Statutory Committee Appointment

Mayor Nation intends to nominate the following individual for appointment at the August 6, 2018 City Council meeting (resume attached):

Architectural Review Board

Jessica Stoll
15642 Summer Ridge Drive
Chesterfield, MO 63017
636-812-2799 – h
314-637-7738 – c
jessmstoll@gmail.com
Ward II
New term expires 8/6/20

Please add this appointment to the August 6 City Council agenda.

JESSICA MARIE STOLL

15642 Summerridge Drive
Chesterfield, Missouri 63017
636.812.2799 h
314.637.7738 c
jessmstoll@gmail.com

QUALIFICATION SUMMARY

Experienced architectural designer in a multitude of project types including Single-family Residential, Senior Living, Mixed Use, Historical Preservation & Renovation, Multi-family housing, and Commercial Use from the schematic design phase through construction administration.

PROFESSIONAL EXPERIENCE

Mitchell Wall Architecture & Design; St. Louis, MO

Architectural Designer – Specialty: Residential

August 2016 – present

High-End Residential Renovation Projects

- Performs Matterport Technology to scan projects & uploads the point cloud into REVIT
- Builds 3D REVIT models of residences in the as-built phase
- Conducts field measurements by hand for as-built documents
- Designs in the schematic design phase
- Prepares documents in the as-built, demolition, schematic, design development, and construction document phases
- Researches building code information
- Coordinates production through regular contact with team/supervisor
- Assists client in selecting interior design finishes

Other projects

- Numerous single-family, residential renovation & addition projects
- Washington University Law School Faculty Lounge- selected interior finishes & produced CD set

Continuing Education

- Organizes and attends office lunch & learns to attain information regarding new products

Lawrence Group; St. Louis, MO

Architectural Designer – Specialty: Senior Living

June 2003 – July 2012

St. Mary's Office Renovation for Sisters of the Most Precious Blood

- Lead Project Designer for office renovation
- Conducted field measurements for as-built documents
- Prepared documents in the as-built, demolition, schematic, design development, and construction document phases
- Researched building code & ADA information
- Coordinated production through regular contact with team
- Attended project team meetings with the client & contractors
- Assisted client in selecting interior design finishes
- Evaluated and approved design submittals
- Responded to Requests for Information from contractors
- Conducted site visits and coordinated punch-list documents for construction team

Nazareth Living Center: Independent Living Facility

- Created presentation brochures & boards for marketing purposes
- Prepared documents in the schematic, design development, and construction document phases
- Researched building code & ADA information
- Responded to Requests for Information from contractors
- Evaluated and approved design submittals
- Conducted site visits and coordinated punch-list documents for construction team

Other projects

- Sun Theater, St. Mary's Institute; Heisinger Home, Meadowlands, St. Agnes

Continuing Education

- Attended lunch & learns to attain information regarding new products

Lawrence Group; St. Louis, MO, USA*Architectural Intern*

Summer & Winter break 2002

- Assisted project team with construction document revisions to hospitality projects
- Reviewed and revised design submittals

HBE Corporation, St. Louis, MO, USA*Architectural Intern*

Summer & Winter break 2000-01

- Assisted project team with construction document revisions to hospitality and hotel projects
- Reviewed and revised submittals
- Built models for project team
- Hand-colored plans and landscape presentation boards for clients

EDUCATION**NATO-SHAPE Language Center; Mons, Belgium***French Student*

- French 1 Beginner September 2012-June 2013
- French 2 False-Beginner-Intermediate September 2013-June 2014
- French 3 Intermediate January-June 2015

The University of Kansas; Lawrence, KS, USA*Bachelor of Architecture: Summa Cum Laude*

May 2003

- Studio 804 2002-2003
 - Selected to participate in the Graduate Student 804 program as an undergraduate.
 - Actively participated in the design and construction of an ADA accessible & affordable home in Lawrence, KS
 - 1718 Atherton Court <http://www.studio804.com/2003-atherton-court.html>
- Edinburgh College of Art, Scotland: *Architectural Study Abroad Program* 2000-2001
- Organizations:
 - American Institute of Architect Students, Dean's List, President of Ellsworth Dorm

VOLUNTEER EXPERIENCE

Ascension Catholic Church; Chesterfield, Missouri

Designer

June 2018-present

- Assists in a team of architects, designers, contractors, etc. in order to create improvements for the church campus
- Selects interior finishes for renovation of the Little School into Parish Offices
- Coordinates with the priest & team regarding the scope of work

NATO-SHAPE American Elementary School; Mons, Belgium

Classroom Volunteer

September 2012 – May 2016

- Assisted teachers with a multitude of classroom tasks
- Designed bulletin boards
- Graded quizzes and tests
- Input grades into grade book
- Assisted children with in-class work
- Chaperoned field trips

NATO-SHAPE Mary Queen of Peace Catholic Parish; Mons, Belgium

Altar Server Coordinator

March 2013 – March 2016

- Scheduled & trained altar servers for parish community

NATO-SHAPE Mary Queen of Peace Parish Council Board; Mons, Belgium

Member of Board

March 2013 – March 2016

- Attended monthly meetings to discuss & plan activities for Parish
- Assisted in set-up & clean up at social functions

NATO-SHAPE Soccer Bantam League; Mons, Belgium

Assistant Soccer Coach

March- October 2015

- Coached 10-12 year olds

CAPABILITIES

- Effectively works independently and cooperatively in a knowledgeable and professional manner
- Sets priorities and works on numerous projects simultaneously
- Quickly learns applicable skills and concepts

SKILLS

- REVIT 2019, AutoCAD 2018, Matterport Technology, Photoshop, Windows, Microsoft Office Suite

REFERENCES

- Available upon request



DATE: August 1, 2018
TO: Michael O. Geisel, City Administrator
FROM: Vickie J. Hass, City Clerk *VJH*
SUBJECT: Statutory Committee Appointment

Mayor Nation intends to nominate the following individuals for re-appointment at the August 6, 2018 City Council meeting:

Police Personnel Board

John Nichols
132 Brighthurst Drive
Chesterfield, MO 63005
636-532-2383
jessmstoll@gmail.com
Ward IV
New term expires 8/15/21

Kenneth Voigt
16778 Benton Taylor Drive
Chesterfield, MO 63005
314-640-1652
Ward IV
New term expires 8/15/21

Please add these re-appointments to the August 6 City Council agenda.

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 August 6, 2018 City Council meeting.

LEGISLATION – PLANNING COMMISSION

Bill No. 3207 - P.Z. 22-2017 Clarkson Center (2264 Clarkson Road)

An ordinance amending 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. Green Sheet Amendments are offered by the PPW Committee. Petitioner has submitted a request that the Second Reading of Bill No. 3207 be postponed until the Sept. 17, 2018 City Council meeting.

Bill No. 3208 - P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4)

An ordinance amending the Unified Development Code of the City Of Chesterfield by changing the boundaries of the “R-2” Residence District and the “PC” Planned Commercial District to an “R-4” Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive. [P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4) 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175]. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

Bill No. 3210 - P.Z. 05-2018 Edison Crossing (Buttry & Brown Development)

An ordinance amending City of Chesterfield Ordinance 2448 establishing new permitted uses in a “PC” Planned Commercial District for 11.1 acres located on the southeastern corner of the intersection of Edison Avenue and Long Road. (P.Z. 05-2018 Edison Crossing [Buttry & Brown Development] 17U120287, 17U120298).

(First Reading) Planning Commission recommends approval. Motion to approve by the Planning & Public Works Committee, with the stipulation that the petitioner eliminate some of the permitted uses, failed by a vote of 1-3.

RECOMMENDATIONS

18385 Chesterfield Airport Road (Chesterfield Hockey Association)

A Site Development Concept Plan and Conceptual Landscape Plan for a 15.67 acre tract of land zoned “PC” Planned Commercial District located north of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest

of its intersection with Wings of Hope Boulevard. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

18385 Chesterfield Airport Road, Lot A (Chesterfield Hockey Association)

A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 10.12 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

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

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, August 9, 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: James Eckrich, Director of Public Works/City Engineer *JE*

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, July 19, 2018



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, July 19, 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).

Also in attendance were: Mayor Bob Nation; Chris Graville, City Attorney; Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Jessica Henry, Assistant City Planner; Cassie Harashe, Planner; Mike Knight, Planner; 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 June 21, 2018 Committee Meeting Summary

Councilmember Flachsbart made a motion to approve the Meeting Summary of June 21, 2018. The motion was seconded by **Councilmember Hurt**.

Chair Ohley stated that in the Public Comment section speaker number four's name should be spelled "Ganahl."

Councilmember Flachsbart made a motion to approve the Meeting Summary of June 21, 2018 as amended. The motion was seconded by **Councilmember Hurt** and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS - None

III. NEW BUSINESS

A. Architectural Review Board Nominee Interview

Chair Ohley introduced Jessica Stoll and thanked her for volunteering to serve.

In response to questions, Ms. Stoll stated that she grew up in the St. Louis area. She and her husband lived in Belgium for approximately four years and then moved to Chesterfield in 2016. She has an extensive background in architecture, and specializes in interiors, residential renovations and new construction.

Councilmember Hurt asked Ms. Stoll if she was aware that the Architectural Review Board reviews the exterior design of buildings and she indicated that she is comfortable with that as her background is architecture and not interior design.

Councilmember Hurt made a motion to forward the Architectural Review Board nomination of Jessica Stoll to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 4-0.**

- B. P.Z. 05-2018 Edison Crossing (Buttry & Brown Development):** A request to amend Ordinance 2448 to establish new permitted uses for 11.1 acres of land within an existing “PC” Planned Commercial District located at the southeast corner of the intersection of Edison Road and Long Road. (17U120287, 17U120298). (Ward 4)

STAFF REPORT

Cassie Harashe, Planner, presented the request for an amendment to Ordinance 2448 to establish two new permitted uses in an existing “PC” Planned Commercial District. The Applicant is requesting to add Day Care Center and Kindergarten or Nursery School uses. As part of that request, the Applicant is bringing this Ordinance and the uses into the current language in the Unified Development Code.

The site is located on the southeast corner of Edison Avenue and Long Road. There is a large stormwater and utility easement in the southern portion of the site. There is a recreation easement to the east that provides access and parking to the Levee Trail. The landscape buffer does comply with the current Ordinance. Ms. Harashe pointed out the existing full access point and the two proposed buildings. This plan matches the preliminary development plan submitted in 2008.

The petition was discussed at the June 25, 2018 Planning Commission meeting. After considerable discussion regarding the setbacks, hours of operation, and the number of permitted uses, the Planning Commission amended the hours of operation to 6 a.m. to 11 p.m. They also discussed uses, but ultimately made no changes to the uses and recommended approval of the request by a vote of 7-1.

DISCUSSION

Chair Ohley stated that the list of permitted uses is very extensive and now they are requesting to add two more. Ms. Harashe responded that the list was taken from their previously approved uses under the 2008 Ordinance. Those uses were updated to fit into the current Unified Development Code language and as a result, some of the uses have been separated whereas they were previously grouped together under one use. So it does appear that the list of uses has grown.

Councilmember Flachsbart agreed that the list of uses is extensive and asked why the Petitioner did not eliminate some of them. He also asked for an explanation as to why a daycare center would be open until 11 p.m. Ms. Harashe stated the original hours of operation under the Ordinance were from 5 a.m. to 2 a.m. and that the hours of operation are for the

whole site, not just for a specific use. She stated that the Planning Commission reduced the hours of operation for the whole site but the hours of operation are limited to retail uses only. Planning Commission Chair Hansen stated that the Planning Commission looked at the hours of operation for the whole site. They also discussed the uses and decided that it was not necessary to reduce the permitted uses.

Councilmember Hurt stated that if an automobile dealership is a term used for a general use, then he would object as the concept of an automobile dealership has changed. Chair Hansen stated that the Planning Commission looked at many of the uses and due to the shape of the lot, many of the uses, including an automobile dealership, would not meet the space requirements.

Mayor Nation stated that he does not understand why the City would want to be so restrictive and not allow flexibility so that a landowner can change tenants, change the type of use, etc. Of course, if the use is objectionable or not compatible with the area, then that would be a reason to deny a use. Councilmember Flachsbart stated that if they want to add uses, they should also remove uses. Rather than allowing a long list of possible uses, he felt the City should have a more focused set of uses so there is a better understanding of what is likely to go in. He believes that the automobile dealership, as well as the outdoor theater, should be eliminated from the list. Councilmember Hurt stated that he would want to restrict drive-throughs, especially if a daycare center would go in, as drive-throughs encourage traffic, which is not suitable around a daycare center.

Councilmember Mastorakos asked if there would be any restrictions with regard to the levee trail. Chair Hansen stated that the Planning Commission was concerned with the view of the trail. However, there is a limit to the type of plantings that can be used along the trail as some plantings may affect the efficiency of the levee. The Planning Commission's concern was not centered around the uses, but with regard to those using the trail. Rather than being overly-restrictive, Councilmember Mastorakos suggested restricting uses only where the trail is located.

Representing the owner, Brandon Harp of CDEC stated that the site itself is fairly restrictive. The developable area is approximately three acres which includes setbacks, parking requirements, and a height restriction. Anything that goes in will not be a grand project. The client who is developing the daycare center will not close on the property until the Ordinance is amended. He agreed that the uses were expanded quite a bit due to conforming to the new Code, and acknowledged that a few of them could be removed. He also pointed out that the Planning Commission did not ask that any of the uses be removed knowing that the site would not support many of them anyway.

Scott Baum, the landowner, agreed that due to the size of the lot, there is not much room to build. He is amenable to removing some of the uses, however, he would need to confer with the other owners.

Councilmember Hurt made a motion to forward P.Z. 05-2018 Edison Crossing (Buttry & Brown Development) to City Council with a recommendation to approve with the stipulation that the Petitioner will eliminate some of the permitted uses. The motion was seconded by Councilmember Flachsbart.

Discussion on the Motion

With regard to recommendations for uses to eliminate, Councilmember Flachsbart stated that the outdoor theater, automobile dealership and drive through dry cleaning uses could all be eliminated.

The above motion failed by a voice vote of 1-3 with Councilmembers Ohley, Flachsbart and Mastorakos voting nay.

Note: One Bill, as recommended by the Planning Commission will be needed for the August 6, 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. 05-2018 Edison Crossing (Buttry & Brown Development).]

- C. POWER OF REVIEW - 18385 Chesterfield Airport Road (Chesterfield Hockey Association):** A Site Development Concept Plan and Conceptual Landscape Plan for a 15.67 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard. (Ward 4)

STAFF REPORT

Jessica Henry, Assistant City Planner, stated that Power of Review has been called for this petition. Chesterfield Hockey Association has submitted an application for a Site Development Concept Plan and Conceptual Landscape Plan. Ms. Henry displayed an aerial of the subject site depicting the proposed lots. The Planning Commission recommended approval of the request on July 9, 2018 by a vote of 9-0.

DISCUSSION

Councilmember Mastorakos stated that she called Power of Review because she is concerned about the ingress and egress of the private road. Ms. Henry stated that there was discussion at the Planning Commission regarding use of the private drive. The owner of Comfort Inn Suites spoke at the Planning Commission meeting and stated that it would not be a problem for him as the road is not a primary traffic route and the primary access leading into the parking lot is utilized by patrons of the hotel.

Chair Ohley stated that she called Power of Review because of Lot B. There was prior discussion about that lot being used as a possible construction entrance/exit. However, Stock & Associates sent a letter today clarifying that the lot will be utilized for open space, drainage and stormwater, utility and pedestrian easements.

At the request of Councilmember Hurt, Ms. Henry explained that there is a conceptual alignment of an Olive Street Road extension that would connect to Spirit of St. Louis Boulevard. Even though this is a conceptual alignment, the City requires the dedication of right of way to make that improvement possible in the future. The Ordinance states that when the connection is made to either Chesterfield Airport Road or Spirit of St. Louis Boulevard, the interim access road connecting the development to the south shall be restricted at either its northern or southern access point. When that occurs, the exact nature of that restriction will be determined and it will most likely happen in conjunction with other future developments in the area.

Councilmember Flachsbart made a motion to forward 18385 Chesterfield Airport Road (Chesterfield Hockey Association) to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on 18385 Chesterfield Airport Road (Chesterfield Hockey Association).]

- D. POWER OF REVIEW - 18385 Chesterfield Airport Road, Lot A (Chesterfield Hockey Association):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 10.12 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard. (Ward 4)

STAFF REPORT

Jessica Henry, Assistant City Planner, stated that this petition is the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Hockey. Power of Review has also been called for this petition.

The project was reviewed by the Architectural Review Board (ARB) on June 14, 2018. The ARB recommended approval of the project by a vote of 3-0 with the following recommendations: 1) provide additional landscaping to soften the front façade of the building; and 2) provide traffic calming measures near the front drop off area. The Applicant has met both of these conditions and the Planning Commission recommended approval of the request on July 9, 2018 by a vote of 9-0.

DISCUSSION

Chair Ohley expressed concern with the one-way bus lane located at the rear of the building. Ms. Henry stated that one-way traffic is a more direct traffic pattern. One-way traffic provides a clearer direction for the buses as they will not have to worry about two-way traffic. The buses can enter at the northern portion and exit at the southern terminus. An auto-turn analysis was completed to make sure that the buses can maneuver the turns. Staff also made sure that the proper traffic control devices will be put into place and in particular, for the future when the cross access easements come through along the east-west and southernmost cross access points.

There was considerable discussion regarding future cross access. Councilmember Hurt expressed concern about the aggregate operation to the west as he does not want aggregate trucks driving through the hockey arena site. Ms. Henry explained that this site plan shows ultimately how the traffic pattern will function. City Attorney Chris Graville stated that cross access will be required to allow all types of traffic once future development comes in. If issues arise in the future, there are ways to control that access.

Councilmember Flachsbart made a motion to forward 18385 Chesterfield Airport Road, Lot A, (Chesterfield Hockey Association) to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt.

Discussion after the Motion

In response to Councilmember Mastorakos' question regarding greenspace, Ms. Henry stated that the Ordinance requires 35% open space and the site currently has 44%. Lot B, which is undevelopable, is included in the open space calculation. There is an area on the site where an additional rink may be built in the future. If the rink is developed, the open space will be closer to the required 35%. Proposed Lot C will have to meet its own open space and tree preservation requirements.

The above motion passed by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on 18385 Chesterfield Airport Road, Lot A (Chesterfield Hockey Association).]

- E. POWER OF REVIEW - 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. (Ward 4)

STAFF REPORT

Mike Knight, Planner, stated that the proposal is to construct a four-story, 128-guest room hotel with an indoor pool and an outdoor sport court. The site is zoned "PC" Planned Commercial and is governed by Ordinance 3012. The proposal is for development on Lot A of the Summit-Topgolf subdivision, which is also governed by Ordinance 3012.

The Architectural Review Board (ARB) reviewed the project on May 10, 2018. A motion was made to forward the Site Development Section Plan to the Planning Commission with a recommendation for approval by a vote of 5-0 with the following conditions: 1) replace the off-white siding with white, 2) add a row of hedges along the parking that faces I-64 to avoid headlights that may shine on the highway, and 3) research pedestrian connectivity to the parcel located to the west. The Applicant has fulfilled all of these conditions.

The Planning Commission recommended approval of the request on July 9, 2018 by a vote of 7-2. At that meeting, there was discussion regarding materials and color and their relation to neighboring sites. On July 10, Power of Review was called. Since the Planning Commission meeting, the applicant has supplied alternate elevations and renderings for review that have been included in the meeting packet.

DISCUSSION

For clarification purposes, Mr. Knight presented an illustration of the original rendering that was approved by ARB and the updated elevations submitted by the Petitioner in response to the Planning Commission's discussion regarding material and color. He confirmed that ARB has not seen the updated elevations. Planning Commission Chair Hansen stated that she believed that ARB would be happy with the updated elevations even though they have not seen them.

Councilmember Mastorakos stated that this property is strategically located and very visible as one travels west on I-64. It will be sandwiched between two entertainment venues, Topgolf to the east and the proposed entertainment district to the west. The hotel should do very well as guests can walk from one venue to another. She expressed her opinion that the structure is not very attractive even with the revision and would expect that Residence Inn can come up with an

exceptional design. She feels that there is no style to the back of the northeast elevation, and that it lacks definition.

Mayor Nation questioned whether Council should be involved in building design beyond what ARB and the Planning Commission have already done. He expressed concern that this project is being reviewed on a subjective basis and going beyond the written guidelines of the Comprehensive Plan and Unified Development Code. He agrees that “color” is something that can be taken into consideration; however, the term “exceptional” standards need to be met for a Residence Inn in the Valley next to Topgolf is not written in the Code.

City Attorney Chris Graville responded that there is language in the code that deals with color. At the Planning Commission meeting, there were some Commissioners who wanted the colors brighter and others who wanted the colors more muted. The developer has since provided alternate elevations. Mr. Graville explained that while Committee members may not feel that the elevations are of an exceptional design, they are not providing any concrete feedback as to what would make it more acceptable.

Councilmember Hurt stated that it is difficult to articulate what the Committee is seeking and suggested that it be sent back to ARB for further review. Mr. Graville advised that either the full Council could send it back to ARB, or the developer could request that ARB review the project again. Councilmember Mastorakos stated she would feel more comfortable if ARB looked at it again as the “rear elevation looks like a barracks.”

Ms. Henry pointed out that the project was well received by ARB with the original colors and building form. The building footprint has not changed, just the materials and colors. Councilmember Mastorakos stated that the color is not her main issue. Ms. Henry further stated that hotels often look different from their renderings after they are built. Architectural Elevations depict a flattened image, which makes it difficult to visualize the final built product for structures like hotels that tend to be big, blocky structures with lots of windows. Chair Ohley stated that the whole area should be considered a district or a destination, with the expectation that the hotel’s design would fit in line with what is proposed for the outlet mall and Topgolf.

Ms. Kate Stock-Gitto, Stock & Associates, stated that they did not receive any feedback from the Planning Commission. There was nothing said about the building footprint itself, only the color. Additionally, they did not receive any negative feedback from ARB relative to the building. She stated that they want to keep the process moving forward. If City Council recommends sending it back to ARB, she asked that Council provide more feedback so that the renderings can be revised prior to ARB’s review.

Mr. Chasen Garret, Architect, stated that if there was a change to the guest room configuration, Marriott would have to approve the design. Some repetition is unavoidable due to the nature of the hotel guest room layout. However, they will do whatever the Council wishes.

There was further discussion regarding possible changes that could be made, and it was ultimately agreed that Chair Ohley, Councilmember Mastorakos, the Architect, Stock & Associates, and Staff would meet prior to the next Council meeting.

Councilmember Hurt made a motion to forward Summit-Topgolf Lot A (Residence Inn) to City Council with a recommendation to approve with the stipulation that a meeting take place prior to the August 6 City Council meeting in which changes may occur. The motion was seconded by Councilmember Flachsbart and passed by a voice vote of 4-0.

F. Parking Stall Dimensions – Discussion

STAFF REPORT

Jessica Henry, Assistant City Planner, stated that per the request of Councilmember Flachsbart, Staff has provided an analysis of the City's requirements for parking stall sizes. The topic was raised at a City Council meeting following an article in the Wall Street Journal citing concern about parking stall sizes in the City of Los Angeles. Los Angeles requires that parking stalls are to be a minimum of 8 feet 4 inches wide, whereas Chesterfield requires all passenger vehicle spaces to be 9 feet wide.

The Institute of Transportation Engineers has discussed parking stall design extensively over the years and notes that recommended parking space dimensions have varied to adapt to the economy and changing size of the passenger vehicles.

After reviewing Chesterfield's current requirements, national best practices, other local municipalities, and reviewing existing conditions, Staff recommends that no changes be made to the parking stall size requirements. The City's current standards adequately balance the variety of parking facilities in town without unnecessarily increasing the amount of land required to be devoted to parking facilities.

DISCUSSION

There was considerable discussion regarding the actual length and width of larger pickup trucks and whether they were included in the 85th percentile. Ms. Henry stated standardized norms are utilized in all design work. While only a small percentage of the population may drive larger pickup trucks, it should be recognized that on the other end of the spectrum there are also a lot of people who drive smaller cars. The percentile captures the size of most vehicles. She also pointed out that larger parking spaces will increase the amount of pavement on a site but the number of parking stalls would not be reduced.

Councilmember Flachsbart made a motion directing Staff to clarify what vehicles sizes were included in the 85th percentile of the U.S. vehicle fleet. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

Councilmember Flachsbart stated that the additional analysis be considered a low priority.

G. Mixed Use Parking – Discussion

STAFF REPORT

Jessica Henry, Assistant City Planner, stated that Councilmember Hurt recently requested that Staff research and provide information on parking requirements for mixed-used developments.

Staff approached the analysis from a reviewer's perspective and considered the parking requirements in the Unified Development Code for that type of development. Information was also gathered from the Streets of St. Charles development as this development has been referenced several times as a regional example of the kind of mixed use that could come to Chesterfield. This type of mixed use is difficult to capture as there is valet parking for some uses, there are redundant trips where, for example, one may dine and then stay for a movie, and there is residential parking that allows residents to walk to the commercial developments rather than drive. Comparing the City's Code Calculation for parking to the City of St. Charles, it is interesting that on a development of 27 acres, the two code calculations are within 47 spaces of each other. This is because standardized data from institutions such as the ITE are often utilized by municipalities to establish use-based parking requirements. However, a simple code

calculation is not sufficient in fully capturing the dynamics of a large mixed-use development. A site specific parking demand study can be utilized to determine the peak hours and unique parking demands generated by the specific use mix. That being said, under parking is not the only potential issue to be considered when reviewing mixed use developments. Over parking can detract from the user experience, creating long walks from attractions to parking areas or weakening the aesthetics of the development. Developers tend to be very focused on the user experience and how to get people on site and how to break up the parking. Through the City's development review process, Staff evaluates where the parking is located and how to establish traffic circulation patterns that will accommodate all types of traffic. This allows for consideration of site-specific conditions, such as the provision of valet parking, use of parking structures, and multi-modal traffic.

DISCUSSION

Councilmember Hurt thanked Staff for the report and agreed with Ms. Henry's comments, but he would be interested in seeing how other areas compare. He cited other examples in California, Boston and Austin, Texas. He would like the comparisons to have a similar surrounding traffic pattern, such as Clarkson Road and Highway 40, to see if there is a variable that would help in determining parking requirements for a mixed use development.

Councilmember Hurt made a motion directing Staff to reconsider the analysis and to include a comparison of other developments. The motion was seconded by Councilmember Flachsbart.

Councilmember Flachsbart expressed his concern that developers may request a parking reduction. He stated that Staff and the Planning Commission need to be careful in justifying a reduction. **The above motion passed by a voice vote of 4-0.**

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 7:54 p.m.

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: July 27, 2018

See Bill No. 3207

RE: **P.Z. 22-2017 Clarkson Center (2264 Clarkson Road):** A request for a zoning map amendment from a “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. (20T610716).

Summary

Dr. Douglas S. Pernikoff has submitted a request for a zoning map amendment from a “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial District to a “PC” Planned Commercial District. The request is for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive.

A public hearing was held on February 12, 2018, at which time five (5) issues were raised regarding the number of uses being requested, tree preservation, parking and traffic concerns, noise, and architecture.

This petition was next discussed at the June 11, 2018 Planning Commission meeting. At the meeting, the size of the building and hours of operation were discussed. The Petitioner was amenable to limiting the hours of operation. In regards to the size of the building, the Planning Commission held considerable discussion, ultimately not reducing the maximum square footage, and letting constraints of parking, stormwater quality, landscaping, and open space requirements balance the size of the building. The hours of operation have been included in the Attachment “A”.

The Planning Commission recommended approval of the request with the above mentioned amendment on June 11, 2018 by a vote of 8-0.

At the June 21, 2018 Planning and Public Works Committee meeting, there was considerable discussion regarding the setback and size of the building. The Committee made two motions to amend the Attachment “A” regarding the parking setbacks and the maximum square footage of the building. The first motion was to increase the parking setbacks to 50 feet; this motion passed by a vote of 4-0. The second motion was to limit the maximum square footage to 7,500. This motion passed by a vote of 3-1. The Planning and Public Works Committee then made a motion to approve as amended. This vote failed by a vote of 1-3.

Since the motions to approve the amendments passed, a green sheet has been prepared and is included with the report.

At the July 16, 2018 City Council Meeting, the Council took no action on the green sheet amendments, as such they are included with this report as well.

Additionally, since the City Council Meeting on July 16, the Petitioner has submitted a letter requesting to hold their second reading until the September 17, 2018 City Council Meeting. A copy of that request is included with this report.

Attached to this report, please find a copy of the Petitioner's request, green sheet amendments, legislation, Attachment "A", and Preliminary Development Plan, labeled Attachment "B".

Attachments: Petitioner's Request to Hold
Green sheet Amendments
Legislation
Attachment A
Attachment B (Preliminary Plan)



Figure 1. Aerial Photograph

2264 CLARKSON ROAD REZONING

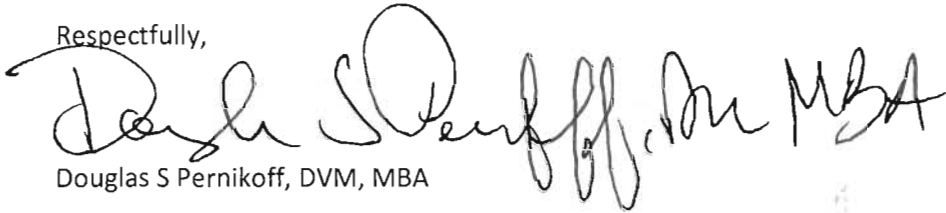
TO: The City of Chesterfield, Planning Commission
FROM: Dr. Douglas Pernikoff
RE: Second Reading and Council Vote Date
DATE: 7/24/2018

To Whom it May Concern:

I am writing to request an extension until September 17th, for my second hearing and Council Vote, regarding my submission for rezoning of 2264 Clarkson Road. Please submit an email to acknowledge receipt and approval of this request.

Please approach me with any other questions or concerns.

Respectfully,

A handwritten signature in black ink, appearing to read "Douglas S. Pernikoff, DVM, MBA". The signature is fluid and cursive, with the last name "Pernikoff" being the most prominent part.

Douglas S Pernikoff, DVM, MBA

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: July 27, 2018 See Bill No. 3210

RE: **P.Z. 05-2018 Edison Crossing (Buttry & Brown Development):** A request to amend Ordinance 2448 to establish new permitted uses for 11.1 acres of land within an existing "PC" Planned Commercial District located at the southeast corner of the intersection of Edison Road and Long Road. (17U120287, 17U120298).

Summary

Buttry and Brown Development has submitted a request for an amendment to Ordinance 2448 to establish two new permitted uses in an existing "PC" Planned Commercial District. The request is for 11.1 acres located on the southeast corner of the intersection of Edison Road and Long Road.

A public hearing was held on May 30, 2018, at which time no issues were raised and Staff was waiting to receive outstanding agency comments. Once all agency comments were addressed, Staff prepared an Attachment "A" for the Planning Commission.

This petition was next discussed at the June 25, 2018 Planning Commission meeting. At the meeting, setbacks, hours of operation, and the number of uses permitted by the ordinance were discussed. The Petitioner stated that the hours of operation were carried over from the previously approved ordinance. The Commission made a motion to change the hours of operation to 6 am to 11 pm. As stated in the Attachment A, the hours of operation only pertain to retail uses. The changed hours of operation have been included in the Attachment "A". After discussing the reduced setbacks and the history of how they were established at the time Ordinance 2448 was passed, the Commission did not make any motions to change the setback requirements. After considerable discussion regarding the uses currently permitted for the site, the Planning Commission made no changes to the uses.

The Planning Commission recommended approval of the request with the above mentioned amendment for hours of operation on June 25, 2018 by a vote of 7-1.

At the July 19, 2018 Planning and Public Works Committee meeting, there was considerable discussion regarding the number of uses being requested. The Committee wished to see the applicant remove some of the uses from the request. A motion to approve the ordinance amendment failed by a vote of 1-3.

Since that meeting, the Petitioner has submitted a revised list of uses. The Petitioner has removed the following uses from the request:

- Auditorium
- Automobile dealership
- Automotive retail supply
- Club
- Community center
- Farmer's market
- Filling Station and convenience store with pump stations
- Film drop off and pick up station
- Library
- Reading room
- Tackle and bait shop
- Theater, indoor
- Theater, outdoor
- Vehicle Repair & Service Facility
- Vocational School

Additionally, they are requesting a condition be placed in Section I.A.2. stating "A restaurant, fast food or coffee shop with drive thru shall not be allowed concurrently with a day care center or kindergarten or nursery school."

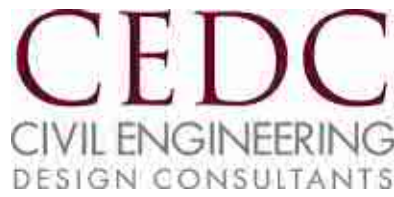
Should the Council wish to accept these amendments to the Attachment A, Staff will prepare an amendment sheet for the second reading.

Attached to this report, please find a copy of the Petitioner's letter with the revised uses, Legislation, Attachment "A", and Preliminary Development Plan, labeled Attachment "B".

Attachments: Petitioner's Letter with Revised Uses
Legislation
Attachment A
Attachment B (Preliminary Plan)

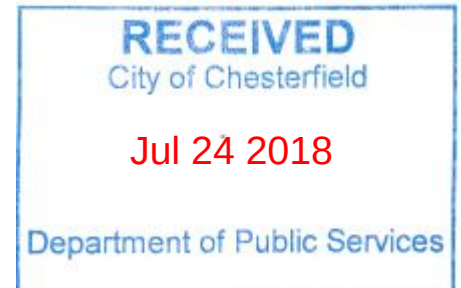


Figure 1. Aerial Photograph



July 24, 2018

Cassie Harashe, AICP
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Request for Proposal: Edison Crossing
Ordinance Amendment
17634 & 17690 Edison Avenue
Chesterfield, MO 63005

Dear Ms. Harashe:

Pursuant to the Planning & Public Works Committee meeting on July 19, 2018, the proposed allowable uses have been reduced to the following:

- a. Administrative offices for educational or religious institutions
- b. animal grooming services
- c. art gallery
- d. art studio
- e. ~~auditorium~~
- f. ~~automobile dealership~~
- g. ~~automotive retail supply~~
- h. bakery
- i. banquet facility
- j. barber or beauty shop
- k. churches and other places of worship
- l. ~~club~~
- m. coffer shop
- n. coffee shop with drive thru
- o. college/university
- p. commercial service facility
- q. ~~community center~~
- r. day care center
- s. dry cleaning establishment
- t. dry cleaning establishment with drive thru
- u. ~~farmers market~~
- v. ~~filling station and convenience store with pump stations~~
- w. ~~film drop-off and pick-up station~~
- x. financial institutions, no drive thru
- y. financial institutions, with a drive thru
- z. grocery community
- aa. grocery neighborhood

- bb. gymnasium
- cc. kennel boarding
- dd. kindergarten or nursery school
- ~~ee. library~~
- ff. newspaper stand
- gg. office – dental
- hh. office – general
- ii. office-medical
- jj. postal station
- kk. professional and technical service facilities
- ll. public building facilities owned or leased by the City of Chesterfield
- ~~mm. reading room~~
- nn. recreational facility, indoor facilities
- oo. research laboratory and facility
- pp. restaurant, fast food
- qq. restaurant, sit down
- rr. restaurant, take out
- ss. retail sales establishment – community
- tt. retail sales establishment - neighborhood
- uu. retail sales establishment – regional
- ~~vv. tackle and bait shop~~
- ~~ww. theater indoor~~
- ~~xx. theater outdoor~~
- ~~yy. vehicle repair & service facility~~
- zz. veterinary clinic
- ~~aaa. vocational school~~

In addition to reducing the above-mentioned uses, a safety concern was discussed at the Planning & Public Works Committee that a drive thru restaurant/coffee shop and a day care/kindergarten or nursery school might not be able to both operate on the property in a safe manner. Because of this concern, we propose to add the following language to Section I.A.2.

A restaurant, fast food or coffee shop with drive thru shall not be allowed concurrently with a day care center or kindergarten or nursery school

We believe the above amendments to the Attachment A addresses the concerns of the Committee

Should you have any questions, please do not hesitate to call.

Sincerely,
Civil Engineering Design Consultants, Inc.



Brandon A. Harp, P.E.
Principal

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

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

Date: August 06, 2018

RE: **18385 Chesterfield Airport Road (Chesterfield Hockey Association):** A Site Development Concept Plan and Conceptual Landscape Plan for an 18.1 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard.

Summary

Stock and Associates Consulting Engineers, Inc., on behalf of Chesterfield Hockey Association has submitted an application for a Site Development Concept Plan. The request shows phased development of a commercial development on the subject site, which is currently undeveloped. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2974. The proposal shows two large proposed lots, A and C, which are 10.12 and 5.18 acres in size, respectively. Proposed Lot A would be developed as the Chesterfield Ice Sports Complex and proposed Lot C would allow for future development. A third lot, Lot B, would be legally tied to Lot A through the platting process to provide for future maintenance of the lot and to ensure that it never becomes a developable parcel.

Planning Commission recommended approval of the request on July 9, 2018 by a vote of 9 – 0. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code.

This project was reviewed at the July 19, 2018 Planning and Public Works Committee meeting, where a motion to forward the project to the City Council with a recommendation of approval was passed by a vote of 4-0.

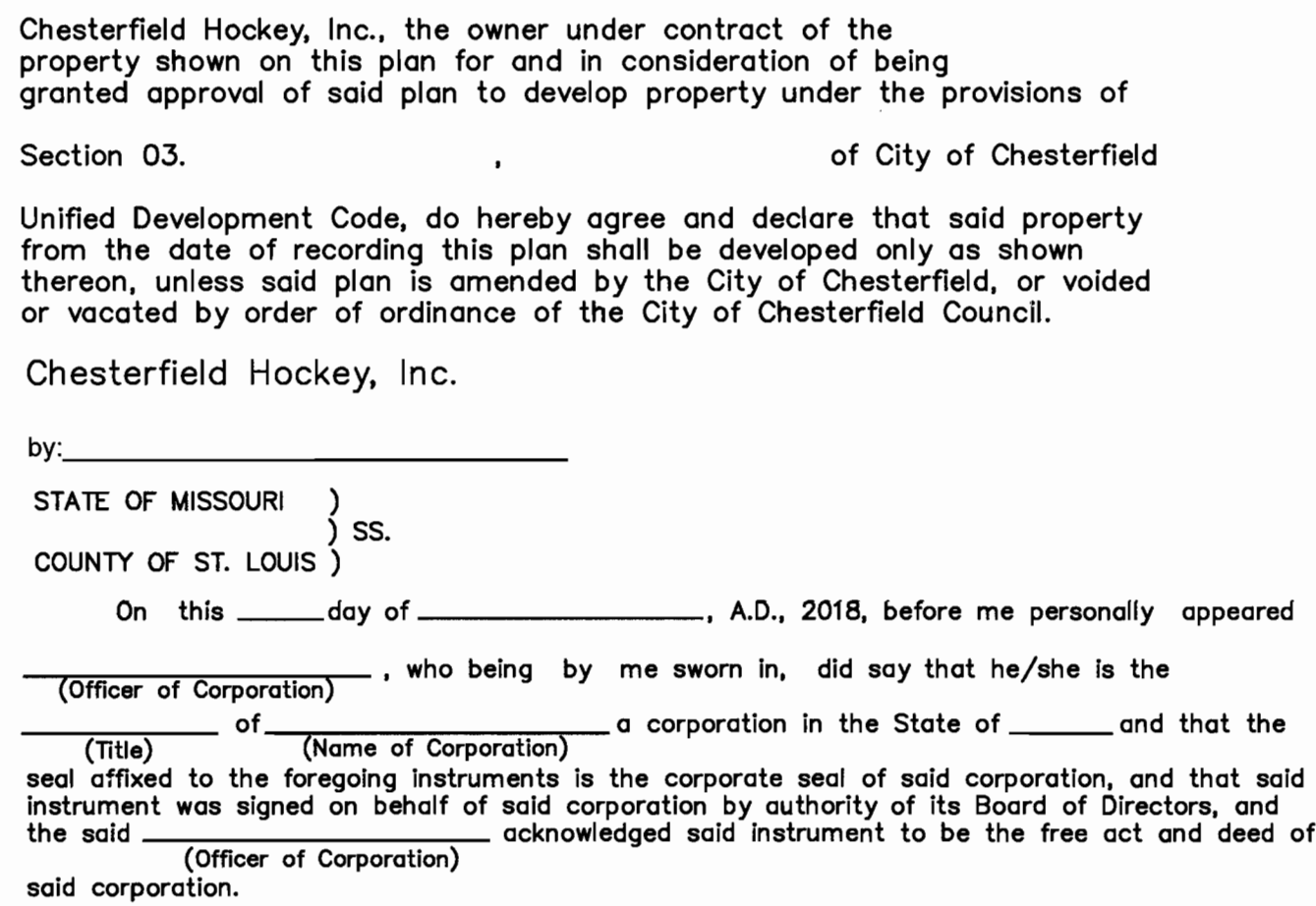
Attached to this report please find a copy of the Site Development Concept Plan and Conceptual Landscape Plan.



Figure 1: Subject Site Aerial

STUCK & ASSOCIATES
257 Theaterfield Business Pl.
St. Louis, MO 63105
PH (636) 530-9100
FAX (636) 530-8130
e-mail: general@stuckassoc.com
Web: www.stuckassoc.com

SDCP-1.0



My commission expires: _____

1. Access to the development shall be as shown on the Preliminary Site Plan attached hereto as Attachment "B" and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and the Missouri Department of Highways and Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance. The applicant shall coordinate with the Missouri Department of Highways and Transportation to determine the required sight distance and the agency in control of the right of way off which the access is proposed.
3. Access to this development from Chesterfield Airport Road shall be as directed by the Saint Louis County Department of Transportation. Cross-access easements shall be provided as necessary to allow for access through the adjacent property to Chesterfield Airport Road.
4. Provide cross-access easements as needed to the parcels to the south, east and west as directed by the City of the American Express Company.
5. If any public roads are proposed within this development, the roads shall be designed to meet the standards of the American Express Company and Highway Transportation Officials (AASHTO) Manual requirements and as directed by the Saint Louis County Department of Transportation.
6. Installation of landscaping and ornamental entrance monument or signage construction shall be reviewed by the Saint Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.
7. Upon connection of the Olive Street Road extension from Chesterfield Airport Road to the west, to Spirit of St. Louis Blvd to the east, the Olive Street Road extension shall be restricted to the south side of the road and shall be restricted at either its northern (south side of the new Olive Street

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated shall be private and remain private forever.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with the City of Chesterfield Unified Development Code of the City of Chesterfield, shall be posted within thirty (30) days of the street pavement being placed.
4. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk shall be created within right of way controlled by another agency, if permitted by that agency or on private property within a site.
5. Provide a six (6) foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
6. Obtain approvals from the City of Chesterfield, St. Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of easements, access points, access points, areas of new dedication, and roadway improvements.
7. Additional right of way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Transportation, and the City of Chesterfield.
8. Any work within MoDOT's right of way will require a MoDOT permit.
9. The petitioner shall provide adequate detention and / or hydraulic calculations to review and approve all of storm water that will affect MoDOT right of way.

- r. Office – dental
- t. Office – general
- u. Office – medical
- v. Recreation facility
- w. Restaurant-fast-food
- x. Restaurant-sit-down
- y. Restaurant-take-out
- z. Retail sales establishment-community
- aa. Retail sales establishment-neighborhood
- bb. Self-storage facility
- cc. Specialized private school
- dd. Theater, indoor
- ee. Theater, outdoor
- ff. Veterinary clinic
- gg. Vocational school
- hh. Vocational school with outdoor training
- ii. Warehouse, general
- all outdoor storage and / or outdoor sales area within this development.
- All drive through uses shall be prohibited within this development.
- Hours of Operation:
 - a. Uses "m", "p", "t", "u", "z", and "aa" listed above and retail sales, with respect to those hours of operation from 6:00 AM to 11:00 PM for said uses may be expanded for "Thai" and "Asian" dining upon review and San Francisco Permit, signed by the property owner.

CHESTERFIELD MISSOURI

[illegible]

PREPARED FOR: CHESTERFIELD HOCKEY ASSOCIATION, INC. 2199 INNERBELT BUSINESS CENTER OVERLAND, MO 63114	THE STAENBERG GROUP 2127 INNERBELT BUSINESS CENTER DR. SUITE 310 ST. LOUIS, MO 63114
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assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto public right of way. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

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

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.

least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

8. Streetlights shall be required along public right of way frontage.
9. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

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

III. COMMENCEMENT OF CONSTRUCTION

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

4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in retention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
7. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by the construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
8. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Director of Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

- The Site Development Plan shall include, but is not limited to, the following:
1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
 2. Outboundary plat and legal description of property.
 3. Density calculations.
 4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
 5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
 6. Provide Floor Area Ratio (F.A.R.).
 7. A note indicating all utilities will be installed underground.

- functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
9. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
 10. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
 11. The proposed development is within 1,000 feet of the levee. Design plans and construction documents shall be submitted to the Monarch-Chesterfield Levee District for review. All site improvements are subject to review and approval by the St. Louis District Corps of Engineers. That determination is made by the Corps of Engineers.
 12. Formal MSD review, approval, and permits are required prior to construction. Approval from the Monarch Chesterfield Levee District indicating that the final plans conform to their master conveyance plan will be required prior to formal MSD plan approval.
 13. Post Construction Best Management Practices (BMPs) are required to treat the extents of the project's disturbed area. Areas appear to be identified on the plan for BMPs, however the actual types of BMPs to be utilized are not indicated. As a new development site, BMPs with a volume reduction component (such as bioretention, pervious pavements, etc.) are necessary. It is recommended that geotechnical investigation be conducted in order to determine the depth to the seasonal high water table and alluvial sand layer, as these two factors will influence BMP design and performance. MSD will review and comment on the details of these facilities during formal plan review.

9. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

Type of Development	Required Contribution
Recreational Uses	\$524.92/parking space
General Office	\$759.58/parking space
General Retail	\$2,278/parking space

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

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

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

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

- C. Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

- D. The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

E. WATER MAIN

14. The project is located within the Caulks Creek Impact area, and subject to the Caulks Creek Surcharge. The surcharge will be assessed and collected during formal plan review.

N. SANITARY SEWER

1. Sanitary Sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. Sanitary service is shown on the plan and is proposed to connect to the Valley Village Pump Station. That pump station's capacity will need to be evaluated by the developer's engineering consultant during formal plan review to assess its ability to accommodate this development as well as the properties it already serves. Upgrades to the pump station and/or additional storage will be required if the development cannot be served within its current level of service. Additional offsite easements may be necessary if warranted improvements cannot be accomplished within the limits of existing easements.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. Public art work shall be provided and installed by the Developer in this development. General areas where public art may be placed shall be indicated on the appropriate Site Development Plan. The specific details for the public art, such as location, size, placement, type, etc., shall be approved by the City of Chesterfield.
3. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.

21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan St. Louis Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$916.54 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

F. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,907.99 per acre for the total area as approved on the Site Development Plan.

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

G. SANITARY SEWER

1. The sanitary sewer contribution is collected as the Caulks Creek impact fee.
2. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

H. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County

4. Road improvements and right of way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right of way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
6. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
7. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at

12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan St. Louis Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

- A. The developer shall be required to contribute a Traffic Generation Assessment contribution to the Chesterfield Valley Trust Fund (No. 556).

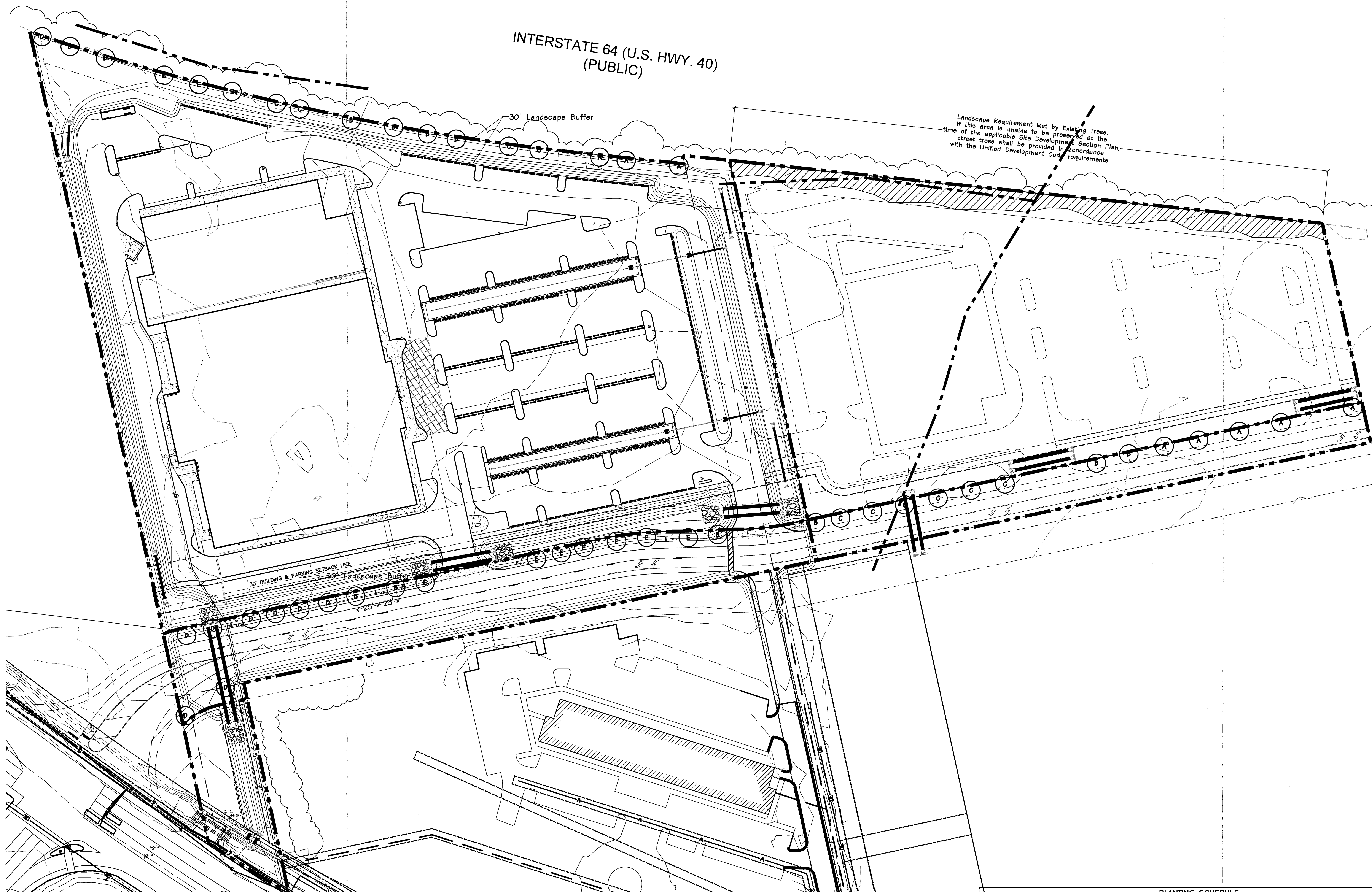
Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

I. ENFORCEMENT

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

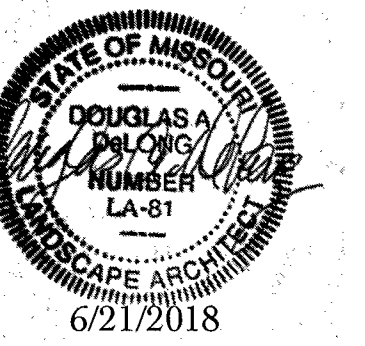
- 1) Street trees - 1-64 804.84 if 50 = 16.09 or 17 Street Trees
- 2) Street Trees - Olive Street Road Extension Lot A - 789.1 if 50 = 15.78 or 16 Street Trees
- 3) Street Trees - Olive Street Road Extension Lot B - 826.15 if 50 = 1.65 or 2 Street Trees
- 4) All street trees will be located at least 3' from proposed curb.
- 5) All street trees will be located at least 10' from all storm sewer structures.
- 6) All street trees will be located at least 25' from all street lights, signs, and intersections.
- 7) Mitigation landscape or contribution to Chesterfield Tree Fund will be required to meet preservation requirements of 28,623 sq. ft. of tree canopy.

- 1) Street trees-1-64 772.6 lf/50 = 15.5 or 16 Street Trees (Met by existing trees)
- 2) Street Trees-Olive Street Road Extension - 679.4 lf/50 = 13.6 or 14 Street Trees
- 3) All street trees will be located at least 3' from proposed curb.
- 4) All street trees will be located at least 10' from all storm sewer structures.
- 5) All street trees will be located at least 25' from all Street lights, Signs, and intersections.



Concept Landscape Plan

SCALE 1"=50'-0"

[illegible]

glas A. DeLong, Landscape Architect LA-81

consultants:

Ord. 2974, Zoned: PC

Chesterfield, Missouri

revisions:

Date	Description	No.
20/18	City Comments	1
8/18	City Comments	2
21/18	Site Update	3

Drawn:	DAD
Checked:	BAD

DeLong and Landscape Architecture, LLC

St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

Sheet Title:	Concept Landscape Plan
-----------------	---------------------------

to:	L-1
-----	-----

Date:	3/1/2018
Job #:	176.002

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: August 06, 2018

RE: **18385 Chesterfield Airport Road, Lot A (Chesterfield Hockey Association)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 10.12 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard.

Summary

Stock and Associates Consulting Engineers, Inc., on behalf of Chesterfield Hockey Association has submitted a request for an 84,144 square foot ice and multi-sport facility located on the north side of North Outer 40 Road and northeast of its intersection with Olive Street Road. The proposed facility will contain two ice rinks for local recreation as well as regional sporting events. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2974.

The project was reviewed by the Architectural Review Board (ARB) on June 14, 2018. A motion to forward the submittal to the Planning Commission with a recommendation for approval with the following conditions was passed by a vote of 3-0: Provide additional landscaping to soften the front façade of the building and provide traffic calming measures near the front drop off area. Both 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 9 – 0. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code.

This project was reviewed at the July 19, 2018 Planning and Public Works Committee meeting, where a motion to forward the project to the City Council with a recommendation of approval was passed by a vote of 4-0.

Attached to this report please find a copy of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and the Architect's Statement of Design.



Figure 1: Subject Site Aerial



Architectural Statement of Design

Chesterfield SportsComplex

Chesterfield, Missouri

Project Overview:

Our goal is to create the premier hockey destination in Missouri and in the Midwest, located adjacent to the Premium Outlet Mall, on approximately 12 acres of land between Chesterfield Airport Road and US 64/40. Our proposed facility's design and its location will eventually combine retail, entertainment and sports. The new facility differentiates itself from others in the St. Louis area, many of which are older and in need of renovation.

The Chesterfield SportsComplex, a state-of-the-art ice and multi-sport facility, is being developed in the Chesterfield Valley to replace the Hardees IcePlex, which was recently sold and demolished to make way for the new Top Golf facility. The complex will provide much needed ice time and recreational facilities for St. Louis youth and adults. It will attract local and regional sporting events and tournaments, generating jobs and tourism dollars for local businesses and also help St. Louis maintain and build upon its reputation as a first-tier hockey and sports town. The new complex is a public-private partnership and will be owned and operated by the Chesterfield Hockey Association, a non-profit organization.

Statement of Design:

Building:

The scale of our facility is conducive to functioning as an ice rink. There are certain interior clear height restrictions that need to be met for the game of hockey; as well as no windows in the ice portion due to natural light affecting the ice and the game in a negative way. This building is a perfect example for form following function.

Adjacent to our site, to the west, is a concrete plant, to the south is an outdated three-story hotel. To the east of our building is all undeveloped green space. There is nothing around our building with which to correlate design.

Design:

The main envelope structure of the building is a 14" insulated tilt-up concrete panel (R-value 13), along with an R-30 insulated roof, for maximum energy efficiency. Facing east, the front facade consists of an architectural metal panel canopy system to both accentuate and protect the entry area. This is surrounded by scored and painted exposed concrete tilt-up panels. The storefront system will be a very dark anodized aluminum (black) with clear tinted Low-e glass. The horizontal detail between the first and second story storefront will be recessed reveals in the concrete panel created by a form-liner. The brick shown on the front elevation is a thin brick that will be poured in place into the concrete panels.

The two side elevations (facing north & south) will consist of the tilt up concrete panels with thin brick poured in place and painted tilt up panels with horizontal decorative recessed reveals to split up the

panel. The back (west elevation) consists of the same material as the other three sides and contains the step-down portion of the building. This is where the ammonia equipment room will be located. On top of the ammonia equipment room will be the condenser for the ammonia system. The condenser will be screened by a perforated architectural metal panel; this is the same architectural metal panel which will screen the HVAC units on the roof of the facility.

Landscape:

The landscaping has been planned in association with the proposed development as required by the City of Chesterfield. A 30' landscape buffer is provided along I-64 and Olive Street Road Extension and is planted with a mix of canopy, ornamental and evergreen trees. Additionally, a mix of canopy, ornamental trees, evergreen and deciduous shrubs and flowering plants have been provided on site to ensure seasonal color and interest. The islands in the parking lot serve as bioretention and will be planted with native grasses and forbes to meet MSD requirements.

Michael Chiodini

Chiodini Architects

Programming | Planning | Architecture | Interiors | Graphics

SOLID STATE BOLLARDS

BRA SERIES-LED

SPECIFICATIONS

BOLLARD

Durable corrosion resistant extruded and cast aluminum construction, 1/4" wall thickness.

LED POWER ARRAY™

Three-dimensional array consisting of 6 individual LED tubes for the BDA8 model and 4 individual LED tubes for the BDA6 model, which are fastened to a retaining plate equally spaced to provide 360° of even illumination output. Each LED tube consists of a circuit board populated with a multiple of LED's which is fastened to a radial aluminum heat sink. A white polycarbonate lens and end caps protect each LED tube's internal components and provides diffusion to prevent shadowing and striations.

INTERNAL LOUVER (IL) - A specular louver stack conceals the inner LED Power Array Module and provides uplight and glare control through the external clear polycarbonate lens.

CAST LOUVER (CL) - External cast aluminum louver stack protects the internal LED Power Array Module and provides uplight and glare control. An internal clear polycarbonate lens is integrated with the LED Power Array Module.

OPAL LENS (WP) - Exterior white polycarbonate lens protects the internal LED Power Array Module and provides a uniform white glow.

RADIAL LED MODULE

LED's are mounted to a circular heatsink in a radial array. The radial LED module is concealed in the cap of the bollard. LED's are not directly visible from angles above 90°.

PARABOLIC REFLECTOR (TR) - A specular Parabolic Reflector reflects a portion of the distribution from the radial LED module and provides a uniform wide angle throw through the outer clear polycarbonate lens.

LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

UL and CUL recognized Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for (347-480VAC). Driver is mechanically fastened to a retaining bracket. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimmable and High-Low Driver options available.

FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME: **Chesterfield Sports Complex**

FIXTURE TYPE: **B1**

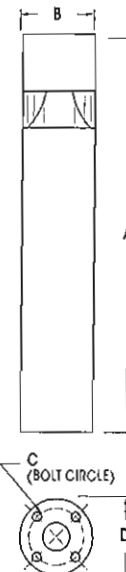
With Cast Louver for Dark Sky compliance



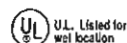
BRA

BRA8 SHOWN WITH -TR OPTICS

PATENT PENDING



BOLLARD	A	B	C	D
BRA8	42" 1067mm	8" 203mm	6" 152mm	8" 203mm
BRA6	42" 1067mm	6" 152mm	4" 102mm	6" 152mm



MADE IN THE
USA

2015239

U.S. Architectural Lighting

660 West Avenue O, Palm Springs, CA 92261
Phone (661) 233-2000 Fax (661) 233-2001
www.usalighting.com

**U.S. ARCHITECTURAL
LIGHTING**

**louis
poulsen**

Chesterfield Sports Complex
Type D1



LP CAPSULE

Design:

Carsten Fischer/Henning Larsen

Concept:

The fixture emits light directed mainly downwards. The fixture has an upward tilt with a compact profile. Variants include 3000K and 4000K options as well as high and low output options.

Finish:

Natural painted aluminum, powder coated.

Material:

Housing: die-cast aluminum. Top and bottom covers: UV-stabilized acrylic.

Mounting:

Post top: Mounted directly on top of either dual round aluminum (DRA-5"-3") or Taper-5"-2.4" poles, or onto a round straight aluminum (RSA-4.5") pole with provided tenon.

Weight:

Min: 18 lbs. Max: 18 lbs.

Compliance:

cULus, Wet location.

PRODUCT OVERVIEW

Product Code	Light source	Voltage	Finish	Distribution/Trim	Transition to pole	Features	Item number
LP CAPSULE	20W LED/3000K	120-277V/60HZ	NAT PAINT ALU	T5	T-DRA-5 IN-3 IN	DIM 0-10V	5747919352
LP CAPSULE	20W LED/3000K	120-277V/60HZ	NAT PAINT ALU	T5	RSA/TAPER	DIM 0-10V	5747919365
LP CAPSULE	20W LED/3000K	120-277V/60HZ	NAT PAINT ALU	T3	T-DRA-5 IN-3 IN	DIM 0-10V	5747919433
LP CAPSULE	20W LED/3000K	120-277V/60HZ	NAT PAINT ALU	T3	RSA/TAPER	DIM 0-10V	5747919446
LP CAPSULE	20W LED/4000K	120-277V/60HZ	NAT PAINT ALU	T5	T-DRA-5 IN-3 IN	DIM 0-10V	5747919394
LP CAPSULE	20W LED/4000K	120-277V/60HZ	NAT PAINT ALU	T5	RSA/TAPER	DIM 0-10V	5747919404
LP CAPSULE	20W LED/4000K	120-277V/60HZ	NAT PAINT ALU	T3	T-DRA-5 IN-3 IN	DIM 0-10V	5747919475
LP CAPSULE	20W LED/4000K	120-277V/60HZ	NAT PAINT ALU	T3	RSA/TAPER	DIM 0-10V	5747919488
LP CAPSULE	40W LED/3000K	120-277V/60HZ	NAT PAINT ALU	T5	T-DRA-5 IN-3 IN	DIM 0-10V	5747919378
LP CAPSULE	40W LED/3000K	120-277V/60HZ	NAT PAINT ALU	T5	RSA/TAPER	DIM 0-10V	5747919381
LP CAPSULE	40W LED/3000K	120-277V/60HZ	NAT PAINT ALU	T3	T-DRA-5 IN-3 IN	DIM 0-10V	5747919459
LP CAPSULE	40W LED/3000K	120-277V/60HZ	NAT PAINT ALU	T3	RSA/TAPER	DIM 0-10V	5747919462
LP CAPSULE	40W LED/4000K	120-277V/60HZ	NAT PAINT ALU	T5	T-DRA-5 IN-3 IN	DIM 0-10V	5747919417
LP CAPSULE	40W LED/4000K	120-277V/60HZ	NAT PAINT ALU	T5	RSA/TAPER	DIM 0-10V	5747919420
LP CAPSULE	40W LED/4000K	120-277V/60HZ	NAT PAINT ALU	T3	T-DRA-5 IN-3 IN	DIM 0-10V	5747919491
LP CAPSULE	40W LED/4000K	120-277V/60HZ	NAT PAINT ALU	T3	RSA/TAPER	DIM 0-10V	5747919501

Pole Type to be determined

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #	Type
Project	S1 thru S5
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

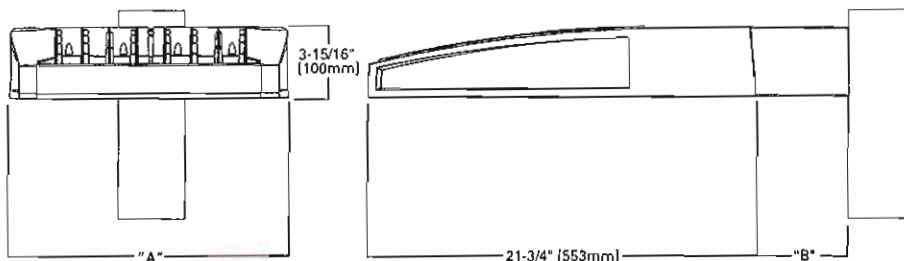


GLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



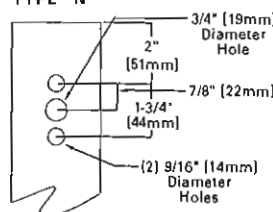
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

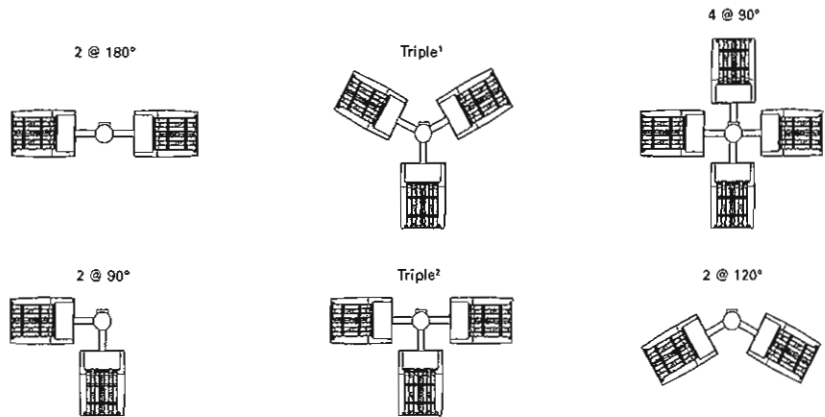
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

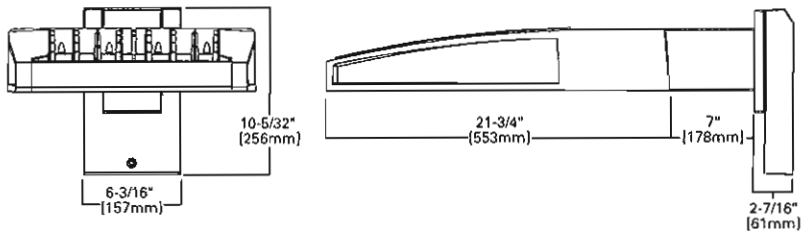
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

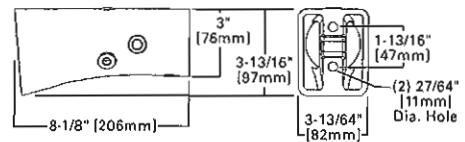


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

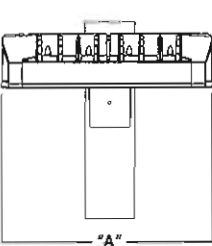
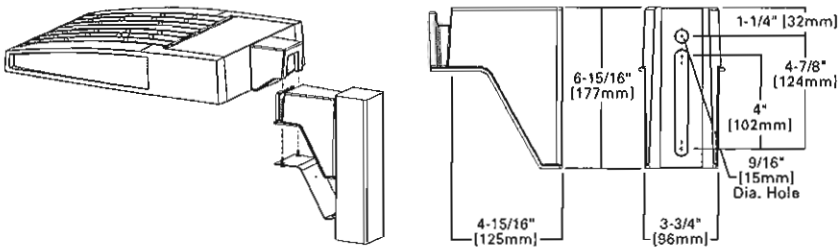
STANDARD WALL MOUNT



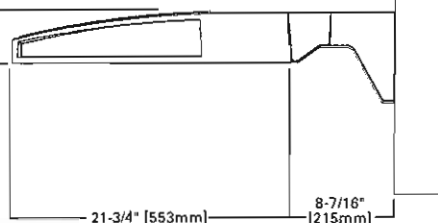
MAST ARM MOUNT



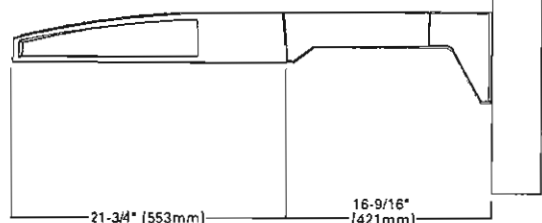
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



OM Quick Mount Arm (Standard)



OMEA Quick Mount Arm (Extended)

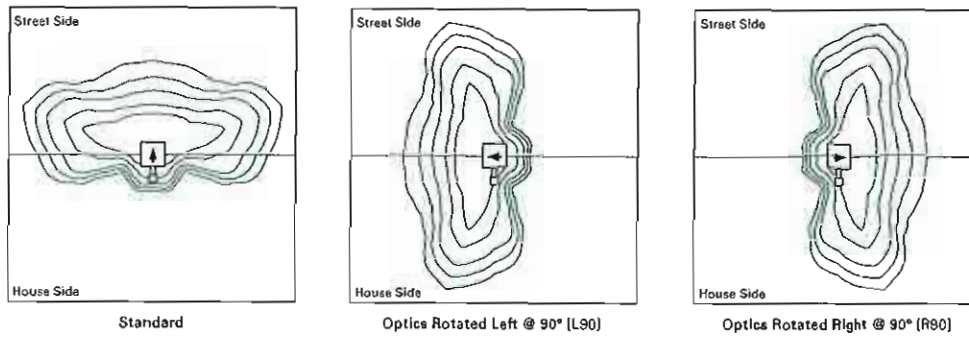


QUICK MOUNT ARM DATA

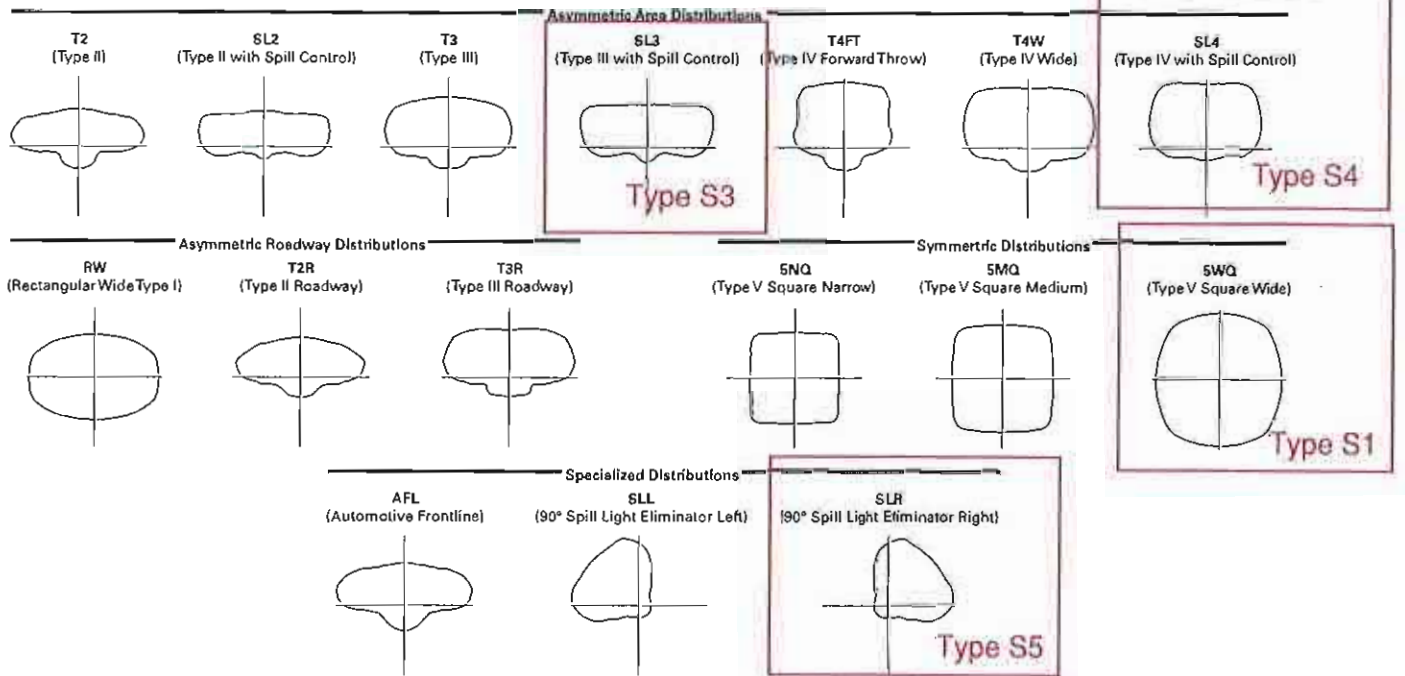
Number of Light Squares ^{1,2}	"A" Width	Weight with OM Arm (lbs.)	Weight with OMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	58 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 OM option available with 1-8 light square configurations. 2 OMEA option available with 1-6 light square configurations. 3 OMEA arm to be used when mounting two fixtures at 90° on a single pole.

OPTIC ORIENTATION



OPTICAL DISTRIBUTIONS

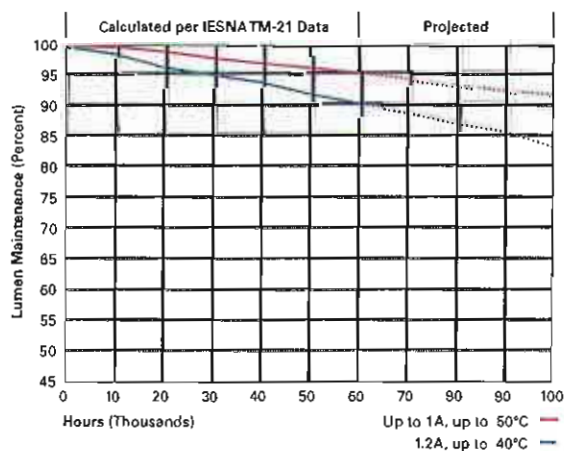


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nomlnal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,709	13,111	19,562	25,848	32,026	38,325	45,324	51,355	57,286	63,424
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,122	13,919	20,769	27,442	34,000	40,687	48,117	54,519	60,816	67,333
	3000K Lumens	5,939	11,606	17,316	22,981	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,838	13,363	19,939	26,346	32,642	39,062	46,196	52,343	58,399	64,646
	3000K Lumens	6,053	11,829	17,650	23,321	28,895	34,678	40,893	46,334	51,685	57,225
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	13,660	20,382	26,931	33,368	39,930	47,223	53,506	59,686	66,081
	3000K Lumens	6,188	12,092	18,042	23,839	29,537	35,346	41,802	47,364	52,834	58,495
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,878	13,440	20,055	26,489	32,832	39,289	46,464	52,646	58,726	65,020
	3000K Lumens	6,088	11,897	17,753	23,457	29,063	34,779	41,130	46,602	51,984	57,656
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,789	13,267	19,795	26,156	32,408	38,781	45,864	51,967	57,968	64,180
	3000K Lumens	6,010	11,744	17,523	23,153	28,688	34,329	40,599	46,001	51,313	56,812
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,697	13,088	19,529	25,804	31,870	39,259	45,245	51,267	57,186	63,315
	3000K Lumens	5,928	11,585	17,287	22,842	28,300	33,867	40,051	45,382	50,621	56,046
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	13,361	19,936	26,342	32,639	39,057	46,189	52,336	58,380	64,636
	3000K Lumens	6,052	11,827	17,647	23,318	28,892	34,573	40,887	46,328	51,678	57,216
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,496	12,695	18,943	25,029	31,011	37,110	43,886	49,727	55,470	61,414
	3000K Lumens	5,750	11,238	16,768	22,156	27,451	32,850	38,848	44,018	49,102	54,364
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,052	13,781	20,564	27,171	33,664	40,285	47,641	53,981	60,215	66,668
	3000K Lumens	6,242	12,189	18,203	24,052	29,799	35,660	42,172	47,784	53,302	58,015
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,182	14,034	20,942	27,871	34,284	41,027	48,518	54,875	61,323	67,896
	3000K Lumens	6,358	12,423	18,538	24,494	30,348	36,317	42,948	48,664	54,283	60,102
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,201	14,073	20,988	27,744	34,375	41,136	48,648	55,121	61,487	68,077
	3000K Lumens	6,374	12,457	18,587	24,559	30,429	36,414	43,063	48,793	54,428	60,262
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,009	11,741	17,519	23,148	28,681	34,321	40,589	45,990	51,301	56,798
	3000K Lumens	5,319	10,393	15,508	20,491	25,388	30,381	35,928	40,710	45,412	50,278
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
RW	4000K/5000K Lumens	6,989	13,657	20,378	26,925	33,360	39,921	47,211	53,484	59,672	66,066
	3000K Lumens	6,187	12,089	18,039	23,834	29,530	35,338	41,791	47,353	52,822	58,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,014	13,706	20,452	27,023	33,481	40,056	47,383	53,688	59,888	66,306
	3000K Lumens	6,208	12,133	18,104	23,921	28,637	35,466	41,943	47,625	53,013	58,684
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.61	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,840	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,609	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,284	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	5,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,804	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,068	21,258	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,818	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,788	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	15,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MO	4000K/5000K Lumens	6,547	12,794	19,080	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,584	12,828	19,141	25,281	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	38,256	44,480	48,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)	44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)	0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)	0.22	0.44	0.62	0.88	1.08	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)	0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)	0.17	0.36	0.47	0.72	0.83	0.95	1.18	1.31	1.42	1.67
Input Current @ 347V (A)	0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)	0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics										
T2	4000K/5000K Lumens	4,941	9,656	14,408	19,038	23,588	28,227	33,382	37,823	42,191
	3000K Lumens	4,374	8,547	12,754	16,852	20,880	24,987	29,550	33,481	37,347
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5
T2R	4000K/5000K Lumens	5,246	10,251	15,296	20,211	25,041	29,966	35,439	40,154	44,791
	3000K Lumens	4,644	9,074	13,540	17,891	22,166	26,526	31,371	35,544	39,649
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,037	9,842	14,685	18,404	24,041	28,770	34,024	38,551	43,003
	3000K Lumens	4,458	8,712	12,999	17,178	21,281	25,467	30,118	34,125	38,066
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,148	10,061	15,011	18,835	24,576	29,409	34,780	39,408	43,959
	3000K Lumens	4,557	8,908	13,288	17,558	21,755	26,033	30,787	34,884	38,913
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,066	8,889	14,770	19,516	24,191	28,936	34,221	38,774	43,252
	3000K Lumens	4,484	8,763	13,074	17,276	21,405	25,614	30,292	34,323	38,287
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,000	9,771	14,579	18,264	23,869	28,562	33,779	38,274	42,894
	3000K Lumens	4,426	8,649	12,905	17,052	21,129	25,283	29,901	33,880	37,793
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	4,833	9,639	14,383	18,005	23,547	28,178	33,324	37,758	42,118
	3000K Lumens	4,357	8,532	12,732	16,823	20,844	24,843	29,498	33,423	37,283
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	5,036	9,841	14,683	18,401	24,039	28,766	34,019	38,546	42,997
	3000K Lumens	4,458	8,711	12,997	17,174	21,279	25,464	30,114	34,121	38,061
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,784	9,350	13,951	18,434	22,840	27,332	32,323	36,624	40,854
	3000K Lumens	4,235	8,277	12,349	16,318	20,218	24,194	28,612	32,420	36,164
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,194	10,150	15,145	20,011	24,784	29,670	35,088	38,757	44,348
	3000K Lumens	4,598	8,985	13,406	17,714	21,948	26,264	31,060	35,193	38,258
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,290	10,337	15,424	20,380	25,250	30,217	35,734	40,489	45,165
	3000K Lumens	4,683	9,150	13,653	18,040	22,351	26,748	31,632	35,841	39,980
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	5,304	10,365	15,465	20,434	25,318	30,297	35,830	40,597	45,286
	3000K Lumens	4,695	8,175	13,690	18,088	22,411	26,819	31,717	35,836	40,087
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,426	8,648	12,903	17,049	21,124	25,278	29,894	33,872	37,784
	3000K Lumens	3,918	7,655	11,422	15,092	18,699	22,376	26,462	29,983	33,446
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,147	10,058	15,008	18,830	24,570	29,402	34,771	39,389	43,948
	3000K Lumens	4,556	8,903	13,286	17,554	21,748	26,027	30,779	34,878	38,904
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
AFL	4000K/5000K Lumens	5,166	10,095	15,063	18,903	24,659	29,509	34,898	39,542	44,108
	3000K Lumens	4,573	8,938	13,334	17,618	21,828	26,121	30,892	35,003	39,044
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	65	95	129	152	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,029	7,874	11,749	15,525	19,235	23,019	27,222	30,844	34,406	38,093
	3000K Lumens	3,568	6,970	10,400	13,743	17,027	20,378	24,097	27,303	30,456	33,720
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,278	8,360	12,474	16,482	20,421	24,437	28,900	32,745	36,527	40,441
	3000K Lumens	3,787	7,400	11,042	14,590	18,077	21,532	25,582	28,986	32,334	35,798
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,107	8,026	11,976	15,824	19,605	23,461	27,746	31,438	35,068	38,827
	3000K Lumens	3,836	7,105	10,601	14,007	17,354	20,768	24,561	27,829	31,042	34,370
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	4,198	8,205	12,242	16,175	20,041	23,982	28,363	32,137	35,848	38,688
	3000K Lumens	3,716	7,263	10,837	14,318	17,740	21,229	25,107	28,448	31,733	35,133
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,131	8,072	12,045	15,915	19,719	23,597	27,907	31,620	35,272	39,052
	3000K Lumens	3,657	7,145	10,662	14,088	17,455	20,888	24,703	27,890	31,223	34,569
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,077	7,968	11,889	15,710	19,465	23,292	27,546	31,212	34,815	38,547
	3000K Lumens	3,609	7,053	10,524	13,906	17,230	20,618	24,384	27,629	30,818	34,122
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,022	7,861	11,729	15,498	19,202	22,979	27,175	30,791	34,347	38,028
	3000K Lumens	3,560	6,959	10,383	13,719	16,998	20,341	24,055	27,256	30,404	33,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	4,106	8,025	11,974	15,821	19,603	23,458	27,742	31,433	35,064	38,821
	3000K Lumens	3,635	7,104	10,599	14,005	17,353	20,765	24,557	27,824	31,039	34,364
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,902	7,824	11,377	15,033	18,626	22,289	26,359	29,867	33,316	36,688
	3000K Lumens	3,454	6,749	10,071	13,307	16,488	19,730	23,333	26,438	29,491	32,651
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,236	8,277	12,351	16,319	20,219	24,186	28,614	32,422	36,168	40,042
	3000K Lumens	3,750	7,327	10,833	14,446	17,898	21,418	25,329	28,700	32,014	35,445
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MO	4000K/5000K Lumens	4,314	8,428	12,578	16,619	20,591	24,641	29,141	33,018	36,832	40,779
	3000K Lumens	3,818	7,461	11,134	14,711	18,227	21,812	25,788	29,228	32,604	36,098
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,325	8,452	12,811	16,664	20,648	24,707	29,219	33,106	36,930	40,888
	3000K Lumens	3,828	7,482	11,163	14,751	18,276	21,871	25,865	29,305	32,690	36,194
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,609	7,052	10,522	13,903	17,226	20,613	24,378	27,622	30,812	34,114
	3000K Lumens	3,195	6,242	9,314	12,307	15,248	18,247	21,579	24,451	27,275	30,198
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,197	8,202	12,239	16,171	20,036	23,977	28,356	32,129	35,838	38,680
	3000K Lumens	3,715	7,260	10,834	14,315	17,736	21,224	25,101	28,441	31,725	35,125
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,213	8,232	12,284	16,230	20,109	24,084	28,468	32,246	35,968	39,824
	3000K Lumens	3,729	7,287	10,874	14,367	17,800	21,301	25,192	28,544	31,840	35,252
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

After Hours Dim (AHD)

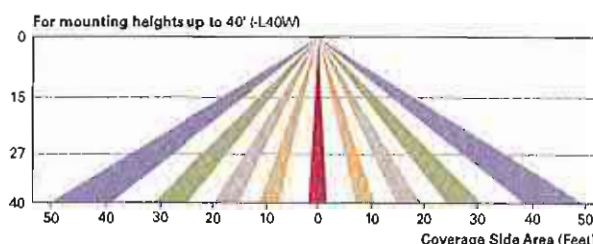
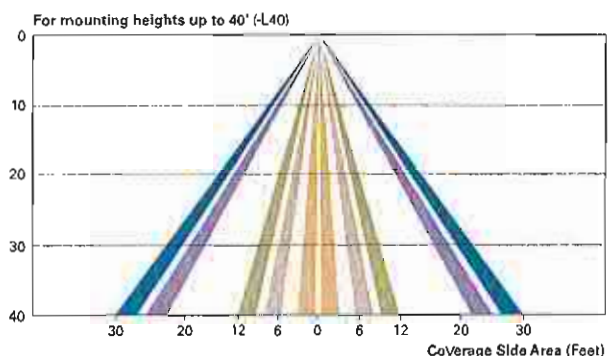
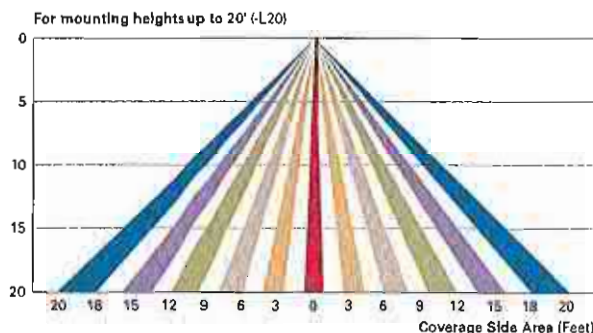
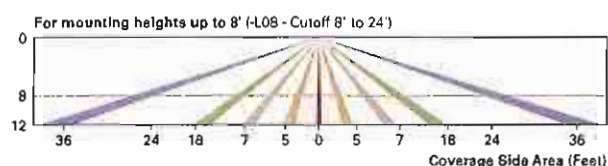
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

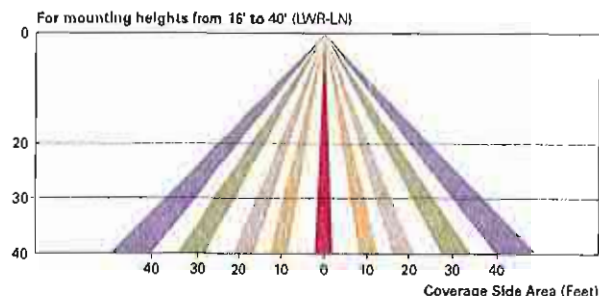
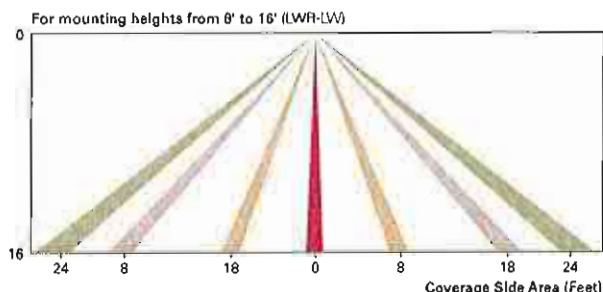
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.

**LumaWatt Wireless Control and Monitoring System (LWR-LW and LWR-LN)**

The LumaWatt system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt product guides.



ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON-Galleon	AF-1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 ⁴ 08=8 ⁴ 09=9 ⁵ 10=10 ⁵	LED-Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁶ 480=480V ^{6,7}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5N0=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁸ MA=Master Arm Adapter ⁹ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹⁰ QMEA=Quick Mount Arm (Extended Length) ¹¹
Options (Add as Suffix)					Accessories (Order Separately)		
7030=70 CRI 3000K ¹² 8030=80 CRI 3000K ¹² 7050=70 CRI 5000K ¹² 7050=70 CRI 6000K ¹² 600=Drive Current Factory Set to Nominal 600mA ¹⁴ 800=Drive Current Factory Set to Nominal 800mA ¹⁴ 1200=Drive Current Factory Set to Nominal 1200mA ^{14,15} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{16,17} DIM=External 0-10V Dimming Leads P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle R=NEMA Twistlock Photocontrol Receptacle AHD145=After Hours Dim, 5 Hours ¹⁸ AHD245=After Hours Dim, 6 Hours ¹⁸ AHD255=After Hours Dim, 7 Hours ¹⁸ AHD355=After Hours Dim, 8 Hours ¹⁸ HA=50°C High Ambient ¹⁹ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{20,21} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{20,22} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{20,22} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{20,21,25} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{20,22,25} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{20,22,25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{20,24,25} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{20,21} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{20,22} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{20,22} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 15' - 40' Mounting Height ²⁶ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ²⁷ HSS=Factory Installed House Side Shield ²⁸ CE=CE Marking ²⁹					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1187-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=1@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1039-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁸ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit GLEON-QMEA=Quick Mount Extended Arm Kit LS/HSS=Field Installed House Side Shield ^{28,30}		

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with standard quick mount arm (QMA).
- Not compatible with extended quick mount arm (QMEA).
- Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Not available with HA option.
- 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
- Not available with LumaWatt wireless sensors.
- Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Approximately 22' detection diameter at 8' mounting height.
- Approximately 40' detection diameter at 20' mounting height.
- Approximately 60' detection diameter at 40' mounting height.
- Approximately 100' detection diameter at 40' mounting height.
- Replace X with number of Light Squares operating in low output mode.
- LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Not available with house side shield (HSS).
- Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
- CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each Light Square.

DESCRIPTION

The Galleon™ wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -30°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish

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

Warranty

Five-year warranty.

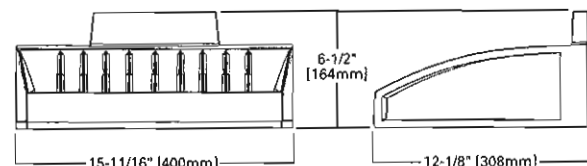


GWC GALLEON WALL LUMINAIRE

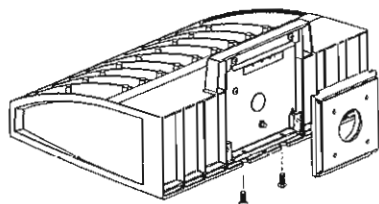
1-2 Light Squares
Solid State LED

WALL MOUNT LUMINAIRE

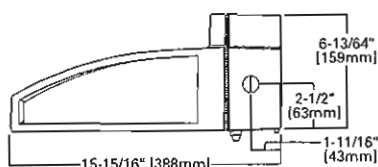
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)



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February 9, 2018 4:33 PM

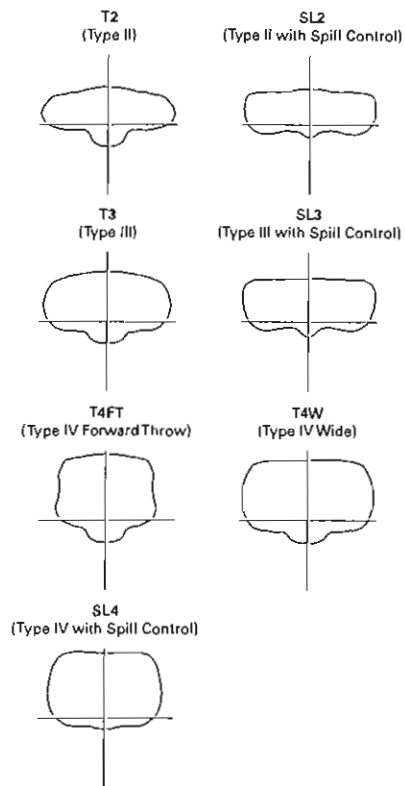
POWER AND LUMENS

Number of Light Squares		1				2			
Drive Current		600mA	800mA	1.0A	1.2A	600mA	800mA	1.0A	1.2A
Nominal Power (Watts)		34	44	59	67	66	85	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.18
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (mA)		0.11	0.15	0.17	0.20	0.18	0.24	0.32	0.39
Input Current @ 480V (mA)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	4000K/5000K Lumens	4,110	5,040	8,238	6,843	8,031	9,849	12,190	13,373
	3000K Lumens	3,638	4,461	5,522	6,057	7,109	8,718	10,791	11,638
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K/5000K Lumens	4,189	5,138	6,359	8,975	8,187	10,039	12,425	13,630
	3000K Lumens	3,708	4,548	5,629	8,174	7,247	8,887	10,989	12,065
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T4FT	4000K/5000K Lumens	4,214	5,167	8,395	7,016	8,233	10,097	12,497	13,709
	3000K Lumens	3,730	4,574	5,661	6,211	7,288	8,938	11,062	12,135
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3
T4W	4000K/5000K Lumens	4,159	5,100	6,313	8,925	8,127	9,966	12,336	13,532
	3000K Lumens	3,682	4,515	5,588	8,130	7,184	8,822	10,920	11,979
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL2	4000K/5000K Lumens	4,102	5,032	6,227	6,831	8,018	9,832	12,170	13,350
	3000K Lumens	3,631	4,454	5,512	6,047	7,098	8,703	10,773	11,817
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL3	4000K/5000K Lumens	4,188	5,137	6,358	8,974	8,186	10,038	12,424	13,628
	3000K Lumens	3,707	4,547	5,628	6,173	7,246	8,886	10,988	12,064
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
SL4	4000K/5000K Lumens	3,980	4,890	6,040	6,628	7,778	9,537	11,803	12,949
	3000K Lumens	3,523	4,320	5,347	5,865	6,883	8,442	10,448	11,462
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3
5NQ	4000K/5000K Lumens	4,321	5,298	6,558	7,193	8,443	10,353	12,814	14,057
	3000K Lumens	3,825	4,690	5,605	6,367	7,474	9,184	11,343	12,443
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
5MQ	4000K/5000K Lumens	4,400	5,396	6,678	7,326	8,598	10,544	13,050	14,315
	3000K Lumens	3,895	4,777	5,911	6,485	7,611	9,334	11,552	12,672
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	4000K/5000K Lumens	4,412	5,410	6,885	7,345	8,821	10,572	13,085	14,354
	3000K Lumens	3,908	4,789	5,926	6,502	7,631	9,358	11,563	12,708
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
SLL/SLR	4000K/5000K Lumens	3,661	4,515	5,588	6,129	7,193	8,821	10,917	11,976
	3000K Lumens	3,258	3,997	4,946	5,425	6,367	7,806	9,664	10,601
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3
RW	4000K/5000K Lumens	4,281	5,250	6,498	7,129	8,366	10,259	12,698	13,930
	3000K Lumens	3,790	4,647	5,752	6,311	7,406	9,081	11,240	12,331
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2

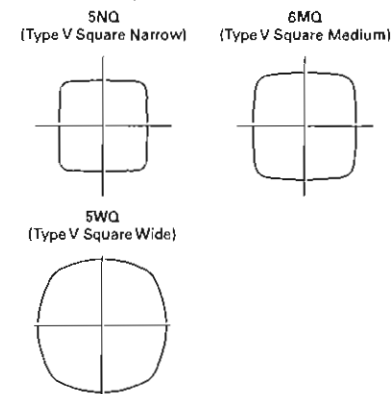
* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

OPTICAL DISTRIBUTIONS

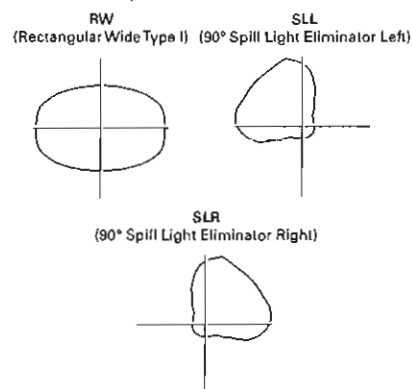
Asymmetric Area Distributions



Symmetric Distributions

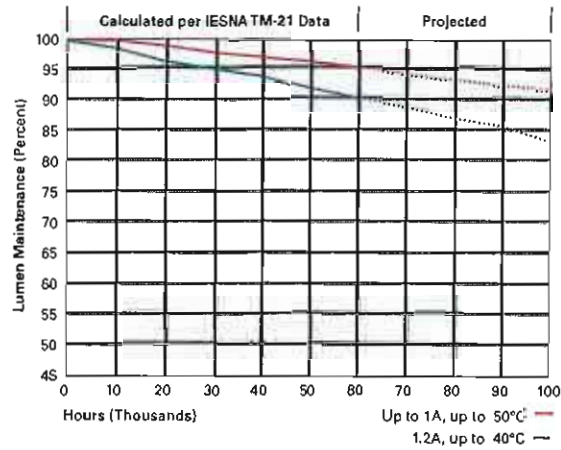


Specialized Distributions



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0 C	1.02
10 C	1.01
25 C	1.00
40 C	0.99
50 C	0.97

CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

After Hours Dim (AHD)

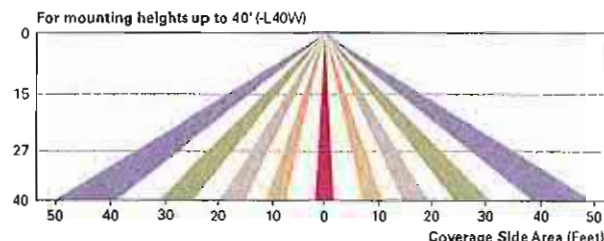
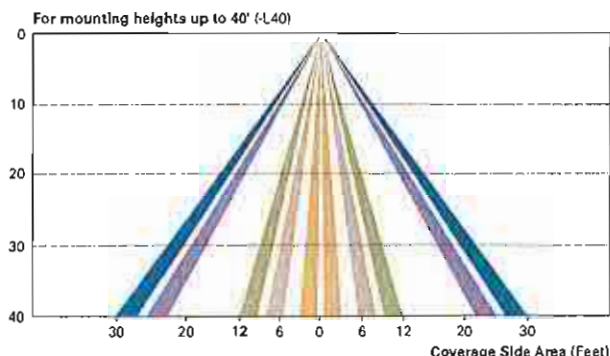
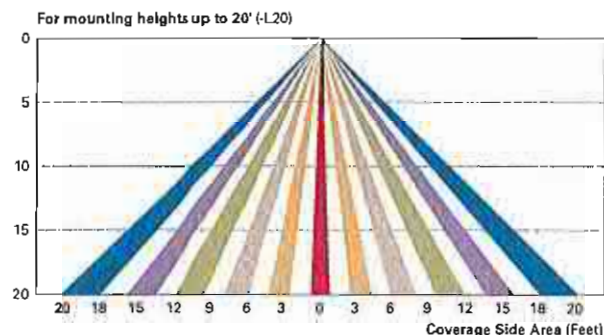
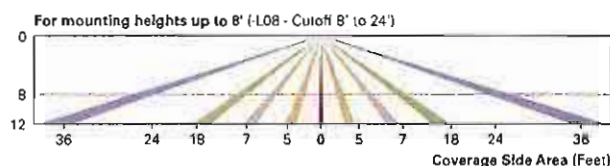
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

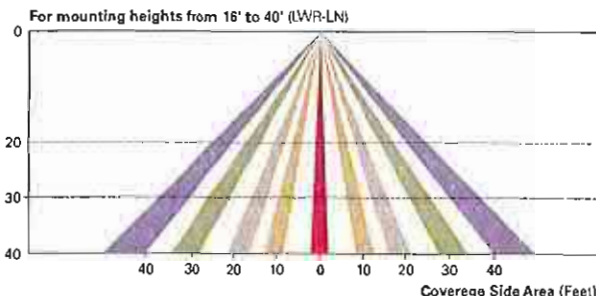
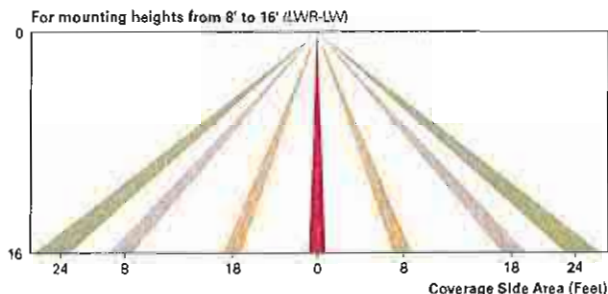
A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.



ORDERING INFORMATION

Sample Number: GWC-AF-02-LED-E1-T3-GM

Product Family ¹	Light Engine	Number of Light Squares ²	Lamp Type	Voltage	Distribution	Color	Mounting Options
GWC=Galleon Wall	AF=1A Drive Current	01=1 02=2 ³	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁴ 480=480V ^{4,5}	T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color ⁶	[BLANK]=Surface Mount
Options (Add as Suffix)				Accessories (Order Separately)			
7030=70 CRI / 3000K ⁷ 8030=80 CRI / 3000K ⁷ 7050=70 CRI / 5000K ⁷ 7060=70 CRI / 6000K ⁷ 600=Drive Current Factory Set to 600mA 800=Drive Current Factory Set to 800mA 1200=Drive Current Factory Set to 1200mA ⁸ F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module DIM=0-10V Dimming Leads ^{9,10} DALI=DALI Driver ¹¹ HA=50°C High Ambient ¹² UPL=Uplight Housing ¹³ BBB=Battery Pack with Back Box ^{3,8,9,14} CWB=Cold Weather Battery Pack with Back Box ^{3,8,9,14} P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ AHD145=After Hours Dim, 5 Hours ¹⁶ AHD245=After Hours Dim, 6 Hours ¹⁶ AHD255=After Hours Dim, 7 Hours ¹⁶ AHD355=After Hours Dim, 8 Hours ¹⁶ MS-LXX=Motion Sensor for On/Off Operation ^{17,18,19} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{17,18,19} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{18,20,21} LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 20' Mounting Height ^{18,20,21} L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top LCF=Light Square Trim Plate Painted to Match Housing ²² HSS=Factory Installed House Side Shield ²³ CE=CE Marking and Small Terminal Block ²⁴				OA/RA1013=Photocontrol Shorting Cap OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V MA1252=10kV Circuit Module Replacement MA1059XX=Thru-branch Back Box (Must Specify Color) FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁷ LS/HSS=Field Installed House Side Shield ^{22,25}			

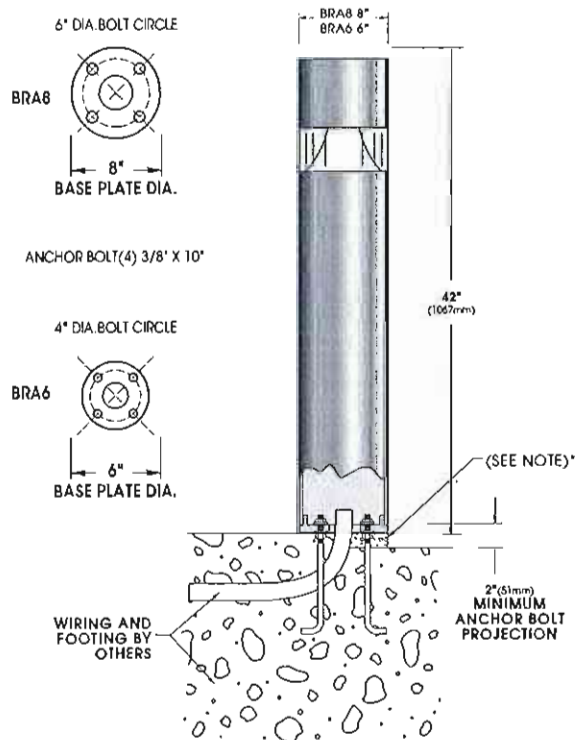
NOTES:

- DesignLight Consortium⁵ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Two light squares with BBB or CWB options limited to 25°C, 120-277V only.
- Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom colors are available. Setup charges apply. Paint chip samples required. Extended Lead times apply.
- Extended lead times apply. Use dedicated IES files when performing layouts.
- Not available with HA option.
- Cannot be used with other control options.
- Low voltage control lead brought out 18" outside fixture.
- Only available with BBB or CWB in single light square. HA option available for single light square only. Limited to 1A and below.
- Not available with 1200, UPL, BBB and CWB options. Available for single light square only.
- Not available with SL2, SL3, SL4, HA, BBB, CWB, R, or PER7 options.
- Operates a single light square only. Cold weather option operates -20°C to +40°C, standard 0°C to +40°C. Backbox is non-IP rated.
- Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
- Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Replace LXX with the available mounting height options: L08, L20, L40 or L40W are the only choices.
- Includes integral photosensor.
- LumaWatt wireless sensors are factory installed requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
- Not available with HSS option.
- Only for use with SL2, SL3 and SL4 distributions. The light square trim plate is painted black when the HSS option is selected.
- CE is not available with the 1200, DALI, LWR, MS, MS/DIM, P, R or FER7 options. Available in 120-277V only.
- One required for each light square.

BRA SERIES-LED

S P E C I F I C A T I O N S

INSTALLATION



*When mounting in soil, anchor bolt fasteners and other hardware must be protected from soil by grouting.

OPTICS



IL



CL



WA



TR



VPA - Vertical Array
BRA8 Available in:
36 LED Max

BRA6 Available in:
24LED Max



RADIAL LED Module
BRA8 Available in:
18 LED Module

BRA6 Available in:
12 LED Module

Spec/Order Example: BRA6-TR/12LED120WW/RAL-8019-T/HLSW

ORDERING INFORMATION

BOLLARD	OPTICS	# of LEDs	COLOR	MOUNTING	FINISH	OPTIONS
	VERTICAL POWER ARRAY				STANDARD TEXTURED FINISH	
☐ BRA8-LED	☐ INTERNAL LOUVER IL	☐ 36LED ¹ (42 Watts)	☒ NW (4000K) Standard	☒ GROUND INSTALLATION (STANDARD)	☐ BLACK RAL-9005-T	☐ DIMMABLE DRIVER (0-10V PROVIDED) DIM
☒ BRA6-LED	☒ CAST LOUVER CL	☒ 02#LED (28 Watts)	☐ CW (5000K)	☐ WALL MOUNT WM	☐ WHITE RAL-9003-T	☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR HLSW
	☐ OPAL POLYCARBONATE WP*		☐ WW (3000K)		☐ GREY RAL-7004-T	☐ INTERNAL HOUSE SIDE SHIELD HS
			OTHER LED COLORS AVAILABLE CONSULT FACTORY		☐ DARK BRONZE RAL-8019-T	☐ DUPLEX RECEPTACLE DUP
	RADIAL LED MODULE		VOLTAGE		☐ GREEN RAL-6005-T	☐ GROUND FAULT RECEPTACLE GFI
	☐ PARABOLIC REFLECTOR TR	☐ 18LED ¹ (21 Watts)	☐ 120			☐ 10KV SURGE PROTECTOR 10SP
		☐ 12LED ² (15 Watts)	☐ 208			☐ 20KV SURGE PROTECTOR (277V & 480V Only) 20SP
			☐ 240			
			☐ 277			
			☐ 347			
			☐ 480			
		NOTES: 1 - AVAILABLE IN BRA8 ONLY. 2 - AVAILABLE IN BRA6 ONLY.			FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9500-S)	OPTIONAL HEIGHTS: ☐ 30" ☐ 36"
	*WP OPTICS USE OPAL POLYCARBONATE LENS				SEE USALTG.COM FOR ADDITIONAL COLORS	

THE CLIENT: CITY OF CHESTERFIELD
PROJECT: CHESTERFIELD SPORTS COMPLEX
ARCHITECT: CHADINE ARCHITECTS
DATE: 05/21/2018
DRAWN BY: GMM
CHECKED BY: GMM
APPROVED BY: GMM

**CHESTERFIELD
SPORTS COMPLEX**
CHESTERFIELD, MISSOURI

REVISIONS	DATE	DESCRIPTION

PROPOSED EXTERIOR
RENDERING
Project Number: 2018.007
Date: 2018.05.21
Drawn By: GMM

ARB SUBMITTAL PACKAGE (REVISED) - MAY 21, 2018



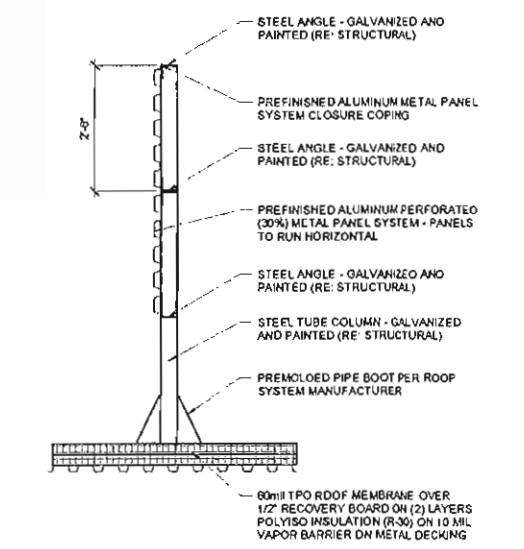
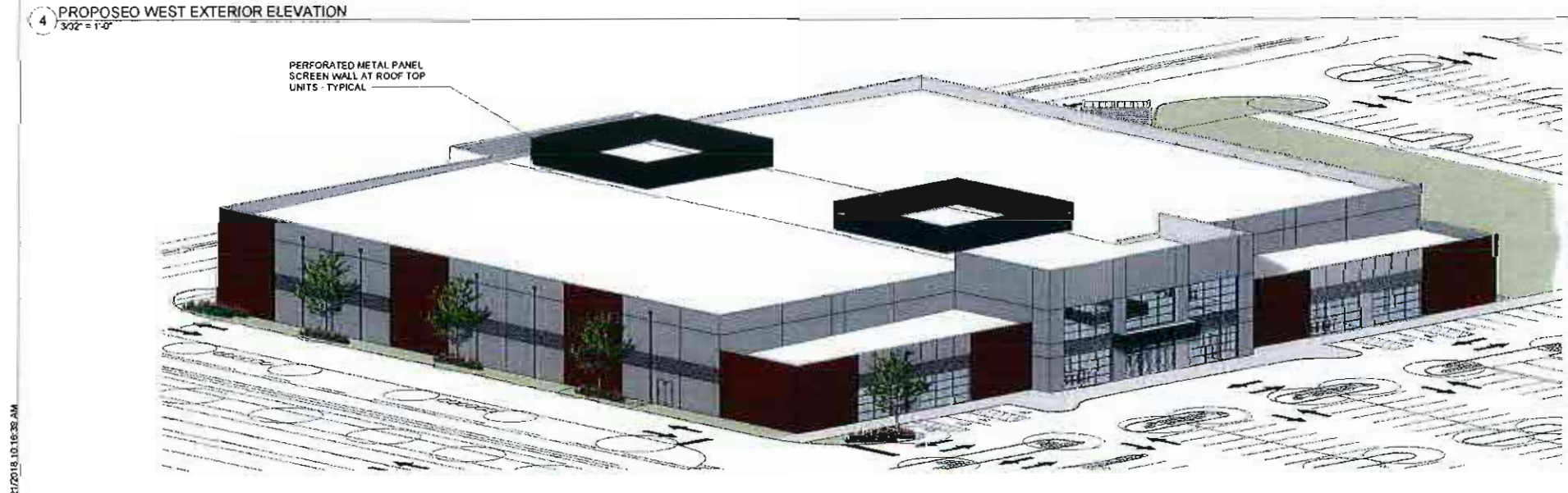
RECEIVED
JUL - 3 2018
City of Chesterfield
Department of Public Services



EXTERIOR FINISH MATERIAL

CONCRETE TILT-UP PANELS	INSULATED CONCRETE TILT-UP PANELS WITH SMOOTH FACE
THIN BRICK	THIN MASONRY BRICK UNIT IN-LAID IN CONCRETE PANEL - ENOCOTT RED IRONSPOT UTILITY SIZE THIN BRICK
ACM METAL PANEL CANOPY	ACM METAL PANELS ON CANOPY - ALUCOBOND BLACK ANODIZED ALUMINUM
STOREFRONT SYSTEM	BLACK ALUMINUM STOREFRONT SYSTEM 2" X 4 1/2" - THERMAL BROKEN - OLD CASTLE
GLAZING UNITS	1" INSULATED GLASS UNITS - GREY TINTED - GUARDIAN GLASS
PAINT	EXPOSED CONCRETE PANELS SHERWIN WILLIAMS #7018 DOVETAIL
MECH SCREEN WALL	PERFORATED METAL PANELS FOR MECHANICAL EQUIPMENT SCREENING - BLACK ANODIZED ALUMINUM WITH 30% PERFORATION
COPINGS / DOWNSPOUTS	SHEET METAL COPINGS AND DOWNSPOUTS - BLACK ALUMINUM

Chiodini ARCHITECTS
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 11111 Highway 100, Suite 100, Chesterfield, MO 63005
 Tel: 636.885.1111
 Fax: 636.885.1112
 Email: info@chiodini.com



ARB SUBMITTAL PACKAGE (REVISED) - MAY 21, 2018

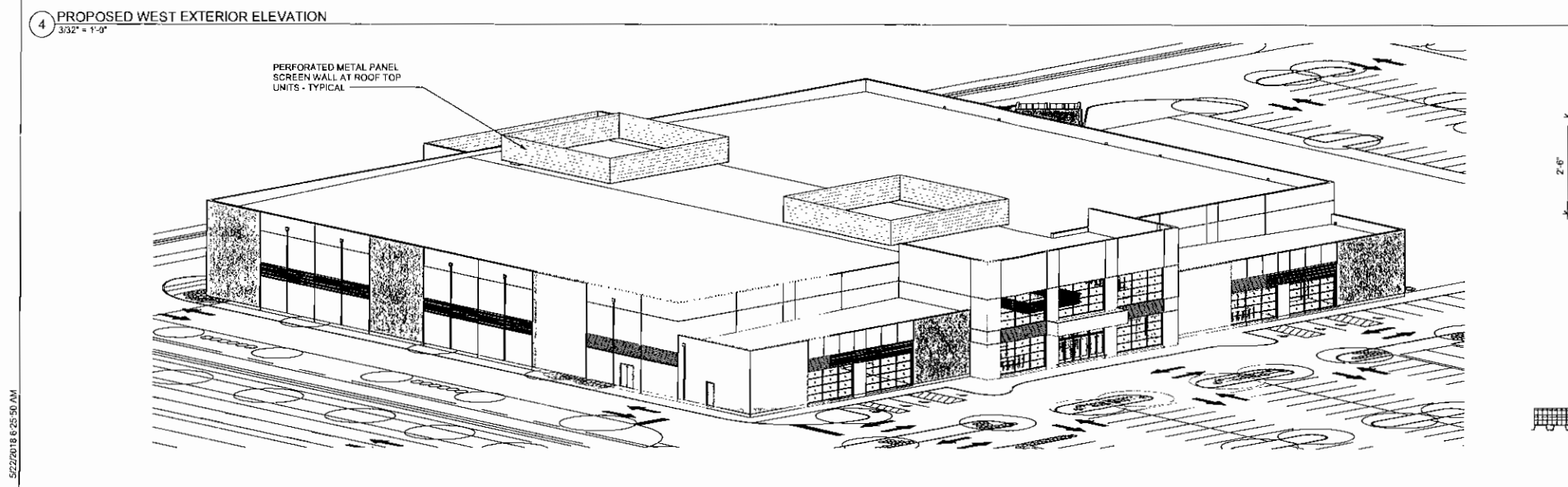
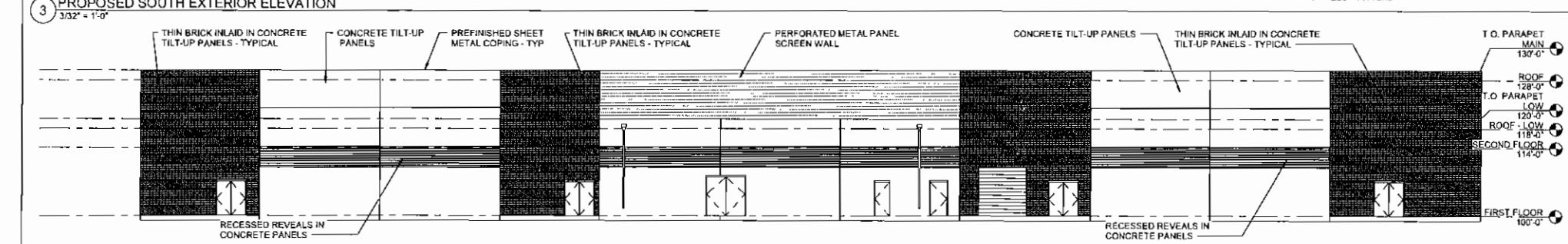
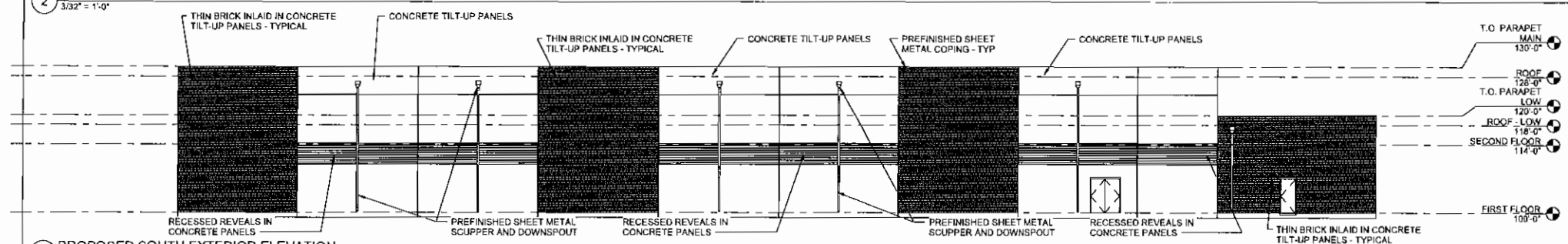
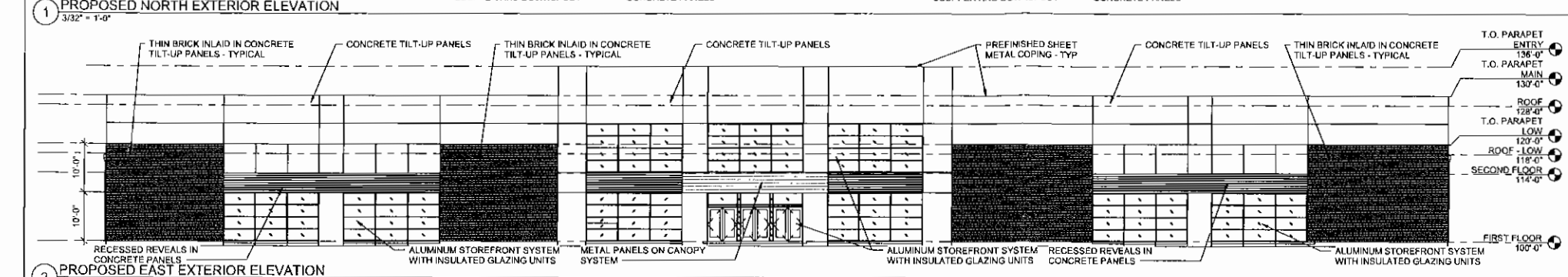
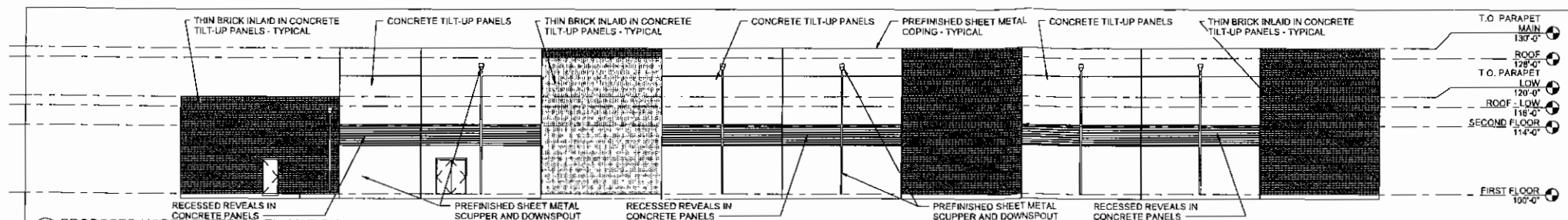
CHESTERFIELD SPORTS COMPLEX
 CHESTERFIELD, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

PROPOSED EXTERIOR ELEVATIONS
 Project Number: 2018.007
 Date: 2018.05.21
 Drawn By: SMA

A020



EXTERIOR FINISH MATERIAL

CONCRETE TILT-UP PANELS	INSULATED CONCRETE TILT-UP PANELS WITH SMOOTH FACE
THIN BRICK	THIN MASONRY BRICK UNIT INLAID IN CONCRETE PANEL - ENDICOTT RED IRONSPOT UTILITY SIZE THIN BRICK
ACM METAL PANEL CANOPY	ACM METAL PANELS ON CANOPY - ALUCOBOND BLACK ANODIZED ALUMINUM
STOREFRONT SYSTEM	BLACK ALUMINUM STOREFRONT SYSTEM 7' X 4 1/2" - THERMAL BROKEN - OLD CASTLE
GLAZING UNITS	1" INSULATED GLASS UNITS - GREY TINTED - GUARDIAN GLASS
PAINT	EXPOSED CONCRETE PANELS SHERWIN WILLIAMS #7018 DOVETAIL
MECH SCREEN WALL	PERFORATED METAL PANELS FOR MECHANICAL EQUIPMENT SCREENING - BLACK ANODIZED ALUMINUM WITH 30% PERFORATION
COPINGS / DOWNSPOUTS	SHEET METAL COPINGS AND DOWNSPOUTS - BLACK ALUMINUM

Chadine ARCHITECTS
ARCHITECTS / INTERIOR DESIGN / GRAPHICS
1111 N. GARDEN ST. SUITE 200
ST. LOUIS, MO 63102
(314) 435-1111

THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS STRUCTURAL SYSTEMS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

CHESTERFIELD SPORTS COMPLEX
CHESTERFIELD, MISSOURI

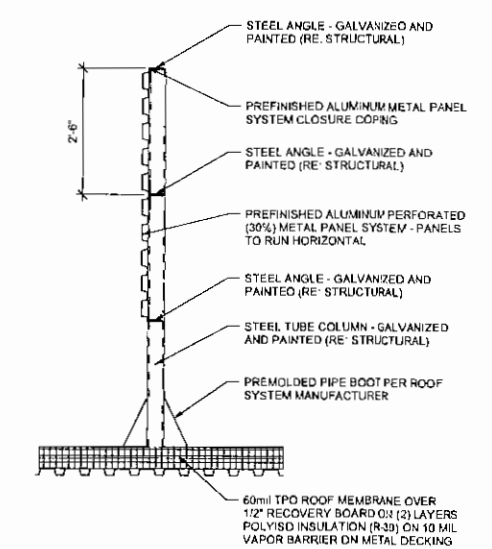
REVISIONS:

NO.	DATE	DESCRIPTION



PROPOSED EXTERIOR ELEVATIONS
Project Number: 2018.007
Date: 2018.05.21
Drawn By: SM

A020



FLOOD NOTE:
SUBJECT PROPERTY LIES WITHIN FLOOD "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN 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. 29189C0145K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.

F.A.R. CALCULATION (PHASE 1)
F.A.R. = 84,144 S.F. / 440,568 S.F. = 0.19
MAXIMUM = 0.55

BUILDING & PARKING SETBACKS
NORTH: 30' BUILDING AND 30' PARKING SETBACK
EAST: 30' BUILDING AND 30' PARKING SETBACK
SOUTH: 30' BUILDING AND 30' PARKING SETBACK
WEST: 10' BUILDING AND 10' PARKING SETBACK

PARKING CALCULATIONS

RECREATIONAL USE (PHASE 1 BUILDING)

REQUIRED:
MIN. PARKING 3.3 / 1,000 GFA
3.3 * 84,144 = 277 SPACES
MAX. PARKING 4.5 / 1,000 GFA
4.5 * 84,144 = 378 SPACES

EXCEED MAX. PARKING REQUIREMENT - 20% MAX. EXCESS
1.20 * 4.5 * 84,144 = 454 SPACES
(388 SPACES PROVIDED)

REQUESTING : (388 - 378) / 388 = 2.6% EXCESS

MIN. HANDICAP PARKING REQUIRED = 2% OF TOTAL SPACES PROVIDED
2.0% * 388 = 8 SPACES
(8 SPACES PROVIDED)

REQUIRED LOADING: NONE

SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING PART OF LOT 3 OF THE "NICHOLAS MUELLER ESTATE" AS RECORDED IN PLAT BOOK 2, PAGE 25 LOCATED IN U.S. SURVEY 371 AND PART OF U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE	
(IN FEET) 1 inch = 50 ft	
ABBREVIATIONS	
ATG	- ADJUST TO GRADE
B.C.	- BACK OF CURB
C.O.	- CLEANOUT
DB.	- DEED BOOK
E.	- ELECTRIC
ELEV.	- ELEVATION
EX.	- EXISTING
F.C.	- FACE OF CURB
FL.	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G.	- GAS
H.W.	- HIGH WATER
LFB	- LOW FLOW BLOCKED
M.H.	- MANHOLE
N.O.W.	- NOW OR FORMERLY
P.B.	- PLAT BOOK
PG.	- PAGE
PR.	- PROPOSED
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
R/W	- RIGHT-OF-WAY
SQ.	- SQUARE
T.	- TELEPHONE CABLE
T.B.A.	- TO BE ABANDONED
T.B.R.	- TO BE REMOVED
T.B.R.&R.	- TO BE REMOVED AND REPLACED
TYP.	- TYPICALLY
U.I.P.	- USE IN PLACE
U.O.N.	- UNLESS OTHERWISE NOTED
V.C.P.	- VITRIFIED CLAY PIPE
W.	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH

SHEET INDEX

- SITE DEVELOPMENT SECTION PLAN
- DETAILS & ORDINANCE
- PHOTOMETRIC PLAN
- LANDSCAPE PLAN
- TREE PRESERVATION PLAN
- TREE STAND DELINEATION

SITE INFORMATION

LOT A & B: OWNER (UNDER CONTRACT): CHESTERFIELD HOCKEY ASSOCIATION, INC.
PR. BUILDING USE: RECREATION FACILITY
EXISTING ZONING: "PC" PLANNED COMMERCIAL
LOCATOR NO: 17W640080
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0145K
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: LAGLEDE GAS COMPANY
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

LEGEND

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

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES
- 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.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PERMITS, THE CITY OF CHESTERFIELD, MISSOURI, AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS. SNOWHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- THE ISSUANCE OF A CERTIFICATE OF INSURANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION PREPARED BY MIDWEST TESTING DATED MAY 02, 2018.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD'S 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. SNOWHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY'S ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB, 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 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.
- ACCESS RESTRICTION SHALL BE IMPLEMENTED UPON CONNECTION OF THE OLIVE STREET ROAD EXTENSION FROM CHESTERFIELD AIRPORT ROAD TO THE WEST TO SPIRIT OF ST. LOUIS BLVD. TO THE EAST. PER ORDINANCE 2794, IT MUST BE RESTRICTED AT THE NORTHERN ACCESS POINT SOUTH OF THE NEW OLIVE STREET ROAD OR AT THE SOUTHERN ACCESS POINT NORTH OF CHESTERFIELD AIRPORT ROAD.

GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing, at the request of CHESTERFIELD HOCKEY ASSOCIATION, INC., has performed a geotechnical exploration for the property of which the project proposed hereon is a part thereof. Our findings indicated that the earth related aspects are suitable for the development proposed herein pursuant to the geotechnical recommendations and considerations set forth in our May 2, 2018 report, titled "Geotechnical Exploration - MT Job No. 14414 - Chesterfield Ice & Sports Complex - Chesterfield, Missouri".

ST. LOUIS COUNTY BENCHMARK

Standard 11121 100229 BENCH-5-44
Standard 11121 100229 BENCH-5-44 situated in a naturalized grass area south of the North Outer Forty Road at an approximate distance of 0.4 mile east of the intersection of North Outer Forty Road and Interstate 44. The benchmark is a 1.5 inch diameter steel rod, 1.5 feet south of the centerline of North Outer Forty Road, 1.5 feet south of the edge of pavement, and 5.3 feet from the centerline of the road.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this 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-D

DANIEL EHLMANN, MISSOURI P.L.S. NO. 2215

OPENSOURCE CALCULATIONS:

PER ORD. 2974 - 35% OPEN SPACE REQUIRED
CHESTERFIELD HOCKEY ASSOC. : LOT A = 10.12 Ac. + 0.37 Ac. = 10.49 Ac.
LOT C = 5.18 Ac.

PHASE 1 : CURRENT PLAN WITHOUT FUTURE BUILDING EXPANSION

TOTAL SITE = LOT A & LOT B = 440,568 sf = 16,210 sf = 456,778 sf
PR. BUILDING FOOTPRINT = 72,100 sf (ROOF)
VEHICULAR PAVEMENT = 183,553 sf
OPENSOURCE (GRASS & NON-VEHICULAR PAVT) = 201,125 sf
OPENSOURCE = (201,125 sf) / (456,778 sf) = 44.0%

PREPARED FOR:
CHESTERFIELD HOCKEY ASSOCIATION, INC.
2199 INNERBELT BUSINESS CENTER
OVERLAND, MO 63114

THE STAENBERG GROUP
2127 INNERBELT BUSINESS CENTER DR.
SUITE 310
ST. LOUIS, MO 63114

PROPOSED LOT A

A tract of land being part of Lot 3 of the Nicholas Mueller Estate in U.S. Survey 371, Township 45 North, Range 3 East, Saint Louis County, Missouri and being more particularly described as:

COMMENCING at the Southwest corner of Lot 3 of said Nicholas Mueller Estate, according to the plat thereof recorded in Plat Book 2, Page 25 of the Saint Louis County Records, said point being also a point in the South line of U.S. Survey 371, thence Northwesterly along the West line of said Lot 3 North 12 degrees 12 minutes 59 seconds East, a distance of 77.98 feet to the POINT OF BEGINNING of the tract herein described, thence continuing along said line North 12 degrees 12 minutes 59 seconds East, a distance of 77.98 feet to a point on the Southern line of State Highway 40 T.R. (I-44), thence along said Southern line the following: in an Easterly direction along a curve to the left having a radius of 3,014.79 feet, an arc length of 682.52 feet, the chord of which bears South 77 degrees, 26 Minutes, 50 Seconds East, a chord distance of 681.06 feet to a point; thence South 83 degrees, 57 Minutes, 58 Seconds East, a distance of 122.32 feet; thence North 12 degrees, 11 Minutes, 22 Seconds East, a distance of 10.53 feet; thence South 83 degrees, 57 Minutes, 58 Seconds East, a distance of 58.38 feet to a point; thence leaving said Southern line South 12 degrees, 09 Minutes, 00 Seconds East, a distance of 443.92 feet to a point; thence South 77 degrees, 51 Minutes, 01 Seconds West, a distance of 192.0 feet to a point on a curve, thence in a Westerly direction along a curve to the right having a radius of 302.00 feet, an arc length of 58.25 feet, the chord of which bears South 52 degrees, 58 Minutes, 06 Seconds West, a chord distance of 58.18 feet to a point; thence South 88 degrees, 07 Minutes, 12 Seconds West, a distance of 100.87 feet to a point on a curve to the left having a radius of 425.00 feet, an arc length of 76.18 feet, the chord of which bears South 82 degrees, 59 Minutes, 06 Seconds West, a chord distance of 76.08 feet to a point; thence South 77 degrees, 51 Minutes, 01 Seconds West, a distance of 504.60 feet to and the beginning of a curve to the left, having a radius of 230.00 feet, an arc length of 30.48 feet, the chord of which bears South 74 degrees, 03 Minutes, 15 Seconds West, a chord distance of 30.45 feet to a point; thence North 12 degrees, 09 Minutes, 00 Seconds East, a distance of 443.92 feet to the POINT OF BEGINNING and containing 440,568 square feet or 10.114 acres, more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during February, 2018.

PROPOSED LOT B

A tract of land being part of Lot 3 of the Nicholas Mueller Estate in U.S. Survey 371, Township 45 North, Range 3 East, Saint Louis County, Missouri and being more particularly described as:

COMMENCING at the Southwest corner of Lot 3 of said Nicholas Mueller Estate, according to the plat thereof recorded in Plat Book 2, Page 25 of the Saint Louis County Records, said point being also a point in the South line of U.S. Survey 371, thence Northwesterly along the West line of said Lot 3 North 12 degrees 12 minutes 59 seconds East, a distance of 77.98 feet to the POINT OF BEGINNING of the tract herein described, thence continuing along said line North 12 degrees 12 minutes 59 seconds East, a distance of 77.98 feet to a point on the Southern line of State Highway 40 T.R. (I-44), thence along said Southern line the following: in an Easterly direction along a curve to the right having a radius of 80.00 feet, an arc length of 40.00 feet, the chord of which bears North 60 degrees, 16 Minutes, 53 Seconds East, a chord distance of 46.30 feet to a point; thence North 77 degrees, 51 Minutes, 00 Seconds East, a distance of 35.96 feet; thence South 12 degrees, 09 Minutes, 00 Seconds East, a distance of 58.38 feet to the POINT OF BEGINNING of the tract herein described; thence continuing South 83 degrees, 57 Minutes, 58 Seconds East, a distance of 114.12 feet to a point; thence leaving said line South 12 degrees, 07 Minutes, 26 Seconds West, a distance of 220.42 feet to a point; thence South 77 degrees, 51 Minutes, 01 Seconds West, a distance of 220.42 feet to a point; thence North 12 degrees, 09 Minutes, 00 Seconds East, a distance of 443.92 feet to the POINT OF BEGINNING and containing 16,210 square feet or 0.37 acres, more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during February, 2018.

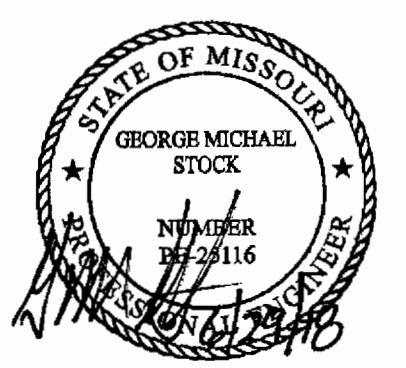
PROPOSED LOT C

A tract of land being part of Lot 3 of the Nicholas Mueller Estate in U.S. Survey 371, Township 45 North, Range 3 East, Saint Louis County, Missouri and being more particularly described as:

COMMENCING at the Southwest corner of Lot 3 of said Nicholas Mueller Estate, according to the plat thereof recorded in Plat Book 2, Page 25 of the Saint Louis County Records, said point being also a point in the South line of U.S. Survey 371, thence Northwesterly along the West line of said Lot 3 North 12 degrees 12 minutes 59 seconds East, a distance of 77.98 feet to the POINT OF BEGINNING of the tract herein described, thence continuing along said line North 12 degrees 12 minutes 59 seconds East, a distance of 77.98 feet to a point on the Southern line of State Highway 40 T.R. (I-44), thence along said Southern line the following: in an Easterly direction along a curve to the right having a radius of 3014.79 feet, an arc length of 682.52 feet, the chord of which bears South 77 degrees, 26 Minutes, 50 Seconds East, a chord distance of 681.06 feet to a point; thence South 83 degrees, 57 Minutes, 58 Seconds East, a distance of 122.32 feet to a point; thence North 12 degrees, 09 Minutes, 00 Seconds East, a distance of 10.53 feet to a point; thence South 83 degrees, 57 Minutes, 58 Seconds East, a distance of 58.38 feet to the POINT OF BEGINNING of the tract herein described; thence continuing South 83 degrees, 57 Minutes, 58 Seconds East, a distance of 716.22 feet to a point; thence leaving said line South 12 degrees, 01 Minute, 29 Seconds East, a distance of 220.42 feet to a point; thence South 77 degrees, 51 Minutes, 01 Seconds West, a distance of 220.42 feet to a point; thence North 12 degrees, 09 Minutes, 00 Seconds East, a distance of 443.92 feet to the POINT OF BEGINNING and containing 225,974 square feet or 5.18 acres, more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during February, 2018.

PREPARED BY:
SITE DEVELOPMENT SECTION PLAN FOR:
CHESTERFIELD ICE AND SPORTS COMPLEX
ORD. 2974, ZONED: PC

DATE:



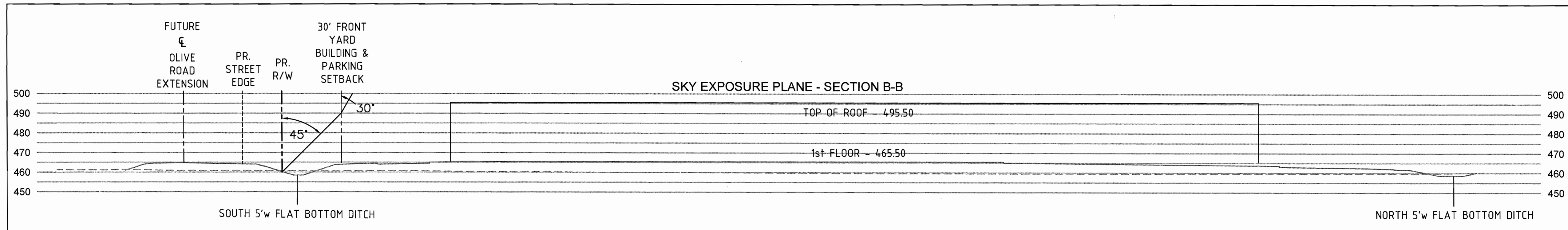
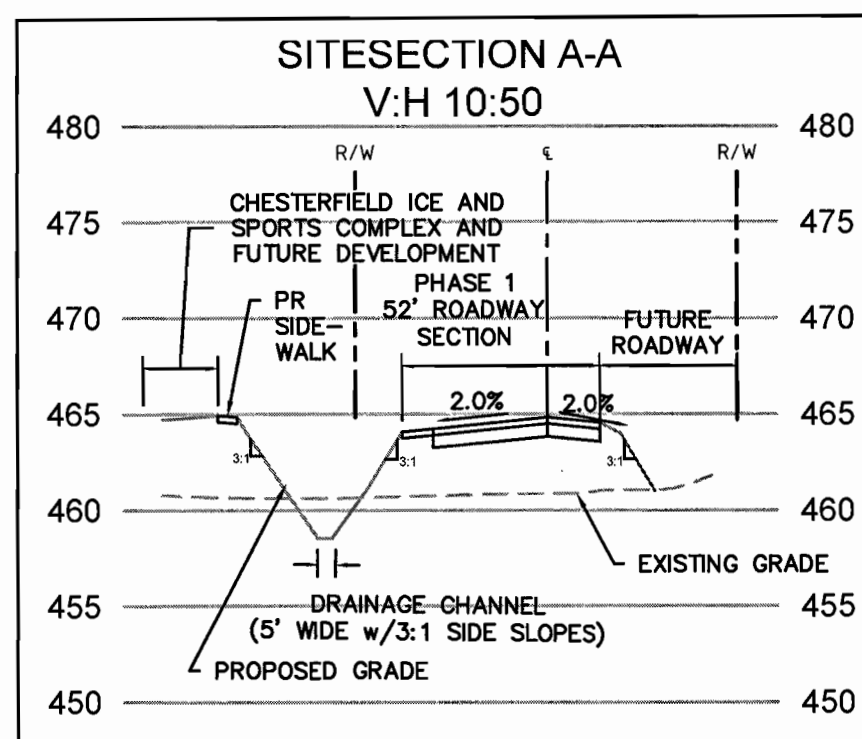
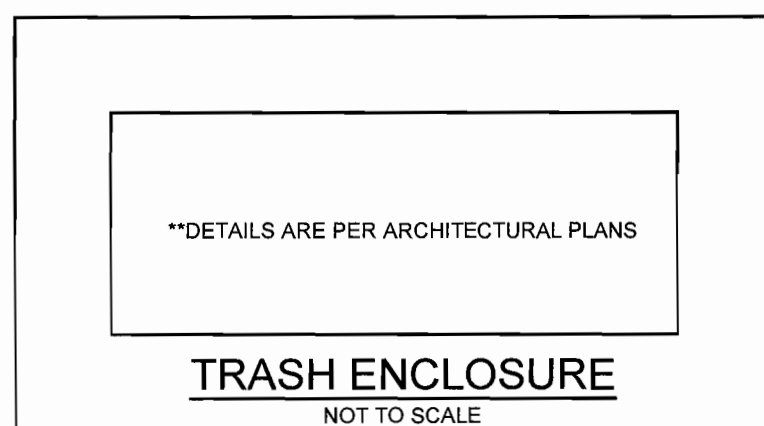
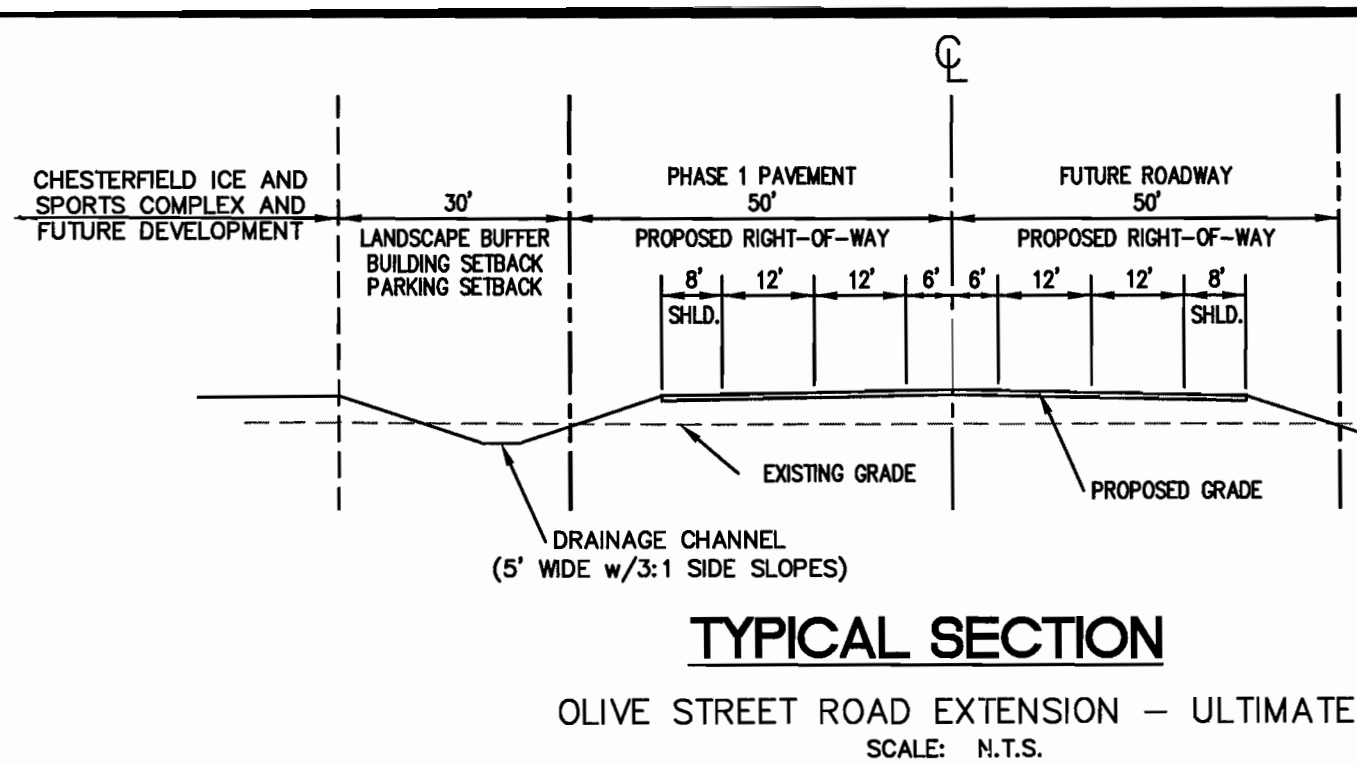
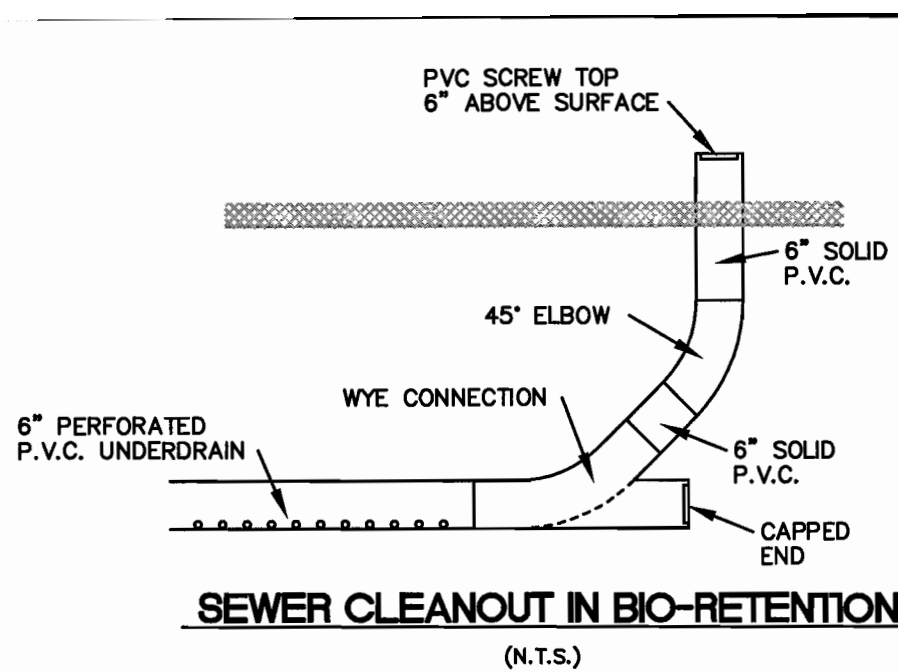
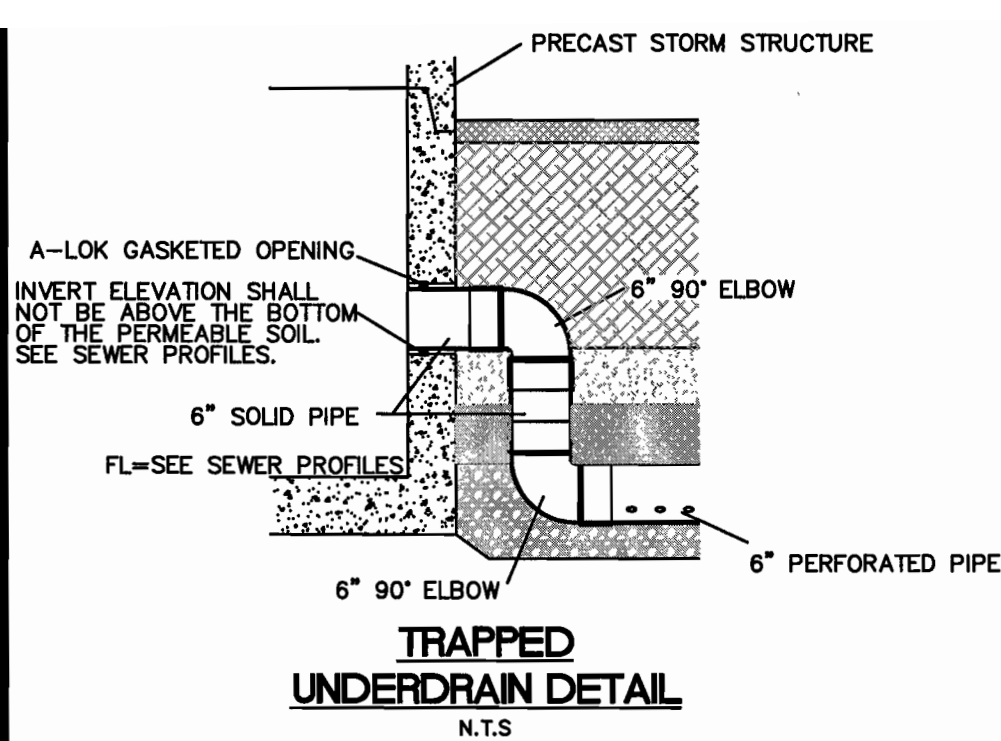
GEORGE M. STOCK E-25118
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000696

REVISIONS:

NO.	DATE	DESCRIPTION
1	04-11-18	MEETING WITH CITY
2	04-23-18	CITY COMMENTS
3	05-21-18	CITY COMMENTS
4	06-22-18	CITY COMMENTS
5	06-28-18	CITY COMMENTS
6	06-29-18	PLANNING COMMISSION

DATE	BY	DATE	BY
03/01/2018	A.L.W.	05-7-18	G.M.S.
05/01/2018	A.L.W.	05-7-18	G.M.S.
05/01/2018	A.L.W.	05-7-18	G.M.S.
05/01/2018	A.L.W.	05-7-18	G.M.S.
05/01/2018	A.L.W.	05-7-18	G.M.S.

SITE DEVELOPMENT SECTION PLAN
SHEET NO.:
SDSP-1.0



BILL NO. 3165

ORDINANCE NO. 2977

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "M3" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 17.85 ACRE TRACT OF LAND AT 18385 CHESTERFIELD AIRPORT ROAD, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD AND NORTHEAST OF ITS INTERSECTION WITH OLIVE STREET ROAD AND NORTHWEST OF ITS INTERSECTION WITH WINGS OF HOPE BOULEVARD. (P.Z. 09-2017 18385 CHESTERFIELD AIRPORT ROAD (CHESTERFIELD HOCKEY ASSOCIATION) 17W640080).

WHEREAS, the petitioner, Chesterfield Hockey Association, has requested a change in zoning from the "M3" Planned Industrial District to a "PC" Planned Commercial District for a 17.85 acre tract of land at 18385 Chesterfield Airport Road, located north of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard; and,

WHEREAS, a Public Hearing was held before the Planning Commission on July 10, 2017; and,

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

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

WHEREAS, the City Council, having considered said request with one amendment by Planning and Public Works Committee, voted on September 18, 2017 to approve the change of zoning request with one amendment; and,

WHEREAS, the City Attorney on September 18, 2017 has recommended one amendment; and,

WHEREAS, the City Council, having considered said request with one amendment by the City Attorney voted on October 2, 2017 to approve the change of zoning request with one amendment.

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District for a 17.85 acre tract of land located at 18385 Chesterfield Airport Road and as described as follows:

A TRACT OF LAND BEING PART OF LOT 3 OF THE "NICHOLAS MUELLER ESTATE" AS RECORDED IN PLAT BOOK 2, PAGE 25 AND LOCATED IN U.S. SURVEY 371 AND PART OF U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE IN THE SOUTH LINE OF LOT 3 OF THE NICHOLAS MUELLER ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 25 OF THE SAINT LOUIS COUNTY RECORDS, SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO GENEVIEVE E. SCINARR, NORTH 12 DEGREES 15 MINUTES 59 SECONDS WEST, 823.42 FEET TO AN IRON ROD IN THE SOUTHERN LINE OF STATE HIGHWAY 40 (NOW KNOWN AS I-64) AS DESCRIBED IN CAUSE NO. 290860 OF THE CIRCUIT COURT OF SAINT LOUIS COUNTY, MISSOURI AND RECORDED IN DEED BOOK 6343, PAGE 824; THENCE ALONG SAID SOUTHERN LINE THE FOLLOWING: IN AN EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3014.79 FEET, AN ARC LENGTH OF 682.52 FEET, THE CHORD OF WHICH BEARS SOUTH 77 DEGREES 28 MINUTES 50 SECONDS EAST, A CHORD DISTANCE OF 681.06 FEET TO AN IRON ROD; THENCE SOUTH 83 DEGREES 57 MINUTES 58 SECONDS EAST, 122.32 FEET TO AN IRON ROD; THENCE NORTH 12 DEGREES 11 MINUTES 22 SECONDS WEST, 10.53 FEET TO AN IRON ROD; THENCE SOUTH 83 DEGREES 57 MINUTES 58 SECONDS EAST, 722.60 FEET TO AN IRON ROD; THENCE LEAVING SAID SOUTHERN LINE SOUTH 12 DEGREES 01 MINUTES 29 SECONDS EAST, 270.42 FEET TO A POINT ON THE APPOINTEE SAID SOUTH LINE OF LOT 3; THENCE ALONG SAID SOUTH LINE OF LOT 3 SOUTH 77 DEGREES 51 MINUTES 00 SECONDS WEST, 1384.86 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE OF LOT 3 SOUTH 12 DEGREES 06 MINUTES 25 SECONDS EAST, 259.87 FEET TO AN IRON ROD ON THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD, FORMERLY STATE HIGHWAY 40 T.R.; THENCE ALONG SAID NORTHERN LINE IN A WESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 390.154 FEET AN ARC LENGTH OF 114.13 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 00 MINUTES 03 SECONDS WEST, A

CHORD DISTANCE OF 114.12 FEET TO AN IRON ROD; THENCE LEAVING SAID NORTHERN LINE NORTH 12 DEGREES 07 MINUTES 26 SECONDS WEST, 180.38 FEET TO A POINT OF BEGINNING AND CONTAINING 777,604 SQUARE FEET OR 17.851 ACRES MORE OR LESS AS PER A SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING THE MONTH OF APRIL 2017.

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 Chesterfield Hockey Association in P.Z. 09-2017, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 10th day of July 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this 2nd day of October, 2017.

Bob Nation, PRESIDENT OFFICER
Bob Nation, MAYOR

ATTEST:
Vickie Hass, CITY CLERK
FIRST READING HELD: 9/18/2017

P. Z. 09-2017 18385 Chesterfield Airport Road (Chesterfield Hockey Association) Planning Commission 8/14/2017 Planning & Public Works Committee 08/24/2017 City Council 09/18/2017 & 10/02/2017

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the City of Chesterfield at least seven (7) business days in advance of said holiday.

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

- Height
 - The maximum height of the building, exclusive of roof screening, shall not exceed forty-five (45) feet.
- Building Requirements
 - A minimum of thirty-five percent (35%) openspace is required for each lot within this development.
 - This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

- Structure Setbacks
 - No building or structure, other than a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
 - Thirty (30) feet from the southern boundary of this district.
 - Thirty (30) feet from the northern boundary of this district.
 - Thirty (30) feet from the eastern boundary of this district.
 - Ten (10) feet from the western boundary of this district.
 - Ten (10) feet from the interior boundary lines within this district.
- Parking Setbacks
 - No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:
 - Thirty (30) feet from the southern boundary of this district.
 - Thirty (30) feet from the northern boundary of this district.
 - Thirty (30) feet from the eastern boundary of this district.

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- Ten (10) feet from the western boundary of this district.
- Zero (0) feet from the interior boundary lines within this district.

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

- Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
- Street lights shall be provided along the proposed Olive Street Road in accordance with the City of Chesterfield Unified Development Code and as directed by the City of Chesterfield.

H. ARCHITECTURAL

- The development shall adhere to the Architectural Review Standards of the City of Chesterfield Unified Development Code.

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- Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

- Access to the development shall be as shown on the Preliminary Site Plan attached hereto as Attachment "B" and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
- If adequate sight distance cannot be provided at the access location(s), acquisition of right of way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
- Access to this development from Chesterfield Airport Road shall be as directed by the Saint Louis County Department of Transportation. Cross-access easements shall be provided as necessary to allow for access through the adjacent property to Chesterfield Airport Road.
- Provide cross-access easements as needed to the parcels to the south, east, and to the west as directed by the City of Chesterfield.
- If any public roads are proposed within this development, the roads shall be designed to meet the current American Association of State and Highway Transportation Officials (AASHTO) Manual requirements and as directed by the Saint Louis County Department of Transportation.
- Installation of landscaping and ornamental entrance monument or identification signage construction shall be reviewed by the Saint Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.
- Upon connection of the Olive Street Road extension from Chesterfield Airport Road to the west, to Spirit of St. Louis Blvd to the east, the interim access road connecting to the development to the south shall be restricted at either its northern (south side of the new Olive Street

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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 uses allowed in this "PC" Planned Commercial District shall be:
 - Animal grooming service
 - Art gallery
 - Art studio
 - Auditorium
 - Bakery
 - Banquet facility
 - Bar
 - Barber- or beauty shop
 - Bowling center
 - Brewpub
 - Coffee shop
 - College/university
 - Drugstore and pharmacy
 - Dry-cleaning establishment
 - Financial institution, no drive-through
 - Grocery, community
 - Grocery, neighborhood
 - Laundromat

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- Office - dental
 - Office - general
 - Office - medical
 - Recreation facility
 - Retail sales establishment-neighborhood
 - Restaurant-fast-food
 - Restaurant-sit-down
 - Restaurant-take-out
 - Retail sales establishment-community
 - Self-storage facility
 - Specialized private school
 - Theater, indoor
 - Theater, outdoor
 - Veterinary clinic
 - Vocational school
 - Vocational school with outdoor training
 - Warehouse, general
- All outdoor storage and / or outdoor sales activity shall be prohibited within this development.
 - All drive through uses shall be prohibited within this development.
 - Hours of Operation.
 - Uses "m", "p", "q", "z", and "aa" listed above are considered retail uses and retail sales, with respect to those uses, will be subject to hours of operation from 6:00 AM to 11:00 PM. Hours of operation for said uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to

P. Z. 09-2017 18385 Chesterfield Airport Road (Chesterfield Hockey Association) Planning Commission 8/14/2017 Planning & Public Works Committee 08/24/2017 City Council 09/18/2017 & 10/02/2017

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Road extension) or southern (north side of Chesterfield Airport Road) access point.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
- If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
- Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within thirty (30) days of the street pavement being placed.
- Provide a five (5) foot wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right of way controlled by another agency, if permitted by that agency or on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
- Obtain approvals from the City of Chesterfield, St. Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
- Additional right of way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Transportation, and the City of Chesterfield.
- Any work within MoDOT's right of way will require a MoDOT permit.
- The petitioner shall provide adequate detention and / or hydraulic calculations for review and approval of all storm water that will affect MoDOT right of way.

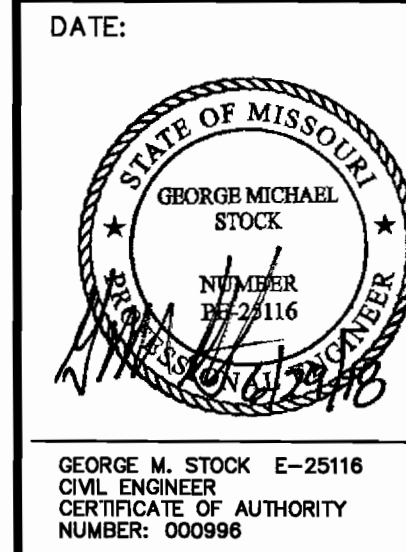
K. TRAFFIC STUDY

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

PREPARED FOR:
CHESTERFIELD HOCKEY ASSOCIATION, INC.
2199 INNERBELT BUSINESS CENTER
OVERLAND, MO 63114

THE STAENBERG GROUP
2127 INNERBELT BUSINESS CENTER DR.
SUITE 310
ST. LOUIS, MO 63114

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
SITE DEVELOPMENT SECTION PLAN FOR:
CHESTERFIELD ICE AND SPORTS COMPLEX
ORD. 2974, ZONED: PC
CHESTERFIELD, MISSOURI



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

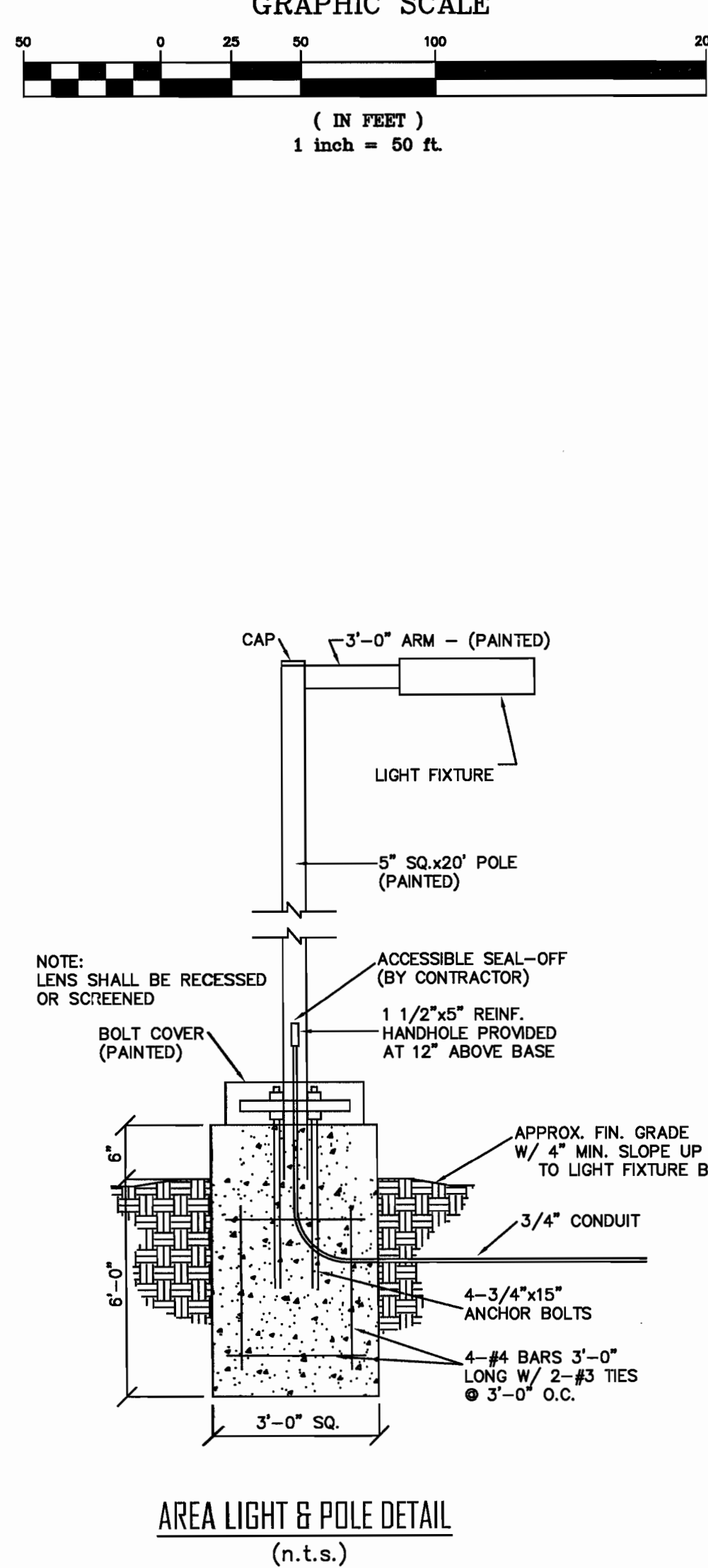
REVISIONS:

1	04-11-18 MEETING WITH CITY
2	04-23-18 CITY COMMENTS
3	05-21-18 CITY COMMENTS
4	06-22-18 CITY COMMENTS
5	06-28-18 CITY COMMENTS
6	06-28-18 PLANNING COMMISSION

DATE: 03/01/2018
A.L.W.
G.M.S.
JAN 15-5542.2
17W2

SHEET TITLE: DETAILS & ORDINANCE

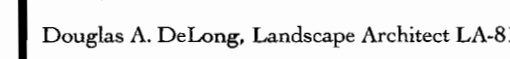
SHEET NO.: SDSP-2.0



CLOSEST EXISTING STREET LIGHT IS ESTIMATED TO BE APPROXIMATELY 1,750 FEET EAST OF OUR EASTERN-MOST PROPERTY CORNER ON CHESTERFIELD AIRPORT ROAD

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	23	S1	SINGLE	67	1541	1.000	GLEON-AF-01-LED-E1-5WQ-1200
	8	S3	SINGLE	66	528	1.000	GLEON-AF-02-LED-E1-SL3-600-HSS
	9	S4	SINGLE	66	594	1.000	GLEON-AF-02-LED-E1-SL4-600-HSS
	1	S5	SINGLE	34	34	1.000	GLEON-AF-01-LED-E1-SLR-600
	3	WP1	SINGLE	34	102	1.000	GWC-AF-01-LED-E1-SL4-600
	3	WP2	SINGLE	66	198	1.000	GWC-AF-02-LED-E1-SL4-600
	2	D1	SINGLE	40	80	1.000	LP CAPSULE 40W 40K T5
	7	B1	SINGLE	26.4	184.8	1.000	BRA6-LED-CL-24-NW
	4	S7	SINGLE	258	1032	1.000	GLEON-AF-04-LED-E1-SL3-1200
	3	S8	SINGLE	258	774	1.000	GLEON-AF-04-LED-E1-SL4-1200

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION AND THE CONTRACTOR IS TO NOT BE RESPONSIBLE TO DISCOVER 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 THE ACTUAL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHAL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHAL BE IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE REQUIREMENTS OF THE OSHA SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318, RSM.



Chesterfield, Missouri



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



TYPICAL SHRUB PLANTING



GENERAL NOTES LOT A & B:

- 1) Openspace ratio Phase 1 is 51.1% Total Site 456,778 SF/Openspace 233,263 SF
- 2) Openspace ratio Phase 2 is 44.1% Total Site 456,778 sf/Openspace 201,420 SF.
- 3) Street Trees = 67,804.6 or 17 Street Trees
- 4) Street Trees-Olive Street Road Extension Lot A = 789.1 sf/50 = 15.8 or 16 Street Trees
- 4) Street Trees-Olive Street Road Extension Lot B = 82.65 sf/50 = 1.65 or 2 Street Trees
- 5) All street trees will be located at least 3' from proposed curb.
- 6) All street trees will be located at least 10' from all storm sewer structures.
- 7) All street trees will be located at least 25' from all Street Lights, Signs, and Intersections.
- 8) A contribution to Chesterfield Tree Fund will be required to meet preservation requirements of 28,823 sq. ft. of tree canopy.

Drawn:	DAD
Checked:	BAD

Date:	3/1/2018
Job #:	176.002



—30' Landscape Buffer

SOD-Phase 1

Mulch islands typ (K)

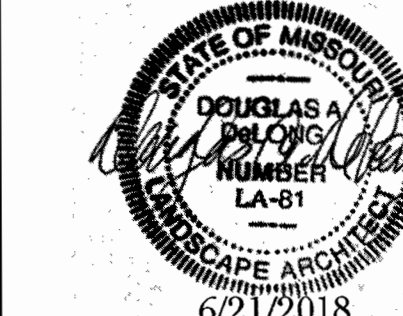
Public

Landscape Plan

SCALE 1"=40'-0"

STREET TREE SPECIFICATION LOT A & B							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	CATEGORY
A	3	<i>Zelkova serrata</i>	Zelkova	2 1/2'	45'+	Fast Growing	Deciduous
B	0	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Red Maple	2 1/2'	45'+	Fast Growing	Deciduous
C	4	<i>Gleditsia tricanthos 'Shademaster'</i>	Shademaster Honeylocust	2 1/2'	45'+	Fast Growing	Deciduous
D	9	<i>Tilia cordata 'Greenspire'</i>	Little-leaf Linden	2 1/2'	45'+	Medium Growing	Deciduous
E	10	<i>Quercus bicolor</i>	Swamp White Oak	2 1/2'	45'+	Medium Growing	Deciduous

PLANTING SCHEDULE							
SPRINKL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	CATEGORY
B	11	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2 1/2'	45'+	Fast Growing	Deciduous
C	9	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2 1/2'	45'+	Fast Growing	Deciduous
D	14	Tilia Cordata 'Greenspire'	Little-leaf Linden	2 1/2'	45'+	Slow Growing	Deciduous
M	4	Gymnocladus dioica	Kentucky Coffeetree	2 1/2'	45'+	Medium Growing	Deciduous
F	19	Taxodium distichum	Bald Cypress	6-10'	45'+	Medium Growing	Deciduous
G	14	Crataegus laevigata 'Superba'	Crimson cloud Hawthorn	2 1/2'	45'+	Medium Growing	Ornamental
H	12	Carpinus caroliniana	American Hornbeam	2 1/2'	20'+	Medium Growing	Ornamental
J	36	Juniperus virginiana 'Taylor'	Taylor Juniper	6-8'	20'+	Medium Growing	Evergreen
K	19	Acer saccharinum 'Fall Fiesta'	Fall Fiesta Sugar Maple	2 1/2'	45'+	Slow Growing	Deciduous
L	5	Picea pungens	Colorado Spruce	6-10'	30'+	Medium Growing	Evergreen
a	42	Ilex verticillata 'Spray'	Berry Heavy Winterberry	2-3'		4' O.C.	
b	42	Viburnum x juddii	Judd Viburnum	24-30'		4' O.C.	
c	91	Rhus aromatica 'Gro-Low'	Gro Low Sumac	18-24'		3' O.C.	
d	87	Juniperus sabinia 'Buffalo'	Buffalo Juniper	18-24'		4' O.C.	
e	42	Ceanothus americanus	New Jersey Tea	18-24'		3' O.C.	
f	45	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetpire	18-24'		3' O.C.	
XXX		Water quality Planting per MAD					

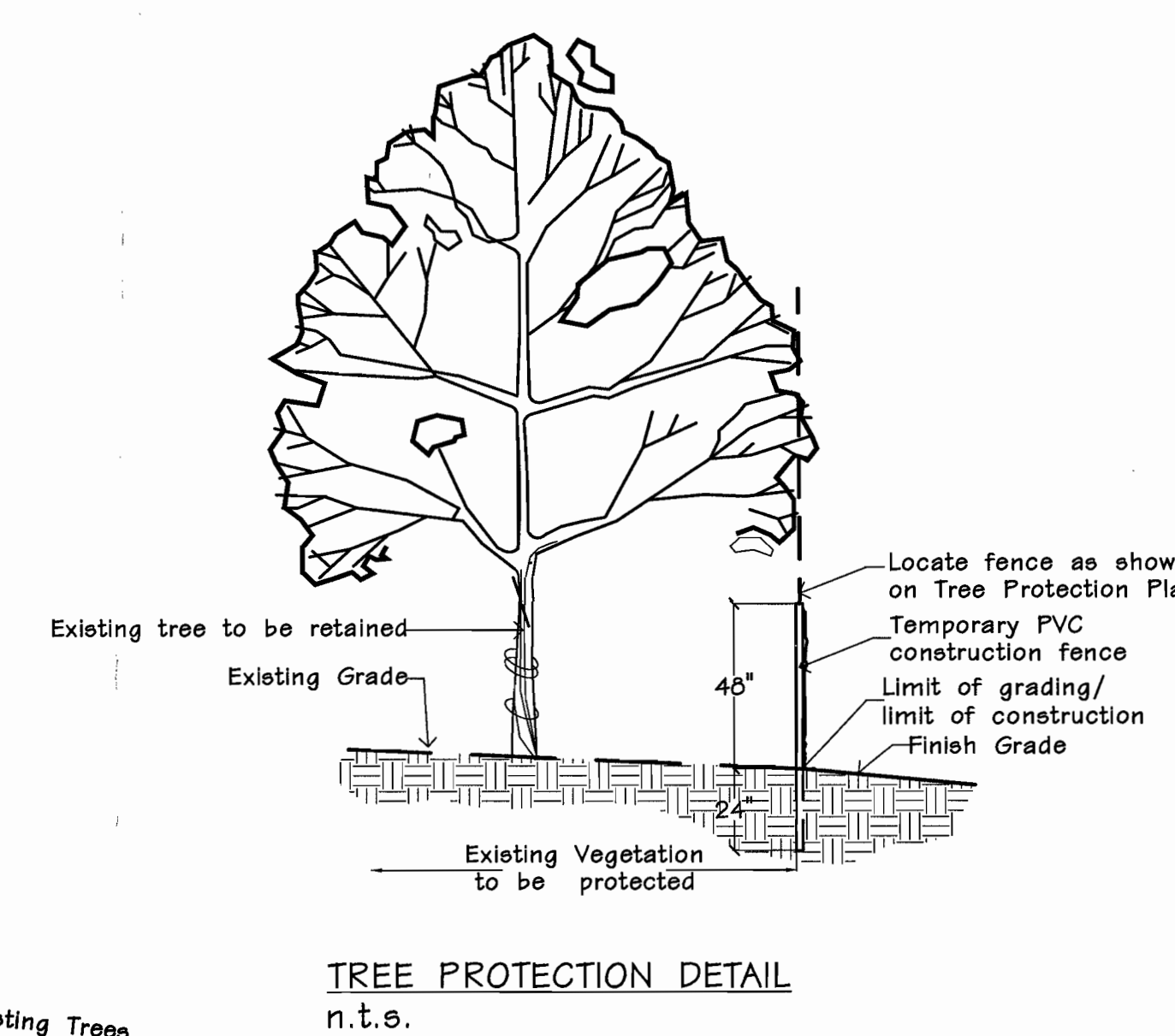


Douglas A. DeLong, Landscape Architect LA-81

Consultants:

Chesterfield Ice and Sprots Complex Ord. 2974, Zoned: PC

Chesterfield, Missouri



Landscape Requirement Met by Existing Trees. If this area is unable to be preserved at the time of the applicable Site Development Section Plan, the street trees shall be provided in accordance with the Unified Development Code requirements.

WOODLAND C
15,602 SF

TREE PROTECTION FENCE

TREE PROTECTION NOTES:

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

TOTAL EXISTING WOODLANDS & INDIVIDUAL TREES LOT A = 2.93 Ac (127,975 sq. ft.)
INDIVIDUAL TREES IN PROPOSED ROW LOT A = 0.33 Ac (14,472 sq. ft.)
EXISTING WOODLANDS IN PROPOSED ROW LOT A = 0.48 Ac (20,851 sq. ft.)
NET WOODLAND CANOPY ON LOT A NOT IN ROW = 2.12 Ac (92,652 sq. ft.)
CANOPY REMOVED = 92,652 SQ. FT. (100.0%)
CANOPY TO REMAIN = 0 SQ. FT. (0.0%)
REQUIRED PRESERVATION = 27,795 (30%)
MITIGATION PLANTINGS REQUIRED OR PAYMENT INTO CHESTERFIELD TREE FUND

TOTAL EXISTING WOODLANDS & INDIVIDUAL TREES LOT C = 0.50 Ac (21,842 sq. ft.)
INDIVIDUAL TREES IN PROPOSED ROW LOT A = 0.14 Ac (6,240 sq. ft.)
NET WOODLAND CANOPY ON LOT A NOT IN ROW = 0.36 Ac (15,602 sq. ft.)
CANOPY REMOVED = 6,240 SQ. FT. (28.5%)
CANOPY TO REMAIN = 15,602 SQ. FT. (71.5%)
REQUIRED PRESERVATION = 4,680 SQ. FT. (30%)

MITIGATION PLANTINGS CALCULATIONS:
REQUIRED PRESERVATION LOT A = 27,795 SF
REQUIRED PRESERVATION LOT B = 828 SF
TOTAL 28,623 SF
32 LARGE TREES @ 400SF EACH = 12,800 SF
32 MEDIUM TREES @ 300SF EACH = 9,600 SF
32 SMALL TREES @ 200 SF EACH = 6,400 SF
TOTAL 28,800 SF

A CONTRIBUTION WILL BE MADE TO CHESTERFIELD'S TREE PRESERVATION ACCOUNT BASED ON PROVIDING ABOVE TREES.

LEGEND

- Location
- 10 Reference Number
- Tree To Be Removed

Tree Preservation Plan

SCALE 1"=50'-0"

Revisions:		
Date	Description	No.
4/17/18	Site Revisions	1
6/21/18	City Comments	2

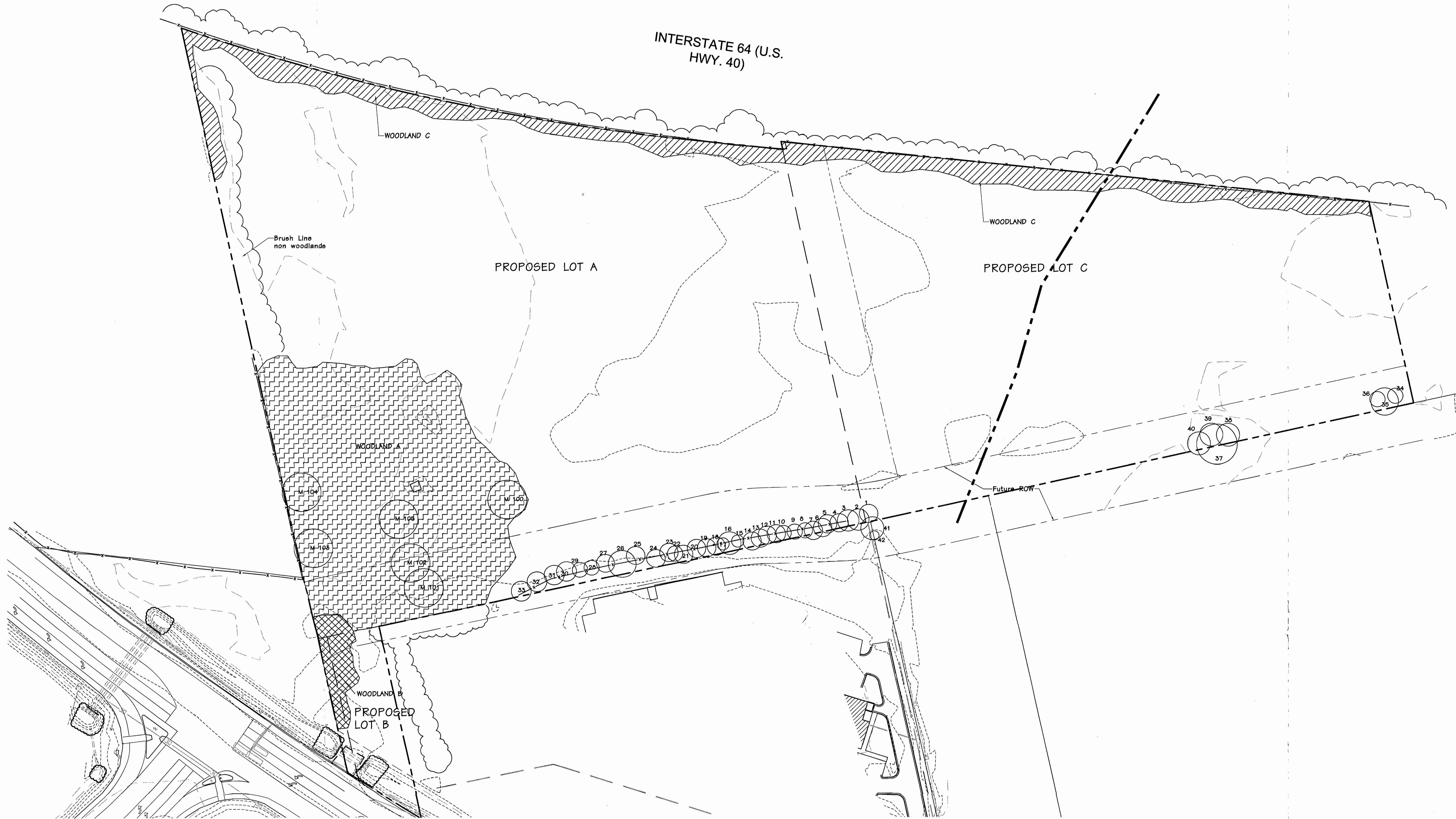
Drawn: DAD
Checked: BAD

DeLong
landscape
Architecture, LLC

7620 West Bruno Ave
St. Louis, MO 63117
(314) 346-4856
delong_la@gmail.com

Missouri State Certificate of Authority: #013008145

Sheet Title:	Tree Preservation Plan
Sheet No:	TPP
Date:	3/1/2018
Job #:	176.002



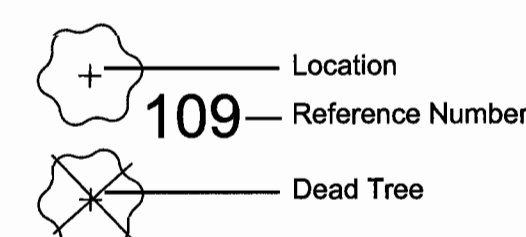
Individual Tree List					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
1	Boxelder	5	452	3	
2	Bradford Pear	8	615	3	
3	Bradford Pear	5	452	3	multi Trunk
4	Bradford Pear	5	452	3	
5	Bradford Pear	5	452	3	
6	Elm	7	254	2	Broken Leader
7	Mulberry	8	314	2	
8	Bradford Pear	6	314	3	
9	Sycamore	6	314	3	
10	Boxelder	5	314	3	
11	Boxelder	6	452	3	
12	Bradford Pear	6	452	3	
13	Elm	8	0	0	dead
14	Elm	8	452	3	
15	Boxelder	5	200	3	
16	Sycamore	8	615	3	
17	Boxelder	5	200	3	
18	Elm	9	615	3	
19	Elm	5	452	3	
20	Elm	6	452	3	
21	Bradford Pear	5	314	3	
22	Elm	7	452	3	
23	Elm	5	314	3	
24	Elm	6	452	3	
25	Elm	7	452	3	
26	Elm	9	1017	3	
27	Elm	6	452	3	
28	Elm	8	452	3	
29	Elm	5	314	3	Triple Trunk
30	Elm	7	379	3	
31	Elm	6	379	3	
32	Sycamore	6	452	3	
33	Sycamore	5	314	3	
34	Mulberry	10	706	2	
35	Silver Maple	40	1256	2	
36	Mulberry	20	706	2	
37	Cottonwood	70	1962	2	
38	Mulberry	12	706	1	DBL trunk
39	Mulberry	10	452	1	DBL trunk
40	Mulberry	18	452	1	multi Trunk
41	Cottonwood	30	706	2	multi Trunk
42	Mulberry	5	200	3	
TOTAL			20,712		

Tree Stand Delineation

SCALE 1" = 60'-0"

Monarch Tree List				
Number	Common Name	DBH Of Trunk	Condition Rating	Comments
100	Pecan	42	4	
101	Pecan	28	4	
102	Bur Oak	27	4	
103	Pecan	26	4	
104	Pecan	30	4	
105	Pecan	28	4	

LEGEND



Tree Stand Delineation Narrative

May 9, 2017

The overall site comprises a total of 15.87 Ac and has a total of 3.5 Ac of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area is located along the western side of the property. The dominant canopy is oak, walnut, sycamore, and Pecan. The understorey is made up of Boxelder, Mulberry and Elm. The size ranges from 8'-18" on a majority of the trees. There are several Monarch trees which have been identified on the plan above.

Woodland B: The woodland area is located between Chesterfield Airport Rd and the Winter Bros. Material Co. This woodlands dominant canopy is made up of Elm. The understorey is made up of Walnut, Boxelder, and Silver Maple. The size ranges from 4'-12" primarily. There are some larger trees but they do not meet the criteria to be classified as Monarch Trees. The overall quality is low and approximately 5% of the stand has died.

Woodland C: The woodland area is located along the ROW of I-64/Hwy 40. This woodlands is made up of Boxelder and Elm that have volunteered. The size varies from 3'-12" with 5'-8" being the dominate size. The overall quality of the trees is low due to the fact that grape vines have grown up into the canopies of the majority of these trees.

There is flood zone "X" on this parcel per FEMA map # 20180C0145 K

WOODLAND A = 2.11 Ac. (92,085 sq. ft.)
WOODLAND B = 0.12 Ac. (5,118 sq. ft.)
WOODLAND C = 0.79 Ac. (34,651 sq. ft.)
INDIVIDUAL TREES = 0.48 Ac. (20,712 sq. ft.)

Total Existing Canopy 3.5 Ac (152,526 sq. ft.)

No state champion or rare trees were found on the site.

Tree Stand Delineation Plan Prepared
by Douglas A. DeLong
Certified Arborist MW-4826A

Douglas A. DeLong
Base Map Provided by: Stock & Associates

Revisions:

Date	Description	No.
04/19/18	Updated	1

Drawn: BD
Checked: DD

DeLong
andscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO 63117
(314) 346-4856
delong.la@gmail.com
 Missouri State Certificate of Arboristry #201800145

Sheet Title: **Tree Stand Delineation**
Sheet No: **TSD-1**
Date: 05/15/2017
Job #: 176.001

Chesterfield Ice and Sports Complex
ORD. 2974, Zoned: PC
Chesterfield Hockey Association, Chesterfield, MO

Douglas A. DeLong, Landscape Architect LA-81
Consultants:

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

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

Date: August 06, 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, fiber cement siding, and asphalt shingles. 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.

Updated elevations have been included for review based on the meeting referenced in the motion by the Planning and Public Works Committee.

Attached, please find the Planning and Public Works packet and the updated elevations submitted after the Planning and Public Works Committee meeting.



Figure 1: Subject Site Aerial

III.E

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Mike Knight, Planner *MK*

Date: July 19, 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, fiber cement siding, and asphalt shingles. 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 Summit-Topgolf subdivision is made up of 3 lots (A, B, and C). Lot A is the subject site for Residence Inn, Lot B is directly to the east in which the Topgolf facility is currently under construction, and Lot C is undeveloped.

The project was reviewed by the Architectural Review Board on May 10, 2018. A motion was made to forward the Site Development Section Plan to the Planning Commission with a recommendation for approval 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.

Since Planning Commission the applicant has supplied alternate elevations and renderings for review.

Attached to this report please find a copy of the Planning Commission Staff Report, Site Development Section Plan, Landscape Plan, Lighting Plan, the Architect's Statement of Design, the original Architectural Elevations and Renderings, and the alternate Architectural Elevations and Renderings.

Attachments: Planning Commission Staff Report
Site Development Section Plan
Landscape Plan
Lighting Plan
Architect's Statement of Design
Original Architectural Elevations and Rendering
Alternate Elevations and Rendering



Figure 1: Subject Site Aerial



VII. D

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: July 9, 2018

From: Mike Knight, Planner *mk*

Location: A 3.7 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing.

Description: **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.

PROPOSAL SUMMARY

This request is to allow for development of a new hotel within the Summit-Topgolf subdivision. The hotel is 4 stories in height, accommodates 128 guest rooms and has an indoor pool. The materials range from manufactured stone veneer, fiber cement siding, and asphalt shingles. 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 Summit-Topgolf subdivision is made up of 3 lots (A, B, and C). Lot A is the subject site for Residence Inn, Lot B is directly to the east in which the Topgolf facility is currently under construction, and Lot C is undeveloped and of similar size as Lot A. The project was reviewed by the Architectural Review Board on May 10, 2018. A motion was made to forward the Site Development Section Plan to the Planning Commission with a recommendation for approval by a vote of 5-0 with the following conditions: The white siding be substituted for the 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.

HISTORY OF SUBJECT SITE

In January of 2017, the City Council approved Ordinance 2932 which consolidated two Planned Commercial districts (the Hardees Iceplex and Valley Gates Subdivision) into one new 22.2 acre Planned Commercial district. The portion of the site from the Hardees Iceplex is approximately 14.5 acres and was governed by Ordinance 1564 until Ordinance 2932. The portion of the site from the

Valley Gates subdivision is approximately 7.7 acres and was vacant until the City approved a change of zoning from an “NU” Non-Urban designation to a “PC” Planned Commercial designation in 2005. In June of 2018, Ordinance 2932 was amended by the current governing Ordinance 3012 in which the total building floor area for the entire Summit-Topgolf development was increased from 150,000 to 200,000 square feet. The subject site for this submittal is governed under City of Chesterfield Ordinance 3012.



Figure 1: Aerial Site Photo

SURROUNDING LAND USES

The land use and zoning for the properties surrounding this parcel are as follows

North

The Monarch Chesterfield Levee is located directly to the north with Flood Plain Non-Urban zoned property, currently being used for the stockpiling of dirt

South

The subject site is bordered by North Outer 40 and Interstate 64 to the south. The Kemp Auto Museum is the nearest subdivision.

East

The property to the east is zoned a combination of Agriculture and Non-Urban, currently being used for agricultural operations including a plant nursery.

West

The property to the west is the Chesterfield Outlets and is currently zoned Planned Commercial.

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield and is within the Mixed Commercial Use land use designation per the City's Comprehensive Land Use Plan. The Comprehensive Plan designates the permitted land uses under Mixed Commercial Use as Retail, Low-Density Office, and Limited Office/Warehouse Facilities.

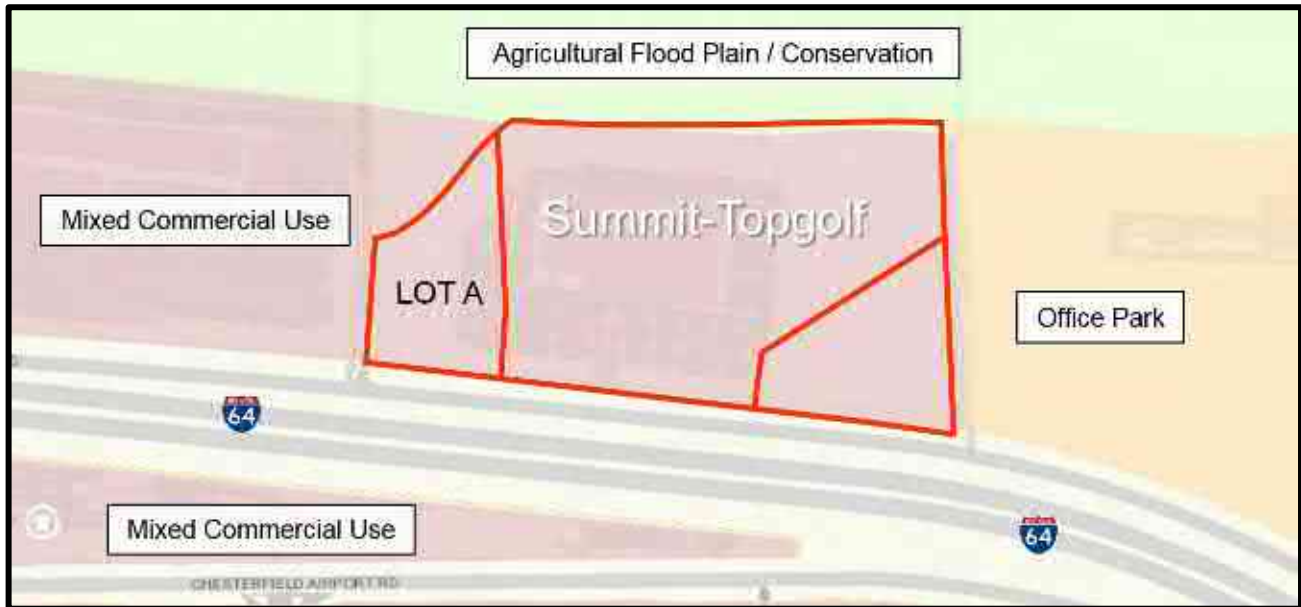


Figure 2: Comprehensive Land Use Plan

Chesterfield Valley Design Policies: The City of Chesterfield's Comprehensive Plan has a specific Chesterfield Valley Policies Element. The policies include commercial development with particular concern over the image presented by development along I-64. There are six specific policies of which four are applicable to the design of this project. Staff outlines the applicable policies below and how the Site Development Section Plan relates to those policies.

Policy 1: Facades of Buildings along I-64 and Arterial Roadways – Care should be taken to make sure that any portion of a building is equally uniform in materials and attractiveness as the primary facade. The intent is to avoid projects having their view from I-64/US 40 appear to be the rear or side of a development.

The hotel is positioned that the front of the hotel faces west located north of I-64. The primary view of the hotel would be from the south, east, and west as one would see the building driving east to west/ west to east along I-64.

Policy 2: Lighting of Buildings along I-64/US 40 - The facades of buildings facing I-64 should be lighted to provide an attractive image at night for individuals traveling along I-64.

The lighting currently submitted is utilitarian in nature. Lights that are not fully shielded flat lensed fixtures that enhance the architecture will require separate approval from Planning Commission and are discussed later in the report.

Policy 3: Automobile Parking for Buildings along I-64 - Parking should be primarily located to the side or rear of any building façade facing I-64/US 40 or along North Outer 40.

Parking shown on the SDSP is primarily shown to the side and rear of the building.

Policy 4: Pedestrian Circulation - In order to promote pedestrian movement, each development is required to address pedestrian circulation within and between all developments. This pedestrian system shall be designed in an overall safe, clearly understood plan meeting ADA (American Disabilities Act) requirements.

The SDSP contains pedestrian infrastructure that both circumnavigates the hotel itself but also connects to both the eastern and western parcels.

STAFF ANALYSIS

Site Relationships

The subject site is located north of North Outer 40 Road and east of Boone's Crossing in what is classified as the Chesterfield Valley Area within the City's Comprehensive Land Use Plan. Given that North Outer 40 Road is a minor arterial and given the site's close proximity to I-64, the south, east, and west façades are highly visible. The site is also visible from the north from the Monarch Chesterfield Levee Trail. Currently the Topgolf facility is under construction directly to the east and the Chesterfield Outlet Mall is to the west.

The Color Site Plan, Figure 3, clearly depicts the building, sport court, parking area, and green space. The large green area to the south counts as open space on the plan, but it should be noted that this area contains a roughly 50' wide rip-rap conveyance channel as part of the Chesterfield Valley Master Stormwater Plan.

Circulation and Access

Vehicle circulation can be seen throughout the site with two access points on the east



Figure 3: Color Site Plan

and west. There is an area for drop off near the front entrance and a cul-de-sac at the northern edge of the site to circulate the vehicles back to the front. As previously mentioned, pedestrian circulation is limited between adjacent sites. The UDC also references bicycle circulation. There is no bicycle parking shown within this site. A parking modification was provided and approved by the Director of Planning and Development Services in accordance with the UDC in which the required parking for the site would be reduced from 154 spaces to 130 spaces and the loading space requirement was also removed. A parking study justifying this request was completed and submitted to the City with the plan by the applicant.

Topography

The site is relatively flat with a couple of feet of grade change. A considerable amount of fill will be brought in to raise the elevation, but the site will remain overall flat. The existing topography slopes from the north to the south. As previously mentioned, there is a large drainage channel along the southern edge of the site. The Finish Floor elevation of the building is 462.25'. For reference, the finish floor elevation for the neighboring Top Golf is at 462' and the closest Chesterfield Outlet building is 468'. There are no retaining walls required or planned for this development.

Architectural Elevations

This request is to allow for development of a 4 story 128 guest room hotel including an indoor pool and outdoor sport court. The hotel is 86,199 square feet and the sport court is 1,044 square feet with a total square footage of 87,243 square feet. The total site area for Lot A is 159,929 square feet. This produces a Floor to Area ratio for Lot A at 0.55.

Scale

The 4 story structure will have a roof apex height approximately 56' above finish floor. The building is L-shaped with the longest part of the L running north and south. The entry/check in area is contained within a one-story "gatehouse" that is attached to the main four story building. The Topgolf facility directly to the east is 3 stories in height and the rear of the building opens into an expansive outfield with poles and netting that reach 170 feet in height, as permitted in ordinance 3012. The Chesterfield Outlets are all one story in height but reach façade heights up to 40'. The human scale for the Residence Inn site is achieved at the public entrance areas of the building where guests interact with the building, the "gatehouse" is present, as well as additional plantings.

Design

The hotel schematic concept is primarily expressed through horizontal features. This can be seen by the horizontal window banks which serve the hotel's guestrooms and this theme extends down to the entry canopy which is an elongated flag roof canopy with partial openings in the roof that allow light to filter into the gathering spaces outside. The roof consists of asphalt shingles and generally angles downward from a single apex similar to a residential structure. The building materiality will be expressed in the use of native finishes. The use of stone and fiber cement panels are used in which the architect references is an extension of the landscape. The sport court has two basketball hoops, a green floor, and is screened on all four sides with a mesh material. An LED light on a pole will shine onto the sport court. Figures 4-7 on the next page depict each elevation.



Figure 4: South Elevation



Figure 5: West Elevation



Figure 6: East Elevation



Figure 7: North Elevation

Landscape Design and Screening

A Landscape Plan has been submitted and reviewed by staff. There are street trees and parking area trees provided which are required by code. The street trees are canopy-shade trees with the common names European Hornbeam and Sawtooth Oak. The parking trees are predominately Armstrong Maple, Green Vase Zelkova, and American Hornbeam. Foundational plantings have been provided at the base of the building to ground where most guest foot traffic will be concentrated. The entryways receive an increase in these foundation plantings. Mechanical units will be located on the one-story roof area of the building. The mechanical units will be screened by parapet roofs. There is a dumpster located to the north of the cul-de-sac. The screening is 8' tall and made of manufactured stone with a steel double swing gate. A row of hedges along the southern boundary line provides screening from vehicular lights shining off I-64 as part of the 30' landscape buffer.

Lighting

Lighting consists of utilitarian and decorative lighting. The development will utilize several different lighting strategies. For the site lighting, 20' high pole mounted, metal halide fixtures with full cut features are used. This is for general light levels in the parking and other site spaces. At the building, the entry has a higher amount of general lighting and decorative lighting to ensure safe passage into the building. Certain features, such as a sitting area, also have decorative task lighting. The building itself has "gatehouse" lights that provide a decorative point light to draw attention to guests. One light is situated in the upper center roof soffit in an area and the other is right above the main entry door. Lights that are not fully shielded flat lensed fixtures that enhance the architecture (decorative) will require approval from Planning Commission. Lighting placement throughout the site can be seen in Figure 9, and the three fixtures that require separate approval can be seen in Figure 10.



Figure 9: Lighting

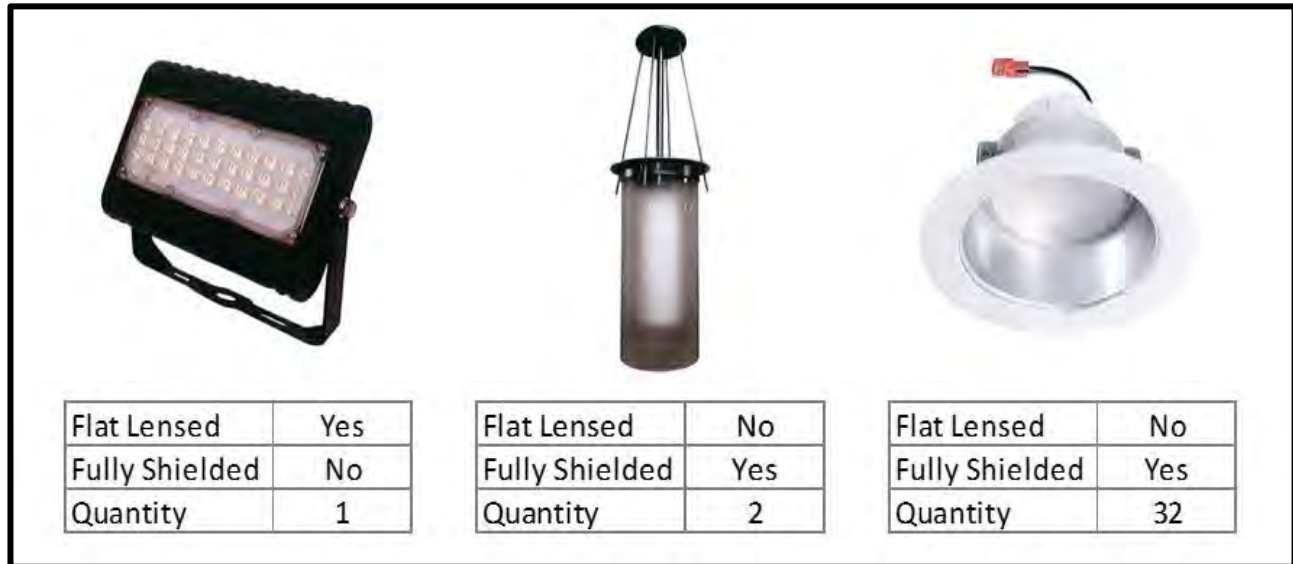


Figure 10: Lighting for Approval

STAFF RECOMMENDATION

Staff has reviewed the Site Development Section Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval on the proposed development of Residence Inn (16875 North Outer 40 Road).

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Residence Inn (16875 North Outer 40 Road).
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Residence Inn (16875 North Outer 40 Road) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Site Development Section Plan
Landscape Plan
Lighting Plan
Architect's Statement of Design
Architectural Elevations
Architectural Rendering

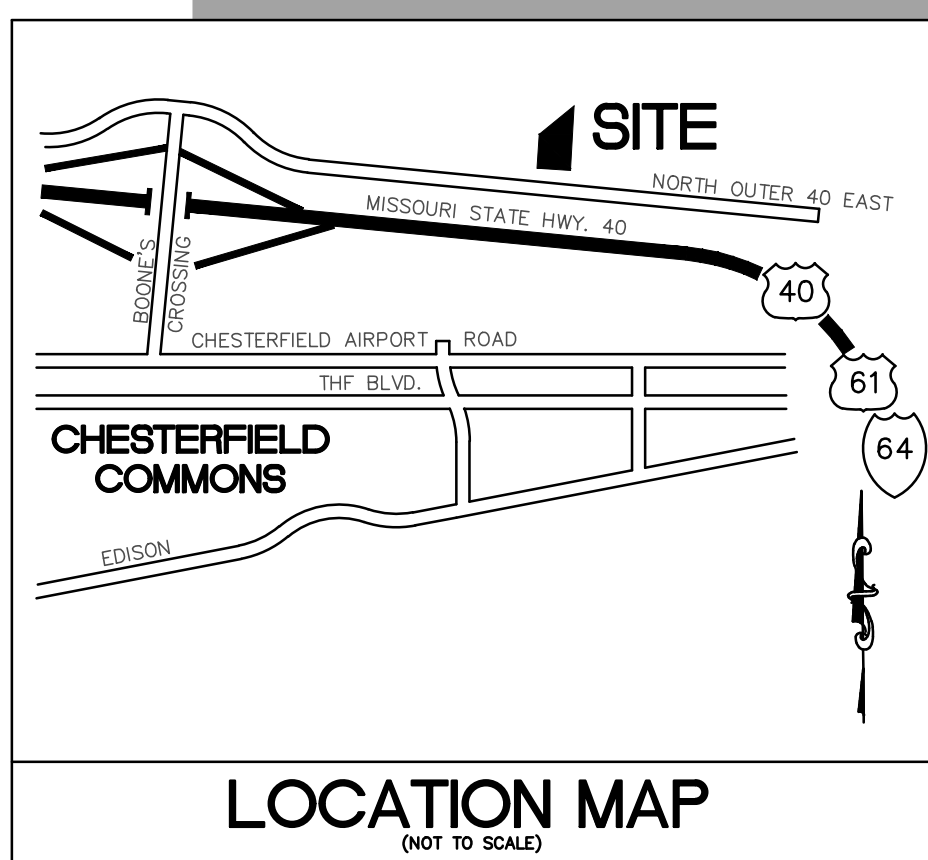
SITE DEVELOPMENT SECTION PLAN

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



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: 177510041
WUNNERNBERG'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: 29189CO165K, 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

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 (present zoning) of the City of Chesterfield (applicable subsection)

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 } SS.
COUNTY OF ST. LOUIS }

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

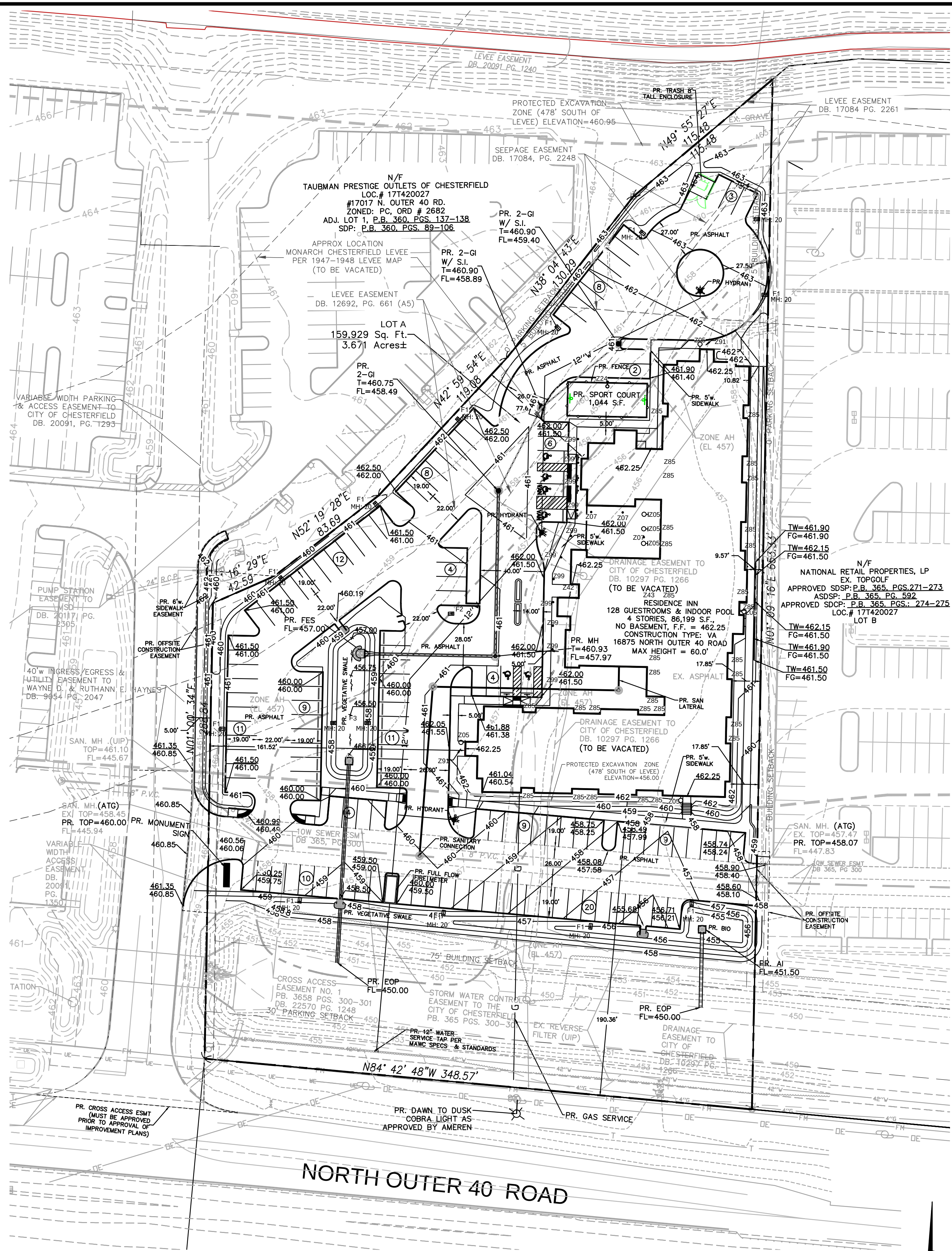
Print Name

My commission expires: _____

By: _____
Justin Wyse, Director of Planning and Development Services

By: _____
Vickie Hass, City Clerk

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.



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-D

DANIEL EHLMANN, MISSOURI P.L.S. NO. 2215

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



(IN FEET)
1 inch = 40 ft.

FIRM 29189CO165K

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. 29189CO165K, 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:

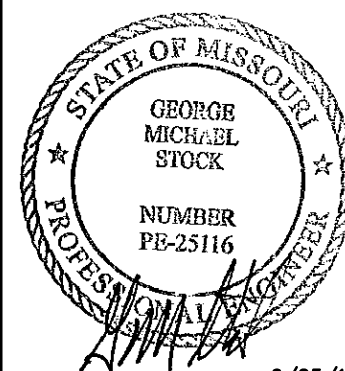
PLAZA INN, LLC
ATTENTION: MR. JAY KOSHIYA
1645 SWIFT AVE
NORTH KANSAS CITY, MO 64116

PREPARED BY:

SITE DEVELOPMENT SECTION PLAN FOR:

RESIDENCE INN

LOT A
CITY OF CHESTERFIELD, MISSOURI 63005



6/25/18
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

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 |

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. #

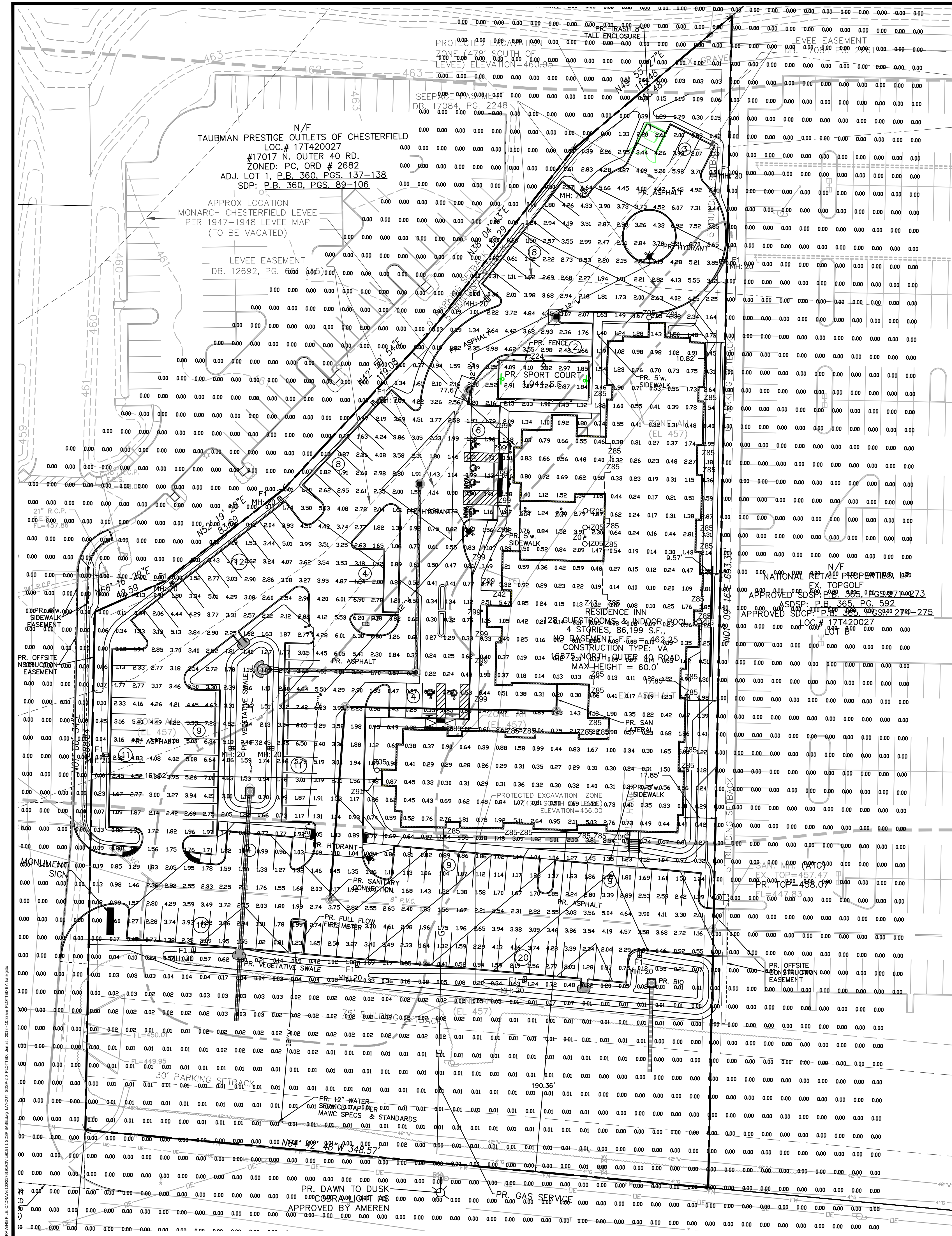
M.D.N.R. #

SHEET TITLE:

SITE DEVELOPMENT SECTION PLAN

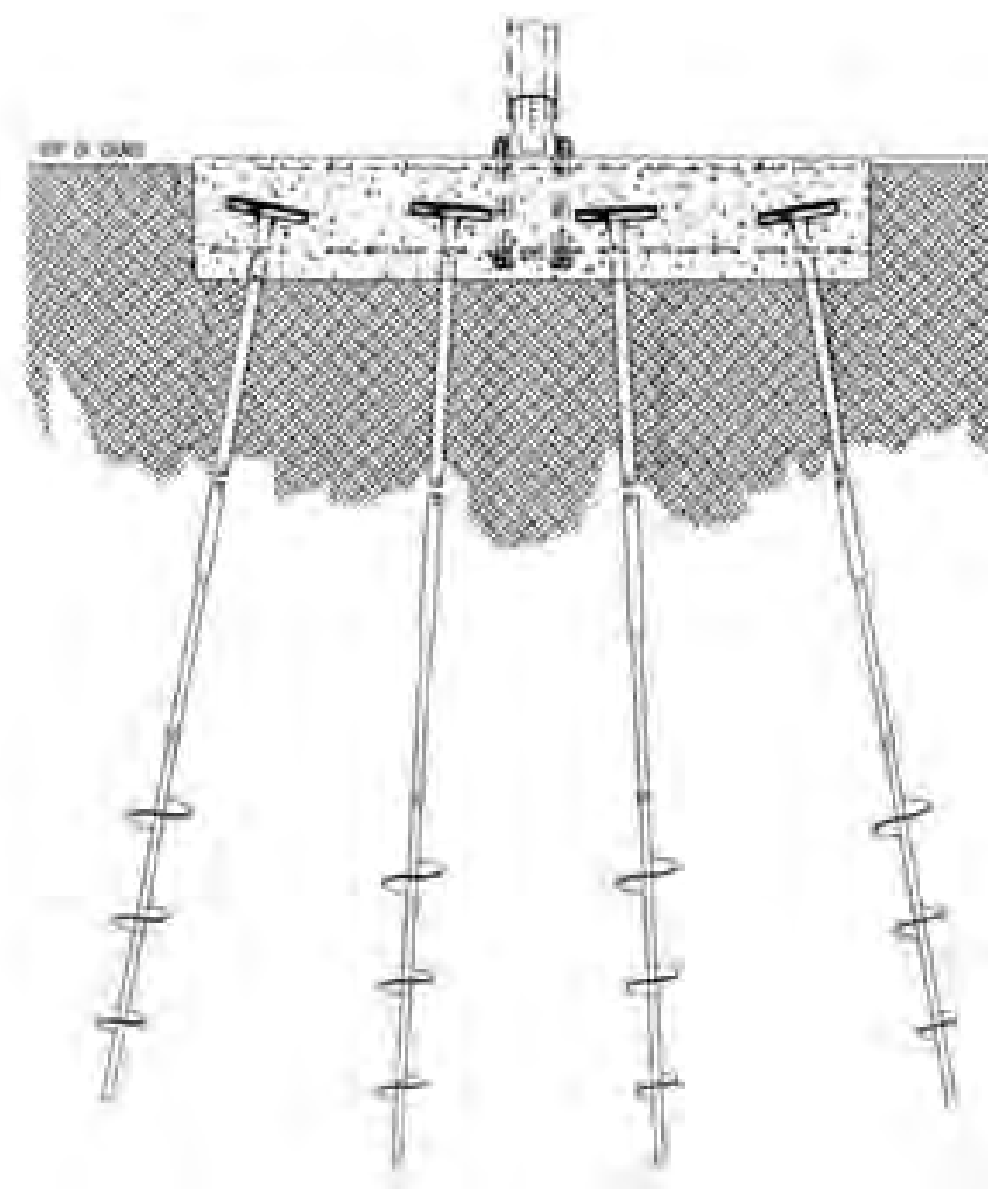
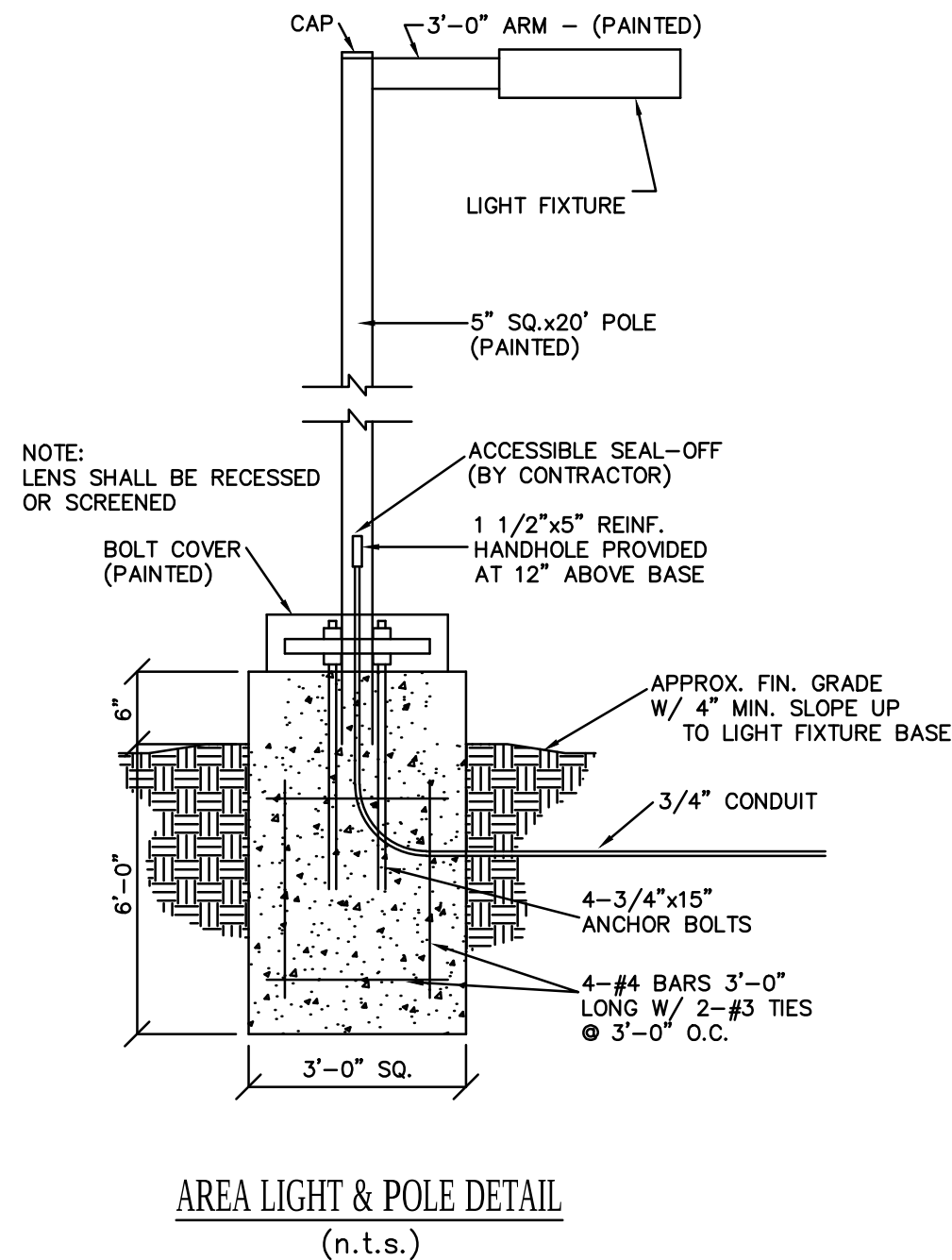
SHEET NO.:

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



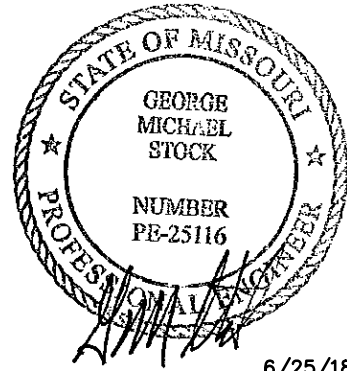
NOTE:
PARKING LIGHTING WILL NOT BE LOWER THAN 10 FEET ABOVE GRADE AND MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED 20 FEET.

PREPARED BY:

SITE DEVELOPMENT SECTION PLAN FOR:

RESIDENCE INN

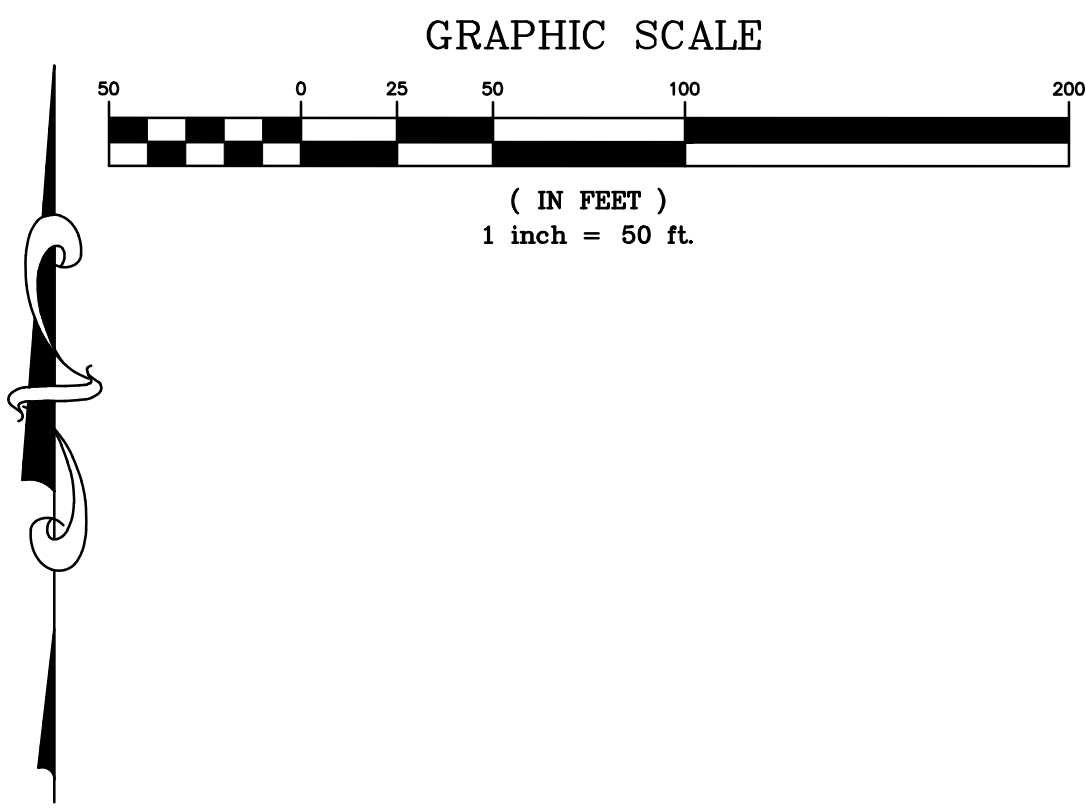
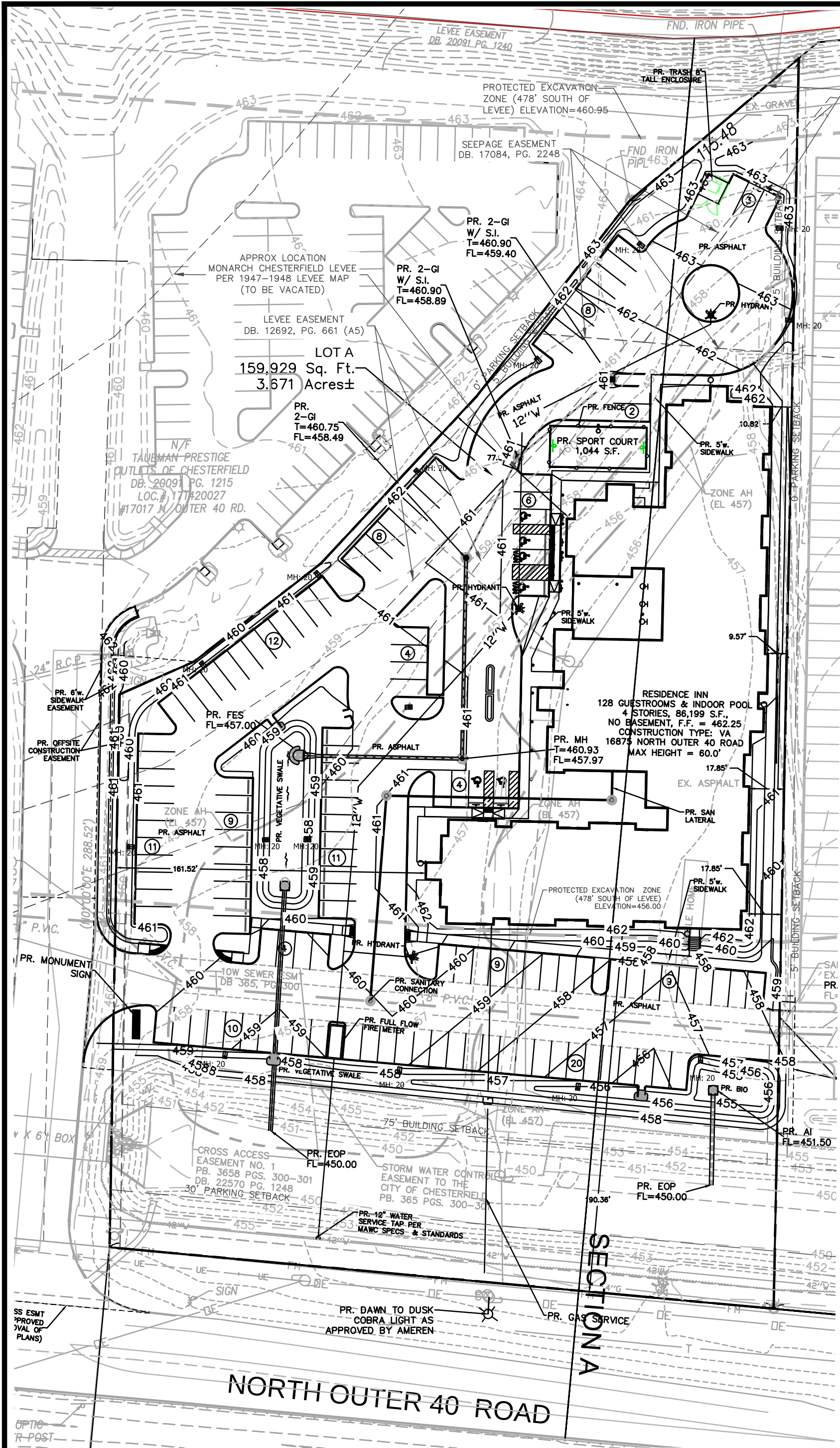
LOT A
CITY OF CHESTERFIELD, MISSOURI 63005



6/25/18
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

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

DRAWN BY:	CHECKED BY:
K.S.G.	G.M.S.
DATE:	JOB NO:
01/09/2018	217-6191.1
W.S.D. P.#	BASE MAP #
171	
S.L.C. H&T #	H&T S.U.P. #
-	-
M.D.N.R. #	
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 entrance practice for soccer, tennis, baseball and basketball 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:
Frame kit, net, rebounder, ball, shot, bottom apron, 15 adjustment straps, 35 tension bolts, while the maintenance kit is also available in 10/10 and 10/20.

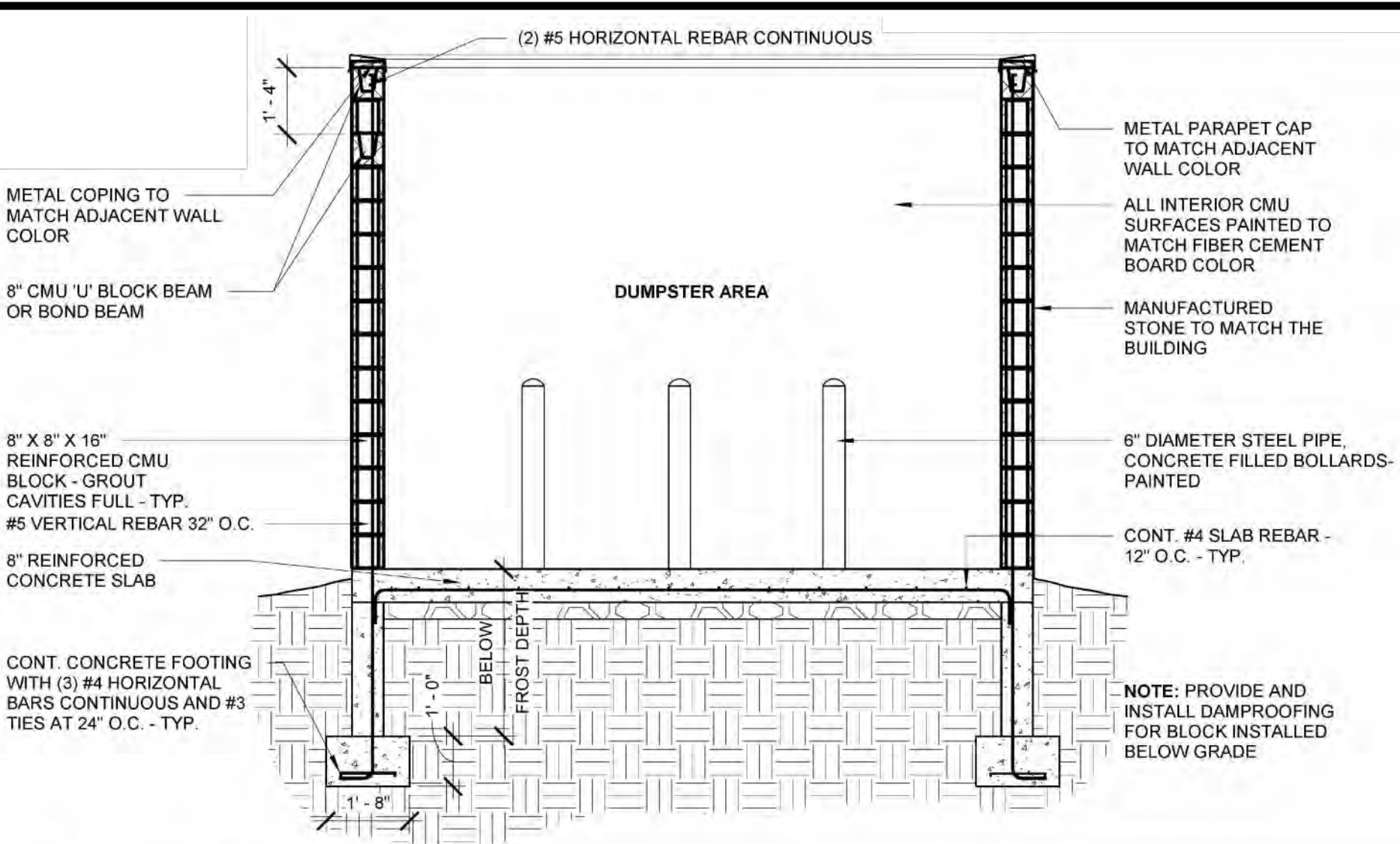
SPORTCOURT.COM
800-421-8112

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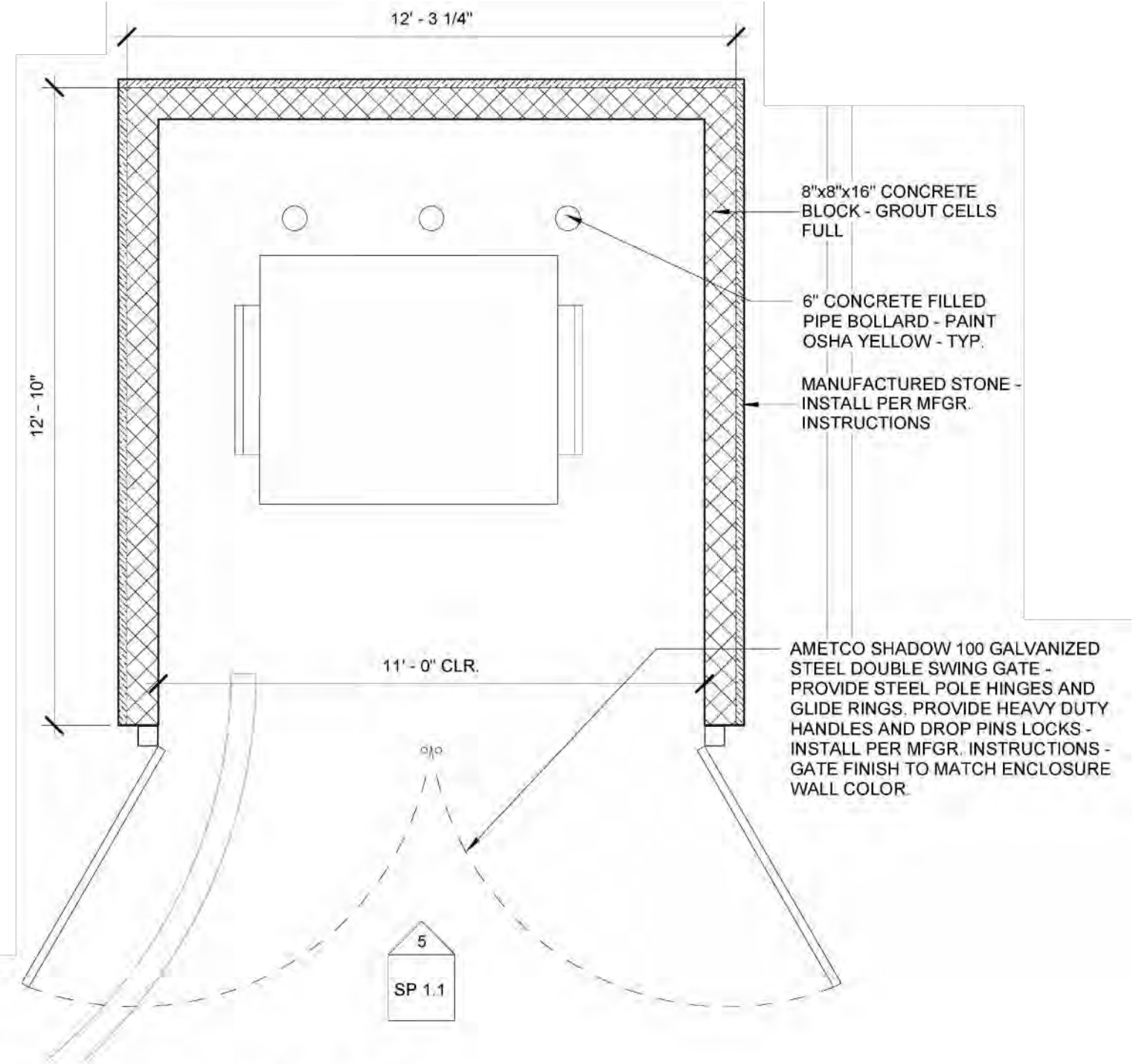


SPORT COURT FENCE DETAIL
(N.T.S.)

NOTE:
SPORT COURT MATERIALS:
1. POWDER COATED STEEL POLES
2. 10' UV-PROTECTED MESH NET

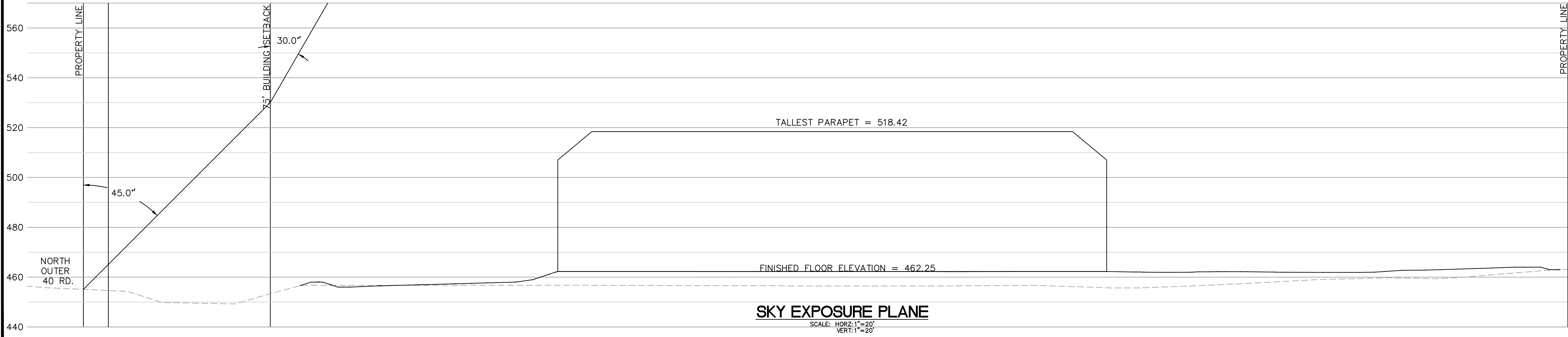


6 DUMPSTER ENCLOSURE SECTION
SCALE: 3/8" = 1'-0"



4 DUMPSTER ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"

SECTION A PROFILE



PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT SECTION PLAN FOR:

RESIDENCE INN

LOT A
CITY OF CHESTERFIELD, MISSOURI 63005

6/25/18

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

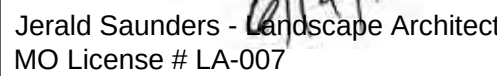
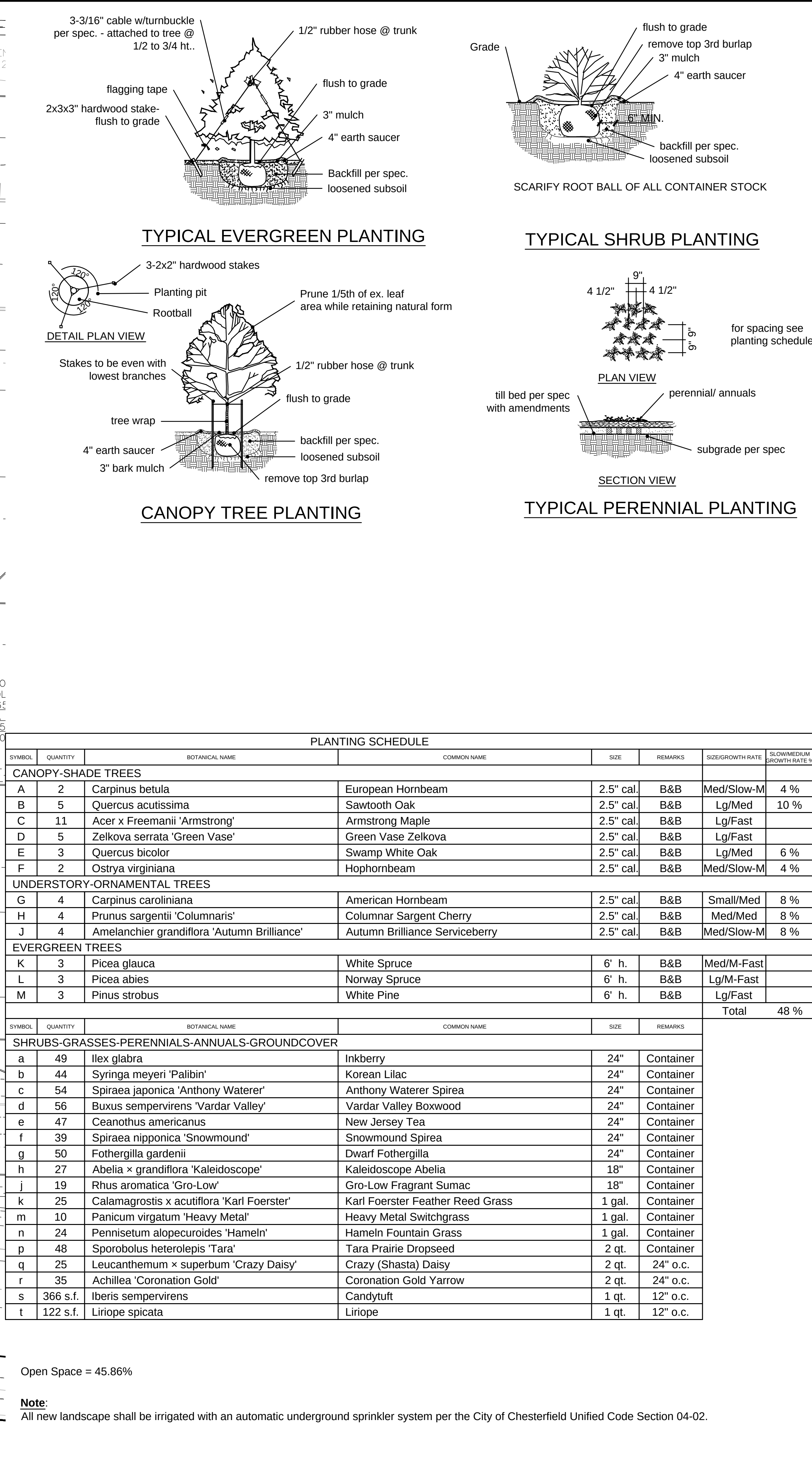
REVISIONS:

1.	3/19/18	CITY COMMENTS
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DRAWN BY:	CHECKED BY:
K.S.G.	G.M.S.
DATE:	JOB NO:
01/09/2018	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



ts

Residence Inn

Lot A, City of Chesterfield, Missouri 63005

Revisions:		
Date	Description	No.
2/27/18	City Comments	1
4/17/18	City Comments	2
5/3/18	Plan Changes	3
6/14/18	City Comments	4

Drawn:
Checked:

loomisAssociates

Loomis Associates Inc.

Sheet Title:	Landscape Plan
-----------------	-------------------

She
No:

L-1

Date:	1/12/18
Job #:	813.063



chasen b. garrett

ARCHITECTS, PLLC

4/20/2018

Architect's Statement of Design – Residence Inn – 16875 North Outer 40 Road – Chesterfield, Missouri

General Requirements for Site Design:

Site Relationship

The new hotel development will be addressed to 16875 North Outer 40 Road. The site is situated between two established commercial developments on the east and west. It is bordered on the south by North Outer 40 Road. This building will have prominent views from each of its four elevations. For this reason, all four elevations have been considered as primary and have received treatment addressing them as such. However, due to the need to direct hotel guests to the main entry and lobby, the western view and elevation has received special attention to draw guests to that main entry.

Circulation System and Access

The site will have one main entry point on the west and will have secondary entry point via the adjacent site. The location of the building on the site required a large circle drive to the north and a connection point to the adjacent site on the southeast. Through these two points there are double loaded corridors and wide drives.

Pedestrian circulation is provided by means of a sidewalk system built to city standards. This sidewalk system is provided on the street sides of the building as well as internal walks that connect the building with parking areas and the street walks.

Topography

The existing topography slopes from north to south. On the southern end of the property is a large drainage channel. The site slowly slopes towards this drainage channel. On the building there will be steeper grades.

Retaining Walls

No retaining wall are required or planned for this development.

General Requirements for Building Design:

Scale

This building will be a 4-story structure with a roof apex height approximately 56' above finish floor. The building is L-shaped with the longest part of the L running north and south. The entry/check in area is contained within a one-story "gatehouse" that is attached to the main four-story building. The building is taller than several of the buildings in the area. However, this helps to reduce site impermeability by raising the building vertically instead of spreading the building out over a large ground floor footprint. This height and shape configuration is also necessary for the typology of a hotel and residential building where each sleeping area requires a window and natural light.

The scale and composition of design elements have been set as they are in order to achieve a balanced façade and proportion. The human scale is achieved at the public entrance areas of the building where guests interact with the building.

405 Garrison Ave. Ste. 103 • Fort Smith, AR 72901

Phone: 479-652-0175 • Fax: 479-434-5004 • www.cbgarhitects.com

Design

The hotel employs schematic massing concepts reminiscent of the Prairie Style in its overall horizontality of the two primary elevations. This horizontal is further accentuated by the horizontal window banks which serve the hotel's guestrooms. This horizontal theme extends down to the entry canopy which is an elongated flag roof canopy with partial openings in the roof that allow light to filter into the gathering spaces outside.

The roof lines are of slight pitch and slope low to allow the building to rise from the site but yet harmonize with the surrounding landscape as the building's roof lines and the earth horizon complement each other. Additionally, the roof massing is thickened to evoke the Prairie style.

The building materiality will be expressed in the use of native finishes. The use of stone and fiber cement panels are common with the Prairie Style and help the building to appear as an extension of the landscape.

Materials and Colors

The building will use a combination of cement fiber board siding and manufactured stone. The colors of which are indicated in the schedule below. Samples will be submitted separate from this document.

EXTERIOR MATERIAL FINISH SCHEDULE				
ITEM	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION
#1	MANUFACTURED STONE	ROOFTOP SKYLIGHTS	ANDER	ALUMINUM FRAME - FIBER FINISHED WHITE
#2	REPAINT SHINGLES	ROOFTOP SKYLIGHTS	ANDER	UNPAINTED - WEATHERED WOOD
#3	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	ANDER	COUPLED STANDING SEAM METAL ROOFING - DARK GREY COLOR
#4	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDEE SIDING TRIM - PAINTED TO MATCH SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#5	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDEE SIDING TRIM - PAINTED TO MATCH SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#6	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDEE SIDING TRIM - PAINTED TO MATCH SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#7	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDEE SIDING TRIM - PAINTED TO MATCH SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#8	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE PLANK LAP SIDING 4" EXPOSURE - SELECT CEDARWALL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#9	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE SIDING - SMOOTH - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#10	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE PLANK LAP SIDING 4" EXPOSURE - SELECT CEDARWALL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#11	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE PLANK LAP SIDING 4" EXPOSURE - SELECT CEDARWALL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#12	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE PLANK LAP SIDING 4" EXPOSURE - SELECT CEDARWALL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#13	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE PLANK LAP SIDING 4" EXPOSURE - SELECT CEDARWALL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#14	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE PLANK LAP SIDING 4" EXPOSURE - SELECT CEDARWALL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#15	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE PLANK LAP SIDING 4" EXPOSURE - SELECT CEDARWALL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#16	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE PLANK LAP SIDING 4" EXPOSURE - SELECT CEDARWALL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#17	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE PLANK LAP SIDING 4" EXPOSURE - SELECT CEDARWALL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#18	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE PLANK LAP SIDING 4" EXPOSURE - SELECT CEDARWALL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#19	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE PLANK LAP SIDING 4" EXPOSURE - SELECT CEDARWALL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#20	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDEE PLANK LAP SIDING 4" EXPOSURE - SELECT CEDARWALL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW 3449
#21	MANUFACTURED STONE VENEER	REFER TO DRAWINGS	BLD BORDO	STACKED STONE "NAVY BLUE"

Landscape Design and Screening

A complete landscape design has been completed and submitted with this document. This landscape design has been completed per city standards and includes several techniques to achieve the overall strategy. First, street perimeter tree plantings have been provided to as well as the interior parking area trees. Furthermore, foundational plantings have been provided at the base of the building to ground the building and provide flora where most guest foot traffic will be concentrated. The entryways receive an increase in these foundation plantings to accentuate the entries for guest courtesies. Mechanical units will be located on the one-story roof areas of the building. These mechanical units will be screened by parapets or roofs.

Lighting

The development will utilize several different lighting strategies. For the site lighting, 20' high pole mounted, 200w, Metal Halide fixtures with full cut features are used. This is for general light levels in the parking and other site spaces. At the building, the entry has a higher amount of general lighting and decorative lighting to ensure safe passage into the building. Certain features such as a sitting area also has decorative task lighting. The building itself has "gatehouse" lights that provide a decorative point light to draw the attention of guests. One light is situated in the upper center roof soffit in an area and the other is right above the main entry door.

Sincerely,

Chasen B. Garrett AIA, LEED, AP BD+C

405 Garrison Ave. Ste. 103 • Fort Smith, AR 72901

Phone: 479-652-0175 • Fax: 479-434-5004 • www.cbgarchitects.com



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

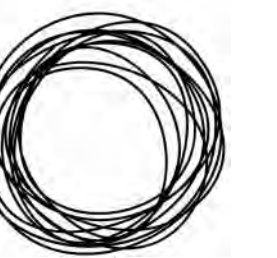
EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	PACCLAD	SNAP CLAD STANDING SEAM METAL ROOFING - GRAPHITE COLOR	
PT1	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HAMMERED SILVER" SW-2840	
PT2	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "PENNYWISE" SW-6349	
PT3	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "SMOKEY TOPAZ" SW-6117	
PT4	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S1	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW-2840	
S1a	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "HAMMERED SILVER" SW-2840	
S2	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "PENNYWISE" SW-6349	
S3	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "SMOKEY TOPAZ" SW-6117	
S4	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S5	FIBER CEMENT SIDING SOFFIT	ROOF SOFFITS	JAMES HARDIE	HARDIE SOFFIT PANELS - VENTED - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S6	FIBER CEMENT SIDING	GATEHOUSE	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "WHITE"	
ST1	MANUFACTURED STONE VENEER	REFER TO DRAWINGS	EL DORADO	STACKED STONE "NANTUCKET"	



1 WEST ELEVATION
SCALE: 1" = 10'-0"

PLAN STATUS		DATE
DESCRIPTION	ARB SUBMITTAL	02/26/2018
A#	ARB SUBMITTAL 2	04/18/2018
	ARB SUBMITTAL 3	06/08/2018

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: 04/18/2018
SHEET NUMBER:

A201



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

EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD
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PT1	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HAMMERED SILVER" SW-2840
PT2	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "PENNYWISE" SW-6349
PT3	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "SMOKEY TOPAZ" SW-6117
PT4	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "EXTRA WHITE" SW-7006
S1	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW-2840
S1a	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "HAMMERED SILVER" SW-2840
S2	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "PENNYWISE" SW-6349
S3	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "SMOKEY TOPAZ" SW-6117
S4	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006
S5	FIBER CEMENT SIDING SOFFIT	ROOF SOFFITS	JAMES HARDIE	HARDIESOFFIT PANELS - VENTED - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "WHITE"
S6	FIBER CEMENT SIDING	GATEHOUSE	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "WHITE"
ST1	MANUFACTURED STONE VENEER	REFER TO DRAWINGS	EL DORADO	STACKED STONE "NANTUCKET"



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

PLAN STATUS		DATE
DESCRIPTION	ARB SUBMITTAL	02/26/2018
ARB SUBMITTAL 2	04/18/2018	
ARB SUBMITTAL 3	06/08/2018	
ARB SUBMITTAL 4		
ARB SUBMITTAL 5		
ARB SUBMITTAL 6		
ARB SUBMITTAL 7		
ARB SUBMITTAL 8		
ARB SUBMITTAL 9		
ARB SUBMITTAL 10		

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

STATE OF MISSOURI

CHASE B. GARRETT

A-2014010812

ARCHITECT

CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE:
04/18/2018

SHEET NUMBER:
A202



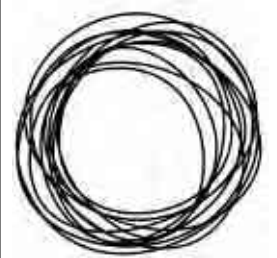
NORTHWEST RENDERING



SOUTHWEST RENDERING

[illegible]

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 RENDERINGS

04/18/2018

STATE OF MISSOURI
CHASEN B. GARRETT
ARCHITECT
MO# A-2014010812

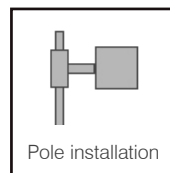
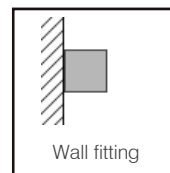
CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE:	04/18/2018
SHEET NUMBER:	

A203

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

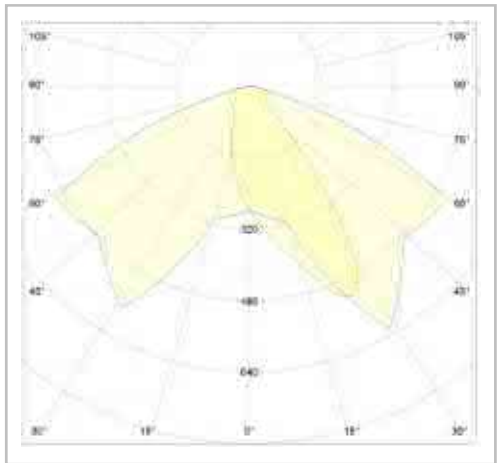
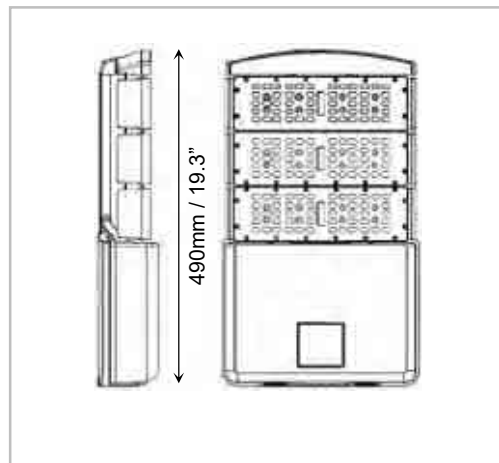
Ordering Example:

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



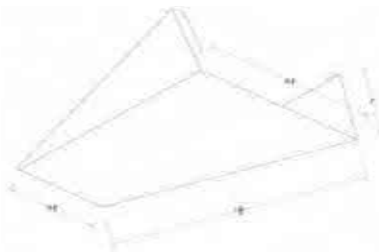
M2 = Slip Fitter



M3 = U-Bracket
Trunnion



M4 = Back Shield



Ordering Example:

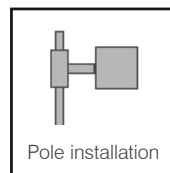
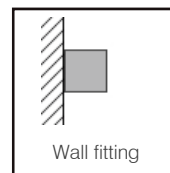
LI-PLYR298-W150-150-A-1-1-BR-M1

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

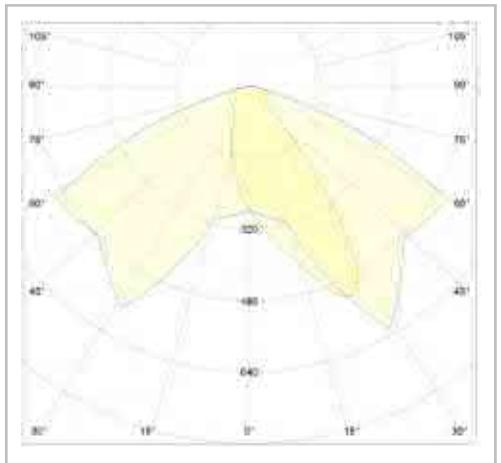
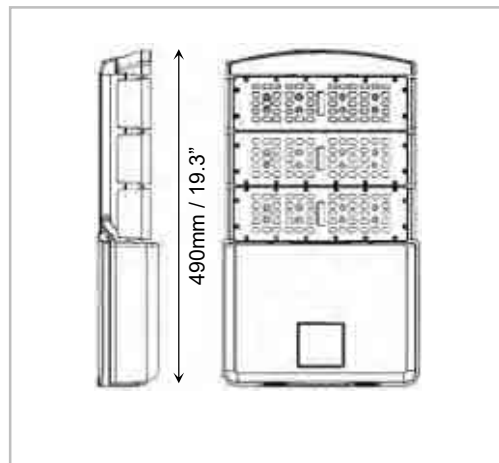
Ordering Example:

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.
- Power factor: $\geq 95\%$
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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



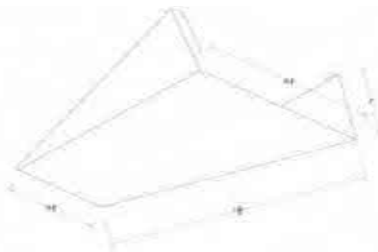
M2 = Slip Fitter



M3 = U-Bracket
Trunnion



M4 = Back Shield



Ordering Example:

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

Project name:

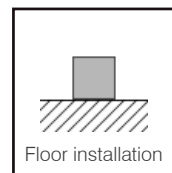
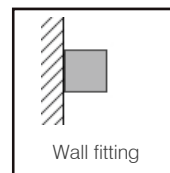
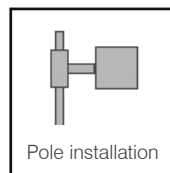


DESCRIPTION

ALVA series family of area lighting evenly illuminate 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

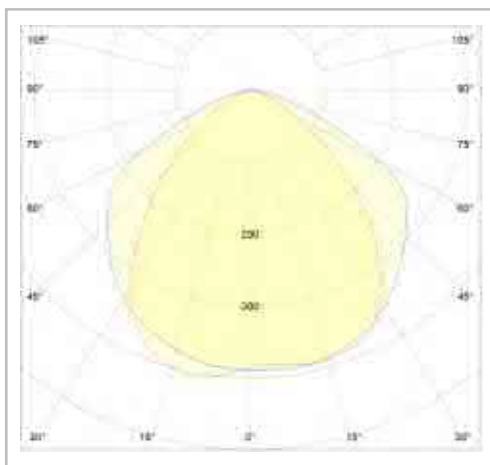
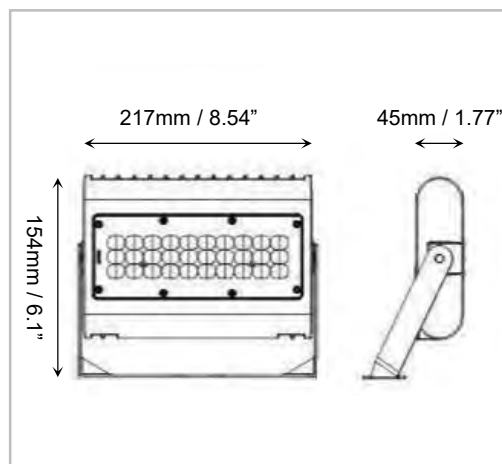
B = Type 3

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

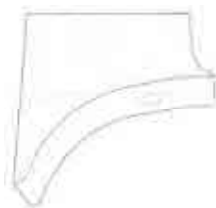


Project name:



FIXTURE ACCESSORIES

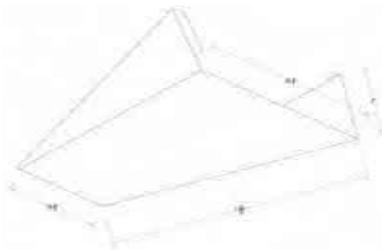
M1 = Straight Arm Mount



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.

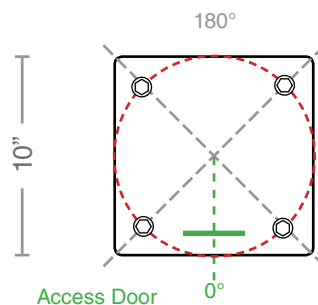
MATERIALS

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

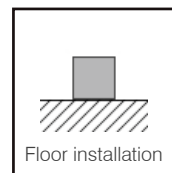
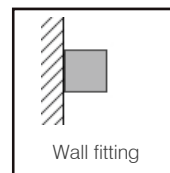
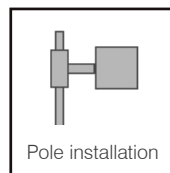
Light Source	LED
Lamp Included	Integrated
# of Bulbs/LED Modules	1
Delivered Lumens	850
Initial Lumens	1400
Max or Nominal Watt	17W
Dimming	Yes

DESCRIPTION

ALVA series family of area lighting evenly illuminate 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

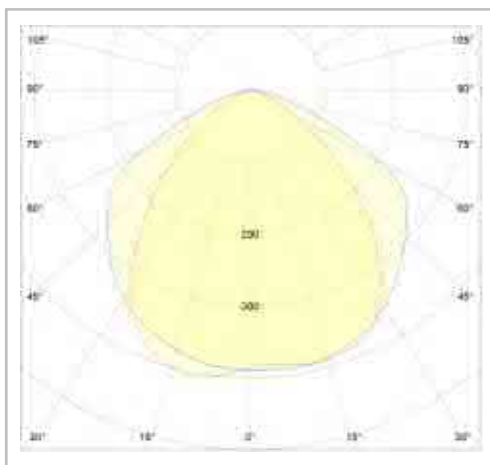
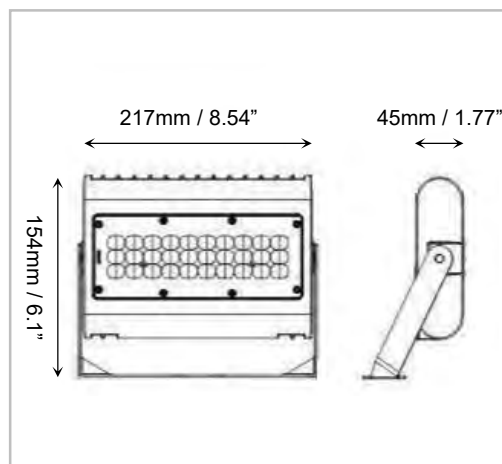
B = Type 3

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

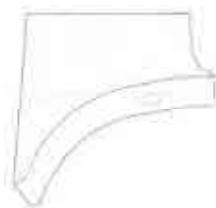


Project name:



FIXTURE ACCESSORIES

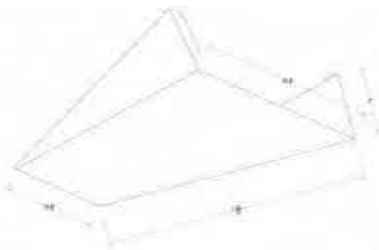
M1 = Straight Arm Mount



M2 = Slip Fitter



M3 = Back Shield



Ordering Example:

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

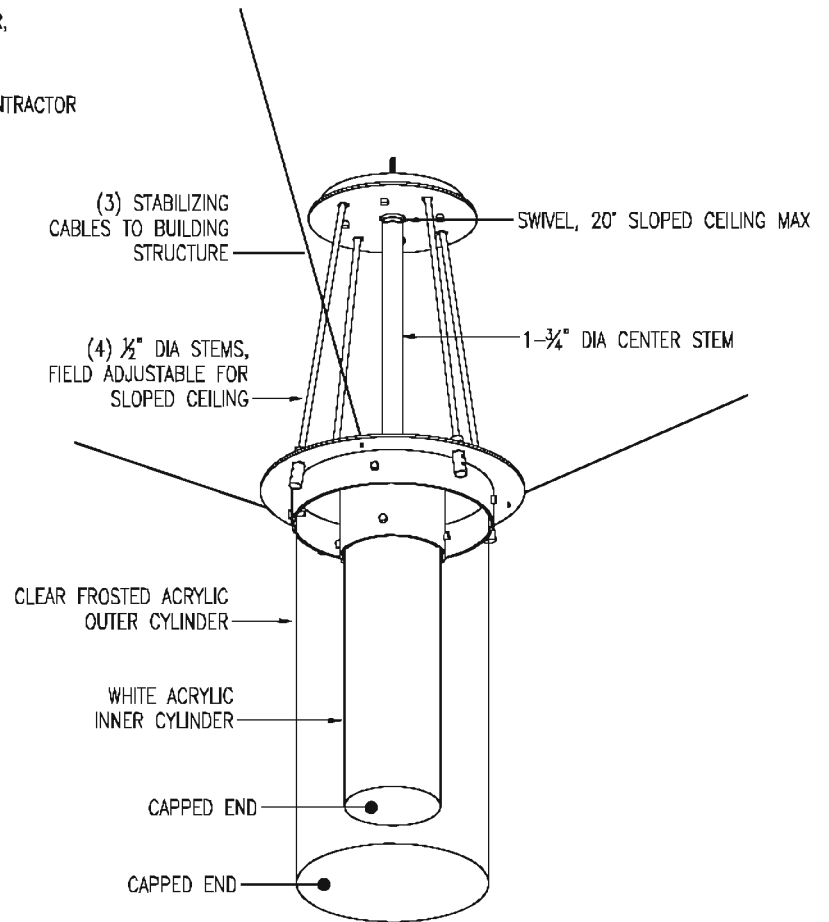
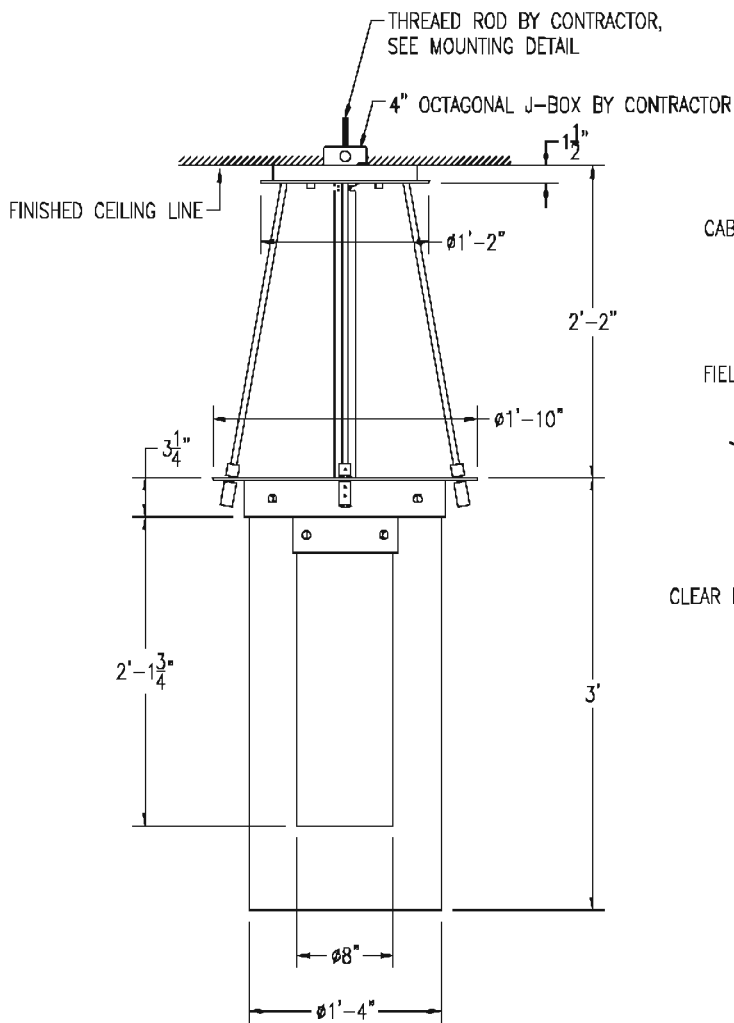
Project name:



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:

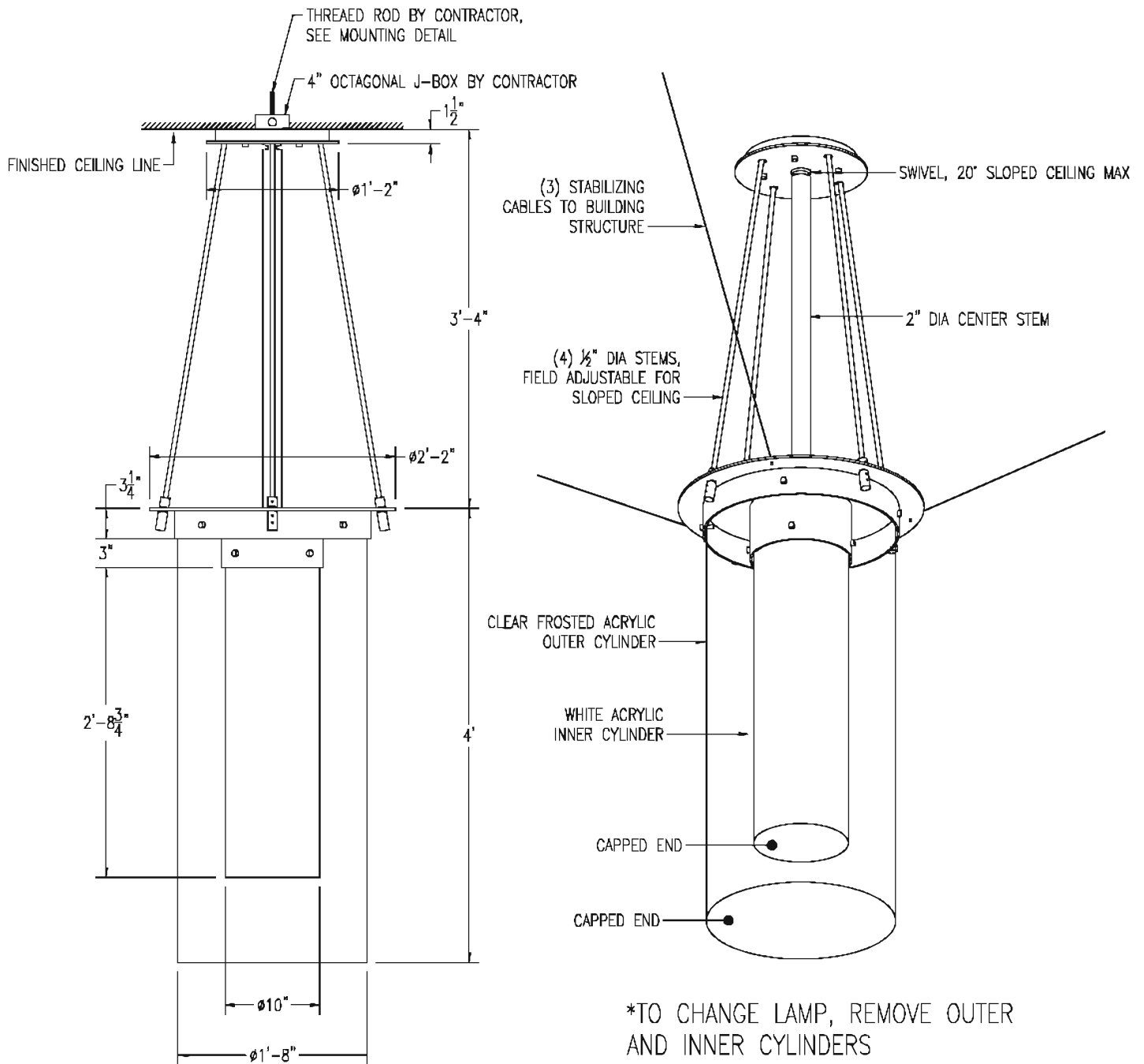
DATE: 11-14-11

APPROVAL:

REV: B 7-12-12

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:

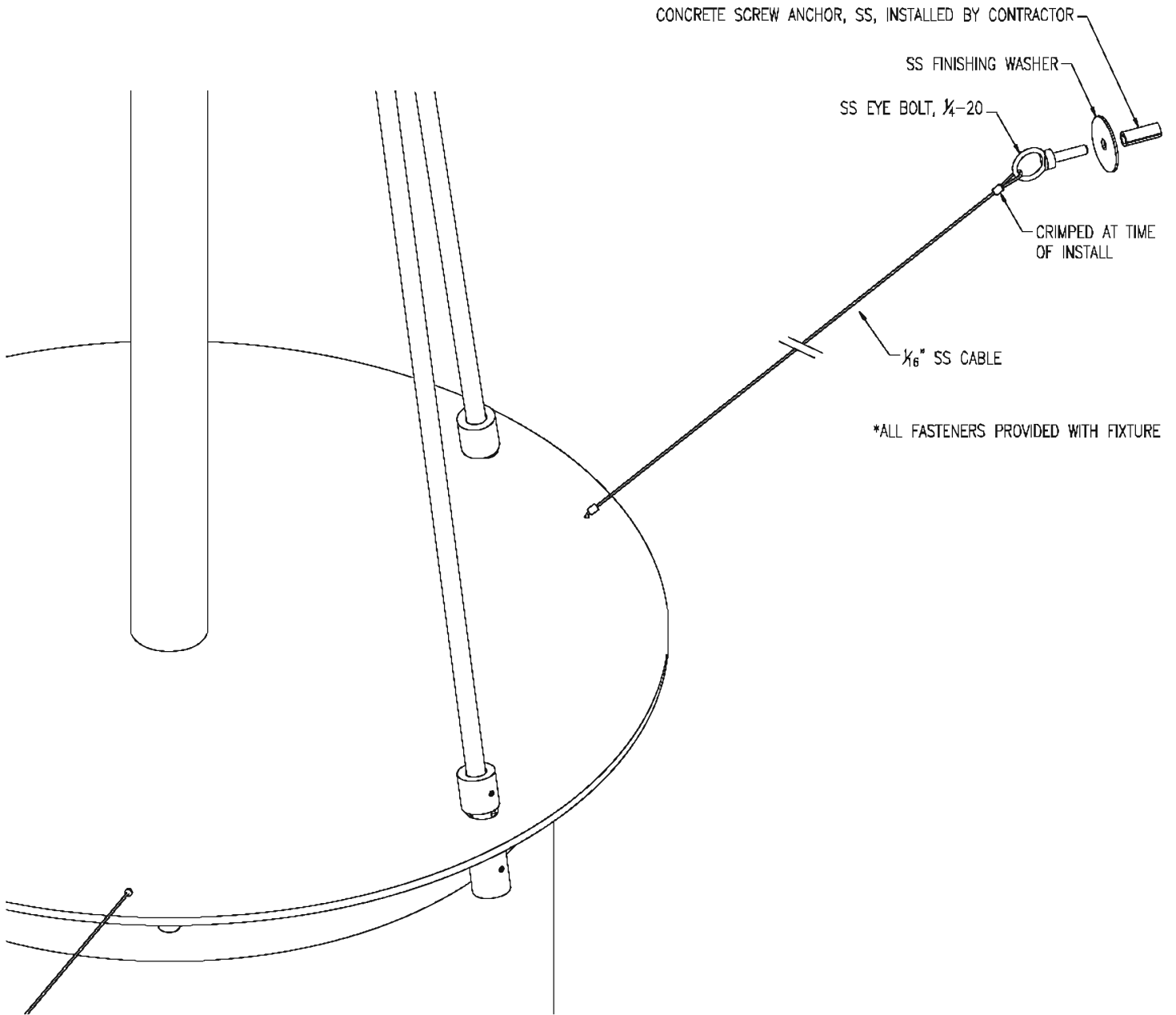
QTY:

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:

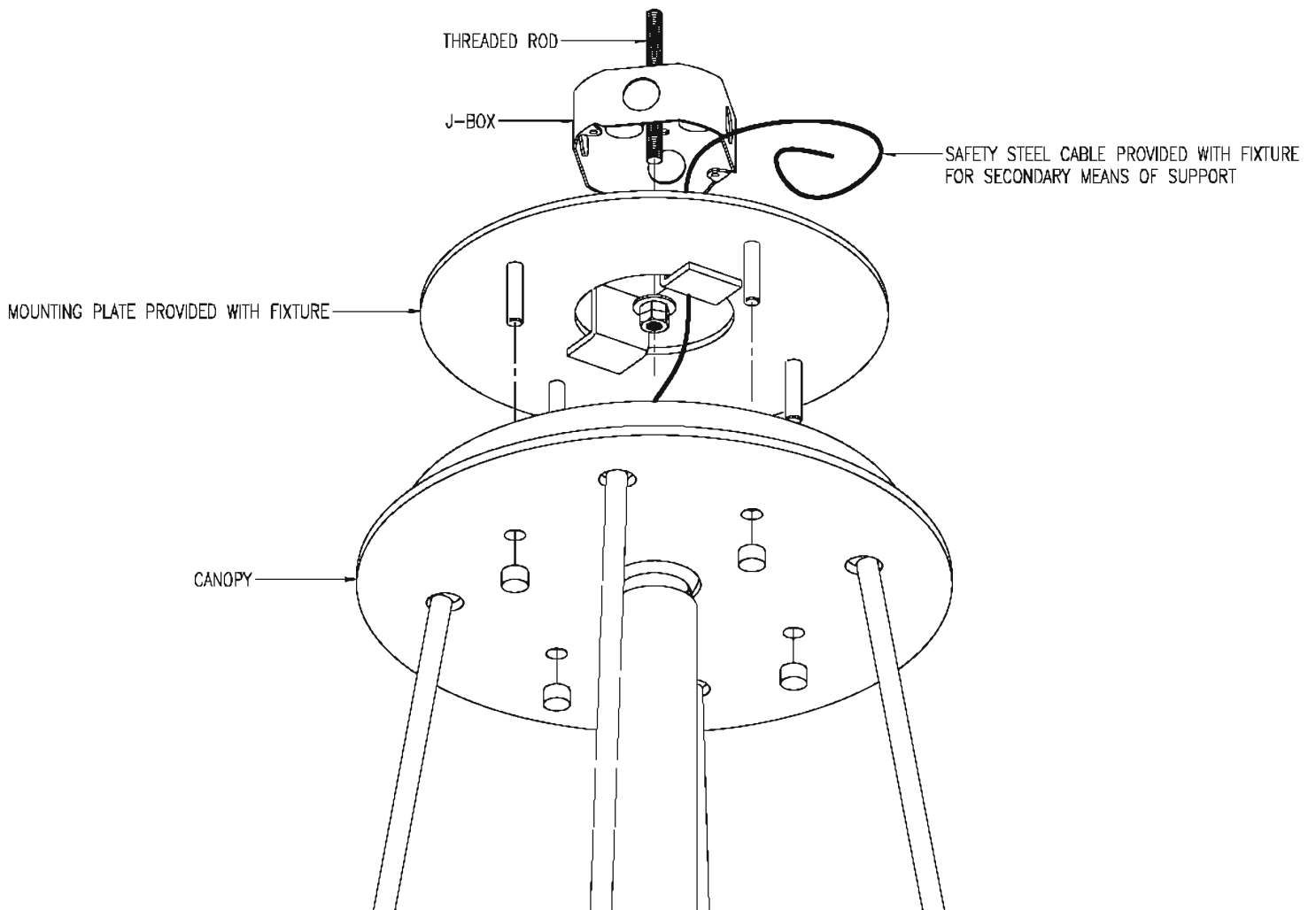
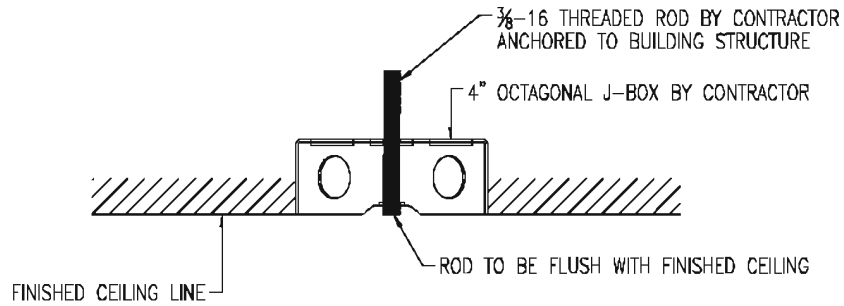
QTY:

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:

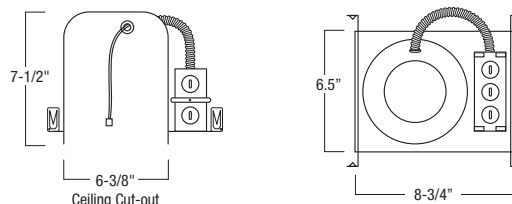
See compatible Diamond/Onyx/Cobalt/Opal for compatible dimmers

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

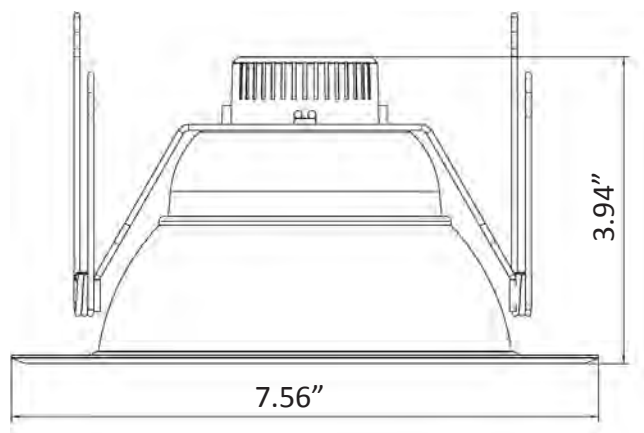
Model	IL-D536
CCT	3000, 5000
Description	6" LED Commercial Dpwnlight
Dimensions	7.56" D x 3.94" H
Dimming	Yes
CRI	>80
Finishes	White
Power	20W
Input Voltage	120V AC
Suitable	Dry, damp, wet locations
Lumens	1550, 1650
Rated Life	50,000 hours
Certification	ETL
Warranty	5 year

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

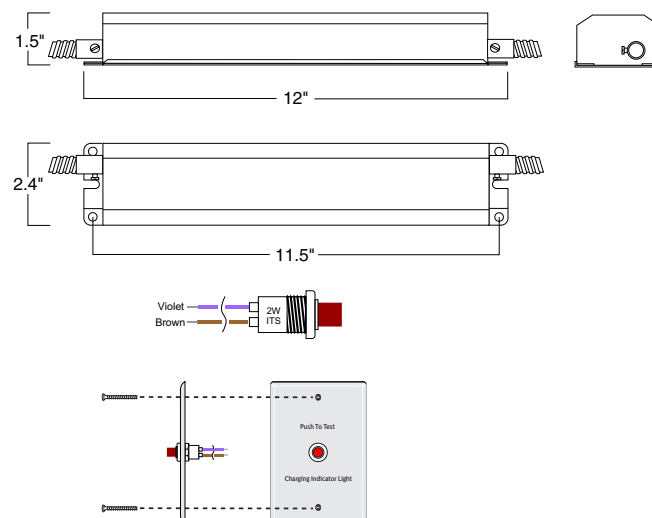
4.3 lbs. (1.95 kg)

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

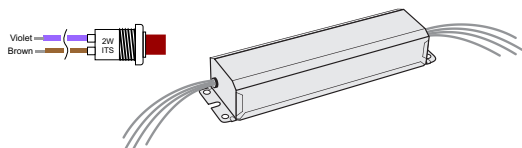
The BSL17C-C2 model can be ordered in several mounting configurations and test switch/LED kits. Please see the ordering codes below to determine which configuration best meet your requirements.

WARRANTY

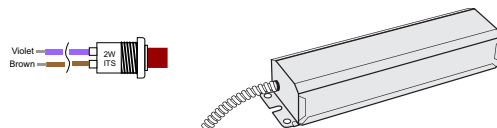
Model BSL17C-C2 is warranted for five (5) full years from date of manufacture. Please see detailed warranty information on our web site.

Optional Configurations (with order numbers)

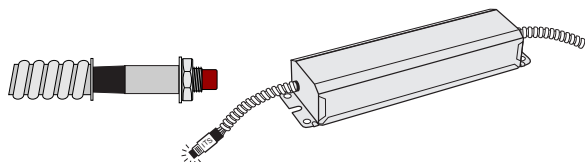
BSL17C-C2 (Order Number BSL17C2U)
Includes Loose 2W-ITS Parts Kit



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

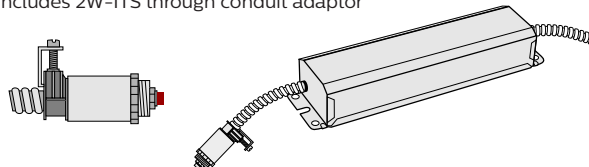


BSL17C-C2 Type 1 Option 6 (Order Number BSL17CC2T1O6U4W)
Includes 4W-ITS exiting through conduit



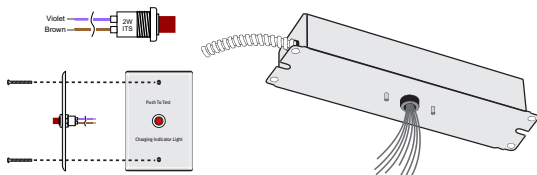
4 W-ITS exits through conduit adaptor. All other wires through the other conduit.

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

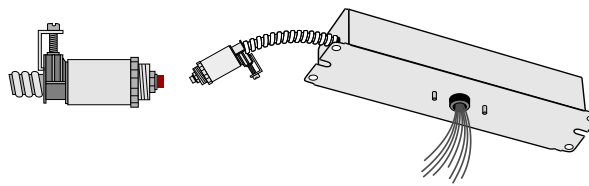


ITS exits unit through conduit adaptor. All other wires through the other conduit.

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

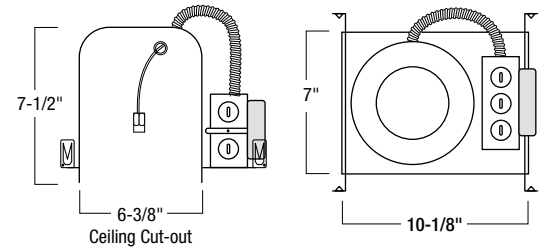
NORALIGHTING.

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

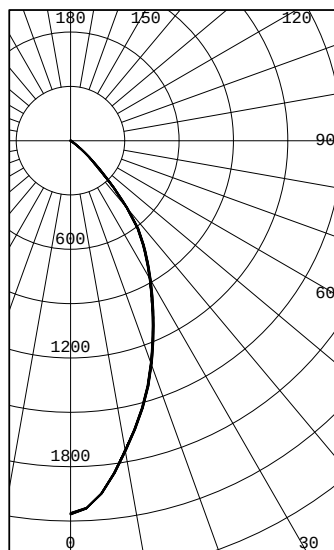
NHM-620LE1 / NRM-611L2030DW

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			

NORALIGHTING.

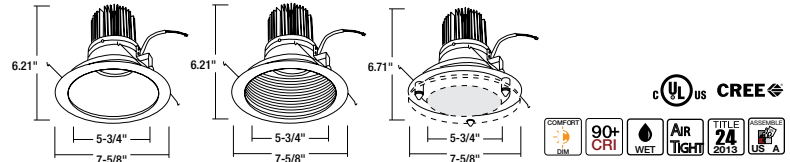
Type Z91

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

NORALIGHTING.

Type

Project

Catalog No.

Lamp/Wattage

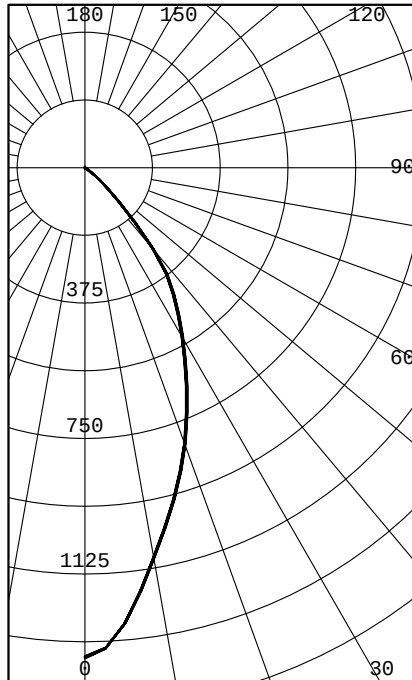
NHM-612LE1 / NRM-611L1230DW

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

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Aluminum LED 25W Bollard Light

Outdoor



IL-C13BS

Product Specifications

Features :

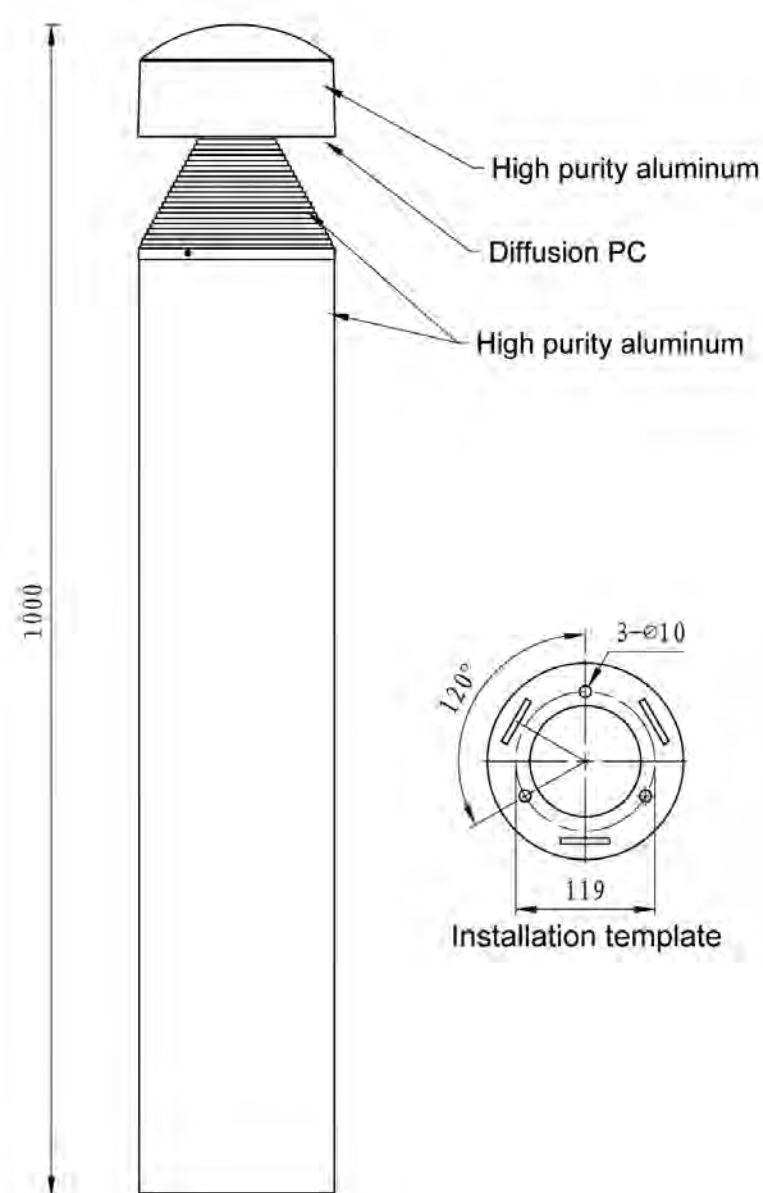
- Model IL-C13BS
- CCT 4000K
- Description 25W Aluminum Bollard Light
- Dimensions 39.37" H x 6.61" D
- CRI 75
- Finishes Bronze - Black finish available on request
- Power 25W
- Input Voltage 100-240V
- Suitable Outdoor
- Lumens 1500
- Power Factor 50-60Hz
- Certification IP65
- Warranty 3 years

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

DOWNLOAD SPECIFICATION SHEET 

DIMENSIONS

39.37" H x 6.61" D



**UPDATED ELEVATIONS SUBMITTED AFTER
PLANNING COMMISSION MEETING OF
JULY 9, 2018**



EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	PACCLAD	SNAP CLAD STANDING SEAM METAL ROOFING - GRAPHITE COLOR	
PT1	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
PT2	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "ZIRCON" SW-7667	
PT3	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
PT4	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH STONE	
S1	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S1a	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S2	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "ZIRCON" SW-7667	
S3	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
S4	FIBER CEMENT SIDING SOFFIT	ROOF SOFFITS	JAMES HARDIE	HARDIESOFFIT PANELS - VENTED - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
ST1	MANUFACTURED STONE VENEER	REFER TO DRAWINGS	EL DORADO	RIVER ROCK "RIO GRANDE"	



PLAN STATUS		DATE
DESCRIPTION	DATE	
ARB SUBMITTAL	02/26/2018	
ARB SUBMITTAL 2	04/18/2018	
ARB SUBMITTAL 3	06/08/2018	
PLANNING	07/13/2018	

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

07/13/2018

CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE: 07/13/2018

SHEET NUMBER: A202



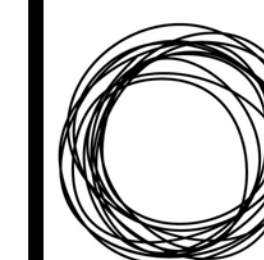
NORTHWEST RENDERING



SOUTHWEST RENDERING

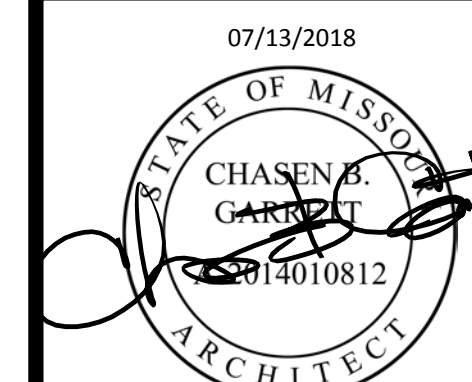
[illegible]

chasen b. garrett
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479.652.0175



RESIDENCE INN - #11090
KMG HOTELS
16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO

EXTERIOR RENDERINGS



CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE: 07/13/2018

SHEET NUMBER:

A203

**UPDATED ELEVATIONS SUBMITTED AFTER
PPW COMMITTEE MEETING
OF JULY 19, 2018**



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

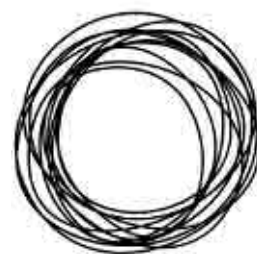
EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	PACCLAD	SNAP CLAD STANDING SEAM METAL ROOFING - GRAPHITE COLOR	
PT1	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
PT2	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "ZIRCON" SW-7667	
PT3	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
PT4	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH STONE	
S1	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S1a	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S2	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "ZIRCON" SW-7667	
S3	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
S4	FIBER CEMENT SIDING SOFFIT	ROOF SOFFITS	JAMES HARDIE	HARDIE SOFFIT PANELS - VENTED - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
ST1	MANUFACTURED STONE VENEER	REFER TO DRAWINGS	EL DORADO	RIVER ROCK "RIO GRANDE"	



1 WEST ELEVATION
SCALE: 1" = 10'-0"

PLAN STATUS		DATE
DESCRIPTION	ARB SUBMITTAL 1	02/26/2018
A#	ARB SUBMITTAL 2	04/18/2018
	ARB SUBMITTAL 3	06/08/2018
	PLANNING 1	07/13/2018
	PLANNING 2	07/23/2018
	PLANNING 3	07/30/2018

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479.652.0175



RESIDENCE INN - #11090
KMG HOTELS
16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO
EXTERIOR ELEVATIONS



DATE: 07/30/2018
SHEET NUMBER:



EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	PACCLAD	SNAP CLAD STANDING SEAM METAL ROOFING - GRAPHITE COLOR	
PT1	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
PT2	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "ZIRCON" SW-7667	
PT3	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
PT4	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH STONE	
S1	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S1a	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S2	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "ZIRCON" SW-7667	
S3	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
S4	FIBER CEMENT SIDING SOFFIT	ROOF SOFFITS	JAMES HARDIE	HARDIESOFFIT PANELS - VENTED - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
ST1	MANUFACTURED STONE VENEER	REFER TO DRAWINGS	EL DORADO	RIVER ROCK "RIO GRANDE"	



PLAN STATUS		DATE
DESCRIPTION	ARB SUBMITTAL	02/26/2018
A#	ARB SUBMITTAL 2	04/18/2018
	ARB SUBMITTAL 3	06/08/2018
	PLANNING 2	07/13/2018
	PLANNING 3	07/23/2018
		07/30/2018

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479.652.0175

RESIDENCE INN - #11090
KMG HOTELS
16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO
EXTERIOR ELEVATIONS

07/30/2018
STATE OF MISSOURI
CHASEN B. GARRETT
ARCHITECT
MO# A-2014010812
CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE:
07/30/2018
SHEET NUMBER:
A202

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

2019 Proposed City Council Meeting Schedule (Voice Vote)

City Clerk, Vickie Hass, has provided a proposed City Council meeting schedule for the 2019 calendar year. The F&A Committee has reviewed and recommends City Council acceptance of the schedule as proposed.

City Council Policy #1 – Membership Non Statutory Committees (Voice Vote)

The Finance and Administration recommends approval of the proposed revisions to policy which provide for “Emeritus” Member status. The proposed policy as contained in your Council packets include the committee revision which prohibits an Emeritus member from being a committee officer.

Receive and File 2017 Audit Report (Voice Vote)

The final audit was provided and discussed at the last F&A Committee. I ask that the Council review the audit and if acceptable, receive and file for the record.

Proposed Budget Workshop Dates (Voice Vote)

The Finance and Administration Committee has proposed a schedule consisting of three budget workshop dates. These meetings will be conducted as Finance Committee of the Whole. The scheduled meeting dates are:

Monday, September 17th 2018, @ 5 pm, prior to the City Council meeting

Monday, October 8th 2018, @ 5:30 pm

Monday, October 22nd 2018, @ 5:30 pm

City Council Policy #7 – First and Second Readings (Voice Vote)

The Finance and Administration recommends approval of the proposed revisions to policy which more clearly defines those items which are normally and traditionally read twice at one meeting. The prior version of this policy included language indicating that “legislation that pertains to planning and zoning issues” would be read twice during one meeting, which was clearly in conflict with the intent and practice of City Council.

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 Record of Proceeding July 23, 2018

The Finance and Administration Committee met on Monday, July 23, 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; Finance Director Chris DesPlanques and City Administrator Mike Geisel. Those also in attendance included: Mayor Bob Nation; Councilmember Michelle Ohley, Director of Public Works Jim Eckrich, Deputy City Clerk Amanda Miller, John Hoffmann, Wendy Geckeler and several other residents came to speak in opposition to the use of dark money in local campaigns.

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

Approval of Minutes

The minutes of the June 18, 2018 Finance and Administration meeting were submitted for approval. Councilmember DeCampi made a motion, seconded by Councilmember Moore to approve the June 18, 2018 Finance and Administration meeting minutes as submitted. A vote was taken with an affirmative result (3-0-1), with Councilmember Keathley abstaining, and the motion was declared passed.

2019 Proposed City Council Meeting Schedule

City Clerk Vickie Hass presented the 2019 proposed City Council meeting schedule. Councilmember DeCampi made a motion, seconded by Councilmember Keathley to recommend approval of the 2019 proposed City Council meeting schedule to the full Council. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

City Council Policy #1-Membership Non Statutory Committee

City Administrator Mike Geisel was asked to prepare a revision to the City Council Policy #1 Membership Non Statutory Committee, to provide for "Emeritus" membership on non-statutory citizen committees. He explained that he had discovered multiple individual policies related to citizen committees that staff would attempt to consolidate and bring back to the F&A Committee at a future date. He also indicated that he had discovered random inconsistency providing for two year and three year terms for these

committees, and the proposed revisions seeks to standardize term length to three years. The proposed revision states as follows: Effective 8/1/2018, all new appointments to non-statutory committees, shall be for a term of three years from the date of the appointment, unless the individual appointment is specifically intended to fulfill an existing unexpired term. Membership of all non-statutory committees may be supplemented by not more than two additional “Members Emeritus” to allow for continued participation of members who are no longer able to attend 50% of scheduled meetings or to allow for participation of individuals with special skills, knowledge, background or experience. The minimum attendance requirements shall not apply to Members Emeritus, however Member Emeritus appointments shall be for a term of three years and shall be eligible for re-appointment as other members. In the event a majority of the members of a Non-Statutory Committee vote to recommend the nomination of a Member Emeritus to their respective committee, said nomination will be forwarded to the respective Standing Committee of City Council for consideration. The Standing Committee of Council shall review, consider, and forward a recommendation to the full City Council who shall consider such Member Emeritus Appointment in the same manner as other member appointments.

Councilmember McGuinness made an amendment, seconded by Councilmember Moore to make sure that Emeritus Members cannot serve as an officer of a non-statutory committee. Councilmember DeCampi made a motion, seconded by Keathley to recommend approval of the revised Policy with the Emeritus Member not being allowed to be officer, to the full Council. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

Receive and File 2017 Audit Report

Finance Director Chris DesPlanques presented the 2017 Audit Report. Councilmember DeCampi made a motion, seconded by Councilmember Moore to receive and file the 2017 Audit Report. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

Proposed Budget Workshop Dates

Finance Director Chris DesPlanques presented three proposed budget workshop dates for the 2019 budget. The three dates suggested were Tuesday, September 18, 2018, Monday, October 8, 2018, and Monday October 22, 2018 at 5:30pm. Councilmember Keathley asked to have the Tuesday, September 18th changed since he is unable to make it due to a prior commitment.

Councilmember Keathley made a motion, seconded by Councilmember DeCampi to amend the first date to Monday September 17, 2018 at 5pm before the City Council meeting instead of Tuesday, September 18, 2018. Councilmember Keathley made a motion, seconded by Councilmember DeCampi to recommend approval of the proposed budget workshop dates as amended to the full Council. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

Financial Update

Finance Director Chris DesPlanques presented a current financial update.

Dark Money

Chesterfield resident Wendy Geckeler asked to have the issue of Dark Money as a topic in this Finance & Administration meeting and it was subsequently referred to the F&A Committee for review and discussion.

After much discussion, Councilmember DeCampi made a motion, seconded by Councilmember Keathley to postpone indefinitely, discussion related to the issue of dark money. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

Potential Revenue Alternatives

Finance Director Chris DesPlanques talked about the Potential Revenue Alternatives that were postponed from the last Finance & Administration meeting. Brief discussion was made that the main goals are to diversify, stabilize, and provide normal growth.

Councilmember DeCampi made a motion, seconded by Councilmember Keathley to postpone discussion of Potential Revenue Alternatives until the next regular meeting of the Finance & Administration Committee. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

City Council Policy #7 – First & Second Readings

City Council Policy #7 was postponed from the last F&A Meeting, first and second readings. Councilmember McGuinness indicated that she does not want to change the current ordinance and lose flexibility. Mayor Nation asked that the second paragraph be cleaned up.

Councilmember Keathley made a motion to amend the policy to require a 2/3rds majority of the Council present to suspend the rules, and to direct staff to draft an ordinance to concurrently revise the code to reflect a 2/3rds majority of those present to suspend the rules, and to bring both the policy and proposed ordinance back to the F&A meeting so that they could be forwarded to the City Council together. The motion was seconded by Councilmember DeCampi. A voice vote was taken, resulting in a tie (2-2) and the motion failed.

Councilmember Keathley made a motion, seconded by Councilmember McGuinness to strike the second paragraph which addresses the vote requirement, leaving intact the revised first paragraph which describes those agenda items which typically would not require a suspension of the rules.. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

Adjournment

The meeting was adjourned at 7:01 p.m.

Respectfully submitted:

Chris DesPlanques
Finance Director

Amanda Miller
Deputy City Clerk

Approved: _____

DRAFT



MEMORANDUM

DATE: July 24, 2018
TO: Mike Geisel, City Administrator
FROM: Vickie Hass, City Clerk *VH*
SUBJECT: 2019 Proposed City Council Meeting Schedule

After reviewing the attached Jewish Community Relations Council (JCRC) "Calendar of Major Jewish Holidays" and reviewing the holidays the City will observe in 2019, I have prepared the attached 2019 Proposed City Council Meeting Schedule. The JCRC Calendar of Major Jewish Holidays states that "Jewish holidays always begin shortly before sunset the evening before the date noted, and end an hour after sunset on the date noted."

Please add this item to the August 6 City Council agenda.

Attachments



2019 Proposed City Council Meeting Schedule 7:00 p.m.

January

Monday, January 7
Wednesday, January 23
(Martin Luther King Jr. Day Jan. 21)

February

Monday, February 4
Wednesday, February 20
(Presidents Day Feb. 18)

March

Monday, March 4
Monday, March 18

April

Wednesday, April 17
(Municipal Election April 2)

May

Monday, May 6
Monday, May 20

June

Monday, June 3
Monday, June 17

July

Monday, July 15

August

Monday, August 5
Monday, August 19

September

Wednesday, September 4
(Labor Day Sep. 2)
Monday, September 16

October

Monday, October 7
Wednesday, October 23
(Shemini Atzeret/Simchat Torah Oct. 21-22)

November

Monday, November 4
Monday, November 18

December

Monday, December 2

OVERVIEW

This calendar is presented to help schools and employers in developing schedules so that members of the Jewish community will not miss significant opportunities because of their religious obligations. No person should be penalized because of his or her religious observances or beliefs.

This calendar can assist teachers and school administrators in scheduling events and activities such as tests, athletic events, performances, field trips, parent-teacher conferences, graduations, proms and open houses. Businesses, government agencies, non-profit organizations, and legislative bodies may also find this calendar helpful when planning meetings and events.

During major Jewish holidays, work is traditionally prohibited. Some Jewish individuals will therefore not be at school or places of employment on these days. Most Jews observe Rosh Hashanah and Yom Kippur and will be absent these "High Holy Days." Some branches of Judaism observe Rosh Hashanah for one day; others observe it for two days.

Jewish parents and students are asked to let school officials know in advance of planned absences for Jewish holidays. Educators are reminded that students should be given excused absences to meet their religious obligations, and that reasonable accommodations should be made to allow the student to make up lessons and assignments that are missed.

PLEASE NOTE:

• JEWISH HOLIDAYS ALWAYS BEGIN SHORTLY BEFORE SUNSET THE EVENING BEFORE THE DATE NOTED, AND END AN HOUR AFTER SUNSET ON THE DATE NOTED.

• The observance of Jewish Sabbath begins shortly before sunset each Friday and concludes an hour after sunset on Saturday.

• Jewish holidays fall on different dates each year because the Jewish calendar follows the lunar cycle.

JCRC CALENDAR OF MAJOR JEWISH HOLIDAYS (2015-2019)

NOTE: HOLIDAYS BEGIN PRIOR TO SUNSET OF THE PRECEDING EVENING AND END AFTER SUNDOWN ON THE DATE NOTED.

Spring Holidays	2016	2017	2018	2019	2020
Pesach (Passover)	Sat/Sun April 23, 24	Tues/Wed April 11, 12	Sat/Sun March 31, April 1	Sat/Sun April 20, 21	Mon/Tues April 9, 10
Concluding Days of Pesach	Fri/Sat April 29, 30	Mon/Tue April 17, 18	Fri/Sat April 6, 7	Fri/Sat April 26, 27	Sun/Mon April 29, 30
Shavuot (Festival of Weeks)	Sun/Mon June 12, 13	Wed/Thurs May 31, June 1	Sun/Mon May 20, 21	Sun/Mon June 9, 10	Fri/Sat May 29, 30

Full Holidays	2016	2017	2018	2019	2020
Rosh Hashanah (New Year)	Mon/Tues Oct. 3, 4	Thurs/Fri Sept. 21, 22	Mon/Tues Sept. 10, 11	Mon/Tues Sept. 30 Oct. 1	Sat/Sun Sept. 19, 20
Yom Kippur (Day of Atonement)	Wed. October 12	Sat. Sept. 30	Wed. Sept. 19	Wed. Oct. 9	Mon. Sept. 28
Sukkot (Harvest, Thanksgiving)	Mon/Tues Oct. 17, 18	Thurs/Wed Oct 5, 11	Mon/Sun Sept. 24, 30	Mon/Sun Oct. 14, 20	Sat/Sun. Oct. 3, 4
Shemini Atzeret (8th Day of Sukkot)	Mon. Oct. 24	Thur. Oct. 12	Mon. Oct. 1	Mon. Oct. 21	Sat. Oct. 10
Simchat Torah (Rejoicing in the Law)	Tues. Oct. 25	Fri. Oct. 13	Tues. Oct. 2	Tues. Oct. 22	Sun. Oct. 11

OBSERVANCE OF PURIM MAY INVOLVE SYNAGOGUE ATTENDANCE ON THE EVE OF THE HOLIDAY AND ON THE MORNING OF THE HOLIDAY ITSELF.

	2016	2017	2018	2019	2020
Purim	Thurs. March 24	Sun. March 12	Thurs. March 1	Thurs. March 21	Tues. March 10

OBSERVANCE OF THE FOLLOWING JEWISH HOLIDAYS DOES NOT INCLUDE ABSENCE FROM SCHOOL OR WORK.

	2016	2017	2018	2019	2020
Yom HaShoah (Holocaust Remembrance Day)	Thurs. May 5	Mon. April 24	Thur. April 12	Thur. May 2	Tue. April 21
Yom Ha'atzmaut (Israel Independence Day)	Wed. May 11	Tues. May 2	Thu. April 19	Thu. May 9	Wed. April 29
Chanukah	Sun. Dec. 25- Sun. Jan. 1	Mon. Dec. 13- Wed. Dec. 20	Mon. Dec. 3- Mon. Dec. 10	Mon. Dec 23- Mon. Dec. 30	Fri. Dec. 11- Fri. Dec. 18

Jewish Community Relations Council
#12 Millstone Campus Drive
St. Louis, Missouri 63146

Phone: 314/442-3871, Fax: 314/989-1361
Email: jcrestl@jcrestl.org
www.jcrestl.org

**CITY OF CHESTERFIELD
POLICY STATEMENT**

CITY COUNCIL	No.	1
SUBJECT: MEMBERSHIP – NON-STATUTORY COMMITTEES	INDEX:	CC
DATE ISSUED: 4/18/89	DATE	1/5/98
	REVISED:	1/4/17
		2/5/18

POLICY

Members on any of the various City non-statutory committees are appointed by the Mayor with the consent of both Councilmembers in whose ward the individual nominee resides. ***Effective 8/1/2018, all new appointments to non-statutory committees, shall be for a term of three years from the date of the appointment, unless the individual appointment is specifically intended to fulfill an existing unexpired term.*** In the event a current member is not reappointed upon the expiration of their term, the member will be removed from the committee membership.

Membership of all non-statutory committees shall be limited to seventeen members; four per ward and one “At Large”, unless otherwise noted.

Membership of all non-statutory committees may be supplemented by not more than two additional “Members Emeritus” to allow for continued participation of members who are no longer able to attend 50% of scheduled meetings or to allow for participation of individuals with special skills, knowledge, background, or experience. The minimum attendance requirements shall not apply to Members Emeritus, however Member Emeritus appointments shall be for a term of three years and shall be eligible for re-appointment as other members. Emeritus members shall not be eligible to serve as an officer of the respective Citizen Committee.

In the event a majority of the members of a Non-Statutory Committee vote to recommend the nomination of a Member Emeritus to their respective committee, said nomination will be forwarded to the respective Standing Committee of City Council for consideration. The Standing Committee of Council shall review, consider, and forward a recommendation to the full City Council who shall consider such Member Emeritus Appointment in the same manner as other member appointments.

Membership of the Chesterfield Historic and Landmark Preservation Committee (CHLPC) shall consist of six members per ward, plus six “At Large” members, plus up to fifteen total members to serve as “Member Emeritus” and “Ex-Officio”.

Due to the technical nature of the subject matter discussed and the need to maintain effectiveness, the composition of the Management Information Systems Citizens Advisory Committee shall be limited to a total of nine members – two per ward and one “At Large”.

An individual may concurrently serve on two non-statutory committees, or one statutory and one non-statutory committee; but not on two statutory committees.

Minutes

Individual non-statutory committees shall designate a member of the committee to take minutes.

Funding

There will be no formal program for funding for non-statutory committees, but each committee could submit requests for funding, to be evaluated on their own merit, to the appropriate Committee of Council.

RECOMMENDED BY:

Department Head/Director/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date



Comprehensive Annual Financial Report

For The Year Ending December 31, 2017



City of Chesterfield, Missouri
Comprehensive Annual Financial Report
Fiscal Year Ended December 31, 2017

Report prepared and submitted by the
Finance Department

City of Chesterfield, Missouri
Comprehensive Annual Report
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December 31, 2017

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Introductory Section



690 Chesterfield Parkway W • Chesterfield, MO 63017 • 636-537-4000

June 28, 2018

To the Honorable Mayor, Members
of the City Council, and Citizens
of the City of Chesterfield, Missouri:

State law and local ordinances require that all general-purpose local governments publish a complete set of financial statements presented in conformance with U.S. generally accepted accounting principles (GAAP) and audited in accordance with U.S. generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report (CAFR) of the City of Chesterfield, Missouri (the City) for the fiscal year ended December 31, 2017.

Management assumes full responsibility for the completeness and reliability of all information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformance with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's financial statements have been audited by Daniel Jones & Associates, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the basic financial statements of the City for the year ended December 31, 2017, are free of material misstatement. The independent audit involved: examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall basic financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended December 31, 2017, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

City of Chesterfield, Missouri
Letter of Transmittal
December 31, 2017

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of MD&A. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditor's report.

Profile of the City

The City is located on the western edge of St. Louis County. The City currently occupies a land area of 32 square miles and serves a population of 47,777 residents. The City enjoys a balance of residential neighborhoods and concentrated retail centers including one of the largest retail power centers in the country known as Chesterfield Commons and two outlet malls.

The City was incorporated under Missouri law as a third class city on June 1, 1988, and has operated under a mayor/council/administrator form of government since that time. Policy-making and legislative authority are vested in a governing council consisting of the Mayor and eight City Council members. The City Council is responsible for, among other things, passing ordinances, adopting the budget, appointing committees, and hiring the City Administrator, City Attorney, Judge, and Prosecuting Attorney. The City Administrator is responsible for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the City and for appointing the heads of the various departments. The City Council is elected on a non-partisan basis. Council members serve two-year staggered terms, with four Council members elected each year. The Mayor is elected at-large to serve a four-year term. The City provides a full range of municipal services. These services include legislative, administrative, police services, judicial, planning, public works, and parks and recreation.

The annual budget serves as the foundation for the City's financial planning and control. All departments of the City are required to submit requests for appropriation to the Finance Director each year. At the direction of the City Administrator, the Finance Director uses those requests as the starting point for developing a rough draft of the proposed budget. The City Administrator then interacts with all Department Heads to review/discuss those initial requests and to review revenue projections with the Finance Director. The City Administrator is ultimately responsible for completing the proposed budget and forwarding same to the Mayor and City Council, for discussion and ultimate approval. The City Council is required to hold a public hearing on the proposed budget and to adopt a final budget no later than December 31, the close of the City's fiscal year. The appropriated budget is prepared by fund and department. Department heads may make transfers of appropriations within a department for amounts up to twenty-five hundred dollars (\$2,500.00) with prior approval by the Finance Director. Transfers within departmental budgets ranging from twenty-five hundred dollars (\$2,500.00) to five thousand dollars (\$5,000.00) can be made with prior approval by the Finance Director and City Administrator. Transfers within departmental budgets over five thousand dollars (\$5,000.00) may be made only with prior approval of a majority of the City Council. Transfers of appropriations between departments, however, require the special approval of the City Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriate annual budget has been adopted. For the General Fund, this comparison is presented beginning on page 49 as required supplementary information. For governmental funds, other than the General Fund, with appropriated annual budgets, comparisons for major Special Revenue Funds are found in required supplementary information which begins on page 51, and comparisons for the budgeted nonmajor Special Revenue and Debt Service Funds are found in other supplementary information, which begins on page 59.

City of Chesterfield, Missouri
Letter of Transmittal
December 31, 2017

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

Local Economy

Private development within the City of Chesterfield remains strong and growing. Construction costs for 2017 were nearly \$400M in new buildings and improvements to existing facilities. There are 2,369 licensed businesses in Chesterfield, 197 of which were added in 2017. Investment in these businesses provide jobs, support the school districts, and provide many other benefits throughout the community.

Bunge, a food grain commodities trading company and ingredient maker, opened their 145,000 square foot North American headquarters facility on the Kraus Farm site, one of the last remaining parcels for office development on the North Outer 40 in Chesterfield along the I-64 corridor. This \$48.5 million project will retain 550 jobs in the region and add over 200 jobs in the coming years.

Construction was also completed on the 125,000 square foot Delmar Gardens III building, in which Rabo AgriFinance now has their North American headquarters in half of that space, bringing over 260 employees to Chesterfield and a \$45 million investment.

Pfizer and development partner Clayco began construction of a new \$200 million research campus in Chesterfield Village at the corner of Olive and Chesterfield Parkway West. Once complete, the project will add 80 jobs for a total of 625 employees. Pfizer currently leases space within the Monsanto campus.

Watermark Residential began construction on a new 345 unit multi-family project located at the intersection of Chesterfield Parkway and Lydia Hill. The project is the first multi-family project to be constructed within the City of Chesterfield since 1988 and aims to provide luxury living opportunities at the site. Amenities include construction of a permanent connection to the City's trail system, underground parking, and a pool onsite.

The retail and sports tourism along with the growth in businesses have spurred new hotel development, all in the Chesterfield Valley. There are several new hotels that are at various stages of completion. Courtyard by Marriot opened a four-story, 112 room hotel. Holiday Inn has begun construction on a four-story, 91 room hotel; and TownePlace Suites began construction on a four-story, 112 room hotel. The new hotels will raise the number of rooms within Chesterfield to over 1,500.

Topgolf began construction on a three-story, 65,000 square foot facility along N. Outer 40 Rd. in the Chesterfield Valley. The facility is anticipated to open in mid-2018 and will include 102 climate controlled hitting bays. Estimates show the facility will bring 450,000 visitors per year.

With all of the successes, there is still concern with the future of the Chesterfield Mall. The property was placed in receivership and occupancy has continued to wane. The Dillard's store at Chesterfield Mall experienced serious damage after a significant water main break occurred in September of 2016 and the store has not reopened. While the Chesterfield Mall property faces multiple challenges, we are optimistic that it will eventually be redeveloped into a sustainable, mixed-use property.

City of Chesterfield, Missouri
Letter of Transmittal
December 31, 2017

Healthcare and services for the aging population continue to see activity in our economy, with the opening of The Sheridan, a 91-unit luxury assisted living and memory care facility. Located in Chesterfield Village's urban core, just north of Chesterfield Mall, this facility will provide a unique senior living/care choice in the heart of our community. Friendship Village has begun the approval process to renovate and expand their current campus. Shelbourne Senior Living, a proposed facility at Chesterfield Parkway and Just Post Rd., will offer a mix of independent living, assisted care and memory care units.

Housing remains strong in Chesterfield with the remaining land for residential development continuing to shrink. Strong school Districts with Parkway and Rockwood, along with low crime rates make Chesterfield a very desirable area. Bur Oaks, Arbors at Kehrs Mill, Schoettler Grove, Warwick on White Road and Arbors at Wilmas Farm will include 167 new single-family detached homes. Additionally, McBride and Son Homes has begun the approval process for Fienup Farms, a proposed 223 unit single-family development and Hardesty Homes is beginning work on a 35 lot single-family subdivision called the Grand Reserve.

Chesterfield's unemployment is low, 2.4% as of November 2017. This compares favorably to the St. Louis County rate, which is 3%. (Source: Bureau of Labor Statistics) With a population of 47,864, a median household income of \$97,090 (American Community Survey), Chesterfield is a place where people want to live and where businesses want to locate. With several new projects still under construction and many still in the review process, 2018 promises to be another great year for Chesterfield's economy.

Chesterfield is also among the top places for office locations within the St. Louis region, having an office vacancy rate of 21.4% and lease rates averaging \$21 PSF in the first quarter of 2017 for Class A space.

Medical

St. Luke's Hospital, a 493-bed, nonprofit hospital in operation since 1975, is a mainstay in Chesterfield's economy and the largest employer. St. Luke's is a specialty hospital offering medical and surgical care in 60 specialty areas such as cardiovascular care and surgery, cancer care, neurosurgery and neurology, orthopedics, maternity and other women's health, general medicine, outpatient services, pediatrics and comprehensive surgical services. They recently partnered with the Cleveland Clinic for heart health services. St. Luke's Hospital has received 2017 Healthgrades Specialty Excellence Awards for the exceptional quality of its cardiac care, cardiac surgery, coronary intervention and general surgery. St. Luke's Hospital has also been a recipient of the Healthgrades Outstanding Patient Experience Award from 2011-2016. St. Luke's constructed a \$40 million - 160,000 sf expansion to its outpatient care center on its West campus in Chesterfield, which opened early 2017. The facility will be home to expanded cardiac rehabilitation and physical therapy areas; an Anticoagulation Clinic; The Nutrition, Wellness & Diabetes Center; Wound Care & a Hyperbaric Medicine Center.

Mercy also has a large presence in Chesterfield, including the Virtual Care Center (VCC), providing telehealth services. The VCC is the command center for the nation's largest electronic intensive care unit and other telehealth services, including telestroke, Nurse On-Call and physician teleconsults. Other plans on this site include expansion and consolidation of Mercy's office headquarters and an outpatient center. The City is also served by Mercy Rehabilitation Hospital which is a 90-bed hospital providing both inpatient and outpatient rehabilitation services. Mercy opened an urgent care and family medicine clinic in 2016 at Long and Edison, expanding their presence into the Chesterfield Valley.

City of Chesterfield, Missouri
Letter of Transmittal
December 31, 2017

Senior Living Facilities

With 37% of Chesterfield residents over the age of 55, healthcare and services for the aging population continue to see activity in our economy. The City has several skilled nursing and residential care facilities including Surrey Place, Brooking Park, Sunrise, and Friendship Village. A new facility, The Sheridan, a 91-bed luxury assisted living and memory care facility opened in the fall of 2017. Located in Chesterfield Village's urban core, just south of Chesterfield Mall, this facility will provide a unique senior living/care choice in the heart of our community. Expansions continue at Friendship Village and Brooking Park senior living communities as well.

Housing

Housing remains strong in Chesterfield with the median home sales price of \$530,000. Strong school districts with Parkway and Rockwood, along with low crime rates make Chesterfield a very desirable area. Construction began on several new subdivisions many of which were along Wild Horse Creek Road including the construction of the 35-lot Burk Oaks development by Pulte Homes starting at \$600,000 and the Arbors at Wilmas Farm with 47 single family lots on 50 acres, developed by McBride & Sons, priced from \$619,000. New home construction on our southeast boundary at Schoettler & Clayton Roads began with the 17-lot Schoettler Grove community developed by WB Properties and Prestige Custom Homes. Priced from the \$790,000, these luxury homes are driving the new home market in Chesterfield.

Sales Tax

Chesterfield is a member of the St. Louis County Sales Tax Pool (distribution based on population), rather than a point-of-sale city, as is our desire. While we anticipate a slight increase in sales tax revenues during the upcoming year, due to our population growth and retail tourism, it pales in comparison to the projected revenues we would receive, as a point-of-sale city. Legislative changes at the State level in 2016 ensures that cities will retain at least 50% of the pooled sales tax generated within their municipality.

Long-term Financial Planning

The City confines long-term borrowing to capital improvements or projects that cannot be financed from current revenues, and where the issuance of long-term debt is required, it pays back the bonds within a period not to exceed the expected useful life of the project. Highlighted below are the actions of the City regarding the City's long-term needs.

The voters of the City approved a ½-cent capital improvement sales tax for street and sidewalk improvements in 1997. These funds are being used to repay debt on the general obligation bonds approved at the same time for major reconstruction projects, which were refunded in 2007. In addition, the sales tax will be used to fund major street and sidewalk improvements in the future.

The City continues to explore options based on a residents' survey concerning park improvements. Some recommendations from the study included exploring opportunities to partner with St. Louis County, Missouri and private providers of recreational services to acquire open space in the City, and provide walking paths and an outdoor amphitheatre and lake in the Central Park. In response to these efforts, voters passed a ½-cent sales tax for parks that took effect in April 2005. The City has purchased park land, constructed amenities, such as the new Chesterfield Amphitheater, and has funded recreation-based programs with the resources from this sales tax.

City of Chesterfield, Missouri
Letter of Transmittal
December 31, 2017

Debt Administration

At year-end, the City had seven debt issues outstanding. This consists of \$7,810,000 in certificates of participation for the City Hall, \$5,600,000 in general obligation bonds for streets and sidewalks, \$16,950,000 in certificates of participation for Parks from 2005, and \$11,110,000 in certificates of participation for park and recreation improvements from 2008 and 2012.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting (Certificate of Achievement) to the City for its CAFR issued for the fiscal year ended December 31, 2016. This was the 28th consecutive year the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City published an easily readable and efficiently organized CAFR. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Program's requirements and we are submitting it to the GFOA to determine its eligibility for another Certificate of Achievement.

In addition, the City received the GFOA's Award for Distinguished Budget Presentation for its annual budget for fiscal year 2017. This was the 27th consecutive year that the City received this award. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document met the program criteria as a policy document, as an operations guide, as a financial plan and as a communications device.

The preparation of this report would not have been completed without the efficient and dedicated services of the entire administrative staff of the various departments of the City. We would like to especially acknowledge the dedicated services and assistance of the staff members in the Finance Department. The Finance Department staff members were key components of maintaining the City's accounting systems and their contributions were invaluable.

We would also like to thank our auditors, Daniel Jones & Associates, for their help in formulating this report. Our sincere gratitude is extended to you for your interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,



Mike O. Geisel
City Administrator



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Chesterfield
Missouri**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2016

Christopher P. Morrell

Executive Director/CEO

Principal Officials

MAYOR

Bob Nation

COUNCIL MEMBERS

Ward 1:

Barry Flachsbart

Barbara McGuinness

Ward 2:

Guy Tilman

Ben Keathley

Ward 3:

Dan Hurt

Randy Logan

Ward 4:

Tom DeCampi

Michelle Ohley

CITY ADMINISTRATOR

Michael O. Geisel

CITY ATTORNEY

Chris Graville

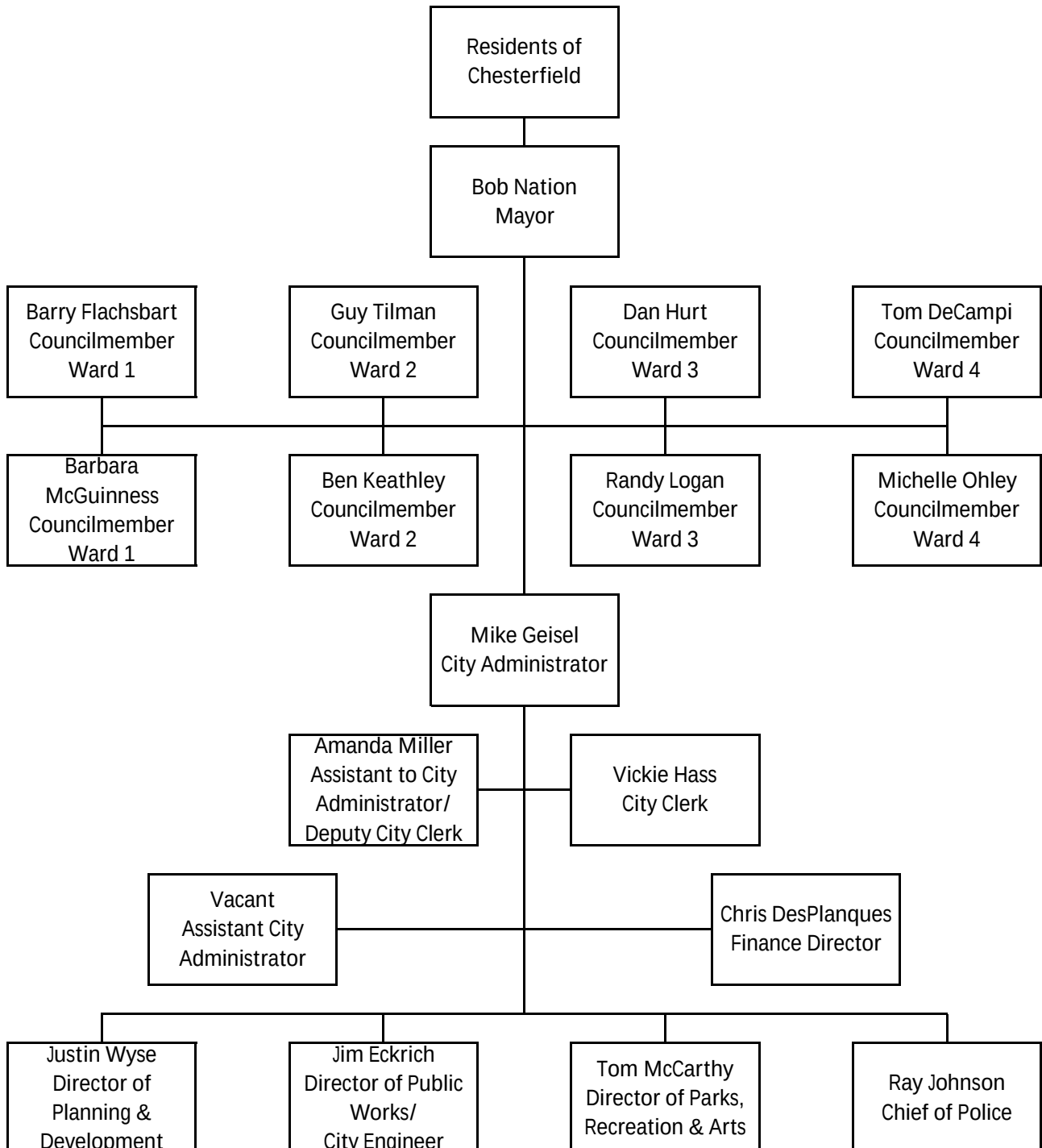
JUDGE

Richard K. Brunk

PROSECUTING ATTORNEY

Tim Engelmeyer

City of Chesterfield Organizational Chart



NOTE: Fire protection services are provided to Chesterfield residents by the Monarch Fire Protection District and Metro West Fire Protection District.

Financial Section



INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Council
City of Chesterfield, Missouri

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Chesterfield, Missouri (City) as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2017, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the accompanying management's discussion and analysis and budgetary comparison information on pages 14-23 and 49-51 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historic context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and budgetary comparison schedules, introductory section, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements and budgetary comparison schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and budgetary comparison schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory section and statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 28, 2018, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Chesterfield's internal control over financial reporting and compliance.

Daniel Jones & Associates

DANIEL JONES & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
ARNOLD, MISSOURI

June 28, 2018

City of Chesterfield, Missouri
Management's Discussion and Analysis
December 31, 2017
(Unaudited)

As management of the City of Chesterfield, Missouri (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2017. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal at the front of this report along with the City's financial statements, including the footnotes that follow this Management's Discussion and Analysis.

Financial Highlights

- On a government-wide basis, the assets of the City exceeded its liabilities for the most recent fiscal year by \$205,660,801. The City has unrestricted net position totaling \$11,564,575.
- General revenues for governmental activities were \$28,539,928, which included \$28,486,811 (99.8%) in sales, gross receipts, and sewer lateral taxes.
- Net expense from the various functions of governmental activities was \$24,811,022. General government was \$3,012,604 (12.3%), public works was \$5,573,047 (22.8%), public safety was \$8,941,426 (36.6%), parks was \$5,412,805 (22.2%), and planning was \$620,750 (2.5%).
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$16,073,912, a decrease of \$1,085,419 as compared to the prior year. Approximately 54.5% of this total amount, or \$8,767,337, is available for spending at the City's discretion. Much of the decrease is due to one-time projects paid out of fund reserves such as the emerald ash borer project and CNG Station construction.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$8,771,592 (44.8%) of total General Fund expenditures.
- The City's total debt decreased by \$4,950,000 (11.9%) during the current fiscal year due to normal payments.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains required supplementary information and other supplementary information.

Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. Note the government-wide financial statements exclude fiduciary fund activities.

The *statement of net position* presents information on all of the City's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*.

City of Chesterfield, Missouri
Management's Discussion and Analysis
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(Unaudited)

Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and accrued vacation leave).

The government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, parks and recreation, judicial, planning, public works, public safety, and community development. The City does not have any business-type activities.

The government-wide financial statements can be found on pages 25 and 26 of this report.

Fund Financial Statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and fiduciary funds. It should be noted that the City does not have any proprietary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds financial statements focus on *near-term inflows and outflows of expendable resources*, as well as on *balances of expendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financial decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and the government-wide *governmental activities*.

The City maintains several individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, Parks Sales Tax Fund, and the Capital Improvement Sales Tax Trust Fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation called "other governmental funds". Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* in the other supplementary information section in this report.

The City adopts an annual appropriated budget for its General Fund, Parks Sales Tax Fund, Capital Improvement Sales Tax Trust Fund, Police Forfeiture Fund, Sewer Lateral Special Revenue Fund, Chesterfield Valley Tax Increment Financing Special Revenue Fund, Parks 1998 Debt Service Fund, 2002 Debt Service Fund, City Hall Debt Service Fund, Parks Construction Debt Service Fund, R & S Debt Service Fund, and Parks Construction Capital Projects Fund. Budgetary comparison statements have been provided for all budgeted funds to demonstrate legal compliance with the respective adopted budget.

The governmental funds financial statements can be found on pages 27 through 31 of this report.

City of Chesterfield, Missouri
Management's Discussion and Analysis
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Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The statement of fiduciary net position can be found on page 32 of this report.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 32 through 47 of this report.

Required Supplementary Information

In addition to the basic financial statements and accompanying notes, certain required supplementary information can be found on pages 49 through 52 of this report.

Other Supplementary Information

The combining and individual fund statements, referred to earlier in connection with nonmajor governmental funds, are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found on pages 55 through 58 of this report.

Government-wide Financial Analysis – Financial Analysis of the City as a Whole

The City presents its financial statements under the reporting model required by the Governmental Accounting Standards Board Statement No. 34 (GASB 34), *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*. Therefore, a comparative analysis of government-wide data is also included in this report.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, the net position of \$205,564,843 increased in 2017 by approximately 2.0% as compared to the previous year.

At the end of 2017, the City had positive balances in all three categories of net position.

The largest portion of the City's net position, \$190,336,891 in 2017 (an increase of approximately 2.9% from 2016), reflects its investment in capital assets (e.g., land, infrastructure, buildings, machinery and equipment) less any related debt used to acquire those assets that is still outstanding. There was no donated streets, easements and right-of-ways in 2017. The City uses these capital assets to provide services to citizens. Consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Chesterfield, Missouri
Management's Discussion and Analysis
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(Unaudited)

	Governmental Activities	
	December 31	
	2017	2016
Assets		
Current and other assets	\$ 20,561,903	\$ 21,308,586
Capital assets, not depreciated	121,242,817	120,744,080
Capital assets, net	106,385,209	106,733,187
Total assets	248,189,929	248,785,853
Deferred Outflows of Resources	963,276	1,066,795
Liabilities		
Long-term liabilities	38,927,985	44,169,511
Other liabilities	4,564,419	4,246,971
Total liabilities	43,492,404	48,416,482
Net position		
Net investment in capital assets	190,432,849	185,177,271
Restricted	3,663,377	3,376,697
Unrestricted	11,564,575	12,882,198
Total net position	\$205,660,801	\$201,436,166

An additional portion of the City's net position, \$3,663,377 in 2017, represents resources that are subject to external restrictions on how they may be used. External restrictions include those imposed by grantors, contributors, regulations of other governments, or restrictions imposed by law through constitutional provisions or legislation. This balance increased by \$286,680 (8.5%) in 2017 primarily as a result of a decrease in the capital improvement sales tax fund due to the construction of projects. The restricted portion of net position from capital projects is related to a sales tax for capital projects whose uses are restricted by legislation. This balance will fluctuate on an annual basis due to the timing of projects.

The remaining category of the City's net position represents an *unrestricted net position* balance of \$11,564,575 in 2017, which may be used to meet the City's ongoing obligations to citizens and creditors. There was a decrease of 10.2% in unrestricted net position in 2017. The decrease was primarily due to the one-time projects paid with the City's Fund Reserves.

City of Chesterfield, Missouri
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Governmental Activities

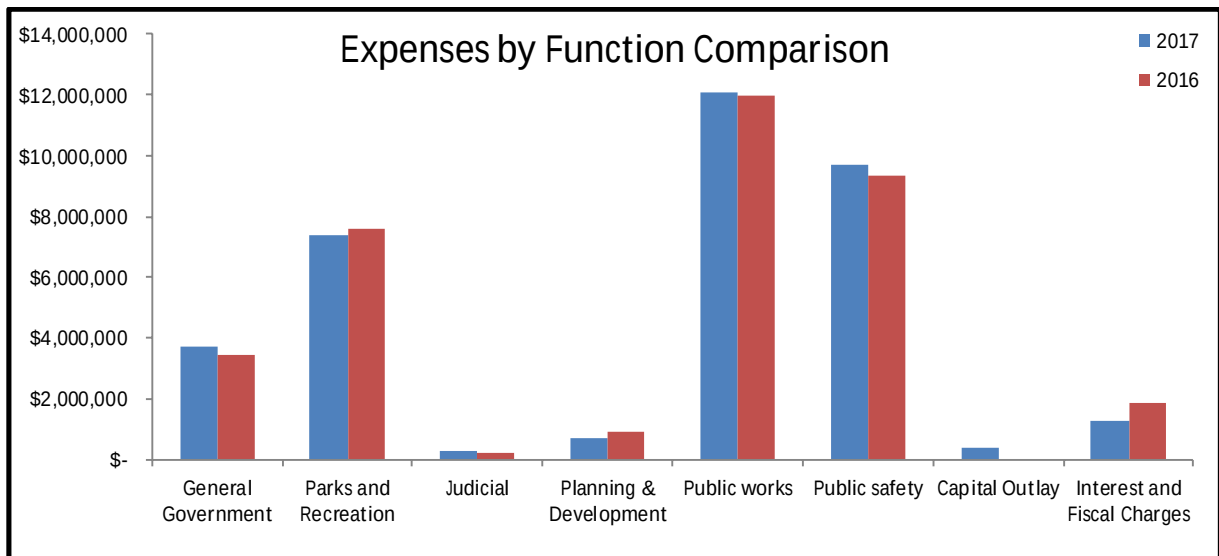
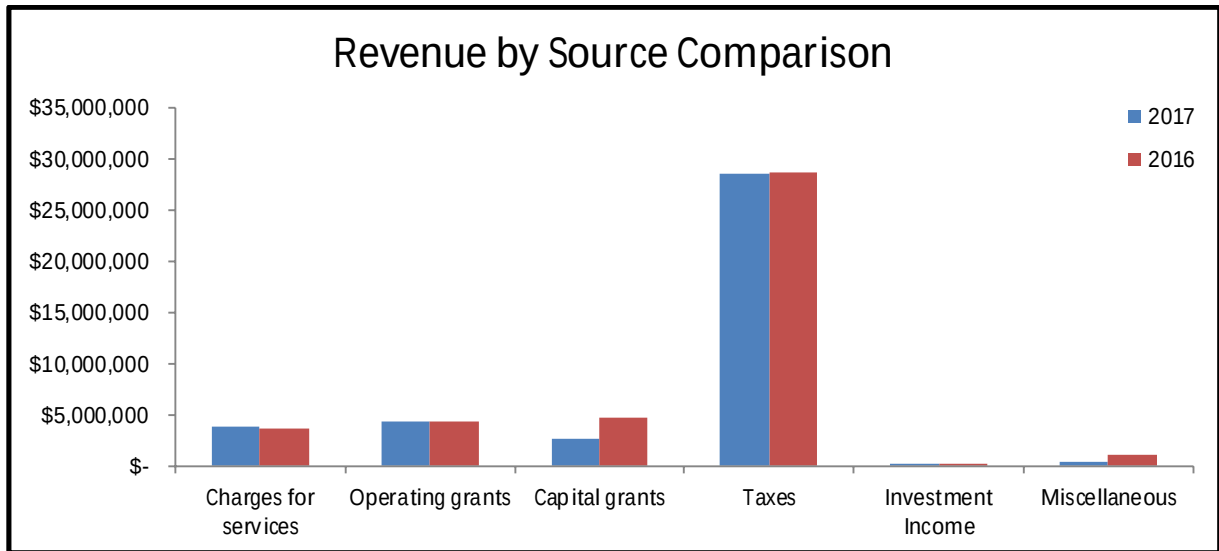
Governmental activities increased the City's net position by \$4,224,635. Key elements of this are as follows:

	Governmental Activities	
	For the years	
	ended December 31	
	2017	2016
Revenues		
Program revenues:		
Charges for services	\$ 3,822,414	\$ 3,672,188
Operating grants and contributions	4,312,654	4,283,225
Capital grants and contributions	2,555,721	4,664,630
General revenues:		
Taxes	28,486,811	28,612,550
Investment income	147,383	47,848
Miscellaneous	401,463	1,010,742
Total revenues	<u>39,726,446</u>	<u>42,291,183</u>
Expenses		
General government	3,728,755	3,466,585
Parks and recreation	7,385,187	7,563,968
Judicial	252,080	241,757
Planning	678,134	908,638
Public works	12,060,993	12,005,296
Public safety	9,717,324	9,356,672
Interest and fiscal charges	1,279,567	1,845,028
Capital Outlay	399,771	
Total expenses	<u>35,501,811</u>	<u>35,387,944</u>
Changes in net position	4,224,635	6,903,239
Net position - beginning of year	<u>201,436,166</u>	<u>194,532,927</u>
Net position - end of year	<u>\$205,660,801</u>	<u>\$201,436,166</u>

Changes in Net Position

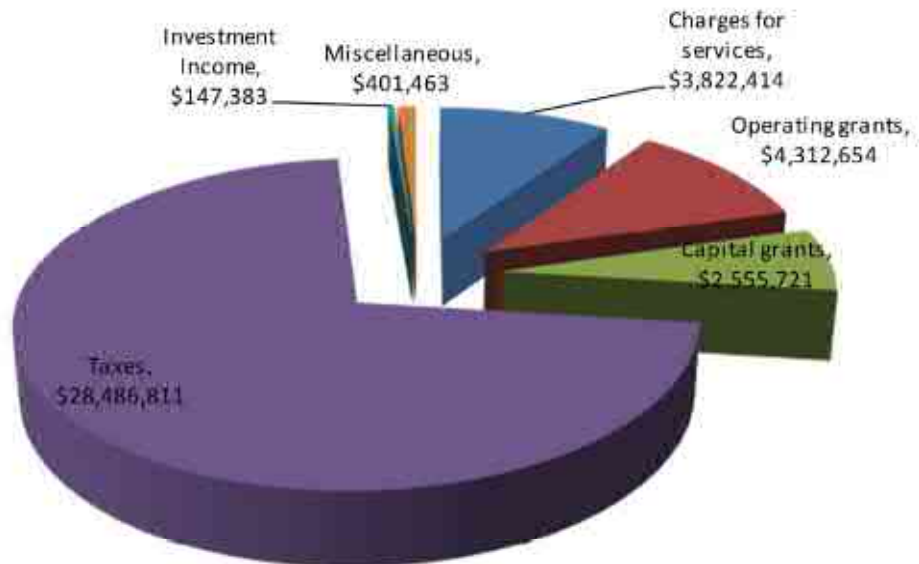
In 2017, the City's total revenues on a government-wide basis were \$39,726,446, a decrease of \$2,564,737 as compared to 2016. Total capital grants and contributions decreased by \$2,108,909. Tax revenues decreased as phone utility taxes continue to decline. Other revenue sources were generally inline with the prior year. Total 2017 expenses of \$35,501,811 were largely in line with the prior year and only increased by \$113,867 (0.32%). As a result of the current year activity, the change in net position had an decrease of \$2,678,604.

City of Chesterfield, Missouri
Management's Discussion and Analysis
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(Unaudited)

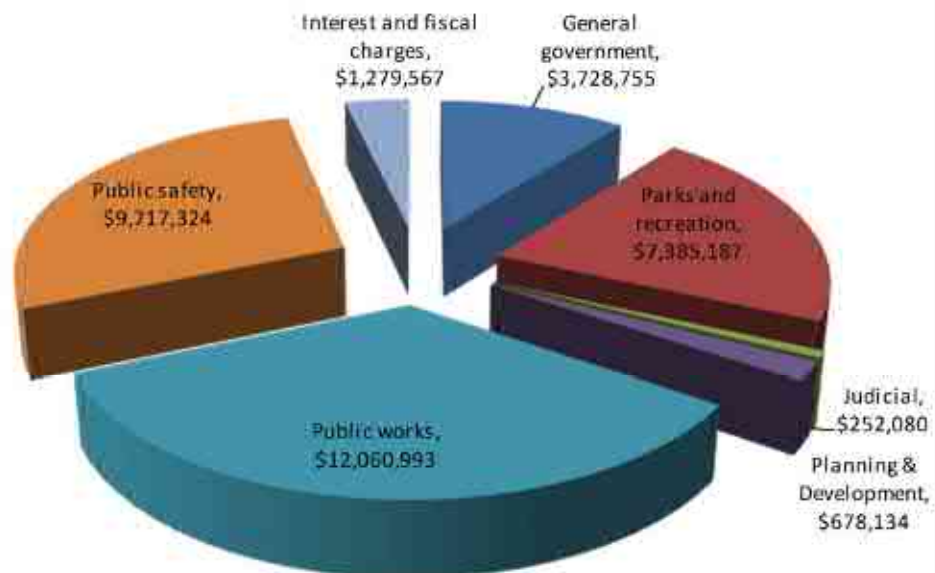


City of Chesterfield, Missouri
Management's Discussion and Analysis
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(Unaudited)

Revenue by Source for Fiscal Year 2017



Expenses by function for Fiscal Year 2017



City of Chesterfield, Missouri
Management's Discussion and Analysis
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(Unaudited)

Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the City's governmental funds is to provide information on inflows and balances of available expendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

General Fund

At the end of year 2017, the unassigned fund balance of the General Fund was \$8,771,592, while the total fund balance was \$9,293,177. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures and transfers out. Unassigned fund balance represents 37.8% of total General Fund expenditures and transfers out of \$23,231,112, while total fund balance represents 44.3% of total General Fund expenditures and transfers out.

The fund balance in the City's General Fund decreased by \$1,288,020 (12.2%) from the prior year fund balance compared to a \$1,999,832 (15.9%) decrease in 2016. Decreases in each year were due to one-time projects paid out of Fund Reserves.

Other Major Governmental Funds

Changes in fund balances for other major governmental funds can be described as follows:

- Parks Sales Tax Fund ended 2017 with fund balance of \$2,510,464, a decrease of \$150,761 (5.7%) from the prior year. This slight decrease was primarily due to the payment of one-time items out of fund. Total revenues decreased \$380,005 (4.3%) due to decreases in sales tax receipts. The Fund transferred \$3,031,521 to other funds for debt service expenditures.
- Capital Improvement Sales Tax Trust Fund ended the year with fund balance of \$2,576,383, an increase of 12.7% from the prior year. This increase was primarily due to the timing of planned projects and related transfers.

Fiduciary Funds

The City maintains Agency Funds for monies received and held for the benefit of others for the following purposes:

- Bond deposits held to ensure a defendant's appearance in court
- Proceeds received in connection with a joint program sponsored by the City and the local explorer's post
- Collection and release of the monies for future road way improvements to ensure completion of the projects

City of Chesterfield, Missouri
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- Collection and release of monies in connection with various permits issued for construction projects

At the end of 2017, cash and cash equivalents had decreased \$344,483 (to \$2,609,788) from 2017 due to several construction related projects escrows collected during 2016.

General Fund Budgetary Highlights

Final results for any given year will generally differ from that year's adopted budget. The final revised budget of the City's General Fund expenditures for 2017 was \$27,186,657, which differs from the original adopted budget of \$20,040,734. The change in budget was a result of encumbrances that rolled forward from the FY2017 budget to the FY2018 budget and other one-time allocations of General Fund – Fund Reserves.

After transfers, the General Fund ended the year with an operating increase of \$2,345,842 and net decrease in fund balance of 1,288,020. The net decrease in fund balance was due to one-time projects approved during 2017. Overall, the change in fund balance was favorable to the budgeted decrease at \$7,331,157 as a result of management of budgetary expenditures and the timing of capital projects. Most revenue categories performed close to budget.

Capital Assets

The City has invested \$227,477,267 in a broad range of capital assets, including park facilities, roads, buildings, machinery and equipment, and automobiles and trucks. This amount represents a net increase for the current fiscal year (including additions and deductions) of \$150,759. In 2017, the City's capital asset detail was as follows:

Capital Assets, Net of Depreciation		
December 31		
	2017	2016
Land	\$ 33,254,308	\$ 33,254,308
Art	85,000	85,000
Right-of-way	85,113,741	84,993,470
Buildings and other improvements	41,039,118	38,420,815
Machinery and equipment	2,399,229	2,249,960
Automobiles and trucks	1,915,546	2,038,782
Infrastructure (including construction-in progress)	63,821,084	66,434,932
Total	<u>\$ 227,628,026</u>	<u>\$ 227,477,267</u>

Additional information on the City's capital assets can be found in Note 4 in the notes to the basic financial statements.

City of Chesterfield, Missouri
Management's Discussion and Analysis
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(Unaudited)

Long-Term Debt

At the end of December 2017, the City had outstanding long-term debt obligations for governmental activities in the amount of \$36,520,000 compared to \$41,470,000 in 2016. Of this amount, \$3,805,000 is general obligation bonds. Capital lease obligations outstanding totaled \$32,715,000. The 9.5% or \$4,950,000 decrease in the City's long-term debt obligations is primarily due to regular debt payments.

The City's governmental activities debt is detailed below:

	Outstanding Long-term Debt Obligations		
	December 31		Percent
	2017	2016	Change
Certificate of Participation (Government Center)			
Series 2004	\$ 6,600,000	\$ 7,810,000	(15.5)
Certificates of Participation (Parks) Series 2013	15,610,000	16,950,000	(7.9)
Certificates of Participation (Parks) Series 2008	440,000	650,000	(32.3)
Certificates of Participation (Parks) Series 2016	2,885,000	2,930,000	(1.5)
Certificates of Participation (Parks) Series 2014	7,180,000	7,530,000	(4.6)
General Obligation Bonds (R & S) Series 2015	3,805,000	5,600,000	(32.1)
Total	<u>\$ 36,520,000</u>	<u>\$ 41,470,000</u>	(11.9)

State statutes limit the amount of general obligation debt a governmental entity may issue to 10% of its total assessed valuation. The City's authorized debt limit for fiscal year 2017 was \$200,462,377.

Additional information on the City's long-term debt can be found in Note 13 in the notes to the basic financial statements.

Economic Factors and Next Year's Budget

- The fiscal year 2018 annual budget for General Fund expenditures is \$23,869,736, an increase from the 2017 amended budget.
- Capital Improvement Fund expense budget for 2018 is \$6,633,725, an increase from the 2017 amended budget.
- Park Sales Tax Fund expense budget for 2018 is \$8,721,533, an increase from the 2017 amended budget.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, 690 Chesterfield Parkway West, Chesterfield, MO 63017-0760.

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CITY OF CHESTERFIELD, MISSOURI
Statement of Net Position
As of December 31, 2017

	Governmental Activities
ASSETS	
Cash and investments	\$ 11,734,551
Receivables, net	8,434,413
Other assets	392,938
Capital assets not being depreciated	121,242,817
Capital assets, net of accumulated depreciation	106,385,209
Total assets	<u>248,189,928</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on bond refunding	<u>963,276</u>
LIABILITIES	
Accounts payable and accrued liabilities	1,430,487
Accrued salaries and other benefits	323,836
Accrued interest payable	231,878
Unearned revenue	2,256,537
Other liabilities	321,680
Long-term liabilities:	
Due within one year	5,934,575
Due in more than one year	32,993,410
Total liabilities	<u>43,492,403</u>
NET POSITION	
Net investment in capital assets	190,432,849
Restricted for:	
Capital project	2,964,309
Public safety	280,164
Sewer lateral repair project	418,904
Unrestricted	11,564,575
Total Net Position	<u>\$ 205,660,801</u>

CITY OF CHESTERFIELD, MISSOURI
Statement of Activities
For the year ended December 31, 2017

Functions/Programs	Expenses	Program Revenues			Net Revenues (Expenses) and Change in Net Position Governmental Activities
		Charges for Services	Operating	Capital	
			Grants and Contributions	Grants and Contributions	
Primary Government					
Governmental activities:					
General government	\$ 3,728,755	\$ 716,151	\$ -	\$ -	\$ (3,012,604)
Parks and recreation	7,385,187	1,953,302	19,080	-	(5,412,805)
Judicial	252,080	681,028	-	-	428,948
Planning	678,134	57,384	-	-	(620,750)
Public works	12,060,993	174,305	3,757,920	2,555,721	(5,573,047)
Public safety	9,717,324	240,244	535,654	-	(8,941,426)
Interest and fiscal charges	1,279,567	-	-	-	(1,279,567)
Capital Outlay	399,771	-	-	-	(399,771)
Total governmental activities	\$ 35,501,811	\$ 3,822,414	\$ 4,312,654	\$ 2,555,721	(24,811,022)

General revenues:

Taxes:

Sales and local use taxes:

Parks and capital management	12,659,463
Intergovernmental - pooled sales tax	7,488,335
Gross receipts taxes (includes franchise tax)	7,807,439
Miscellaneous taxes (includes sewer lateral)	531,574
Unrestricted interest earnings	147,383
Gain on Capital Assets	28,964
Miscellaneous	372,499

Total general revenues	<u>29,035,657</u>
Change in net position	4,224,635
Net position - beginning of year	201,436,166
Net position - end of year	<u>\$ 205,660,801</u>

CITY OF CHESTERFIELD, MISSOURI
Balance Sheet
Governmental Funds
As of December 31, 2017

	Major Funds			Nonmajor Funds	
	General	Parks Sales Tax	Capital Improvement Sales Tax Trust	Other Governmental Funds	Total Governmental Funds
ASSETS					
Cash and investments	\$ 6,966,992	\$ 1,752,543	\$ 1,518,312	\$ 1,496,704	\$ 11,734,551
Receivables:					
Municipal taxes	1,896,180	1,175,795	999,470	87,652	4,159,097
Intergovernmental	1,015,186	-	1,234,854	-	2,250,040
Interest	8,560	-	-	-	8,560
Other	2,016,716	-	-	-	2,016,716
Due from other funds	192,650	132,671	-	139,712	465,033
Prepays	387,938	5,000	-	-	392,938
Total assets	<u>\$ 12,484,222</u>	<u>\$ 3,066,009</u>	<u>\$ 3,752,636</u>	<u>\$ 1,724,068</u>	<u>\$ 21,026,935</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable and accrued liabilities	\$ 361,932	\$ 176,628	\$ 872,938	\$ 18,989	\$ 1,430,487
Accrued salaries and other benefits	276,544	42,467	4,825	-	323,836
Due to other funds	132,980	324,566	551	6,936	465,033
Unearned Revenue	2,395,848	11,884	-	4,255	2,411,987
Other liabilities	23,741	-	297,939	-	321,680
Total liabilities	<u>3,191,045</u>	<u>555,545</u>	<u>1,176,253</u>	<u>30,180</u>	<u>4,953,023</u>
Fund balances					
Nonspendable:					
Prepays	387,938	5,000	-	-	392,938
Restricted for:					
Public Safety	133,647	-	-	146,517	280,164
Sewer Lateral	-	-	-	418,904	418,904
Capital Projects	-	-	2,576,383	-	2,576,383
Committed to:					
Capital Projects	-	-	-	387,926	387,926
Parks	-	-	-	-	-
Assigned to:					
Debt Service	-	-	-	744,796	744,796
Parks	-	2,505,464	-	-	2,505,464
Unassigned	8,771,592	-	-	(4,255)	8,767,337
Total fund balances	<u>9,293,177</u>	<u>2,510,464</u>	<u>2,576,383</u>	<u>1,693,888</u>	<u>16,073,912</u>
Total liabilities and fund balances	<u>\$ 12,484,222</u>	<u>\$ 3,066,009</u>	<u>\$ 3,752,636</u>	<u>\$ 1,724,068</u>	<u>\$ 21,026,935</u>

CITY OF CHESTERFIELD, MISSOURI
Reconciliation of the Governmental Funds Balance Sheet
to the Statement of Net Position
December 31, 2017

Total fund balances - governmental funds	\$ 16,073,912
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds financial statements. This is the amount by which capital assets (\$338,012,099) exceeded accumulated depreciation (\$110,384,073) as of December 31, 2017.	227,628,026
Property taxes are assessed by the City, but not collected as of December 31, 2017, and deferred within the governmental funds financial statements. However, revenue for this amount is recognized in the government-wide financial statements.	4,255
Court fines receivable as of December 31, 2017, are deferred within the governmental funds financial statements. This amount is recognized in the government-wide financial statements.	151,195
Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as liabilities within the governmental funds financial statements. Interest on long-term debt is not accrued in the governmental funds, but rather is recognized as an expenditure when due. All liabilities - both current and long-term - are reported on the government-wide statement of net position. Discounts, premiums, and bond issuance costs are reported in the governmental funds financial statements when debt was issued, whereas these amounts are deferred and amortized over the life of the debt as an adjustment to interest expense on the government-wide financial statements. Balances as of December 31, 2017, are:	
Accrued compensated absences, vacation, and compensatory time-off	(769,532)
Bonds, notes payable, and lease obligations outstanding	(36,520,000)
Unamortized bond premium	(1,638,453)
Accrued interest on outstanding debt	(231,878)
Deferred charges from defeasance of debt	963,276
Total net position of governmental activities	<u>\$ 205,660,801</u>

CITY OF CHESTERFIELD, MISSOURI
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the year ended December 31, 2017

	Major Funds			Nonmajor Funds	
	General	Parks Sales Tax	Capital Improvement Sales Tax Trust	Other Governmental Funds	Total Governmental Funds
REVENUES					
Municipal taxes	\$ 14,346,500	\$ 6,842,838	\$ 5,816,625	\$ 414,683	\$ 27,420,646
Licenses and permits	1,663,844	-	-	-	1,663,844
Intergovernmental	4,366,047	19,080	2,555,721	44,418	6,985,266
Charges for services, net	351,418	1,953,302	-	-	2,304,720
Court fines and forfeitures	711,087	-	-	-	711,087
Investment income, net arbitrage	117,626	27,213	-	2,546	147,385
Miscellaneous	348,500	25,760	-	111,225	485,485
Total revenues	<u>21,905,022</u>	<u>8,868,193</u>	<u>8,372,346</u>	<u>572,872</u>	<u>39,718,433</u>
EXPENDITURES					
Current:					
Legislative	70,313	-	-	-	70,313
Administrative	3,296,553	-	-	-	3,296,553
Police services	9,544,348	-	-	25,069	9,569,417
Judicial	251,865	-	-	-	251,865
Planning and zoning	678,436	-	-	-	678,436
Public works	5,155,603	-	293,351	505,615	5,954,569
Parks and recreation	-	5,577,553	-	-	5,577,553
Capital outlay	562,062	409,880	7,999,632	45,020	9,016,594
Debt service:					
Principal	-	-	-	4,950,000	4,950,000
Interest and fiscal charges	-	-	-	1,476,622	1,476,622
Bond issuance costs	-	-	-	-	-
Total expenditures	<u>19,559,180</u>	<u>5,987,433</u>	<u>8,292,983</u>	<u>7,002,326</u>	<u>40,841,922</u>
Excess (deficiency) of revenues over (under) expenditures	<u>2,345,842</u>	<u>2,880,760</u>	<u>79,363</u>	<u>(6,429,454)</u>	<u>(1,123,489)</u>
OTHER FINANCING SOURCES (USES)					
Issuance of refunding bonds	-	-	-	-	-
Payments to refunded bond escrow agent	-	-	-	-	-
Premium on issuance of refunding bonds	-	-	-	-	-
Transfers in	-	-	2,100,000	6,492,503	8,592,503
Transfers out	(3,671,932)	(3,031,521)	(1,889,050)	-	(8,592,503)
Sale of capital assets	38,070	-	-	-	38,070
Total other financing sources (uses), net	<u>(3,633,862)</u>	<u>(3,031,521)</u>	<u>210,950</u>	<u>6,492,503</u>	<u>38,070</u>
Net change in fund balances	<u>(1,288,020)</u>	<u>(150,761)</u>	<u>290,313</u>	<u>63,049</u>	<u>(1,085,419)</u>
Fund balances:					
Beginning of year	10,581,197	2,661,225	2,286,070	1,630,839	17,159,331
End of year	<u>\$ 9,293,177</u>	<u>\$ 2,510,464</u>	<u>\$ 2,576,383</u>	<u>\$ 1,693,888</u>	<u>\$ 16,073,912</u>

CITY OF CHESTERFIELD, MISSOURI
Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balances of Governmental Funds
to the Statement of Activities
For the year ended December 31, 2017

Net change in fund balances - governmental funds	\$ (1,085,419)
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Amounts reported for governmental activities in the statement of activities are different because:

The governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets meeting the capitalization threshold is allocated over their estimated useful lives and recorded as depreciation expense. This is the amount by which capital outlays over the capitalization threshold totaling \$8,616,820 was less than depreciation (\$8,456,955) in the current period.	159,865
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The net effect of various miscellaneous transactions involving capital assets:	
Disposal of assets	\$ (9,106)
Contributed capital assets	-
	(9,106)

Court fines revenue in the statement of activities that do not provide current financial resources is not reported as revenues in the governmental funds financial statements.	(20,948)
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Bond proceeds are reported as financing sources in the governmental funds financial statements and thus contribute to the net change in fund balance. In the statement of net position, however, issuing debt increases long-term liabilities and does not affect the statement of activities. Similarly, repayment of principal is an expenditure in the governmental funds financial statements but reduces the liability in the statement of net position.	
Annual principal payments on bonds and certificates of participation	4,950,000
Premium on issuance of bonds	-

Under the modified accrual basis of accounting used in the governmental funds financial statements, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, however, which is presented on the accrual basis of accounting, expenses and liabilities are reported regardless of when financial resources are available. In addition, interest on long-term debt is not recognized under the modified accrual basis of accounting until due, rather than as it accrues.

This adjustment combines the net changes of the following:

Accrued compensated absences	33,188
Accrued interest on bonds	42,236
Amortized deferred charges from defeasance of debt	(103,519)
Amortized bond premium	258,338
	258,338

Change in net position of governmental activities	\$ 4,224,635
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CITY OF CHESTERFIELD, MISSOURI
Statement of Fiduciary Net Position
Fiduciary Funds
As of December 31, 2017

	Agency Funds
ASSETS	
Cash and investments	\$ 2,609,787
Accounts Receivable	89,000
Due from other funds	549
Total assets	<u>\$ 2,699,336</u>
 LIABILITIES	
Accounts payable	\$ 2,677,212
Deposits held in escrow	22,124
Total liabilities	<u>\$ 2,699,336</u>

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

(1) Summary of Significant Accounting Policies

The City of Chesterfield, Missouri (the City) was incorporated on June 1, 1988, and established a mayor/council/city administrator form of government. The City's major operations include: police protection, street maintenance and improvements, parks and recreation, general administrative services, legislative services, judicial services, planning, and development.

The accounting policies and financial reporting practices of the City conform to U.S. generally accepted accounting principles applicable to governmental entities. The following is a summary of the more significant policies:

(a) *The Financial Reporting Entity*

The City defines its financial reporting entity in accordance with the provisions of GASB Statement No. 14, *The Financial Reporting Entity*, as amended by GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units – an amendment of GASB Statement No. 14* and GASB Statement No. 61, *The Financial Reporting Entity – Omnibus*. The requirements for inclusion of component units are based primarily upon whether the City's governing body is considered financially accountable for the potential component units. The City is financially accountable if it appoints a voting majority of a potential component unit's governing body and is able to impose its will on that potential component unit, or there is a potential for the potential component unit to provide specific financial benefits to, or impose specific financial burdens on, the City. Based on this criteria, the City has determined that its financial reporting entity consists of the City (primary government) and no other reporting units.

(b) *Government-wide and Fund Financial Statements*

The government-wide financial statements (e.g., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City. The effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. *Program revenues* include: 1) charges for services to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes, unrestricted interest earnings, gains, and other miscellaneous revenues not included among program revenues are reported instead as general revenues.

Following the government-wide financial statements are separate financial statements for governmental funds and fiduciary funds. Fiduciary funds are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements. The City has determined that the General Fund, Parks Sales Tax Fund and Capital Improvement Sales Tax Trust Fund are major governmental funds. All other governmental funds are reported in one column labeled "Other Governmental Funds". The total fund balances for all governmental funds are reconciled to total net position for governmental activities as shown on the statement of net position. The net change in fund balances for all governmental funds is reconciled to the total change in net position as shown on the statement of activities in the government-wide financial statements.

The fund financial statements of the City are organized on the basis of funds, each of which is considered a separate accounting entity with self-balancing accounts that comprise its assets, liabilities, fund balances, revenues, and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The various funds are summarized by type in the basic financial statements. The following fund types are used by the City:

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

Governmental Fund Types

Governmental funds are those through which most governmental functions are financed. The acquisition, uses, and balances of the City's expendable financial resources and the related liabilities are accounted for through governmental funds. The measurement focus is upon determination of and changes in financial position rather than upon net income.

The following are the City's governmental major funds:

General Fund - The General Fund is the general operating fund of the City used to account for all financial resources except those required to be accounted for in another fund.

Parks Sales Tax Fund - The Parks Sales Tax Fund is a Special Revenue Fund used to account for the accumulation of resources from the ½ cent parks sales tax passed in November 2004 and is effective April 2005. All parks and recreation activity is tracked in this fund.

Capital Improvement Sales Tax Trust Fund - The Capital Improvement Sales Tax Trust Fund is a Capital Improvement Fund used to account for revenues received from the capital improvement sales tax that are restricted for capital improvements.

The other governmental funds of the City are considered nonmajor. They are Special Revenue Funds that account for the proceeds of specific revenue sources that are legally restricted to expenditures for specific purposes and Debt Service Funds that account for the accumulation of resources for and repayment of general obligation long-term debt principal, interest, and related costs.

Fiduciary Fund Type

Agency Funds - Agency Funds are used to account for assets held by the City as an agent for individuals, private organizations, or other governmental units. Agency Funds are accounted for and reported similarly to a proprietary fund type. Agency Funds are custodial in nature (assets equal liabilities) and do not involve the measurement of results of operations. These funds account for activities of the Court Bond Fund, Explorer's Fund, Highway 40 Trust Fund, and Miscellaneous Escrow Fund.

(c) Measurement Focus and Basis of Accounting

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the basic financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

Governmental funds financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. At year-end, entries are recorded for financial reporting purposes to reflect the modified accrual basis of accounting for governmental fund types. All fiduciary funds, including Agency Funds use the accrual basis of accounting.

Under the modified accrual basis of accounting, revenues are recorded when both measurable and available. The term "available" is defined as collectible within the current period or soon enough thereafter to be used to pay the liabilities of the current period. For the City, available is defined as expected to be received within 60

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

days of fiscal year-end. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due (e.g., matured).

GASB 33 groups nonexchange transactions into the following four classes based upon principal characteristics: derived tax revenues, imposed nonexchange revenues, government-mandated nonexchange transactions, and voluntary nonexchange transactions.

The City recognizes assets from derived tax revenue transactions (such as sales and utilities gross receipt taxes) in the period when the underlying exchange transaction on which the tax is imposed occurs or when the assets are received, whichever occurs first. Revenues are recognized, net of estimated refunds and estimated uncollectible amounts, in the same period that the assets are recognized, provided that the underlying exchange transaction has occurred. Resources received in advance are reported as unearned revenues until the period of the exchange.

The City recognizes assets from imposed nonexchange revenue transactions in the period when an enforceable legal claim to the assets arises or when the resources are received, whichever occurs first. Revenues are recognized in the period when the resources are required to be used for the first period that use is permitted. The City recognizes revenues from property taxes, net of estimated refunds and estimated uncollectible amounts, in the period for which the taxes are levied. Imposed nonexchange revenues also include permits and court fines and forfeitures.

The City does not maintain inventory cost records. Inventory is deemed immaterial and is accounted for using the purchase method in which supplies are charged to expenditures when purchased.

Intergovernmental revenues, representing grants and assistance received from other governmental units, are generally recognized as revenues in the period when all eligibility requirements, as defined by GASB 33, have been met. Any resources received before eligibility requirements are met are reported as unearned revenues.

Charges for services in the governmental funds, which are exchange transactions and are, therefore, not subject to the provisions of GASB 33, are recognized as revenues when received in cash because they are generally not measurable until actually received.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

(d) *Encumbrances*

Within the governmental funds financial statements, no fund balances have been restricted for outstanding encumbrances since appropriations lapse at year-end. Encumbrances are reappropriated in the subsequent fiscal year's budget to provide for the liquidation of the prior commitments.

(e) *Cash and Cash Equivalents*

Cash and cash equivalents comprise the City's cash deposits with banks, petty cash funds, repurchase agreements, and money market mutual funds.

(f) *Investments*

Investments are recorded at fair value. Fair value of investments is based on quoted market prices.

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

(g) Capital Assets

Capital assets, which include buildings, other improvements, machinery and equipment, automobiles and trucks, and infrastructure (e.g., streets, sidewalks, roads, bridges, and similar items), are reported in the governmental activities column in the government-wide financial statements, net of accumulated depreciation. Capital assets are defined by the City as assets with an estimated useful life in excess of one year with an initial individual cost of \$5,000 or more. Infrastructure assets are defined as streets with a cost of at least \$250,000; sidewalks with a cost of at least \$50,000; land improvements with a cost of at least \$5,000; and all buildings, building improvements, and land.

Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at acquisition value at the date of donation. General infrastructure assets acquired prior to January 1, 2002, consist of the roads, bridges, and network assets that were acquired or that received substantial improvements and are reported at estimated historical cost using deflated replacement cost. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets lives are not capitalized.

Depreciation, including depreciation recognized on assets acquired through government grants and other aid, is computed on the straight-line method over the estimated useful lives of the various classes of assets (with the ½ year convention election applied in the first and last year), except for roads, which are computed using the composite method. The estimated useful lives of depreciable capital assets are as follows:

	<u>Years</u>
Buildings	40
Other improvements	10 - 25
Machinery and equipment	5 - 10
Automobiles and trucks	5 - 7
Infrastructure	15 - 30

(h) Compensated Absences

The City grants vacation to all full-time employees based on years of continuous service, and compensatory time is granted to all nonexempt employees for hours worked in excess of a normal work week that are not taken within the current biweekly pay period. These benefits are allowed to accumulate and to carry over, with limitation, into the next calendar year and will be paid to employees upon resignation, retirement, or death. Sick leave benefits do not vest and, accordingly, are recorded as expenditures when paid. The entire accrued benefit liability related to the City's compensated absences in the amount of \$769,532 has been recorded in the government-wide financial statements.

(i) Capital Contributions

Capital contributions within public works represent government grants and other aid used to fund capital projects. Capital contributions are recognized as revenue when the expenditure is made and amounts become subject to claim for reimbursement. Amounts received from other governments that are not restricted for capital purposes are reflected as intergovernmental revenue.

(j) Interfund Transactions

In the fund financial statements, the City has the following types of transactions among funds:

Transfers

Legally authorized transfers are reported when incurred as transfers in by the recipient fund and as transfers out by the disbursing fund.

Elimination of interfund activity has been made for governmental activities in the government-wide financial statements.

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

(k) Unearned Revenue

The City has received inspection fees in advance from various developers. These fees are recognized as revenue as the City performs the inspections of the developments. This revenue is recorded in the government-wide statements and fund financial statements as unearned revenue. Unearned revenue in the fund financial statements also includes property tax revenues and court fines that are not collected within 60 days following the end of the current period and gross receipt taxes received from wireless telecommunication companies under protest.

(l) Governmental Fund Balance Classification and Policies

The City's policy is to report the fund balance in the following categories, when applicable, listed from the most restrictive to the least restrictive:

Nonspendable -- The portion of fund balance that is not in a spendable form or is required to remain intact.

Restricted -- The portion of fund balance that is constrained to specific purposes through constitutional provisions or by enabling legislation.

Committed -- The portion of fund balance with constraints or limitations by formal action of the City Council, the highest level of decision-making authority.

Assigned -- The portion of fund balance that the City intends to use for a specific purpose, as determined by the City Council or by a City official to which the governing City Council delegates the authority.

Unassigned -- Amounts that are available for any purpose; these positive amounts are reported only in the General Fund.

City Council establishes (and modifies or rescinds) fund balance commitments by passage of a resolution. For assigned fund balance, the City Council is authorized to assign amounts to a specific purpose. The authorization to assign fund balance has also been delegated to the Finance & Administration Committee. When both resources are available, the City will spend the most restricted amounts before the least restricted.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, followed by committed fund balance, followed by assigned fund balance, and lastly unassigned fund balance.

The fund balance of the City's General Fund has been accumulated to provide stability and flexibility to respond to unexpected adversity and/or opportunities. The target is to maintain an unassigned fund balance of not less than 40% of annual operating expenditures and transfers out for the year.

The Parks 1998 Nonmajor Debt Service Fund has a negative fund balance of \$4,255.

(m) Long-term Liabilities

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

(n) Amortization

In the government-wide financial statements, bond premiums and discounts are recorded as an increase or a reduction of the debt obligation. Such amounts are amortized using the interest method or bonds outstanding method over the term of the related bonds. Bond issuance costs are expensed as incurred.

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

(o) Net Position and Deferred Outflows of Resources

Deferred Outflow of Resources – In addition to assets, the statement of net position will sometimes include a separate section for deferred outflows of resources. The separate financial statement element represents a consumption of net position that applies to a future period or periods and will not be recognized as an outflow of resources until then. The City of Chesterfield has a deferred loss on refunding reported in the statement of net position. A deferred loss on refunding is the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. This item has been reported as deferred outflows on the government-wide statement of net position.

Deferred Inflow of Resources – In addition to liabilities, the statement of net position will sometimes include a separate section for deferred inflow of resources. This separate financial statement element represents an acquisition of net position that applies to a future period or periods and will not be recognized as an inflow of resources until then.

Net Position

Net Position is classified as follows:

Net Investment in Capital Assets – the component of net position that reports the difference between capital assets less both the accumulated depreciation and the outstanding balance of debt, excluding unexpended proceeds, that is directly attributable to the acquisition, construction or improvement of those assets.

Restricted Expendable – the component of net position that reports the difference between assets and liabilities of certain programs whose use is subject to externally imposed stipulations that can be fulfilled by actions of the City of Chesterfield.

Unrestricted – the difference between the assets and liabilities that do not meet the definition of “restricted” or “net investment in capital assets.”

(p) Use of Estimates

The preparation of basic financial statements in conformity with U.S. generally accepted accounting principles requires the City to make estimates and assumptions that affect the reported amounts of assets and liabilities at fiscal year-end and revenues and expenditures during the reporting period. Actual results could differ from those estimates.

(2) Cash and Investments

State statutes authorize Missouri local governments to invest in obligations of the United States Treasury and U.S. government agencies, obligations of the State of Missouri, time certificates of deposit, and repurchase agreements. Deposits in financial institutions must be collateralized by securities pledged to the City by these same institutions.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of December 31, 2017:

U.S. agency securities of \$3,483,827 are valued using quoted market prices (Level 1 inputs)

The following is a reconciliation of the City's deposit and investment balances at December 31, 2017:

	Government-wide Statement of Net Position	Fiduciary Funds Statement of Fiduciary Net Position	Total
Cash and cash equivalents	\$ 5,945,633	\$ 2,609,787	\$ 8,555,420
Certificates of deposit	1,768,872	-	1,768,872
Money market mutual funds	536,219	-	536,219
US Agency Securities	3,483,827	-	3,483,827
	<u>\$ 11,734,551</u>	<u>\$ 2,609,787</u>	<u>\$ 14,344,338</u>

Interest Rate Risk

The City's investment policy seeks to minimize the risk that the fair value of securities in the portfolio will fall due to changes in general interest rates by:

1. Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.
2. Maintaining a sufficient balance in liquid funds to adequately cover forecasted cash requirements.

The City's goal is to match its investments with its anticipated cash flow requirements. No investments shall mature and become payable more than five years from the date of purchase. The investments of the primary government had the following maturities as of December 31, 2017:

	Fair Market Value	No Maturity	1-5 Years
Primary Government			
Certificates of deposit	\$ 1,768,872	\$ -	\$ 1,768,872
Money market	536,219	536,219	-
U.S. Agency Securities	3,483,827	-	3,483,827
Grand total investments	<u>\$ 5,788,918</u>	<u>\$ 536,219</u>	<u>\$ 5,252,699</u>

Credit Risk

The City's investment policy seeks to minimize credit risk, the risk of loss due to the failure of the security issuer by:

1. Pre-qualifying the financial institutions, securities dealers, intermediaries, and advisors with which the City will do business.
2. Diversifying the portfolio so that potential losses on individual securities will be minimized.

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

	<u>Fair Market Value</u>	<u>Average Credit Quality (Moody's)</u>
U.S. Agency Securities	\$ 3,483,827	Aaa
Money market mutual funds*	536,219	Unrated
*Collateralized by United States Treasury or Agency securities		

Concentration of Credit Risk

The investment policy states that the City will diversify by security type and institution. Security types shall be diversified to minimize the risk of loss resulting from over concentration of assets in a specific maturity, specific issuer, or specific class of securities. Diversification strategies are periodically reviewed.

	<u>Fair Market Value</u>	<u>Percent of Total Investments</u>
U.S. Agency Securities	\$ 3,483,827	60.2%
Money market mutual funds	536,219	9.3%
Certificates of deposit	1,768,872	30.6%

Custodial Credit Risk

For deposits, custodial credit risk is the risk that in the event of bank failure, the City's deposits may not be returned to it. Protection of the City's deposits is provided by the Federal Deposit Insurance Corporation, by eligible securities pledged by the financial institution, or by a single collateral pool established by the financial institution.

For investments, custodial credit risk is the risk that in the event of the failure of the counterparty to a transaction, the City will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. In accordance with its policy, the City addresses custodial risk by pre-qualifying institutions with which the City places investments, diversifying the investment portfolio, and maintaining a standard of quality for investments.

(3) Receivables, Net of Allowances

All amounts are scheduled for collection during the subsequent fiscal year.

	<u>Municipal Taxes</u>	<u>Intergovern- mental</u>	<u>Interest</u>	<u>Other</u>	<u>Total Receivables</u>
Governmental Activities					
General Fund	\$ 1,896,180	\$ 1,015,186	\$ 8,560	\$ 2,016,716	\$ 4,936,642
Parks Sales Tax Fund	1,175,795	-	-	-	1,175,795
Capital Improvement Sales Tax Trust Fund	999,470	1,234,854	-	-	2,234,324
Nonmajor other governmental Funds	87,652	-	-	-	87,652
Total governmental activities	<u><u>\$ 4,159,097</u></u>	<u><u>\$ 2,250,040</u></u>	<u><u>\$ 8,560</u></u>	<u><u>\$ 2,016,716</u></u>	<u><u>\$ 8,434,413</u></u>

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

(4) Capital Assets

The following is a summary of changes in capital assets - governmental activities for the year ended December 31, 2017:

	Balance December 31, 2016	Transfers And Additions	Transfers And Retirements	Balance December 31, 2017
Governmental Activities				
<i>Capital assets not being depreciated:</i>				
Land	\$ 33,254,308	\$ -	\$ -	\$ 33,254,308
Art	85,000	-	-	85,000
Right-of-way	84,993,470	120,271	-	85,113,741
Construction in progress	2,411,302	7,593,258	(7,214,792)	2,789,768
Total capital assets not being depreciated	<u>120,744,080</u>	<u>7,713,529</u>	<u>(7,214,792)</u>	<u>121,242,817</u>
<i>Capital assets being depreciated:</i>				
Buildings	27,142,783	124,400	-	27,267,183
Other improvements	34,757,663	4,703,725	-	39,461,388
Machinery and equipment	6,835,685	506,566	-	7,342,251
Automobiles and trucks	5,022,803	370,240	(202,525)	5,190,518
Infrastructure	136,050,423	2,413,149	(955,630)	137,507,942
Total capital assets being depreciated	<u>209,809,357</u>	<u>8,118,080</u>	<u>(1,158,155)</u>	<u>216,769,282</u>
<i>Less - Accumulated depreciation for:</i>				
Buildings	8,125,149	671,426	-	8,796,575
Other improvements	15,354,482	1,538,396	-	16,892,878
Machinery and equipment	4,585,725	357,297	-	4,943,022
Automobiles and trucks	2,984,021	484,370	(193,419)	3,274,972
Infrastructure	72,026,790	5,405,466	(955,630)	76,476,626
Total accumulated depreciation	<u>103,076,167</u>	<u>8,456,955</u>	<u>(1,149,049)</u>	<u>110,384,073</u>
Total capital assets being depreciated, net	<u>106,733,190</u>	<u>(338,875)</u>	<u>(9,106)</u>	<u>106,385,209</u>
Governmental activities - capital assets, net	<u><u>\$ 227,477,270</u></u>	<u><u>\$ 7,374,654</u></u>	<u><u>\$ (7,223,898)</u></u>	<u><u>\$ 227,628,026</u></u>

Within the statement of activities, depreciation expense is charged to functions of the primary government as follows:

Governmental Activities

General government	\$ 381,712
Parks and recreation	1,810,272
Planning	5,781
Public works	6,114,316
Public safety	<u>144,874</u>
Total depreciation expense, governmental activities	<u><u>\$ 8,456,955</u></u>

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

(5) Accounts Payable

The City's outstanding accounts payable at year-end was entirely attributable to direct payments to vendors.

(6) Restricted Net Position

The government-wide statement of net position reports \$3,663,377 of restricted net position which is restricted by enabling legislation.

(7) Property Taxes

Through the 2014 fiscal year, the City levied a property tax for the retirement of general obligation bonds. The City's property tax was levied each September based on the assessed value listed as of the prior January 1 for all real and personal property located in the City. Taxes were billed in November, due and collectible on December 31, and delinquent after December 31. Liens were placed on property for delinquent taxes on January 1 following the due date. The City decreased its levied tax rate from \$0.06 per \$100 of assessed valuation to \$0.03 per \$100 of assessed valuation from 2008 through 2014.

Taxes levied for 2014 were recorded as receivables, net of estimated uncollectible amounts; however, revenue recognition on all property tax receivables not collected within 60 days after year-end is deferred on the fund financial statements and recognized as revenue in the government-wide financial statements. The unpaid levy, net of allowance, of \$4,255 remains due as of December 31, 2017.

All property tax assessment, billing, and collection functions are handled by the St. Louis County government. Taxes collected are remitted to the City by the St. Louis County Collector (the County Collector) in the month subsequent to the actual collection date. Taxes held by the County Collector, if any, are included in municipal taxes receivable in the accompanying fund financial statements.

(8) Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The City, along with various other local governments, participates in an insurance trust for workers' compensation and for general liability matters (St. Louis Area Insurance Trust (SLAIT)). The purpose of this trust is to distribute the cost of self-insurance over similar entities. The trust requires an annual premium payment from each entity to cover estimated claims payable and reserves for claims. The members of the trust have no legal interest in the assets, liabilities, or fund balances of the insurance trust; however, the City is contingently liable to fund its pro rata share of any deficit incurred by the trust should the trust cease operations at some future date. The trust has contracted with an insurance agent to handle all administrative matters, including processing of claims filed. The City's 2017 premium payments to the trust were \$422,516.

The City also purchases commercial insurance to cover risks related to property loss, public official liability, earthquakes, and employees' blanket bonds. Settled claims resulting from these risks have not exceeded coverage in any of the past three years.

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

(9) Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. In accordance with the provisions of GASB 32, *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*, the assets and liabilities of the deferred compensation plan are not included in the accompanying basic financial statements.

(10) Retirement Plan

The City contributes to the City of Chesterfield Missouri 401(a) Retirement Plan, a defined contribution pension plan, for all eligible full time employees. All full time employees are eligible to participate in the Plan after they have completed one year of service and attained the age of 18. The Plan is administered by Mass Mutual (formerly Hartford Investment.)

Benefit terms for the Plan are established and may be amended by the City Council. Per City ordinance, the City contributes an amount equal to 8% of compensation of eligible participants. For the year ended December 31, 2017, the City recognized pension expense of \$981,023.12.

Employees become vested in City contributions and earnings on City contributions after completion of 5 years of credited service with the City. Nonvested City contributions are forfeited upon termination of employment. Such forfeitures are used to offset contributions from the City. For the year ended December 31, 2017, there were no forfeitures.

(11) Interfund Balances

Individual fund interfund receivable and payable balances as of December 31, 2017, are as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Park Sales Tax	\$ 59,382
General Fund	Capital Improvement Sales Tax Fund	551
Nonmajor Governmental Funds	Capital Improvement Sales Tax Fund	6,936
Nonmajor Governmental Funds	General Fund	132,776
		<u>\$ 199,645</u>

All of these interfund balances are due to either timing differences or to the elimination of negative cash balances within the various funds. All interfund balances are expected to be repaid during the fiscal year ending December 31, 2018.

(12) Obligations Under Operating Lease Agreements

The City leases equipment under certain operating lease agreements with terms in excess of one year. Annual aggregate lease payments remaining under the terms of the operating lease agreements as of December 31, 2017, are as follows:

2018	\$ 84,456
2019	23,326
2020	3,826
2021	1,594
	<u>\$ 113,202</u>

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

(13) Long-Term Liabilities

The following is a summary of the changes in long-term liabilities for the year ended December 31, 2017:

	Balance December 31, 2016	Additions	Reductions	Balance December 31, 2017	Amounts Due Within One Year
Compensated absences	\$ 802,720	\$ 1,000,913	\$ (1,034,101)	\$ 769,532	\$ 699,575
General obligation bonds	5,600,000	-	(1,795,000)	3,805,000	1,880,000
Plus - Issuance premium	134,822	-	(44,941)	89,881	-
Certificates of participation	35,870,000	-	(3,155,000)	32,715,000	3,355,000
Plus - Issuance premium	1,761,969	-	(213,397)	1,548,572	-
Total	<u>\$ 44,169,511</u>	<u>\$ 1,000,913</u>	<u>\$ (6,242,439)</u>	<u>\$ 38,927,985</u>	<u>\$ 5,934,575</u>

Compensated absences are generally liquidated by the General Fund.

General Obligation Bonds Payable

In February 2008, the City issued \$5,255,000 in General Obligation Refunding Bonds Series 2008, the proceeds of which were used to advance refund \$5,245,000 of outstanding Series 1998 General Obligation Bonds. The bonds bear interest ranging from 2.95% to 3.5% and are repaid through a Debt Service Fund. The net proceeds of the Series 2008 bonds plus an additional \$88,646 of City monies were deposited in an irrevocable trust with an escrow agent to provide for all future debt service payments on the \$5,245,000 principal of the Series 1998 bonds. As a result, the Series 1998 bonds are considered defeased and the liability for these bonds has been removed from the basic financial statements. The City decreased its aggregated debt service payments by \$368,292 over 7 years, which resulted in economic gain (difference between the present values of the old and new debt service payments) of \$356,707.

In January 2015, the City issued \$7,340,000 in General Obligation Refunding Bonds Series 2015, the proceeds of which were used to advance refund \$9,125,000 of outstanding Series 2005 General Obligation Bonds. The bonds bear interest of 2% and are repaid through a Debt Service Fund. The net proceeds of the Series 2015 bonds plus an additional \$1,851,638 of City monies were deposited in an irrevocable trust with an escrow agent to provide for all future debt service payments on the \$9,125,000 principal of the Series 2005 bonds. As a result, the Series 2005 bonds are considered defeased and the liability for these bonds has been removed from the basic financial statements. The City decreased its aggregated debt service payments by \$552,722 over 5 years, which resulted in economic gain (difference between the present values of the old and new debt service payments) of \$541,791.

The annual principal and interest requirements to maturity of the General Obligation Bonds as of December 31, 2017, are as follows:

December 31	General Obligation Bonds		
	Principal	Interest	Totals
2018	\$ 1,880,000	\$ 57,300	\$ 1,937,300
2019	1,925,000	19,250	1,944,250
	<u>\$ 3,805,000</u>	<u>\$ 76,550</u>	<u>\$ 3,881,550</u>

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

Certificates of Participation

In April 2016, the City issued \$3,000,000 in Certificates of Participation (Series 2016) with interest ranging from 0.75% to 2.15% to advance refund \$2,640,000 of its outstanding Certificates of Participation (Series 2008), which had a total outstanding balance of \$3,490,000 at that time. The Certificates are scheduled to mature at various dates through December 2028. As a result of the refunding, the City decreased its total debt service requirements by \$365,954, which resulted in an economic gain of \$332,430. The refunded certificates were issued to finance the City's renovation and improvement of the City's Central Park and the Chesterfield Valley Athletic Complex. The certificates are repaid by Parks Sales Tax Fund operating revenues.

In September 2014, the City issued \$8,600,000 in Certificates of Participation (Series 2014) with interest rates ranging from 2% to 3.25% to advance refund Certificates of Participation (Series 2009A and Series 2009B). The Certificates are scheduled to mature at various dates through December 2031. As a result of the refunding, the City decreased its total debt service requirements by \$719,556, which resulted in an economic gain of \$593,471. The refunded certificates were issued to finance the City's renovation and improvement of the City's Central Park and the Chesterfield Valley Athletic Complex. The certificates of participation are repaid by Parks Sales Tax Fund operating revenues.

In November 2013, the City had advanced refunding on the Certificates of Participation (Series 2005), which had an outstanding principal amount of \$21,275,000 at that time. The City simultaneously issued the Certificates of Participation (Series 2013) in the amount of \$20,360,000, depositing the proceeds and the funds currently in the reserve fund with the Escrow Agent (BOKF, N.A., Kansas City, Missouri). The certificates of participation bear interest from 2% to 5% and are repaid by General Fund operating revenues.

In December 2008, the City issued \$4,720,000 in Certificates of Participation (Series 2008), which represent proportionate interests in base rentals to be paid by the City pursuant to an annually renewable lease/purchase agreement dated December 1, 2012, between the City and Wells Fargo Bank (the trustee/lessor). The trustee has agreed to execute and deliver certificates pursuant to a declaration and indenture of trust to finance the City's renovation and improvement of the City's Central Park and the Chesterfield Valley Athletic Complex. The base rentals constitute rent for the land pursuant to the lease. As noted above, certificates with a principal balance of \$2,640,000 were refunded in April 2016. The remaining certificates of participation outstanding, with a principal balance of \$640,000, bear interest ranging from 4.25% to 5.00% and will be repaid by the Parks Sales Tax Fund operating revenues through 2019.

In August 2004, the City had advanced refunding on the Certificates of Participation (Series 2000), which had an outstanding principal amount of \$16,495,000 at that time. The City simultaneously issued the Certificates of Participation (Series 2004) in the amount of \$15,820,000, depositing the proceeds and the funds currently in the reserve fund with the Escrow Agent (UMB Bank, N.A., Kansas City, Missouri). The certificates of participation bear interest from 3% to 5% and are repaid by General Fund operating revenues.

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

The annual principal and interest requirements to maturity of the certificates of participation as of December 31, 2017, are as follows:

<u>December 31</u>	<u>Certificates of Participation</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2018	\$ 3,355,000	\$ 1,250,621	\$ 4,605,621
2019	3,600,000	1,104,916	4,704,916
2020	3,855,000	947,054	4,802,054
2021	3,925,000	772,854	4,697,854
2022	3,715,000	606,377	4,321,377
2023 - 2027	10,895,000	1,317,587	12,212,587
2028 - 2031	3,370,000	251,198	3,621,198
	<u>\$ 32,715,000</u>	<u>\$ 6,250,607</u>	<u>\$ 38,965,607</u>

(14) Interfund Transfers

Individual fund transfers for the year ended December 31, 2017, are as follows:

	<u>Transfers From</u>				<u>Total</u>
	<u>General Fund</u>	<u>Parks Sales Tax Fund</u>	<u>Capital Improvement Sales Tax Trust Fund</u>	<u>Other Nonmajor Governmental Funds</u>	
<u>Transfers To</u>					
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Improvement					
Sales Tax Trust Fund	2,100,000	-	-	-	2,100,000
Parks Sales Tax Fund	-	-	-	-	-
Other nonmajor governmental funds	1,571,932	3,031,521	1,889,050	-	6,492,503
	<u>\$ 3,671,932</u>	<u>\$ 3,031,521</u>	<u>\$ 1,889,050</u>	<u>\$ -</u>	<u>\$ 8,592,503</u>

Interfund transfers were used to: 1) move revenues from the fund that ordinance or budget requires to collect them to the fund that ordinance or budget requires to expend them; 2) use unrestricted revenues collected in the General Fund to finance capital improvements and other funds in accordance with budgetary authorization; or 3) move revenues in excess of current year expenditures to other funds.

(15) Commitments and Contingencies

Various legal claims have arisen during the normal course of business which, in the opinion of management after discussion with legal counsel, will not result in any material liability to the City.

CITY OF CHESTERFIELD, MISSOURI
Notes to Basic Financial Statements
December 31, 2017

(16) Pledged Revenues

The City has pledged a portion of future parks sales tax revenues to repay \$20,360,000 in certificates of participation originally issued in December 2005 to finance park improvements throughout the City. The 2005 issue was advanced refunded in 2013. The certificates are payable solely from the sales taxes generated by a 1/2 cent parks sales tax. These taxes were projected to produce 100% of the debt service requirements over the life of the bonds. Total principal and interest remaining on the bonds is \$18,657,854 payable through December 2025. For the current year, principal and interest paid and total sales tax revenues were \$2,029,776 and \$6,842,838, respectively.

(17) Section 479.350.1 RSMo Requirements

Under Senate Bill 5, the State of Missouri requires all municipalities to provide an accounting of annual general operating revenue from fines, bond forfeitures and court costs for minor traffic violations, since the Bill went into law on August 28, 2015, in the municipality's annual financial report. The purpose of the bill is to make sure municipalities are not generating more than 12.5% of their operating revenue from fines, bond forfeitures and court costs for minor traffic violations. The City of Chesterfield's revenues from fines, bond forfeitures and court costs for minor traffic violations were 2.9% of operating revenues and 1.6% of total revenues during 2017.

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Required Supplementary Information

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule - General Fund
For the year ended December 31, 2017

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Municipal taxes:				
Utility gross receipts	\$ 6,962,000	\$ 7,241,307	\$ 6,858,165	\$ (383,142)
Sales taxes	7,486,109	7,110,383	7,488,335	377,952
Total municipal taxes	14,448,109	14,351,690	14,346,500	(5,190)
Licenses and permits	1,538,420	1,597,594	1,663,844	66,250
Intergovernmental:				
Motor fuel and vehicle sales taxes	1,944,000	1,856,186	1,916,895	60,709
Cigarette tax	150,000	118,961	116,891	(2,070)
Road and bridge tax	2,112,000	2,010,859	1,841,024	(169,835)
Grants and other	431,200	416,500	491,237	74,737
Total intergovernmental	4,637,200	4,402,506	4,366,047	(36,459)
Charges for services:				
Inspection and subdivision fees	35,656	53,236	40,115	(13,121)
Zoning applications	13,030	22,894	14,701	(8,193)
Police reports	7,500	7,586	211,594	204,008
False alarms	24,225	29,345	19,075	(10,270)
Other charges	32,639	31,193	65,933	34,740
Total charges for services	113,050	144,254	351,418	207,164
Court fines and forfeitures	926,508	1,059,798	711,087	(348,711)
Investment income	75,000	75,000	117,626	42,626
Miscellaneous	128,296	570,500	348,500	(222,000)
Total revenues	21,866,583	22,201,342	21,905,022	(296,320)
EXPENDITURES	20,040,734	27,186,657	19,559,180	(7,627,477)
Excess of revenues over expenditures	1,825,849	(4,985,315)	2,345,842	7,331,157
OTHER FINANCING SOURCES (USES)				
Transfers in	49,678	53,889	-	(53,889)
Transfers out	(1,575,963)	(5,381,689)	(3,671,932)	1,709,757
Sale of capital assets	150,000	150,000	38,070	(111,930)
Total other financing sources (uses), net	(1,376,285)	(5,177,800)	(3,633,862)	1,543,938
Net change in fund balance	\$ 449,564	\$ (10,163,115)	\$ (1,288,020)	\$ 8,875,095

Schedule 1

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule - General Fund
For the year ended December 31, 2017

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
EXPENDITURES				
General government:				
Legislative - Mayor's Office and City Council	\$ 77,447	\$ 79,728	\$ 70,313	\$ 9,415
Administrative:				
City clerk	222,974	214,009	54,211	159,798
City Administrator	276,152	258,354	635,375	(377,021)
Economic development	217,036	240,890	3,278	237,612
Finance	498,136	504,612	396,416	108,196
Central services	1,293,302	1,450,862	1,438,064	12,798
Information systems	657,010	785,616	800,473	(14,857)
Total administrative	3,164,610	3,454,343	3,327,817	126,526
Police services	9,683,203	9,800,940	9,857,176	(56,236)
Judicial	262,903	259,654	251,865	7,789
Planning and zoning	1,004,263	958,880	678,436	280,444
Public works:				
Administration and engineering	802,234	954,073	764,507	189,566
Street and sewer maintenance	3,042,798	3,128,886	2,731,897	396,989
Vehicle maintenance	1,044,152	1,074,014	938,157	135,857
Building maintenance	927,124	935,600	905,441	30,159
Street lighting	32,000	32,000	33,571	(1,571)
Total public works	5,848,308	6,124,573	5,373,573	751,000
Total expenditures	\$ 20,040,734	\$ 20,678,118	\$ 19,559,180	\$ 1,118,938

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule
Parks Sales Tax Fund - Special Revenue Major Fund
For the year ended December 31, 2017

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Municipal taxes:				
Sales taxes	\$ 7,429,000	\$ 7,429,000	\$ 6,842,838	\$ (586,162)
Intergovernmental	-	-	19,080	19,080
Park charges and fees	1,931,620	1,931,620	1,953,302	21,682
Investment income	1,000	1,000	27,213	26,213
Miscellaneous	30,000	30,000	25,760	(4,240)
Total revenues	<u>9,391,620</u>	<u>9,391,620</u>	<u>8,868,193</u>	<u>(523,427)</u>
EXPENDITURES				
Parks and recreation	5,862,030	5,862,030	5,577,553	284,477
Capital outlay	<u>312,000</u>	<u>312,000</u>	<u>409,880</u>	<u>(97,880)</u>
Total expenditures	<u>6,174,030</u>	<u>6,174,030</u>	<u>5,987,433</u>	<u>186,597</u>
Excess of revenues over expenditures	3,217,590	3,217,590	2,880,760	(336,830)
OTHER FINANCING SOURCES (USES)				
Transfers out	<u>(2,962,479)</u>	<u>(2,962,479)</u>	<u>(3,031,521)</u>	<u>(69,042)</u>
Net change in fund balance	<u>\$ 255,111</u>	<u>\$ 255,111</u>	<u>\$ (150,761)</u>	<u>\$ (405,872)</u>

CITY OF CHESTERFIELD, MISSOURI
Notes to Budgetary Comparison Schedules
For the year ended December 31, 2017

EXPLANATION OF BUDGETARY PROCESS

The City prepares and legally adopts an annual budget for the General Fund, the Parks Sales Tax Fund, the Capital Improvement Sales Tax Trust Fund, the Police Forfeiture Fund, the Sewer Lateral Fund, the Chesterfield Valley Tax Increment Financing Fund, all Debt Service Funds, and all Capital Project Funds. Budgets are adopted on a basis consistent with U.S. generally accepted accounting principles. The Council follows the procedures outlined below in establishing the budgetary data:

1. During or before the last week of November, the City Administrator submits to the City Council a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures, estimated revenue of the fund for the budget year, and the means of financing them.
2. During or before December 31, the City Administrator presents the proposed budget at a Public Hearing prior to a regularly scheduled City Council meeting. The budget is adopted at a regular City Council meeting by resolution.
3. Copies of the proposed budget are made available for public inspection in the office of the City Clerk for at least 10 days prior to passage of the budget. At least one public hearing is held on the budget by the City Council. Notice of the hearing is given by publication in a newspaper with general circulation in the City.
4. The budget is adopted by the City Council by the affirmative vote of a majority of the members of the City Council and approval by the Mayor on or before the last day preceding the budget year. If the budget has not been passed and approved by this time, then the budget and appropriations for the current fiscal year shall be rebudgeted and reappropriated for the budget year until a new budget is adopted and approved.
5. All appropriations lapse at year-end; outstanding encumbrances are reappropriated in the subsequent fiscal year budget to provide for the liquidation of the prior commitments.

The legal level of budgetary control for the City's original adopted annual budget is defined as the budgeted division level of each department.

Subsequent transfers within each fund's budget may be made as follows:

- a) Heads of departments may make transfers between Fund divisions in an amount up to \$2,500 with the prior approval of the Finance Director.
- b) Heads of departments may make transfers between Fund divisions in an amount from \$2,500 to \$5,000 with the prior approval of the Finance Director and the City Administrator.
- c) Approval of a majority of the City Council is required for transfers in an amount over \$5,000.

Other Supplementary Information

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than expendable trusts or major capital projects) that are legally restricted to expenditures for specified purposes.

The following Special Revenue Funds are maintained by the City:

Police Forfeiture - This fund is used to account for special revenues received, which are specifically earmarked for future expenditures in the area of public safety.

Sewer Lateral - This fund is used to account for special revenues received, which are specifically earmarked for expenditures for repairs to residential sanitary sewer laterals.

Chesterfield Valley Tax Increment Financing - This fund is used to account for financial resources to be used for infrastructure and transportation projects in the Chesterfield Valley.

Debt Service Funds

Debt Service Funds are used to account for the accumulation of resources for, and the payment of, certain General long-term debt principal, interest, and related costs. The following Debt Service Funds are maintained by the City:

Parks 1998 - This fund is used to account for the accumulation of resources and payment of general obligation principal and interest on the parks General Obligation Bond issue, Series 2008, which advance refunded the General Obligation Bond issue, Series 1998.

City Hall - This fund is used to account for the accumulation of resources and payment of principal and interest on Government Center Certificates of Participation issued in fiscal year 2000.

Parks Construction - This fund is used to account for the accumulation of resources and payment of principal and interest on the 2008, 2013, 2014 and 2016 Certificates of Participation.

R&S - This fund (Road and Sidewalk Fund) is used to account for the accumulation of resources for and the payment of general long-term debt principal and interest payments on the General Obligation Street and Sidewalk Bond issue Series 2005.

CITY OF CHESTERFIELD, MISSOURI
Combining Balance Sheet
Nonmajor Governmental Funds
As of December 31, 2017

Schedule 3

	Nonmajor Special Revenue Funds				Nonmajor Capital Projects Fund	Nonmajor Debt Service Funds	Total Nonmajor Governmental Funds
	Police Forfeiture	Sewer Lateral	Chesterfield Valley Tax Increment Financing	Total Special Revenue			
ASSETS							
Cash and investments	\$ 157,913	\$ 342,681	\$ 248,633	\$ 749,227	\$ -	\$ 747,477	\$ 1,496,704
Receivables:							
Municipal taxes	-	83,397	-	83,397	-	4,255	87,652
Due from other funds	-	-	139,712	139,712	-	-	139,712
Prepays	-	-	-	-	-	-	-
Total assets	<u>\$ 157,913</u>	<u>\$ 426,078</u>	<u>\$ 388,345</u>	<u>\$ 972,336</u>	<u>\$ -</u>	<u>\$ 751,732</u>	<u>\$ 1,724,068</u>
LIABILITIES AND FUND BALANCES							
Liabilities							
Accounts payable	\$ 11,396	\$ 7,174	\$ 419	\$ 18,989	\$ -	\$ -	\$ 18,989
Due to other funds	-	-	-	-	-	6,936	6,936
Deferred revenue	-	-	-	-	-	4,255	4,255
Total liabilities	<u>11,396</u>	<u>7,174</u>	<u>419</u>	<u>18,989</u>	<u>-</u>	<u>11,191</u>	<u>30,180</u>
Fund balances							
Restricted for:							
Public Safety	146,517	-	-	146,517	-	-	146,517
Sewer Lateral	-	418,904	-	418,904	-	-	418,904
Committed for Capital Projects	-	-	387,926	387,926	-	-	387,926
Assigned for Debt Service	-	-	-	-	-	744,796	744,796
Unassigned	-	-	-	-	-	(4,255)	(4,255)
Total fund balances	<u>146,517</u>	<u>418,904</u>	<u>387,926</u>	<u>953,347</u>	<u>-</u>	<u>740,541</u>	<u>1,693,888</u>
Total liabilities and fund balances	<u>\$ 157,913</u>	<u>\$ 426,078</u>	<u>\$ 388,345</u>	<u>\$ 972,336</u>	<u>\$ -</u>	<u>\$ 751,732</u>	<u>\$ 1,724,068</u>

CITY OF CHESTERFIELD, MISSOURI
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the year ended December 31, 2017

Schedule 4

	Nonmajor Special Revenue Funds				Nonmajor Capital Projects Funds	Nonmajor Debt Service Funds	Total Nonmajor Governmental Funds
	Police Forfeiture	Sewer Lateral	Chesterfield Valley Tax Increment Financing	Total Special Revenue			
REVENUES							
Municipal taxes	\$ -	\$ 414,683	\$ -	\$ 414,683	\$ -	\$ -	\$ 414,683
Intergovernmental	44,418	-	-	44,418	-	-	44,418
Investment income	-	-	2,039	2,039	-	507	2,546
Miscellaneous	-	-	111,225	111,225	-	-	111,225
Total revenues	<u>44,418</u>	<u>414,683</u>	<u>113,264</u>	<u>572,365</u>	<u>-</u>	<u>507</u>	<u>572,872</u>
EXPENDITURES							
Current:							
Police services	25,069	-	-	25,069	-	-	25,069
Public works	-	505,615	-	505,615	-	-	505,615
Parks	-	-	-	-	-	-	-
Capital outlay	28,250	-	16,769	45,019	-	-	45,019
Debt service:							
Principal	-	-	-	-	-	4,950,000	4,950,000
Interest and fiscal charges	-	-	-	-	-	1,476,623	1,476,623
Bond issuance costs	-	-	-	-	-	-	-
Total expenditures	<u>53,319</u>	<u>505,615</u>	<u>16,769</u>	<u>575,703</u>	<u>-</u>	<u>6,426,623</u>	<u>7,002,326</u>
Deficiency of revenues under expenditures	<u>(8,901)</u>	<u>(90,932)</u>	<u>96,495</u>	<u>(3,338)</u>	<u>-</u>	<u>(6,426,116)</u>	<u>(6,429,454)</u>
OTHER FINANCING SOURCES (USES)							
Issuance of refunding bonds	-	-	-	-	-	-	-
Payments to refunded bond escrow agent	-	-	-	-	-	-	-
Premium on issuance of refunding bonds	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	6,492,503	6,492,503
Transfers out	-	-	-	-	-	-	-
Total other financing sources (uses), net	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,492,503</u>	<u>6,492,503</u>
Net change in fund balances	<u>(8,901)</u>	<u>(90,932)</u>	<u>96,495</u>	<u>(3,338)</u>	<u>-</u>	<u>66,387</u>	<u>63,049</u>
Fund balances:							
Beginning of year	<u>155,418</u>	<u>509,836</u>	<u>291,431</u>	<u>956,685</u>	<u>-</u>	<u>674,154</u>	<u>1,630,839</u>
End of year	<u>\$ 146,517</u>	<u>\$ 418,904</u>	<u>\$ 387,926</u>	<u>\$ 953,347</u>	<u>\$ -</u>	<u>\$ 740,541</u>	<u>\$ 1,693,888</u>

CITY OF CHESTERFIELD, MISSOURI
Combining Balance Sheet
Nonmajor Debt Service Funds
As of December 31, 2017

Schedule 5

	<u>Parks 1998</u>	<u>City Hall</u>	<u>Parks Construction</u>	<u>R&S Debt Service</u>	<u>Total</u>
ASSETS					
Cash and investments	\$ -	\$ 412,599	\$ 275,447	\$ 59,431	\$ 747,477
Receivables:					
Municipal taxes	4,255	-	-	-	4,255
Due from other funds	-	-	-	-	-
Total assets	<u>\$ 4,255</u>	<u>\$ 412,599</u>	<u>\$ 275,447</u>	<u>\$ 59,431</u>	<u>\$ 751,732</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to other funds	4,255	2,681	-	-	6,936
Deferred revenue	4,255	-	-	-	4,255
Total liabilities	<u>8,510</u>	<u>2,681</u>	<u>-</u>	<u>-</u>	<u>11,191</u>
Fund balances					
Assigned for Debt Service	-	409,918	275,447	59,431	744,796
Unassigned	(4,255)	-	-	-	(4,255)
Total Fund Balance	<u>(4,255)</u>	<u>409,918</u>	<u>275,447</u>	<u>59,431</u>	<u>740,541</u>
Total liabilities and fund balances	<u>\$ 4,255</u>	<u>\$ 412,599</u>	<u>\$ 275,447</u>	<u>\$ 59,431</u>	<u>\$ 751,732</u>

CITY OF CHESTERFIELD, MISSOURI
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balances
Nonmajor Debt Service Funds
For the year ended December 31, 2017

Schedule 6

	<u>Parks 1998</u>	<u>City Hall</u>	<u>Parks Construction</u>	<u>R&S Debt Service</u>	<u>Total</u>
REVENUES					
Municipal taxes	\$ 1	\$ -	\$ -	\$ -	\$ 1
Investment income	-	19	487	-	506
Total revenues	<u>1</u>	<u>19</u>	<u>487</u>	<u>-</u>	<u>507</u>
EXPENDITURES					
Debt service:					
Principal	-	1,210,000	1,945,000	1,795,000	4,950,000
Interest and fiscal charges	-	364,444	1,018,129	94,050	1,476,623
Debt Issuance Costs	-	-	-	-	-
Total expenditures	<u>-</u>	<u>1,574,444</u>	<u>2,963,129</u>	<u>1,889,050</u>	<u>6,426,623</u>
Deficiency of revenues under expenditures	<u>1</u>	<u>(1,574,425)</u>	<u>(2,962,642)</u>	<u>(1,889,050)</u>	<u>(6,426,116)</u>
OTHER FINANCING SOURCES (USES)					
Issuance of refunding bonds	-	-	-	-	-
Payments to refunded bond escrow agent	-	-	-	-	-
Premium on issuance of refunding bonds	-	-	-	-	-
Transfers in	178	1,571,753	3,031,522	1,889,050	6,492,503
Transfers out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources (uses), net	<u>178</u>	<u>1,571,753</u>	<u>3,031,522</u>	<u>1,889,050</u>	<u>6,492,503</u>
Net change in fund balances	179	(2,672)	68,880	-	66,387
Fund balances:					
Beginning of year	<u>(4,434)</u>	<u>412,590</u>	<u>206,567</u>	<u>59,431</u>	<u>674,154</u>
End of year	<u>\$ (4,255)</u>	<u>\$ 409,918</u>	<u>\$ 275,447</u>	<u>\$ 59,431</u>	<u>\$ 740,541</u>

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule
Police Forfeiture Fund - Nonmajor Special Revenue Fund
For the year ended December 31, 2017

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	\$ -	\$ -	\$ 44,418	\$ 44,418
EXPENDITURES				
Police services	-	25,069	25,069	-
Capital outlay	-	28,250	28,250	-
Total expenditures	-	53,319	53,319	-
Excess of revenues over (under) expenditures	-	(53,319)	(8,901)	44,418
OTHER FINANCING USES				
Transfers out	-	-	-	-
Net change in fund balances	\$ -	\$ (53,319)	\$ (8,901)	\$ 44,418

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule
Sewer Lateral Fund - Nonmajor Special Revenue Fund
For the year ended December 31, 2017

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Municipal taxes	\$ 430,000	\$ 430,000	\$ 414,683	\$ (15,317)
Investment income	-	-	-	-
Total revenues	<u>430,000</u>	<u>430,000</u>	<u>414,683</u>	<u>(15,317)</u>
EXPENDITURES				
Public works	<u>460,000</u>	<u>460,000</u>	<u>505,615</u>	<u>(45,615)</u>
Deficiency of revenues under expenditures	<u>(30,000)</u>	<u>(30,000)</u>	<u>(90,932)</u>	<u>(60,932)</u>
OTHER FINANCING USES				
Transfers out	<u>(49,678)</u>	<u>(49,678)</u>	<u>-</u>	<u>49,678</u>
Net change in fund balances	<u><u>\$ (79,678)</u></u>	<u><u>\$ (79,678)</u></u>	<u><u>\$ (90,932)</u></u>	<u><u>\$ (11,254)</u></u>

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule
Chesterfield Valley Tax Increment Financing Fund - Nonmajor Special Revenue Fund
For the year ended December 31, 2017

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Investment income	\$ -	\$ -	\$ 2,039	\$ 2,039
Miscellaneous	-	-	111,225	111,225
Total revenues	-	-	113,264	113,264
EXPENDITURES				
Public works	211,803	211,803	16,769	195,034
Net change in fund balance	<u>\$ (211,803)</u>	<u>\$ (211,803)</u>	<u>\$ 96,495</u>	<u>\$ 308,298</u>

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule
Parks 1998 - Nonmajor Debt Service Fund
For the year ended December 31, 2017

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Property taxes	\$ 500	\$ 500	\$ 1	\$ (499)
EXPENDITURES				
Debt service:				
Principal	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	-	-	-	-
Deficiency of revenues under expenditures	500	500	1	(499)
OTHER FINANCING SOURCES				
Transfers in	-	-	178	178
Net change in fund balance	\$ 500	\$ 500	\$ 179	\$ (321)

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule
City Hall - Nonmajor Debt Service Fund
For the year ended December 31, 2017

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Investment income	\$ -	\$ -	\$ 19	\$ 19
EXPENDITURES				
Debt service:				
Principal	1,210,000	1,210,000	1,210,000	-
Interest and fiscal charges	365,963	365,963	364,444	1,519
Total expenditures	1,575,963	1,575,963	1,574,444	1,519
Deficiency of revenues under expenditures	(1,575,963)	(1,575,963)	(1,574,425)	1,538
OTHER FINANCING SOURCES				
Transfers in	1,575,963	1,575,963	1,571,753	(4,210)
Net change in fund balance	\$ -	\$ -	\$ (2,672)	\$ (2,672)

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule
Parks Construction - Nonmajor Debt Service Fund
For the year ended December 31, 2017

Schedule 12

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Investment income	\$ 6	\$ 6	\$ 487	\$ 481
EXPENDITURES				
Debt service:				
Principal	1,945,000	1,945,000	1,945,000	-
Interest and fiscal charges	1,017,479	1,017,479	1,018,129	(650)
Debt Issuance Costs	-	-	-	-
Total expenditures	2,962,479	2,962,479	2,963,129	(650)
Deficiency of revenues under expenditures	(2,962,473)	(2,962,473)	(2,962,642)	(169)
OTHER FINANCING SOURCES (USES)				
Issuance of refunding bonds	-	-	-	-
Payments to refunded bond escrow agent	-	-	-	-
Premium on issuance of refunding bonds	-	-	-	-
Transfers in	2,962,479	2,962,479	3,031,522	69,043
Transfers out	-	-	-	-
Total other financing sources	2,962,479	2,962,479	3,031,522	69,043
Net change in fund balance	\$ 6	\$ 6	\$ 68,880	\$ 68,874

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule
R&S Debt Service Fund - Nonmajor Debt Service Fund
For the year ended December 31, 2017

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Investment income	\$ -	\$ -	\$ -	\$ -
EXPENDITURES				
Debt service:				
Principal	1,795,000	1,795,000	1,795,000	-
Interest and fiscal charges	94,400	94,400	94,050	350
Debt Issuance Costs	-	-	-	-
Total expenditures	1,889,400	1,889,400	1,889,050	350
Deficiency of revenues under expenditures	(1,889,400)	(1,889,400)	(1,889,050)	350
OTHER FINANCING SOURCES (USES)				
Transfers in	1,889,400	1,889,400	1,889,050	(350)
Net change in fund balance	\$ -	\$ -	\$ -	\$ -

Capital Projects Fund

Capital Projects Funds are used to account for the accumulation of resources for the acquisition and construction of major capital assets.

The following major capital projects fund is maintained by the City:

Capital Improvement Sales Tax Trust Fund - This fund is used to account for the accumulation of resources from the one-half cent Capital Improvement sales tax passed by voters in 1997. The revenues are used to pay for principal and interest payments on R&S I and R&S II series bonds, as well as the City's capital projects for annual infrastructure maintenance.

The following nonmajor capital projects fund is maintained by the City:

Parks Construction Fund - This fund is used to account for the accumulation of resources from the 2009B Parks Bonds (subsequently refinanced with the 2014 Certificates of Participation) issue as well as transfers in from the Parks Sales Tax Fund. The funds were designated to assist in the development of City trails, streams, parks and other upgrades.

Fiduciary Fund Types

Trust and Agency Funds are used to account for assets held by the City in a trustee capacity or as an agent for individuals, private organizations, other governmental units, or other funds.

Agency Funds

Court Bond Fund - This fund is used to account for monies received and held as bond deposits to ensure defendants' appearances in court.

Explorers' Fund - This fund is used to account for proceeds received in connection with a joint program sponsored by the City and the local explorer's post.

Highway 40 Trust Fund - This fund is used to account for collection and release of monies for future roadway improvements contemplated in a construction development within the City. Collection of monies ensures completion of projects and restoration of the surrounding area. An inspection by the City is necessary to release funds.

Miscellaneous Escrow Fund - This fund is used to account for the collection and release of monies in connection with various permits issued for construction projects in which the contractor must comply with certain requirements. Collection of monies ensures completion of projects and restoration of the surrounding area. An inspection by the City is necessary to release funds.

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule
Capital Improvement Sales Tax Trust Fund - Capital Projects Major Fund
For the year ended December 31, 2017

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Municipal taxes:				
Sales taxes	\$ 6,315,000	\$ 6,315,000	\$ 5,816,625	\$ (498,375)
Intergovernmental	1,392,880	1,392,880	2,555,721	1,162,841
Miscellaneous income	-	-	-	-
Total revenues	<u>7,707,880</u>	<u>7,707,880</u>	<u>8,372,346</u>	<u>664,466</u>
EXPENDITURES				
Public works	262,396	262,396	293,351	(30,955)
Capital outlay	6,125,000	6,125,000	7,999,632	(1,874,632)
Total expenditures	<u>6,387,396</u>	<u>6,387,396</u>	<u>8,292,983</u>	<u>(1,905,587)</u>
Excess of revenues over expenditures	<u>1,320,484</u>	<u>1,320,484</u>	<u>79,363</u>	<u>(1,241,121)</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	-	2,821,000	2,100,000	(721,000)
Transfers out	(1,889,400)	(1,889,400)	(1,889,050)	350
Total other financing sources (uses), net	<u>(1,889,400)</u>	<u>931,600</u>	<u>210,950</u>	<u>(720,650)</u>
Net change in fund balance	<u>\$ (568,916)</u>	<u>\$ 2,252,084</u>	<u>\$ 290,313</u>	<u>\$ (1,961,771)</u>

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule
Parks Construction Fund - Nonmajor Capital Projects Fund
For the year ended December 31, 2017

Schedule 15

	<u>Original Budget</u>	<u>Final Revised Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES				
Investment income	\$ -	\$ -	\$ -	\$ -
EXPENDITURES				
Parks	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

CITY OF CHESTERFIELD, MISSOURI
Combining Statement of Fiduciary Net Position
Agency Funds
December 31, 2017

	Court Bond Fund	Explorer's Fund	Highway 40 Trust Fund	Miscellaneous Escrow Fund	Total Agency Funds
ASSETS					
Cash and investments	\$ 21,575	\$ 7,470	\$ 55,172	\$ 2,525,569	\$ 2,609,787
Accounts Receivable	-	-	-	89,000	89,000
Due from other funds	549	-	-	-	549
Total assets	<u>\$ 22,124</u>	<u>\$ 7,470</u>	<u>\$ 55,172</u>	<u>\$ 2,614,569</u>	<u>\$ 2,699,336</u>
LIABILITIES					
Accounts payable	\$ -	\$ 7,470	\$ 55,172	\$ 2,614,569	\$ 2,677,212
Deposits held in escrow	22,124	-	-	-	22,124
Total liabilities	<u>\$ 22,124</u>	<u>\$ 7,470</u>	<u>\$ 55,172</u>	<u>\$ 2,614,569</u>	<u>\$ 2,699,336</u>

CITY OF CHESTERFIELD, MISSOURI
Combining Statement of Changes in Assets and Liabilities - Agency Funds
For the year ended December 31, 2017

	Balance December 31, 2016	Additions	Deductions	Balance December 31, 2017
Court Bond Fund				
Assets - cash and cash equivalents	\$ 21,575	\$ -	\$ -	\$ 21,575
Assets - due from other funds	549	-	-	549
Total Assets	<u>\$ 22,124</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 22,124</u>
Liabilities:				
Deposits held in escrow	<u>\$ 22,124</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 22,124</u>
Explorer's Fund				
Assets - cash and cash equivalents	<u>\$ 5,146</u>	<u>\$ 2,556</u>	<u>\$ 232</u>	<u>\$ 7,470</u>
Liabilities - accounts payable	<u>\$ 5,146</u>	<u>\$ 2,556</u>	<u>\$ 232</u>	<u>\$ 7,470</u>
Highway 40 Trust Fund				
Assets - cash and cash equivalents	<u>\$ 55,172</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 55,172</u>
Liabilities - accounts payable	<u>\$ 55,172</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 55,172</u>
Miscellaneous Escrow Fund				
Assets - cash and cash equivalents	\$ 2,872,378	\$ 605,957	\$ 952,765	\$ 2,525,570
Assets - A/R	-	89,000	-	89,000
	<u>\$ 2,872,378</u>	<u>\$ 694,957</u>	<u>\$ 952,765</u>	<u>\$ 2,614,570</u>
Liabilities - deposits held in escrow	<u>\$ 2,872,378</u>	<u>\$ 694,957</u>	<u>\$ 952,765</u>	<u>\$ 2,614,570</u>
Total liabilities	<u>\$ 2,872,378</u>	<u>\$ 694,957</u>	<u>\$ 952,765</u>	<u>\$ 2,614,570</u>
Total - All Agency Funds				
Assets - due from other funds	\$ 549	\$ -	\$ -	\$ 549
Assets - A/R	-	89,000	-	89,000
Assets - cash and cash equivalents	2,954,271	608,513	952,997	2,609,787
	<u>\$ 2,954,820</u>	<u>\$ 697,513</u>	<u>\$ 952,997</u>	<u>\$ 2,699,336</u>
Liabilities:				
Accounts payable	\$ 2,932,696	\$ 697,513	\$ 952,997	\$ 2,677,212
Deposits held in escrow	22,124	-	-	22,124
Total liabilities	<u>\$ 2,954,820</u>	<u>\$ 697,513</u>	<u>\$ 952,997</u>	<u>\$ 2,699,336</u>

Statistical Section

CITY OF CHESTERFIELD, MISSOURI
Statistical Section
December 31, 2017

This part of the City's CAFR presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Pages
Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	73-76
Revenue Capacity These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.	77-81
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	82-86
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	87-88
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	89-91

Sources: Unless otherwise noted, the information in these schedules is derived from the CAFRs for the relevant year.

Table 1

CITY OF CHESTERFIELD, MISSOURI
Net Position by Component
Last Ten Fiscal Years

Functions/Programs	December 31									
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Governmental activities:										
Net Investment in capital assets	\$ 117,138,329	\$ 121,457,368	\$ 133,596,730	\$ 144,327,104	\$ 154,461,332	\$ 159,288,489	\$ 165,439,709	\$ 175,832,360	\$ 185,177,271	\$ 190,432,849
Restricted	19,381,550	16,484,474	14,721,706	2,877,831	3,673,588	4,824,418	3,124,606	4,359,867	3,376,697	3,663,377
Unrestricted	<u>14,326,019</u>	<u>14,206,458</u>	<u>13,361,355</u>	<u>20,900,703</u>	<u>19,525,138</u>	<u>15,901,081</u>	<u>16,626,897</u>	<u>14,340,700</u>	<u>12,882,198</u>	<u>11,564,575</u>
Total governmental activities net position	<u>\$ 150,845,898</u>	<u>\$ 152,148,300</u>	<u>\$ 161,679,791</u>	<u>\$ 168,105,638</u>	<u>\$ 177,660,058</u>	<u>\$ 180,013,988</u>	<u>\$ 185,191,212</u>	<u>\$ 194,532,927</u>	<u>\$ 201,436,166</u>	<u>\$ 205,660,801</u>

Source: Basic financial statements

Table 2

CITY OF CHESTERFIELD, MISSOURI
Changes in Net Position
Last Ten Fiscal Years

	For the years ended December 31									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
EXPENSES										
Primary Government										
Governmental activities:										
General government	\$ 3,349,431	\$ 3,486,366	\$ 3,428,768	\$ 3,224,915	\$ 3,504,645	\$ 3,612,270	\$ 3,768,186	\$ 3,549,373	\$ 3,466,585	\$ 3,728,755
Parks and recreation	4,114,605	4,529,859	4,735,969	5,282,317	6,667,066	9,188,081	6,843,588	6,017,571	7,563,968	7,385,187
Judicial	212,013	221,809	260,387	236,646	242,383	234,551	247,843	253,116	241,757	252,080
Planning	1,404,535	1,588,046	1,422,702	1,081,173	1,040,706	987,612	852,903	934,239	908,638	678,134
Public works	14,402,877	14,701,716	11,437,429	9,952,319	11,027,314	11,674,201	12,073,599	11,318,138	12,005,296	12,060,993
Public safety	8,311,227	8,309,249	8,275,428	7,720,308	8,468,966	8,664,668	10,465,006	10,864,250	9,356,672	9,717,324
Interest on long-term debt	3,797,796	2,932,036	3,094,375	2,954,766	2,809,885	2,451,798	2,404,560	1,787,957	1,845,028	1,279,567
Capital Outlay										399,771
Total primary government expenses	35,592,484	35,769,081	32,655,058	30,452,444	33,760,965	36,813,181	36,655,685	34,724,644	35,387,944	35,501,811
PROGRAM REVENUES										
Primary Government										
Governmental activities:										
Charges for services:										
General government	740,083	683,912	696,465	691,161	662,641	724,227	729,870	749,040	722,836	716,151
Parks and recreation	977,961	1,027,958	1,136,840	1,210,006	1,394,799	1,920,356	1,640,112	1,794,837	1,840,779	1,953,302
Judicial	1,212,561	1,317,384	1,275,826	1,223,280	1,296,878	1,230,999	1,176,211	1,033,303	781,087	681,028
Planning	23,412	25,119	24,455	39,377	33,541	32,439	43,412	34,571	52,416	57,384
Public works	30,634	139,747	62,828	154,180	414,247	47,512	584,774	179,612	226,993	174,305
Public safety	53,391	60,126	61,604	51,152	55,799	53,214	53,934	46,606	48,077	240,244
Operating grants and contributions	4,197,473	5,094,736	5,694,181	4,713,574	4,671,981	5,838,334	4,871,779	4,460,450	4,283,225	4,312,654
Capital grants and contributions	1,364,332	2,202,831	7,659,799	2,695,237	8,114,634	2,502,738	3,462,945	6,751,617	4,664,630	2,555,721
Total primary government program revenues	8,599,847	10,551,813	16,611,998	10,777,967	16,644,520	12,349,819	12,563,037	15,050,036	12,620,043	10,690,789
Net Revenues (Expenses)										
Total primary government net expense	(26,992,637)	(25,217,268)	(16,043,060)	(19,674,477)	(17,116,445)	(24,463,362)	(24,092,648)	(19,674,608)	(22,767,901)	(24,811,022)
General Revenues and Other Changes in Net Position										
Primary Government										
Governmental activities:										
Taxes:										
Property taxes	592,791	618,841	481,419	522,890	524,173	491,974	517,357	3,872	-	-
Sales taxes	17,635,148	16,212,514	16,104,082	16,537,971	17,427,057	18,172,465	19,706,655	20,150,313	20,328,210	20,147,798
Gross receipts tax (includes franchise tax)	8,766,303	8,512,571	7,975,310	7,970,597	7,930,276	8,253,569	8,308,322	8,001,265	7,741,560	7,807,439
Sewer lateral	567,228	555,847	560,418	551,252	559,184	550,039	552,604	568,195	542,780	531,574
Investment earnings	2,039,470	522,906	236,571	188,313	47,236	18,705	61,357	47,685	47,848	147,383
Miscellaneous	1,104,362	86,970	226,765	329,309	182,939	260,090	123,577	244,993	1,010,742	401,463
Total primary government	30,705,302	26,509,649	25,584,565	26,100,332	26,670,865	27,746,842	29,269,872	29,016,323	29,671,140	29,035,657
Changes in Net Position										
Total primary government	\$ 3,712,665	\$ 1,292,381	\$ 9,541,505	\$ 6,425,855	\$ 9,554,420	\$ 3,283,480	\$ 5,177,224	\$ 9,341,715	\$ 6,903,239	\$ 4,224,635

Source: Basic financial statements

Table 3

CITY OF CHESTERFIELD, MISSOURI
Fund Balances, Governmental Funds
Last Ten Fiscal Years

		December 31									
		<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011 (1)</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
General Fund:											
Nonspendable	\$	-	\$ -	\$ -	\$ 315,421	\$ 326,621	\$ 351,461	\$ 381,070	\$ 554,291	\$ 371,942	\$ 387,938
Restricted		-	-	-	304,737	125,150	122,836	121,300	129,015	133,647	133,647
Committed		-	-	-	1,502,468	712,719	2,665,608	2,612,384	1,179,935	534,715	
Unassigned		-	-	-	11,945,289	12,947,803	10,798,346	11,233,430	10,717,788	9,540,893	8,771,592
Reserved		351,498	342,634	313,113	-	-	-	-	-	-	-
Unreserved		14,349,818	13,880,954	13,026,230	-	-	-	-	-	-	-
Total General Fund		<u>\$ 14,701,316</u>	<u>\$ 14,223,588</u>	<u>\$ 13,339,343</u>	<u>\$ 14,067,915</u>	<u>\$ 14,112,293</u>	<u>\$ 13,938,251</u>	<u>\$ 14,348,184</u>	<u>\$ 12,581,029</u>	<u>\$ 10,581,197</u>	<u>\$ 9,293,177</u>
All other governmental funds:											
Nonspendable	\$	-	\$ -	\$ -	\$ 6,700	\$ 1,850	\$ 22,935	\$ 1,850	\$ 1,850	\$ -	\$ 5,000
Restricted		-	-	-	2,476,850	3,233,805	4,662,479	2,989,334	4,059,458	2,951,324	3,141,804
Committed		-	-	-	4,709,222	3,336,654	803,014	867,777	1,149,155	582,387	387,926
Assigned		-	-	-	2,547,444	2,604,527	2,329,919	2,546,925	1,897,255	3,048,857	3,250,260
Unassigned		-	-	-	-	-	-	-	(19,741)	(4,434)	(4,255)
Reserved		-	6,500	6,500	-	-	-	-	-	-	-
Unreserved, reported in:											
Special Revenue Funds		10,998,460	5,686,835	5,910,621	-	-	-	-	-	-	-
Capital Project Funds		17,195,066	15,346,074	7,488,023	-	-	-	-	-	-	-
Debt Service Funds		11,695,484	1,615,780	1,289,731	-	-	-	-	-	-	-
Total all other governmental funds		<u>\$ 39,889,010</u>	<u>\$ 22,655,189</u>	<u>\$ 14,694,875</u>	<u>\$ 9,740,216</u>	<u>\$ 9,176,836</u>	<u>\$ 7,818,347</u>	<u>\$ 6,405,886</u>	<u>\$ 7,087,977</u>	<u>\$ 6,578,134</u>	<u>\$ 6,780,735</u>

Source: Basic financial statements.

(1) In 2011, GASB Statement No. 54 was implemented

Table 4

CITY OF CHESTERFIELD, MISSOURI
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years

	For the years ended December 31									
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
REVENUES										
Municipal taxes	\$ 26,871,744	\$ 25,049,540	\$ 24,353,526	\$ 24,714,140	\$ 25,530,789	\$ 26,557,150	\$ 28,083,202	\$ 27,837,051	\$ 27,607,498	\$ 27,420,646
Licenses and permits	1,325,226	1,315,006	1,405,911	1,429,034	1,446,273	1,520,132	1,605,721	1,533,307	1,600,329	1,663,844
Intergovernmental	5,313,490	6,299,859	6,168,445	5,421,620	5,940,145	6,250,747	7,286,575	6,150,652	6,351,973	6,985,266
Charges for services, net	1,084,311	1,145,326	1,228,675	1,306,008	1,583,455	1,768,488	1,760,938	1,906,548	2,003,614	2,304,720
Court fines and forfeitures	1,186,960	1,318,916	1,259,764	1,226,101	1,290,848	1,272,870	1,177,957	1,065,157	838,000	711,087
Investment income, net arbitrage	2,039,470	522,906	236,571	188,313	47,236	18,703	61,750	47,686	47,852	147,384
Miscellaneous	182,235	172,471	119,748	233,533	481,528	437,905	739,431	437,373	1,217,268	485,485
Total revenues	<u>38,003,436</u>	<u>35,824,024</u>	<u>34,772,640</u>	<u>34,518,749</u>	<u>36,320,274</u>	<u>37,825,995</u>	<u>40,715,574</u>	<u>38,977,774</u>	<u>39,666,534</u>	<u>39,718,432</u>
EXPENDITURES										
Government	3,785,219	2,994,955	2,900,142	2,690,394	3,080,829	3,220,092	3,352,928	3,131,685	3,079,111	3,366,866
Police services	7,657,346	7,995,242	8,073,774	7,491,176	7,878,348	8,052,881	10,258,001	9,100,819	9,216,640	9,569,418
Judicial	212,160	218,642	374,434	237,756	241,426	237,707	248,122	252,978	242,349	251,865
Planning and development services	1,376,878	1,550,738	1,418,020	1,063,073	1,043,966	984,692	848,918	914,187	908,872	678,436
Public works	8,762,130	5,628,196	5,819,677	5,510,508	5,636,416	5,893,415	6,488,829	6,094,766	6,063,428	5,954,569
Parks and recreation	3,220,587	3,450,284	3,579,510	4,533,143	4,026,900	4,591,602	4,997,194	5,820,701	5,822,670	5,577,553
Capital outlay	11,992,426	25,215,294	14,321,060	9,940,082	7,573,259	8,564,650	8,460,558	7,637,252	10,662,885	9,016,594
Debt service:										
Principal	8,464,192	13,665,000	4,190,000	4,425,000	4,645,000	5,300,000	5,040,000	3,605,000	4,690,000	4,950,000
Interest and fiscal charges	4,141,994	3,100,587	3,130,140	2,995,968	2,851,471	2,713,287	2,247,820	1,769,542	1,597,937	1,476,624
Cost of issuance	211,034	308,915	-	-	-	230,856	162,241	96,460	97,921	-
Total expenditures	<u>49,823,966</u>	<u>64,127,853</u>	<u>43,806,757</u>	<u>38,887,100</u>	<u>36,977,615</u>	<u>39,789,182</u>	<u>42,104,611</u>	<u>38,423,390</u>	<u>42,381,813</u>	<u>40,841,925</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(11,820,530)</u>	<u>(28,303,829)</u>	<u>(9,034,117)</u>	<u>(4,368,351)</u>	<u>(657,341)</u>	<u>(1,963,187)</u>	<u>(1,389,037)</u>	<u>554,384</u>	<u>(2,715,279)</u>	<u>(1,123,493)</u>
OTHER FINANCING SOURCES (USES)										
Proceeds from borrowing	9,999,935	10,316,188	-	-	-	22,252,459	8,836,605	7,340,000	3,000,000	-
Sale of capital assets	182,665	276,092	189,558	142,264	138,339	199,791	223,528	112,485	103,745	38,070
Payments to escrow agent	(5,245,000)	-	-	-	-	(22,021,594)	(8,673,624)	(9,091,933)	(2,898,141)	-
Transfers in	15,515,877	8,677,617	7,074,387	6,517,322	7,997,230	8,281,179	15,937,772	8,982,352	9,835,625	8,592,504
Transfers out	<u>(15,515,877)</u>	<u>(8,677,617)</u>	<u>(7,074,387)</u>	<u>(6,517,322)</u>	<u>(7,997,230)</u>	<u>(8,281,179)</u>	<u>(15,937,772)</u>	<u>(8,982,352)</u>	<u>(9,835,625)</u>	<u>(8,592,503)</u>
Total other financing source (uses)	4,937,600	10,592,280	189,558	142,264	138,339	430,656	386,509	(1,639,448)	205,604	38,071
Net change in fund balances	<u>\$ (6,882,930)</u>	<u>\$ (17,711,549)</u>	<u>\$ (8,844,559)</u>	<u>\$ (4,226,087)</u>	<u>\$ (519,002)</u>	<u>\$ (1,532,531)</u>	<u>\$ (1,002,528)</u>	<u>\$ (1,085,064)</u>	<u>\$ (2,509,675)</u>	<u>\$ (1,085,422)</u>
Debt service as a percentage of noncapital expenditures	33.88%	43.88%	24.83%	25.64%	25.49%	22.61%	21.22%	17.48%	18.19%	19.45%

Source: Revenues from governmental funds and expenditures from required supplementary information

Table 5

CITY OF CHESTERFIELD, MISSOURI
Assessed Value and Actual Value of Taxable Property
Last Ten Fiscal Years
(dollars in thousands)

Fiscal Year	Real Property			Personal Property	Railroad and Utilities	Total Taxable Assessed Total	Total Direct Tax Rate	Estimated Actual Value
	Residential Property	Commercial Property	Agricultural Property					
2008	1,171,642	467,500	1,459	289,434	14,740	1,944,775	0.06	8,554,084
2009	1,103,428	490,039	1,329	275,453	16,015	1,886,264	0.03	8,226,451
2010	1,108,180	496,507	2,068	255,632	13,744	1,876,131	0.03	8,211,267
2011	1,074,986	462,000	500	229,277	15,180	1,781,943	0.03	7,840,981
2012	1,080,291	457,997	496	223,212	17,652	1,779,648	0.03	7,846,585
2013	1,045,856	457,071	466	224,406	15,549	1,743,348	0.03	7,659,218
2014	1,054,555	473,467	400	237,259	18,516	1,784,197	0.03	7,803,559
2015	1,097,102	516,252	508	236,218	20,410	1,870,490	-	8,164,886
2016	1,098,164	530,255	502	244,208	19,057	1,892,186	-	8,233,951
2017	1,202,432	574,377	690	249,002	18,691	2,045,192	-	8,935,431

Notes: Assessments are determined by the Assessor of St. Louis County as of January 1.

- (1) Assessments are based on a percentage of estimated actual values. Real property is classified as residential, agricultural, or commercial. Residential property is assessed at 19%, agricultural is assessed at 12%, and commercial is assessed at 32%. All railroad and utility property is assessed at 32%. All personal property is assessed at 33 1/3%. Real property is reassessed biannually in odd-numbered years.
- (2) The City was incorporated on June 1, 1988. No property tax was levied by the City until 1995 when the voters approved an \$11 million general obligation bond issue for parks. The entire levy funded debt service on the bonds until they were paid off. The final levy was during 2014.
- (3) The City participates in the county-wide sales tax sharing pool, therefore, sales tax is not the City's own source revenue.

Table 6

CITY OF CHESTERFIELD, MISSOURI
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(Per \$100 of Assessed Value)

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Taxes levied on all property in the City:										
Direct rate:										
City of Chesterfield	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	-	-	-
Overlapping rates:										
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300
St. Louis County	0.5580	0.5230	0.5230	0.5230	0.5230	0.5230	0.5230	0.5150	0.5150	0.4890
Special School District	0.9180	0.9380	0.9950	1.0130	1.0120	1.2400	1.2400	1.2348	1.2409	1.1912
St. Louis Community College	0.2010	0.2140	0.2180	0.2200	0.2200	0.2200	0.2200	0.2176	0.2185	0.2112
St. Louis County Library	0.1500	0.1400	0.1570	0.1630	0.1730	0.2500	0.2500	0.2460	0.2460	0.2340
Metropolitan St. Louis Sewer District (Extension)	-	-	0.0180	0.0190	0.0190	0.0200	0.0200	0.1950	0.2795	0.2694
Metropolitan Zoological Park and Museum District	0.2340	0.2490	0.2550	0.2670	0.2680	0.2800	0.2800	0.2777	0.1196	0.1195
Sheltered Workshop	0.0900	0.0740	0.0790	0.0840	0.0840	0.0890	0.0890	0.0880	0.0880	0.0840
Total Overlapping Rates	<u>2.1810</u>	<u>2.1680</u>	<u>2.2750</u>	<u>2.3190</u>	<u>2.3290</u>	<u>2.6520</u>	<u>2.6520</u>	<u>2.8041</u>	<u>2.7375</u>	<u>2.6283</u>
Total Direct and Overlapping Rates	<u><u>2.2120</u></u>	<u><u>2.1980</u></u>	<u><u>2.3050</u></u>	<u><u>2.3490</u></u>	<u><u>2.3590</u></u>	<u><u>2.6810</u></u>	<u><u>2.6810</u></u>	<u><u>2.8041</u></u>	<u><u>2.7375</u></u>	<u><u>2.6283</u></u>
Other Overlapping Rates:										
School districts (2):										
Parkway	3.9000	3.4100	3.5670	3.6760	3.9360	3.9360	4.0740	4.4617	4.2163	3.9857
Rockwood	3.9230	4.0080	4.2750	4.4630	4.5360	4.5360	4.6830	4.6015	4.6678	4.5015
Fire protection districts (3):										
Metro West	1.0600	0.9770	1.0120	1.0300	1.0290	1.0290	1.0640	1.0130	1.0110	0.9680
Monarch	1.0590	0.8260	0.8650	0.8420	0.8290	0.8290	0.8290	0.8060	0.8050	0.7630

Notes:

- (1) The City levied property tax in 1995 when the voters approved an \$11 million general obligation bond issue for parks. The entire levy funds debt service.
- (2) All property is located in one of the two school districts whose boundaries include part of the City.
- (3) All property is located in one of the two fire protection districts whose boundaries include part of the City.

Table 7

CITY OF CHESTERFIELD, MISSOURI
Principal Property Taxpayers
Current Year and Nine Years Ago
(dollars in thousands)

Taxpayer	2017			2008		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
THF	\$ 30,820	1	1.51%	\$ 25,729	3	2.42%
St. Louis Premium Outlets	17,993	2	0.88%	-		-
US Bank NA Trustee	16,884	3				
Ducharme McMillen	15,341	4				
Taubman Prestige Outlets	12,084	5	0.59%	-		-
Baxter Crossing	10,063	6	0.49%	-		0.00%
FSP Timberlake Corp	9,014	7	0.44%	11,677	7	0.96%
DPH Chesterfield	6,400	8	0.31%			
Mercy Health	6,317	9	0.31%			
G&E Healthcare	6,218	10		8,197	8	
Pharmacia Corporation	-		-	23,928	4	1.12%
WEA Chesterfield LLC	-		-	21,107	5	1.11%
Chesterfield Village, Inc.	-		-	12,136	6	0.64%
Pfizer, Inc.	-		-	40,819	1	1.87%
Chesterfield Mall	-		-	27,870	2	-
St. Lukes Episcopal Presbyterian Hospital	-		-	7,706	9	
FSP Timberlakeeast Corp	-		-	6,592	10	
Total	<u>\$ 131,134</u>		<u>6.41%</u>	<u>\$ 185,761</u>		<u>10.21%</u>

Source: St. Louis County Department of Collection

Table 8

CITY OF CHESTERFIELD, MISSOURI
Property Tax Levies and Collections
Last Ten Fiscal Years
(dollars in thousands)

Fiscal Year Ended December 31	Tax Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2008 (1)	583	510	87.5	73	583	100.0
2009	566	478	84.5	88	566	100.0
2010	563	482	85.6	81	563	99.9
2011	534	466	87.3	67	533	99.9
2012	534	470	88.0	61	531	99.4
2013	523	463	88.5	57	520	99.5
2014 (2)	536	478	89.2	57	535	99.8
2015	-	-	-	-	-	-
2016	-	-	-	-	-	-
2017	-	-	-	-	-	-

Source: St. Louis County - Collector of Revenue

(1) Property tax rate was reduced by 50% in 2008.

(2) Final levy was in 2014.

Table 9

CITY OF CHESTERFIELD, MISSOURI
Sales Tax Rates and Taxable Sales
Last Ten Fiscal Years
(dollars in thousands)

Fiscal Year	City Direct Rate	St. Louis County	State of Missouri	Direct and Overlapping	Sales Tax Revenues	Taxable Sales (1)
2008	1.00%	1.850%	4.225%	7.075%	11,538	1,251,922
2009	1.00%	2.100%	4.225%	7.325%	10,640	1,157,788
2010	1.00%	2.700%	4.225%	7.925%	10,544	1,011,597
2011	1.00%	2.700%	4.225%	7.925%	10,714	1,118,534
2012	1.00%	2.700%	4.225%	7.925%	11,301	1,234,141
2013	1.00%	2.888%	4.225%	8.113%	11,832	1,292,076
2014	1.00%	2.888%	4.225%	8.113%	12,910	1,409,592
2015	1.00%	2.888%	4.225%	8.113%	13,174	1,438,626
2016	1.00%	2.888%	4.225%	8.113%	13,372	1,460,222
2017	1.00%	2.888%	4.225%	8.113%	13,610	1,471,322

(1) Taxable sales reported by the Missouri Department of Revenue. State Law prohibits the disclosure of specific taxpayer information.

Note: The City participates in the county-wide sales tax sharing pool, which is generally distributed based on population.

Note: The City's direct rate is made up of the following:

0.500% Capital improvements sales tax effective April 1997
0.500% Parks and stormwater sales tax effective April 2005

Table 10

CITY OF CHESTERFIELD, MISSOURI
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(dollars in thousands, except per capita)

Fiscal Year	Governmental Activities					Total Primary Government	Percentage of Personal Income (2)	Per Capita
	General Obligation Bonds	Tax Increment Notes	Tax Increment Bonds	Lease Revenue Bonds	Less - Reserve for Debt Service			
2008	33,190	-	-	44,880	(10,152)	67,918	2.93%	1,451
2009	21,445	-	-	53,205	-	74,650	3.09%	1,572
2010	19,325	-	-	51,135	-	70,460	2.87%	1,484
2011	17,110	-	-	48,925	-	66,035	2.72%	1,391
2012	14,840	-	-	46,550	-	61,390	2.50%	1,293
2013	12,615	-	-	45,731	-	58,346	2.51%	1,229
2014	10,134	-	-	43,271	-	53,405	2.16%	1,125
2015	7,520	-	-	40,345	-	47,865	1.62%	1,008
2016	5,600	-	-	35,870	-	41,470	1.40%	873
2017	3,805	-	-	32,715	-	36,520	1.23%	769

Notes: (1) Details regarding the City's outstanding debt can be found in the notes to the basic financial statements.
(2) See Table 14 for personal income and population data.

Table 11

CITY OF CHESTERFIELD, MISSOURI
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years
(dollars in thousands, except per capita)

Fiscal Year	General Bonded Debt Outstanding					Percentage of Actual Taxable Value of Property (2)	Per Capita (3)
	General Obligation Bonds	Redevelopment Bonds	Total General Bonded Debt	Resources Restricted to Repaying the General Bonded Debt	Net Bonded Debt		
2008	33,190	-	33,190	(1,537)	31,653	1.67%	676
2009	21,445	-	21,445	(1,552)	19,893	1.05%	425
2010	19,325	-	19,325	(1,059)	18,266	0.97%	385
2011	17,110	-	17,110	(704)	16,406	0.92%	346
2012	14,840	-	14,840	(343)	14,497	0.81%	305
2013	12,465	-	12,465	-	12,465	0.72%	263
2014	10,134	-	10,134	-	10,134	0.57%	213
2015	7,520	-	7,520	-	7,520	0.40%	158
2016	5,600	-	5,600	-	5,600	0.30%	118
2017	3,805	-	3,805	-	3,805	0.19%	80

Notes: (1) Details regarding the City's outstanding debt can be found in the notes to the basic financial statements.

(2) See Table 5 for property value data.

(3) See Table 14 for population data.

Table 12

CITY OF CHESTERFIELD, MISSOURI
Direct and Overlapping Governmental Activities Debt
As of December 31, 2017
(dollars in thousands)

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
St. Louis County	\$ 64,747	7.05 %	\$ 4,565
Parkway School District (1)	209,693	24.58	51,543
Rockwood School District (1)	166,380	27.16	45,189
Monarch Fire Protection District (1)	-	73.47	-
Metro-West Fire Protection District (1)	8,740	72.90	6,371
Subtotal, overlapping debt			107,667
City direct debt	36,520	100.00	36,520
Total direct and overlapping debt			<u>\$ 144,187</u>

Notes: (1) Only portions of the school and fire districts are located within the City boundaries. The applicable amounts refer to that portion of the district that is contained within the City's boundary. Therefore, the applicable amounts refer to portions of the City's taxpayers.

Source: The above-named jurisdictions, St. Louis County Real Estate Assessment rolls, and St. Louis County report of Assessed Valuation.

Table 13

CITY OF CHESTERFIELD, MISSOURI
Legal Debt Margin Information
Last Ten Fiscal Years
(dollars in thousands)

	December 31									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Debt limit	\$ 194,478	\$ 188,626	\$ 187,613	\$ 178,194	\$ 177,965	\$ 174,335	\$ 178,941	\$ 179,529	\$ 183,619	\$ 200,714
Total net debt applicable to limit	33,190	21,445	19,325	17,110	14,840	12,465	10,134	7,520	5,600	3,805
Legal debt margin	<u>\$ 161,288</u>	<u>\$ 167,181</u>	<u>\$ 168,288</u>	<u>\$ 161,084</u>	<u>\$ 163,125</u>	<u>\$ 161,870</u>	<u>\$ 168,807</u>	<u>\$ 172,009</u>	<u>\$ 178,019</u>	<u>\$ 196,909</u>
Total net debt applicable to the limit as a percentage of debt limit	17.07	11.37	10.30	9.60	8.34	7.15	5.66	4.19	3.05	1.90
Legal debt margin calculation for fiscal year 2017:										
Assessed value										<u>\$ 2,045,192</u>
Debt limit (10% of assessed value)										\$ 204,519
Debt applicable to limit										<u>3,805</u>
Legal debt margin										<u>\$ 200,714</u>

Note: Bonded indebtedness is limited by Sections 95.111 and 95.120 of the Missouri Revised Statutes (1986) to 10% of the assessed value of taxable tangible property.

Table 14

CITY OF CHESTERFIELD, MISSOURI
Pledged-Revenue Coverage
Last Ten Fiscal Years

Fiscal Year	Park Sales Tax Bonds (1)					Coverage
	Park Sales Tax	Less Operating Expense	Net Available Revenue	Debt Service		
				Principal	Interest	
2008	6,190,899	3,681,644	2,509,255	560,000	1,061,480	1.55
2009	5,748,769	3,515,333	2,233,436	1,355,000	1,334,471	0.83
2010	5,697,406	3,730,984	1,966,422	1,155,000	1,689,350	0.69
2011	5,790,849	4,637,846	1,153,003	1,240,000	1,659,510	0.40
2012	6,108,998	4,853,540	1,255,458	1,330,000	1,623,539	0.43
2013	6,395,774	4,987,982	1,407,792	1,405,000	1,600,627	0.47
2014	6,977,481	5,492,025	1,485,456	1,210,000	1,051,594	0.66
2015	7,121,200	6,546,134	575,066	1,675,000	1,184,457	0.20
2016	7,228,099	6,284,430	943,669	1,850,000	1,043,955	0.33
2017	6,842,838	5,987,433	855,405	1,945,000	1,018,128	0.29

Note: Details regarding the City's outstanding debt can be found in the notes to the basic financial Statements.
Operating expenses do not include interest, depreciation, or amortization expenses.

- (1) Park sales tax bonds are backed by the sales tax revenue produced by the sales tax rate in effect when the bonds were issued (1/2-cent) applied to the increase in retail sales in the City.

Table 15

CITY OF CHESTERFIELD, MISSOURI
Demographic and Economic Statistics
Last Ten Calendar Years

Year	Population	Personal Income <i>(thousands of dollars)</i>	Per Capita Personal Income	School Enrollment		Unemployment Rate
				Parkway School District	Rockwood School District	
2008	46,802	2,321,052	54,256	18,031	22,721	6.0
2009	46,802	2,419,336	51,349	17,504	22,559	9.0
2010	47,484	2,454,590	53,782	17,386	22,657	8.9
2011	47,484	2,430,231	54,873	17,456	22,823	7.8
2012	47,484	2,456,110	60,442	17,351	22,504	6.5
2013	47,484	2,320,638	57,540	17,274	22,244	6.2
2014	47,484	2,859,297	60,216	17,466	21,879	5.8
2015	47,484	2,953,220	62,194	17,547	22,144	4.6
2016	47,484	2,953,220	62,194	17,674	21,931	4.2
2017	47,484	2,980,903	62,777	17,803	21,744	3.6

Source: Population and per capita personal income data for the City using the U.S. Census Bureau data for the area and Bureau of Economic Analysis for St. Louis County.

School enrollment information provided by Parkway and Rockwood School Districts.

Unemployment rate using U.S. Department of Labor, Bureau of Labor Statistics.

Note: 2015 Per capita personal income used for year 2016.

Table 16

CITY OF CHESTERFIELD, MISSOURI
Principal Employers
Current Year and Nine Years Ago

Employer	2017			2008		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
St. Lukes Hospital	3,672	1	10.20 %	3,350	1	8.90 %
Reinsurance Group of America	1,521	2	4.23	582	6	1.55
Parkway School District	1,165	3	3.24	3,200	3	8.50
Monsanto	1,600	4	4.44	-	-	-
Mercy Health	1,788	5	4.97	-	-	-
Delmar Gardens	1,006	6	2.79	-	-	-
MOHELA	415	7	1.15	-	-	-
Pfizer	426	8	1.18	1,200	4	3.19
Dierbergs Markets	537	9	1.49	-	-	-
Builder's Bloc	485	10	1.35	-	-	-
Rockwood School District	-	-	-	3,228	2	8.57
McBride and Sons Management Co.	-	-	-	800	5	2.12
Amdocs, Inc.	-	-	-	500	7	1.33
Rose International	-	-	-	750	8	1.99
Mark Andy	-	-	-	305	9	0.81
North American Communications Resource, Inc.	-	-	-	300	10	0.80
Total	<u>12,615</u>		<u>35.04 %</u>	<u>14,215</u>		<u>37.76 %</u>

Source: Business License database from Finance Division

Table 17

CITY OF CHESTERFIELD, MISSOURI
Full-time Equivalent City Government Employees by Functions/Programs
Last Ten Fiscal Years

Functions/Programs	Full-time Equivalent Employees as of December 31									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
General government:										
Elected officials	9	9	9	9	9	9	9	9	9	9
City administrator	2	2	2	2	2	2	2	2	2	2
Community development	-	-	-	-	-	-	-	-	-	-
Customer service	4	4	3	3	3	3	3	3	3	3
Finance	7	7	6	6	6	6	6	6	6	6
Information systems	3	3	4	3	3	4	4	4	4	4
Court	3	3	3	3	3	3	3	3	3	3
Economic development	3	3	1	1	1	1	2	2	2	2
Planning	11	11	9	9	9	9	9	9	9	9
Police:										
Officers	89	89	84	84	84	89	92	94	94	94
Civilians	9	9	8	8	8	8	8	8	8	8
Public works:										
Engineering	22	22	16	16	16	16	16	16	16	16
Street maintenance	31	31	29	29	29	29	29	29	29	29
Vehicle maintenance	5	5	5	5	5	5	6	6	6	6
Building maintenance	7	7	6	6	6	6	6	7	7	7
Parks and recreation	30	30	33	33	37	40	44	45	48	48
Total	<u>234</u>	<u>234</u>	<u>217</u>	<u>216</u>	<u>220</u>	<u>229</u>	<u>237</u>	<u>242</u>	<u>245</u>	<u>245</u>

Source: Payroll Report, Finance Department

Table 18

CITY OF CHESTERFIELD, MISSOURI
Operating Indicators by Functions/Programs
Last Ten Fiscal Years

Functions/Programs	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Police:										
Adult arrests	1,132	1,679	1,649	1,753	1,665	1,412	1,647	1,245	1,422	1,567
Juvenile arrests	392	236	262	218	165	111	186	169	135	131
Parking violations	423	462	381	278	381	279	203	216	258	258
Traffic violations	12,235	12,087	12,677	11,628	11,565	12,291	11,908	4,412	7,770	7,179
Public works:										
Street work orders completed	2,548	2,321	2,507	2,543	2,161	64	38	166	3,109	3,109
Sidewalk work orders completed	436	219	110	97	92	92	125	539	66	176
Tree trimming work orders completed	1,063	867	865	786	475	220	368	718	587	556
Storm sewer repairs	55	48	60	25	23	43	18	62	41	24
Sewer lateral repairs	95	78	85	88	116	126	107	120	109	99
Handicap accessible sidewalk ramps installed	21	52	-	16	52	19	23	19	82	82
Parks and recreation:										
Athletic field rental hours	13,293	13,648	15,283	16,047	17,785	17,489	19,049	19,058	17,472	17,127
Aquatic Center admissions	52,588	44,693	52,845	55,487	52,001	35,699	35,648	39,282	39,996	38,267
Planning:										
Building permits for new construction	51	74	86	68	98	90	50	38	41	66
Building permits for alterations/additions	4,173	3,714	3,834	298	385	335	372	760	749	821
Finance and administration:										
Business licenses issued	2,128	2,081	2,080	2,080	2,124	2,184	2,321	2,398	2,502	2,597
Vending licenses issued	804	846	820	789	711	732	700	612	565	475
Liquor licenses issued	159	140	135	141	139	130	134	135	139	134
Solicitor licenses issued	40	51	51	53	54	55	35	77	133	38

Sources: City of Chesterfield Annual Reports, City of Chesterfield Annual Budgets, various City departments

Table 19

CITY OF CHESTERFIELD, MISSOURI
Capital Asset Statistics by Functions/Programs
Last Ten Fiscal Years

Functions/Programs	Fiscal Year									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Sectors	6	6	6	6	6	6	6	6	6	6
Marked patrol units	35	36	36	36	30	30	31	33	34	34
Public works:										
Streets (miles)	167	167	167	167	172	172	175	175	176	176
Streetlights	184	184	184	184	230	230	237	237	237	237
Parks and recreation:										
Acreage	295	352	352	352	352	352	488	488	488	488
Playgrounds	3	2	2	2	2	2	3	3	3	3
Baseball/softball diamonds	27	29	29	29	29	29	29	29	29	29
Multi-purpose fields (1)	15	15	15	15	15	15	15	15	15	15
Athletic Complex	1	1	1	1	1	1	1	1	1	1
Aquatic Center	1	1	1	1	1	1	1	1	1	1

Note: No capital asset indicators are available for the Planning or Finance and Administration functions.

(1) Multi-purpose fields can all be used for: soccer, football, lacrosse, ultimate frisbee, and field hockey.



Finance Director
636-537-4726

M E M O

DATE: July 24, 2018
TO: Mike Geisel, City Administrator
FROM: Chris DesPlanques, Finance Director
RE: Budget Workshop Dates

Below are the proposed dates council budget workshop dates, as modified by the F&A Committee on July 23rd:

September 17, 2018	City Council meets as an F&A "Committee of the Whole" at a budget workshop
October 8, 2018	City Council meets as an F&A "Committee of the Whole" at a budget workshop (second meeting)
October 22, 2018	City Council meets as an F&A "Committee of the Whole" at a budget workshop (third meeting, if necessary)

**CITY OF CHESTERFIELD
POLICY STATEMENT**

CITY COUNCIL

No. XX

SUBJECT: FIRST/SECOND READINGS OF LEGISLATION

INDEX: CC

DATE ISSUED: 4/20/92

DATE 7/18/94

REVISED: XX/XX/18

POLICY:

City Council will have its first reading and second reading of proposed legislation (Bills) at two separate Council meetings, with the exception of legislation pertaining to fire hydrants, plats, easements or other urgent matters. Second reading of proposed legislation (Bills) for these items shall not require suspension of City Council rules.

RECOMMENDED BY:

Department Head/Director/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Hurt

Vice Chair: Councilmember Mastorakos

There are no action items 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.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Flachsbart

Vice Chair: Councilmember DeCampi

Bill No. 3209 – MoDOT Work Zone Enforcement Program (Second Reading, PH&S recommends approval) This ordinance authorizes the City Administrator to enter in to an on call work zone enforcement agreement with the Missouri Department of Transportation (MoDOT) to allow cooperation between the Chesterfield Police Department and MoDOT for the on call work zone enforcement program. The Public Health and Safety Committee recommends approval of this Bill.

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

CITY ADMINISTRATOR'S REPORT

Bill No. 3211 – Annual Renewal, Conflict of Interest (First Reading)

As has been the City's annual practice since 1991, the City Clerk has prepared this bill to formally re-adopt the City's Conflict of Interest procedure in accordance with Missouri Statute 105.485. Once passed and signed, the City Clerk will forward the Ordinance to the Missouri Ethics Commission.

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. 3209** – An ordinance authorizing the City Administrator to enter in to an on call work zone enforcement agreement with the Missouri Department of Transportation (MoDOT) to allow cooperation between the Chesterfield Police Department and MoDOT for the on call work zone enforcement program. **(Second Reading) Public Health and Safety Committee Recommends Approval.**
- A. Bill No. 3211** – An ordinance re-adopting the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials. **(First Reading) City Administrator Recommends Approval.**

BILL NO. 3209

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN ON CALL WORK ZONE ENFORCEMENT AGREEMENT WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION (MoDOT) TO ALLOW COOPERATION BETWEEN THE CHESTERFIELD POLICE DEPARTMENT AND MoDOT FOR THE ON CALL WORK ZONE ENFORCEMENT PROGRAM.

WHEREAS, funding has become available through the Missouri Department of Transportation to be used to support Statewide Transportation Improvement Program (STIP) and to provide support to law enforcement work zone activities; and,

WHEREAS, the Missouri Department of Transportation has offered to award monetary grants to the City of Chesterfield Police Department beginning in fiscal year 2018 through the end of fiscal year 2022; and,

WHEREAS, the Chesterfield Police Department will be participating with MoDOT to enforce work zone safety and control traffic and lane closures in designated MoDOT work zones within 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 authorizes the City Administrator to apply for and accept grants from the Missouri Department of Transportation beginning in the fiscal year 2018 through the end of fiscal year 2022 to enforce work zone safety in designated MoDOT work zones.

Section 2. 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
ATTEST:

Bob Nation, MAYOR

Vickie Hass, CITY CLERK

FIRST READING HELD:

AN ORDINANCE RE-ADOPTING THE PROCEDURE ESTABLISHED IN ORDINANCE NO. 605 OF THE CITY OF CHESTERFIELD AS THE PROCEDURE FOR DISCLOSURE OF CONFLICTS FOR CERTAIN MUNICIPAL OFFICIALS.

WHEREAS, Missouri Statute 105.485 authorizes the City of Chesterfield to adopt an ordinance which establishes its own method of disclosing potential conflicts of interest; and,

WHEREAS, without such an ordinance, each official, officer or employee of the City, and each candidate for office shall be required to file a financial interest statement with the Missouri Ethics Commission, pursuant to subsection 2 of Section 105.485; and,

WHEREAS, the City Council originally adopted its own ordinance establishing a method of disclosing potential conflicts of interest with Ordinance No. 605, adopted August 19, 1991 and has renewed the ordinance at least biennially, and often annually, since 1991; and,

WHEREAS, the City Council finds it is in the best interest of the public to readopt Ordinance No. 605 as the procedure for disclosure of conflicts of interest for 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 of Chesterfield hereby formally re-adopts the procedure set out in Ordinance No. 605 as the procedure for disclosure of potential conflicts of interest and substantial interests.

Section 2. All requirements as set out in Ordinance No. 605 are to remain in full force and effect..

Section 3. The City Clerk is directed to send a certified copy of this Ordinance to the Missouri Ethics Commission prior to September 15, 2018.

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

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: _____

BILL NO. 613

ORDINANCE NO. 605

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS.

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

Section 1. Declaration of Policy. The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City.

Section 2. Conflicts of Interest. All elected and appointed officials as well as employees of the City of Chesterfield must comply with Section 105.454 of the Missouri Revised Statutes and Ordinance 604 regarding conflicts of interest as well as any other state law governing official conduct. The Mayor and any members of the City Council who has a substantial personal or private interest as defined by state law and set out below in any bill shall disclose on the records of the City Council the nature of his or her interest and shall disqualify himself or herself from voting on any matters related to this interest.

Section 3. Substantial or Private Interest. Any member of the City Council as well as any appointed officials and employees shall have a substantial or private interest in any measure, bill or other ordinance proposed or pending before the City if that interest is an ownership by the individual, his or her spouse, or his or her dependent children, whether singularly or collectively, directly or indirectly of: (1) 10% or more of any business entity; or (2) an interest having a value of \$10,000 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of \$5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.

Section 4. Disclosure Reports. Each elected official the City Administrator (as the chief administrative officer) and the Director of Finance (as the chief purchasing officer) and the general counsel (City Attorney) (if employed full-time) shall disclose the following information by May 1 if any such transactions were engaged in during the previous calendar year:

a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision; and

b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.

c. The City Administrator as the chief administrative officer and the Director of Finance as the chief purchasing officer also shall disclose by May 1 for the previous calendar year the following information:

1. The name and address of each of the employers of such person from whom income of one thousand dollars or more was receiving during the year covered by the statement;
2. The name and address of each sold proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or coparticipant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;

3. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

Section 5. Filing of Reports. The reports, in the attached format (See Exhibit "A" & "B"), shall be filed with the City Clerk and with the Secretary of State prior to January 1, 1993, and thereafter with the Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section 6. When Filed. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year:

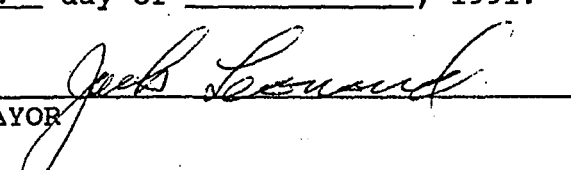
a. Each person appointed to office shall file the statement within thirty days of such appointment or employment;

b. Every other person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the City Council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.

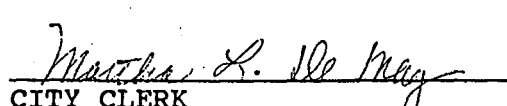
Section 7. Filing of Ordinance. The City Clerk is directed to send a certified copy of the Ordinance and any amendment that is adopted prior to January 1, 1993, to the Secretary of State's office within ten days of its adoption. The City Clerk shall send a certified copy of any Ordinance adopted on or after January 1, 1993, regarding this topic to the Missouri Ethics Commission within ten days of its adoption.

Section 8. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 19th day of AUGUST, 1991.


MAYOR

ATTEST:


CITY CLERK

LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3207** – An ordinance amending 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. (20T610716) **(Second Reading) Planning Commission recommends approval.**
- B. Bill No. 3208** – An ordinance amending the Unified Development Code of the City Of Chesterfield by changing the boundaries of the “R-2” Residence District and the “PC” Planned Commercial District to an “R-4” Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive. [P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4) 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175]. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- B. Bill No. 3210** – An ordinance amending City of Chesterfield Ordinance 2448 establishing new permitted uses in a “PC” Planned Commercial District for 11.1 acres located on the southeastern corner of the intersection of Edison Avenue and Long Road. (P.Z. 05-2018 Edison Crossing [Buttry & Brown Development] 17U120287, 17U120298). **(First Reading) Planning Commission recommends approval. Motion to approve by the Planning & Public Works Committee, with the stipulation that the petitioner eliminate some of the permitted uses, failed by a vote of 1-3.**

BILL NO. 3207_____

ORDINANCE NO._____

AN ORDINANCE AMENDING 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).

WHEREAS, the petitioner, Dr. Douglas S. Pernikoff, has requested a change in zoning from a “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial District to a “PC” Planned Commercial District for 0.9 acres of land at 2264 Clarkson Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on February 12, 2018; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning with amendments by a vote of 8-0; and

WHEREAS, the Planning and Public Works Committee, having considered said request on June 21, 2018 did not recommend approval of the change of zoning with amendments; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for 0.9 acres south of Clarkson Wood Drive and east of Clarkson Road and as described as follows:

A TRACT OF LAND IN NORTH 1/2 OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST AND WEST CENTERLINE OF SAID SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST; SAID POINT BEING DISTANT EASTWARDLY ALONG SAID EAST AND WEST CENTERLINE NORTH 89 DEGREES 48 MINUTES 58 SECONDS EAST 420.80 FEET FROM THE INTERSECTION OF SAID EAST AND WEST CENTERLINE WITH THE EAST LINE OF CLARKSON ROAD, 60 FEET WIDE; THENCE NORTH 27 DEGREES 44 MINUTES 50 SECONDS EAST 422.45 TO A REBAR BEING THE POINT OF BEGINNING; THENCE NORTH 50 DEGREES 01 MINUTES 12

SECONDS WEST A DISTANCE OF 368.01 FEET TO A CUT CROSS ON THE SOUTHERN RIGHT OF WAY LINE OF CLARKSON AVENUE (60 FEET WIDE); THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1402.69 FEET AND A LENGTH OF 50.40 FEET WITH A CHORD BEARING NORTH 44 DEGREES 09 MINUTES 53 SECONDS EAST AND A CHORD DISTANCE OF 50.40 FEET TO A CUT CROSS; THENCE SOUTH 88 DEGREES 08 MINUTES 28 SECONDS EAST A DISTANCE OF 104.31 FEET TO A REBAR BEING ON THE SOUTHERN LINE OF CLARKSON WOODS DRIVE (60' W); THENCE SOUTH 59 DEGREES 53 MINUTES 27 SECONDS EAST A DISTANCE OF 137.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET AND A LENGTH OF 151.44 FEET WITH A CHORD BEARING SOUTH 69 DEGREES 01 MINUTES 27 SECONDS EAST AND A CHORD LENGTH OF 150.79 FEET TO A CUT CROSS; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A LENGTH OF 29.60 FEET WITH A CHORD BEARING SOUTH 60 DEGREES 21 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 26.95 FEET TO A REBAR; THENCE SOUTH 16 DEGREES 52 MINUTES 42 SECONDS WEST A DISTANCE OF 149.62 FEET TO AN IRON PIPE; THENCE SOUTH 27 DEGREES 44 MINUTES 50 SECONDS WEST A DISTANCE OF 12.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 41,231.5 SQUARE FEET OR 0.9 ACRES MORE OR LESS

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations 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 Dr. Douglas S. Pernikoff in P.Z. 22-2017, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 12th day of February 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: 7/16/2018

GREEN SHEET AMENDMENTS

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 3-1:

AMENDMENT 1:

Section I. Specific Criteria, B. Floor Area, Height, Building and Parking Structure Requirements, page 1. Revise the following language:

1. Floor Area

- a. Total building floor area shall not exceed ~~12,000~~ 7,500 square feet.

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

AMENDMENT 2:

Section I. Specific Criteria, C. Setbacks, page 2. Revise the following language:

2. Parking Setbacks

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

- a. ~~10-50~~ feet from the right-of-way of Clarkson Woods Drive.
- b. 10 feet from the western edge of the ingress/egress easement containing Clarkson Wilson Center.
- c. 10 feet from the southern boundary of the "PC" District.
- d. ~~15-50~~ feet from the right-of-way of Clarkson Road.
- e. ~~10-50~~ feet from the line labeled S 86° 08' 26" E.

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Commercial “PC” District shall be:
 - a. Office-Dental
 - b. Office-General
 - c. Office-Medical
 - d. Veterinary Clinic
2. Hours of Operation.
 - a. Hours of operation for this “PC” District shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No Sunday hours are permitted.
3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Floor Area
 - a. Total building floor area shall not exceed 12,000 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed 30 feet.
3. Building Requirements
 - a. A minimum of 35% openspace is required for each lot within this development.

C. SETBACKS

1. Structure Setbacks

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

- a. 50 feet from the right-of-way of Clarkson Woods Drive.
- b. 50 feet from the western edge of the ingress/egress easement containing Clarkson Wilson Center.
- c. 10 feet from the southern boundary of the "PC" District.
- d. 75 feet from the right-of-way of Clarkson Road.
- e. 50 feet from the line labeled S 86° 08' 26" E.

2. Parking Setbacks

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

- a. 10 feet from the right-of-way of Clarkson Woods Drive.
- b. 10 feet from the western edge of the ingress/egress easement containing Clarkson Wilson Center.
- c. 10 feet from the southern boundary of the "PC" District.
- d. 15 feet from the right-of-way of Clarkson Road.
- e. 10 feet from the line labeled S 86° 08' 26" E.

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

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

The following Landscape buffers shall apply:

- a. 10 feet along the right-of-way of Clarkson Woods Drive.
- b. 15 feet along the right-of-way of Clarkson Road.
- c. 10 feet along the line labeled S 86° 08' 26" E.

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Transportation and the Missouri Department of Transportation. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide a minimum 5 foot wide sidewalk, conforming to ADA standards, along the entire Clarkson Woods Drive frontage. The sidewalk shall connect to the existing sidewalks on Clarkson Road and Clarkson Woods Drive. The sidewalk may be located within public right-of-way or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
4. Provide ADA compliant pedestrian access to the site from the adjacent public sidewalks (existing or proposed).

K. TRAFFIC STUDY

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

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Clarkson Woods Drive. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed, the Mayor, or any two (2) City Council members may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by MSD and the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities.

6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
8. The existing storm and sanitary sewer systems within Clarkson-Wilson Center are private. The storm sewer system was permitted and constructed prior to Metropolitan St. Louis Sewer District's stormwater jurisdiction in the area, and does not appear on Metropolitan St. Louis Sewer District's mapping records. With connections proposed into those systems, those existing sewers will need to be dedicated to Metropolitan St. Louis Sewer District as public sewers under the permitting scope for the development. As part of the dedication process, the receiving storm and sanitary sewer systems will need to be inspected and surveyed by the developer to their points of connection to Metropolitan St. Louis Sewer District's public system or natural outfall. Metropolitan St. Louis Sewer District will review the inspection and survey work. Defects that are found in those sewers will need to be corrected under the permit for this development prior to Metropolitan St. Louis Sewer District accepting them for dedication.
9. Detention will be required on the new development if the result of the survey work and downstream investigation would indicate that it is a contributory to an existing detention facility.

N. SANITARY SEWER

1. The existing storm and sanitary sewer systems within Clarkson-Wilson Center are private. The storm sewer system was permitted and constructed prior to Metropolitan St. Louis Sewer District's stormwater jurisdiction in the area, and does not appear on Metropolitan St. Louis Sewer District's mapping records. With connections proposed into those systems, those existing sewers will need to be dedicated to Metropolitan St. Louis Sewer District as public sewers under the permitting scope for the development. As part of the dedication process, the receiving storm and sanitary sewer systems will need to be inspected and surveyed by the developer to their points of connection to Metropolitan St. Louis Sewer District's public system or natural outfall. Metropolitan St. Louis Sewer District will review the inspection and survey work. Defects that are found in those sewers will need to be corrected under the permit for this development prior to Metropolitan St. Louis Sewer District accepting them for dedication.

2. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
3. The receiving sanitary sewer systems(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts on the existing system.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Prior to release of occupancy permit, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

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

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.

9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.

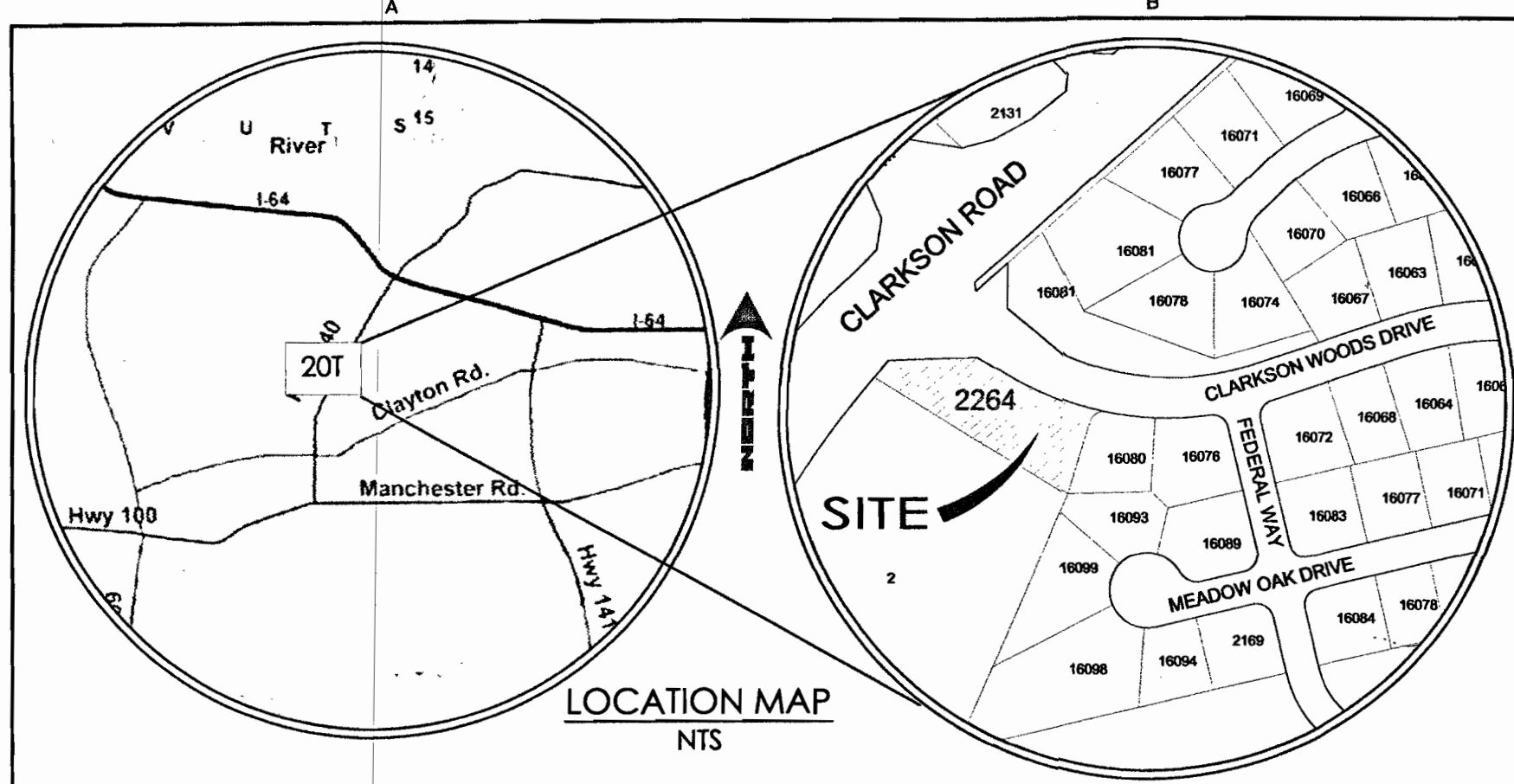
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. RECORDING

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

VI. ENFORCEMENT

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



PRELIMINARY SITE DEVELOPMENT PLANS

FOR A

NEW OFFICE BUILDING

PROPOSED AT

2264 CLARKSON ROAD

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MO
63017

PERTINENT DATA	
TOTAL AREA OF TRACT : 0.9 AC	
LOCATOR NUMBER : 20710716	
SITE ADDRESS : 2264 CLARKSON RD	
ZIP CODE : 63017	
WUNNENBERG : FF21-32	
FIRE DISTRICT : MONARCH	
SCHOOL DISTRICT : ROCKWOOD	
MUNICIPALITY : CHESTERFIELD	
SEWER DISTRICT : MSD	
RECORD OWNERS OF TRACT : T PROPERTIES L P	
WATERSHED : CAULKS CREEK	
PRESENT ZONING : R-2	
PROPOSED ZONING : PC, PLANNED COMMERCIAL	

INDEX OF SHEETS	
SERIES	DESCRIPTION
PDP1	TITLE SHEET
PDP2	EXISTING CONDITIONS
PDP3	FLAT+GEOMETRIC PLAN
PDP4	SITE AND GRADING PLAN
PDP5	SECTIONS

LEGAL DESCRIPTION

A TRACT OF LAND IN NORTH 1/2 OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI (SEE BOUNDARY SURVEY AND LEGAL DESCRIPTION AS PREPARED BY CARDINAL SURVEYING AND MAPPING).

BENCHMARK

PROJECT BENCHMARK: MSD 12-52 ELEV 644.02
50' ON NORTHWEST BASE OF SOUTH TRANSMISSION TOWER; 50' EAST OF CENTERLINE OF CLARKSON ROAD AND 300' SOUTH OF INTERSECTION OF CLARKSON ROAD AND WILSON ROAD.

SOURCE OF BOUNDARY AND TOPOGRAPHIC INFORMATION

BOUNDARY AND PARTIAL TOPOGRAPHIC/IMPROVEMENT INFORMATION BY CARDINAL SURVEYING AND MAPPING, WILLIAM JACOB CLARK PLS 2002014101, DATED 9/8/17.

ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY WIND ENGINEERING COMPANY, AVAILABLE RECORDS, AND SITE RECONNAISSANCE.

UTILITIES/SERVICE PROVIDERS

CABLE TV

CHARTER SPECTRUM
941 CHARTER COMMONS
TOWN AND COUNTRY, MO 63017
PHONE: 636.220.2174

ELECTRIC

AMEREN MISSOURI
ONE AMEREN PLAZA
1901 CHOUTEAU AVENUE
P.O. BOX 66149, MC 700
ST. LOUIS, MO 63166
PHONE: [314] 992-9721

SEWER

MSD
2300 MARKET STREET
ST. LOUIS, MO 63103
PHONE: 314.768.6260

FIRE

MONARCH FIRE PROTECTION DISTRICT
13725 OLIVE BLVD.
CHESTERFIELD, MO 63017
PHONE: 314.514.0900

TELEPHONE

AT&T TELEPHONE COMPANY
13075 MANCHESTER ROAD
DES PERES, MO 63131
ATTN: MR. DOUG LAMPERT
PHONE: 314) 957-3748; (314) 963-3824

WATER

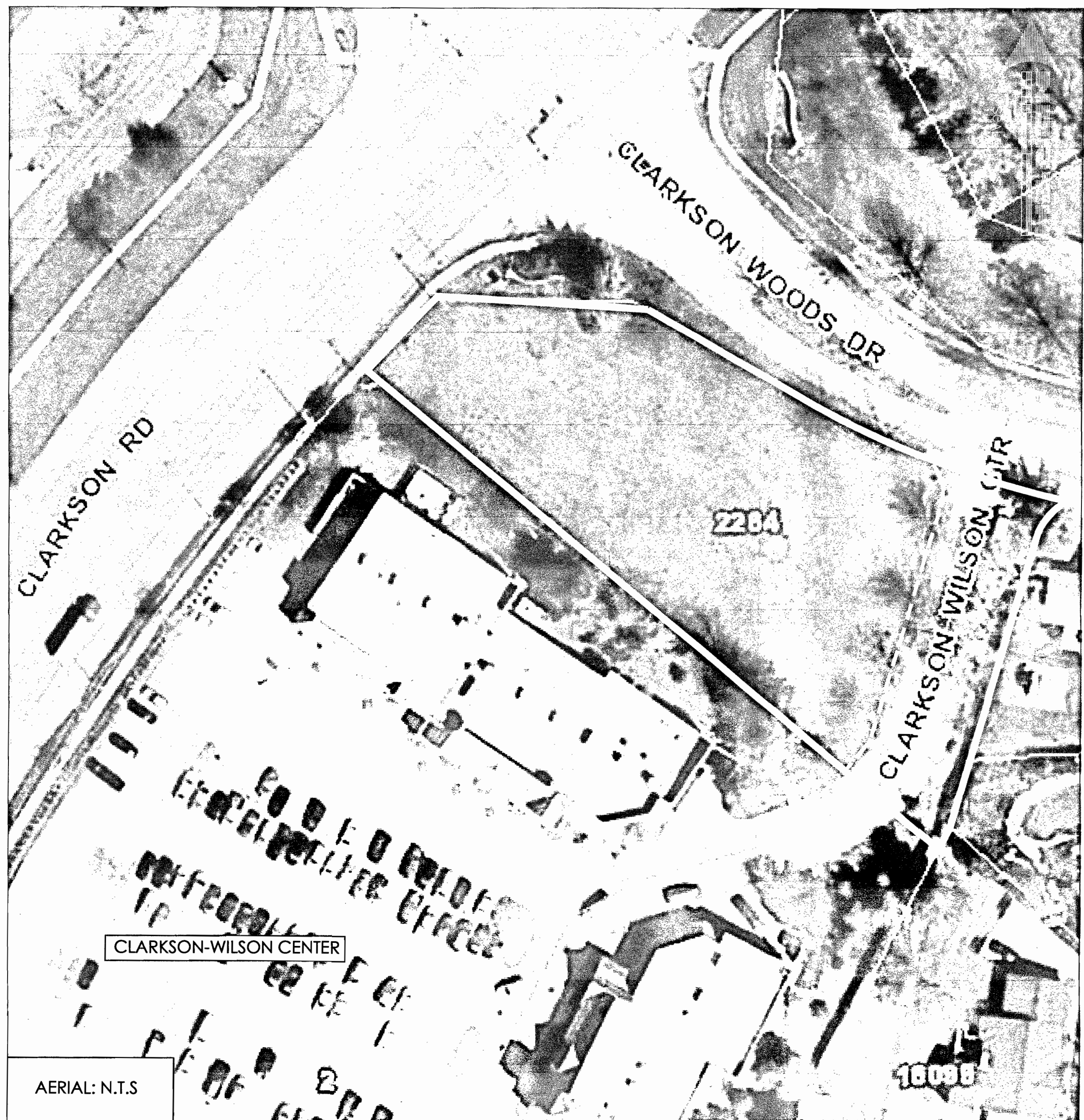
MISSOURI AMERICAN WATER
727 CRAIG ROAD
ST. LOUIS, MO 63141
PHONE: 314.996.2396

GAS

SPIRE INC
720 OLIVE STREET
ST. LOUIS, MO 63101
PHONE: 314.621.6960

GENERAL NOTES

1. STORMWATER DETENTION AND WATER QUALITY BASINS (IF REQUIRED) MUST DISCHARGE AT NATURAL DISCHARGE POINTS.
2. ALL UTILITIES SHALL BE UNDERGROUND.
3. SPECIAL CASH ESCROWS WILL BE REQUIRED WHERE SIDEWALK CANNOT BE EXTENDED TO THE PROPERTY LINES AND/OR CONNECT TO ADJACENT SIDEWALK.



EXISTING CONDITIONS

THIS DRAWING REFLECTS THE RESULTS OF TOPOGRAPHIC AND BOUNDARY SURVEYS (AS MAY BE BASED UPON FIELD WORK, AVAILABLE RECORDS, OR A COMBINATION THEREOF), AND RESEARCH OF AVAILABLE UTILITY RECORDS, AS MAY OR MAY NOT HAVE BEEN SUPPLEMENTED BY SITE RECONNAISSANCE. TO THE BEST OF OUR KNOWLEDGE AND BELIEFS, CURRENT AS OF NOVEMBER 2017 PUBLICATION OF THIS DRAWING DOES NOT CONSTITUTE OR IMPLY A WARRANTY OR GUARANTEE OF SITE CONDITIONS. IT IS NOT INTENDED AND SHOULD NOT BE USED TO SUBSTITUTE OR REPLACE THE INVESTIGATIVE EFFORT(S) OF ANY DESIGN PROFESSIONAL, CONTRACTORS (PRIME OR SUB), OWNER, LENDER, END USERS, PURCHASERS OR ANYONE ELSE NOW HAVING OR AS WILL (MAY) HAVE AN INTEREST IN THE PROPERTY. SAME TO PERFORM THEIR OWN INDEPENDENT RESEARCH PRIOR TO OR DURING CONSTRUCTION, TO ASCERTAIN CONDITIONS AS EXIST AT THE SITE. REFER TO PROJECT GEOTECHNICAL REPORT FOR INFORMATION AS TO SUBSURFACE CONDITIONS. SEE NOTICES TO CONTRACTOR THIS SHEET. CONTACT 1-800-DIG-RITE FOR LOCATES OF MEMBER UTILITIES. PRIVATE SERVICE LINES MAY/WILL ADDITIONAL INVESTIGATION, BEYOND ANY PRIOR EFFORTS OF THIS OFFICE AS TO EXISTENCE AND/OR LOCATIONS.

NOTICE TO CONTRACTOR

THE LOCATION OF ANY UNDERGROUND FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES, PUBLIC OR PRIVATE, AS MAY BE SHOWN ON THESE DRAWINGS HAVE BEEN APPROXIMATED FROM: FACILITY MAPS PROVIDED TO OUR OFFICE BY UTILITY PROVIDERS, RECEIVED AS OF THE DATE OF THIS DRAWING; EXTRAPOLATION FROM SURFACE FEATURES AS MAY HAVE BEEN NOTED DURING FIELD RECONNAISSANCE OR FIELD SURVEYS, AND/OR LOCATES AS MAY HAVE BEEN MARKED ON THE SURFACE BY MO ONE CALL / DIG-RITE. THEIR LOCATION(S) MUST BE CONSIDERED STRICTLY APPROXIMATE, ARE INTENDED FOR GENERAL INFORMATION ONLY, AND SHOULD NOT BE RELIED UPON BY ANYONE HAVING ACCESS TO THIS DRAWING. IT IS THE RESPONSIBILITY OF ANY CONTRACTORS / SUBCONTRACTORS OR ANYONE PERFORMING EXCAVATIONS OR CONSTRUCTING IMPROVEMENTS ON THIS SITE TO VERIFY NOT JUST THE X-Y-Z LOCATION(S) OF UTILITIES AS MAY BE SHOWN, BUT ALSO THE EXISTENCE OF ANY FACILITIES AS MAY NOT BE SHOWN, INCLUDING SERVICE LINES, AND THE RELATIONSHIP / COMPATIBILITY BETWEEN ANY PROPOSED WORK AND SUCH EXISTING FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES, TO VERIFY ADEQUATE CLEARANCE/COVER/STRUCTURAL CAPABILITIES OR INTEGRITY VERSUS ANY PROPOSED GRADING, SEWERS AND/OR DRAINAGE FACILITIES, FOOTINGS, IMPROVEMENTS, ETC. PRIOR TO CONSTRUCTION, REPRESENTATIVES OF UTILITY COMPANIES, SEWER AND/OR WATER AUTHORITIES, INCLUDING LOCAL MUNICIPAL AGENCIES AS MAY HAVE JURISDICTION OVER SAME, SHALL BE ON SITE DURING SUCH TIMES THAT ANY WORK IS TAKING PLACE OVER, UNDER OR IN THE VICINITY OF ANY FACILITIES AS MAY BE SHOWN ON THE DRAWINGS OR OTHERWISE FOUND TO EXIST, AND THE CONTRACTOR(S) SHALL GIVE ADVANCE NOTICE TO SUCH REPRESENTATIVES AS NEEDED TO COORDINATE THEIR EFFORTS IN THIS REGARD. ADDITIONALLY, CONTRACTORS/ SUBCONTRACTORS SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY PROVIDERS AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF, THEIR FACILITIES, WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS, INSPECTIONS AND ASSOCIATED DOLLAR CHARGES, AND/OR SPECIAL BACKFILL OR RESTORATION REQUIREMENTS. SUCH INVESTIGATIONS TO INCLUDE BUT NOT BE LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENT OF ANY AND ALL REQUIRED FEES.)

FAR				
Lot Area	Building Size	Max FAR*	Proposed FAR	
41,231.5 SF	11,792 SF	0.55	0.29	

SITE COVERAGE				
Lot Area	Building	Paving	Total	Coverage
41,231.5 SF	7,464 SF	19,030 SF	26,494 SF	64.3%

PARKING CALCULATIONS	
General Office	7,292 SF*
Reqd Parking Ratios	3.3 Spaces/1000 GFA
Total Required Parking	24 Sp
Total Provided	31 Sp
Reqd ADA Ratio	2 Sp/ 26-50 Sp
ADA Spaces Reqd	1 Sp
ADA Spaces Provided	2 Sp

NOTES

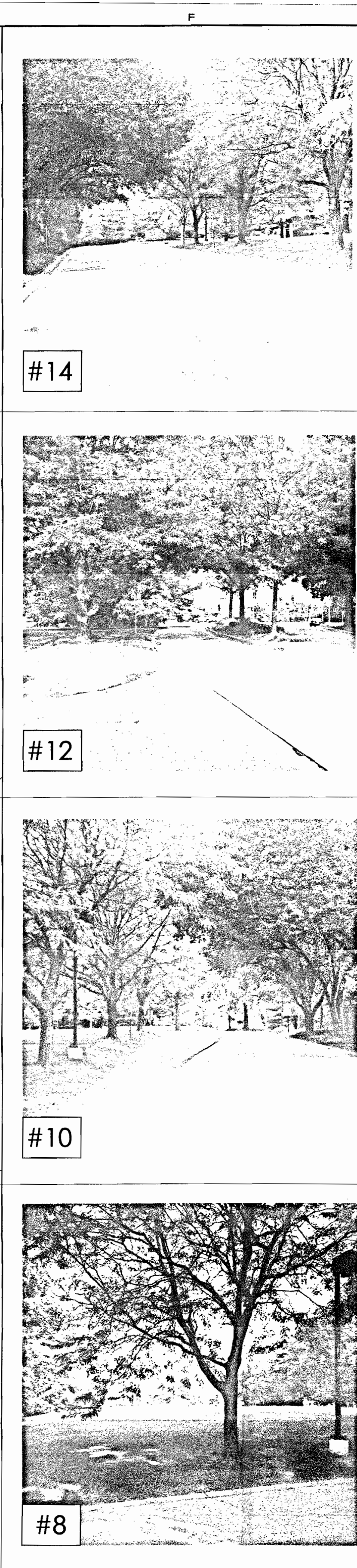
1. AREA OF BUILDING INCLUDES OVERHANG.
2. AREA OF PAVING IS NON-PERMEABLE PAVING.

* ALLOWED UNDER PC, PLANNED COMMERCIAL ZONING.
NOTE: BUILDING SIZE INCLUDES 4,500 SF LOWER LEVEL (MECHANICAL AND NON-OCCUPIED ANCILLARY SPACE)

* DOES NOT INCLUDE LOWER LEVEL (MECHANICAL AND NON-OCCUPIED ANCILLARY SPACE)

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	CONTOURS	
	SPOT(S)	
	SLOPE DESIGNATOR	
	GAS W/ VALVE	
	UNDERGROUND TELEPHONE	
	CABLE TV	
	TRANSFORMER	
	PEDESTAL	
	OVERHEAD LINES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	LIGHT STANDARD	
	WATER	
	WATER VALVE	
	WATER METER/VAULT	
	FIRE HYDRANT	
	STORM SEWER	
	SANITARY SEWER	
	CURB INLET	
	AREA INLET & OPEN SIDE (ALL IF NO ARROWS)	
	GRADED INLET	
	MANHOLE	
	FLARED END SECTION WITH HEADWALL	
	DRAINAGE SWALE / DIRECTION OF FLOW	
	SANITARY STRUCTURE	
	STORM STRUCTURE	
	DRAINAGE AREA LIMITS	
	DRAINAGE AREA DESIGNATOR	
	CONCRETE	
	ASPHALT PAVEMENT	
	PERVIOUS PAVEMENT	
	RIP RAP	
	BENCHMARK	
	SIGN (SINGLE POST)	
	FENCE	
	LAND DISTURBANCE	
	SAWCUT	
	SILT FENCE	
	LANDSCAPE AREA	
	TREE, SHRUB	
	RETAINING WALL	

ABBREVIATIONS	
AC	ACRE
ACI	AMERICAN CONCRETE INSTITUTE
AHJ	AUTHORITY HAVING JURISDICTION
ASP	ASPHALT
BF	BASEMENT FLOOR
BL	BUILDING LINE
CALC.	CALCULATED
C	CENTER LINE
CO	CLEANOUT
CONC.	CONCRETE
DB	DEED BOOK
DS	DOWNSPOUT
ESMT.	EASEMENT
ELEV.	ELEVATION
EOP	END OF PIPE
EP	EDGE OF PAVEMENT
EX	EXISTING
FT	FEET
FF	FINISHED FLOOR ELEVATION
FL	FLOWLINE
GLS	GRADE AT LOW SILL
HBW	HIGH BOTTOM WALL
HP	HIGH POINT
HORIZ.	HORIZONTAL
HWEL	HIGH WATER ELEVATION
LBW	LOW BOTTOM WALL
LP	LOW POINT
LS	LOW SILL
MH	MANHOLE
ME	MATCH EXISTING
MXEP	MAXIMUM EXTENT PRACTICABLE
MAX.	MAXIMUM
MIN.	MINIMUM
MSD	METROPOLITAN ST. LOUIS SEWER DISTRICT
N/F	NOW OR FORMERLY
PG	PAGE
PB	PLAT BOOK
# PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
# RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SAN.	SANITARY
SBM	SITE BENCHMARK
SF	SQUARE FEET
STA.	STATION
STM.	STORM
(TBA)	TO BE ABANDONED
(TBA&R)	TO BE ABANDONED & RELOCATED
(TBD)	TO BE DETERMINED
(TBR)	TO BE REMOVED
(TBR&R)	TO BE REMOVED & REPLACED
TF	TOP OF FOUNDATION
TW	TOP OF WALL
UNK	UNKNOWN
(UIP)	USE IN PLACE
# VCP	VITRIFIED CLAY PIPE
VERT.	VERTICAL



#

4/1/18

Professional Engineer
MISSOURI NO. E-19364
EXPIRES 12-31-2019
Daniel C. Wind, P.E.

AND ALL SURVEY INFORMATION, INCLUDING REVEALS AND UTILITY INFORMATION, THAT IS ON OR SITE OF THE PROJECTS INCLUDING PROPOSED SEWERS, DRAINAGE UTILITIES AND PAVING IS STRICTLY PRELIMINARY, SUBJECT TO REVISION DURING FINAL ENGINEERING DESIGN AND AGENCY PROCESSING. THIS PLAN IS NOT FOR CONSTRUCTION.

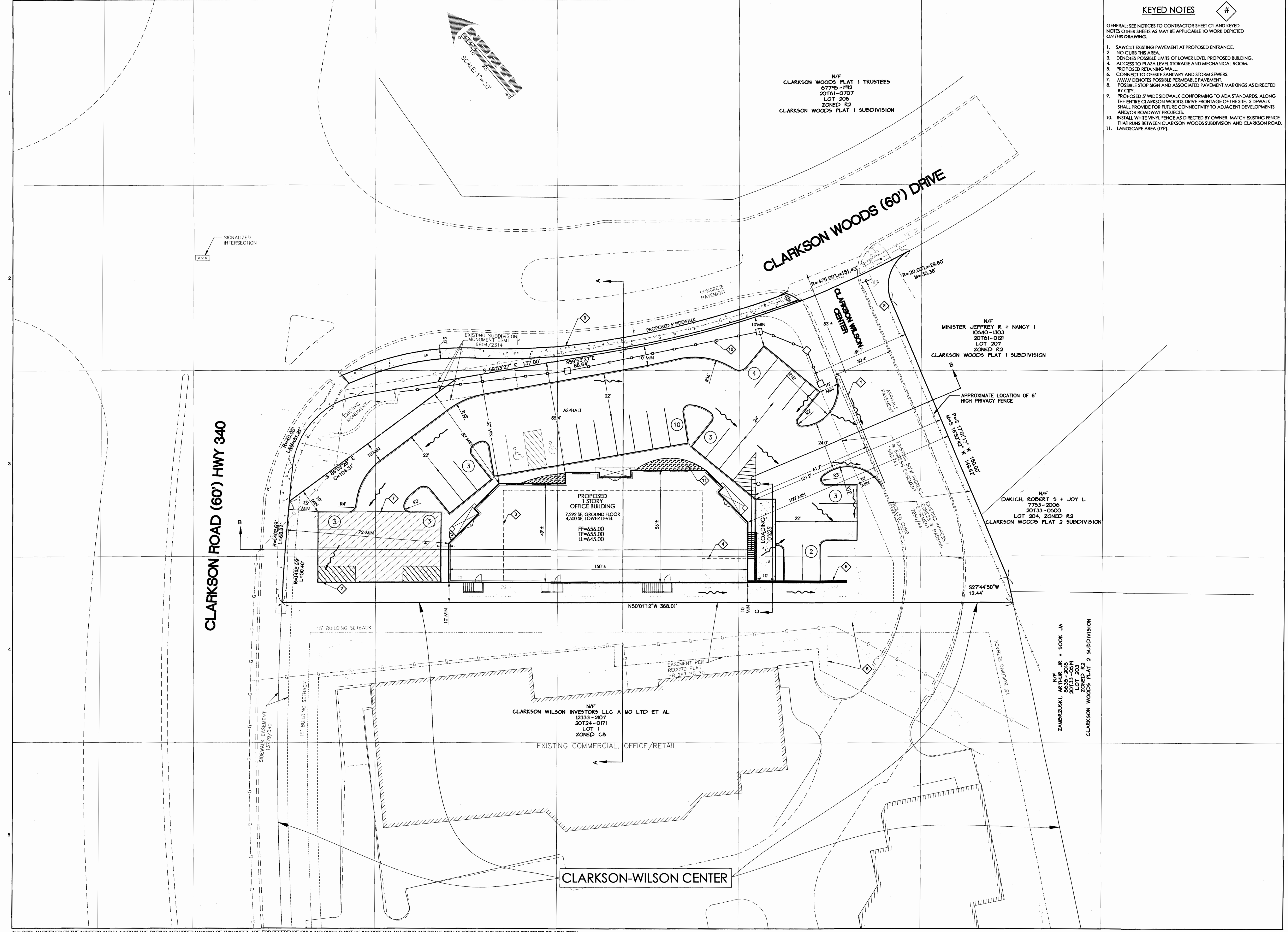
ed By: **wind**

122 N. Kirkwood Road
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Telephone: 314.985.WIND
Fax: 314.965.7592
Email: wind@windnrg.com
C.O.A. #E1-1607-D

Prepared for:

BIR, PC
c/o DOUGLAS PERKOFF
35 CLARKSON-WILSON CENTER
CHESBROUGH, MO 63017
SALES@WINDNRG.COM

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Date:	11/07/2017
Field Work:	WC Field Checked: DW
Drawn By:	PC C. S. O.: DW
Checked By:	DW
Project Number:	01005
Sheet Number:	PDP2
MSD P- H & T #:	BASEMAP : 201



- KEYED NOTES**
- GENERAL: SEE NOTICES TO CONTRACTOR SHEET C1 AND KEYED NOTES OTHER SHEETS AS MAY BE APPLICABLE TO WORK DEPICTED ON THIS DRAWING.
1. SAWCUT EXISTING PAVEMENT AT PROPOSED ENTRANCE.
 2. NO CURB THIS AREA.
 3. DENOTES POSSIBLE LIMITS OF LOWER LEVEL PROPOSED BUILDING.
 4. ACCESS TO PLAZA LEVEL STORAGE AND MECHANICAL ROOM.
 5. PROPOSED RETAINING WALL.
 6. CONNECT TO OFFSITE SANITARY AND STORM SEWERS.
 7. /////// DENOTES POSSIBLE PERMEABLE PAVEMENT.
 8. POSSIBLE STOP SIGN AND ASSOCIATED PAVEMENT MARKINGS AS DIRECTED BY CITY.
 9. PROPOSED 5' WIDE SIDEWALK CONFORMING TO ADA STANDARDS, ALONG THE ENTIRE CLARKSON WOODS DRIVE FRONTAGE OF THE SITE. SIDEWALK SHALL PROVIDE FOR FUTURE CONNECTIVITY TO ADJACENT DEVELOPMENTS AND/OR ROADWAY PROJECTS.
 10. INSTALL WHITE VINYL FENCE AS DIRECTED BY OWNER. MATCH EXISTING FENCE THAT RUNS BETWEEN CLARKSON WOODS SUBDIVISION AND CLARKSON ROAD.
 11. LANDSCAPE AREA (TYP).

PRELIMINARY PLAN DISCLAIMER

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

Professional Engineer
Missouri No. E-19354
Dated: 11/07/2017
Daniel C. Wind, P.E.

CLARKSON WOODS OFFICE CENTER
CITY OF CHESTERFIELD, MO 63017
FLAT + GEOMETRIC PLAN

Prepared By: **wind**
122 N. Kirkwood Road
Kirkwood, MO 63122
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C.O.A. #E-1607-D

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c/o DOUGLAS FENKOFF
3000 S. WILSON AVE.
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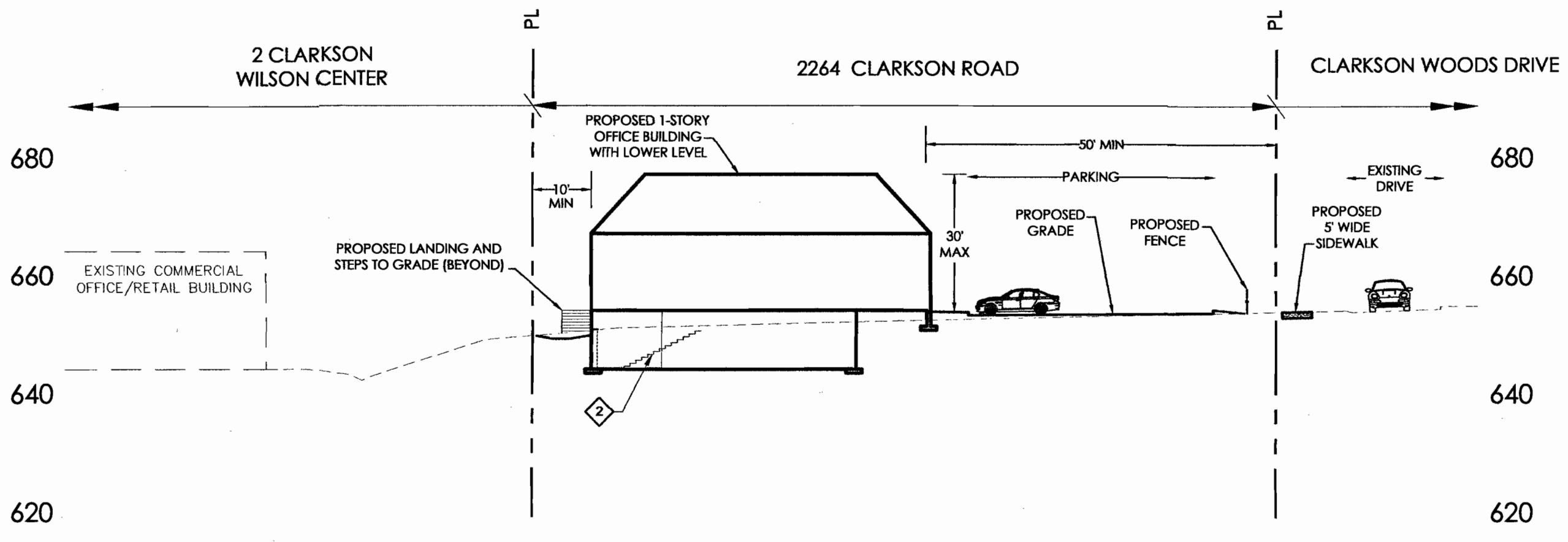
No.	Date	Description
2	2/27/2017	REVISIONS PER 2/16/2018 CITY P.L. LETTER
1	12/15/2017	REVISIONS PER 12/04/2017 CITY LETTER

REVISIONS/STATUS

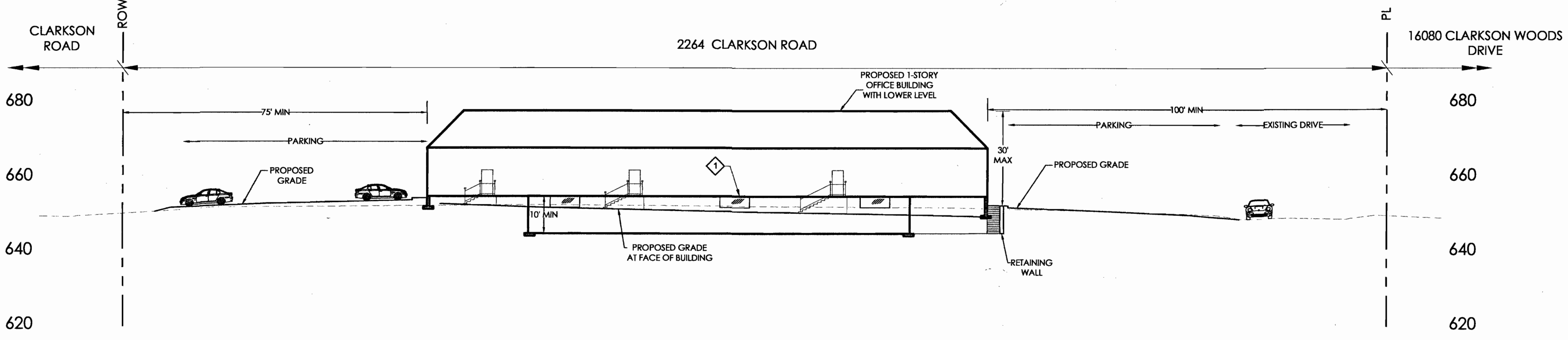
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Date: 11/07/2017
Field Work: WC Field Checked: DW
Drawn By: PC C.S.O.: DW
Checked By: DW
Project Number: 01005
Sheet Number: PDP3
MSD P: BASEMAP: 207
H & T #:

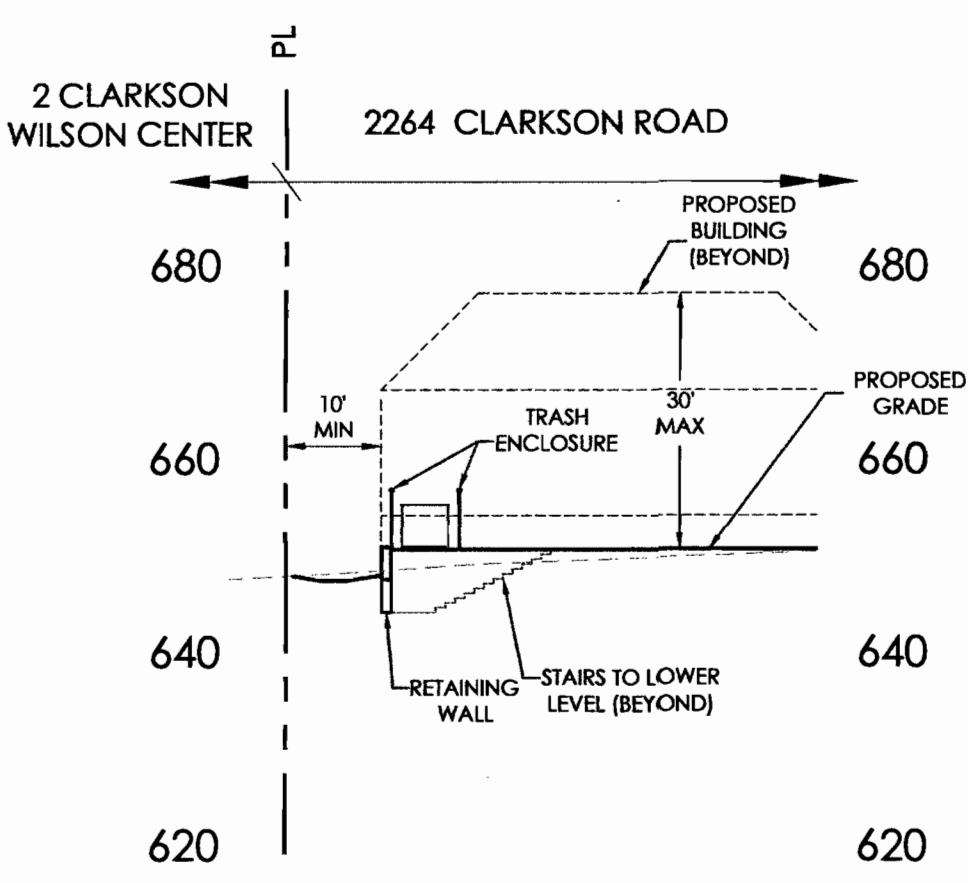




SECTION A-A
SCALE: 1"=20'



SECTION B-B
SCALE: 1"=20'



SECTION C-C
SCALE: 1"=20'

KEYED NOTES

- GENERAL: SEE NOTICES TO CONTRACTOR SHEET C1 AND KEYED NOTES OTHER SHEETS AS MAY BE APPLICABLE TO WORK DEPICTED ON THIS DRAWING.
1. LOWER LEVEL WINDOWS (TYP.)
 2. STAIRS AND ACCESS TO LOWER LEVEL AS SHOWN IS BEYOND SECTION CUT.

PRELIMINARY PLAN DISCLAIMER

THIS PLAN HAS BEEN DEVELOPED USING THE BEST AVAILABLE SURVEY, TOPOGRAPHIC, LAY PAGE, SCALE AND UTILITY INFORMATION. THE DESIGN OF SITE IMPROVEMENTS INCLUDING FINISH GRADES, SEWERS, DRAINAGE UTILITIES, AND PAVING IS STRICTLY PRELIMINARY. SUBJECT TO REVISION DURING FINAL ENGINEERING DESIGN AND AGENCY PROCESSING. THIS PLAN IS NOT FOR CONSTRUCTION.

CLARKSON WOODS OFFICE CENTER
CITY OF CHESTERFIELD, MO 63017

SECTIONS

Prepared For:
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Telephone: 314.965.7122
Fax: 314.965.7692
Email: wind@windengr.com
C.O.A. #E-1807-D

Prepared By:
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Fax: 314.965.7692
Email: wind@windengr.com
C.O.A. #E-1807-D

No.	Date	Description
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REVISIONS/STATUS

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Date: 11/07/2017

Field Work: WC Field Checked: DW

Drawn By: PC C.S.O.: DW

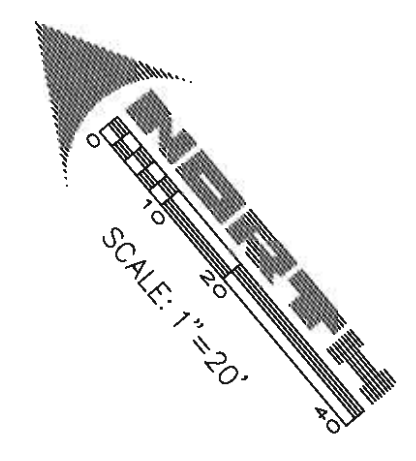
Checked By: DW

Project Number: 01005

Sheet Number: PDP5

ASD P: BASEMAP: 201

H & T #:



N/F
CLARKSON WOODS PLAT 1 TRUSTEES
67795 - F112
20T61-0707
LOT 208
ZONED R2
CLARKSON WOODS PLAT 1 SUBDIVISION

CLARKSON WOODS (60') DRIVE

#115

475.00° 151.43'

R=20.00' Δ=29.60'
M=30.36'

N/F
MINISTER JEFFREY R + NANCY I
10540 - 1303
20T61 - 0121
LOT 207
ZONED R2
CLARKSON WOODS PLAT 1 SUBDIVISION

APPROXIMATE LOCATION OF 6'
HIGH PRIVACY FENCE

NF
DAKICH, ROBERT S + JOY L
7753-2006
20T33-0500
LOT 204, ZONED R2
CLARKSON WOODS PLAT 2 SUBDIVISION

N/F
CLARKSON WILSON INVESTORS LLC A MO LTD ET AL
12333-2107
20724-0171
LOT 1
ZONED CB

CLARKSON-WILSON CENTER

- KEYED NOTES**

 #

GENERAL: SEE NOTES TO CONTRACTOR SHEET C1 AND KEYED NOTES OTHER SHEETS AS MAY BE APPLICABLE TO WORK DEFINED ON THIS DRAWING.

 1. SAWCUT EXISTING PAVEMENT AT PROPOSED ENTRANCE.
 2. NO CURB THIS AREA.
 3. DENOTES POSSIBLE LIMITS OF LOWER LEVEL PROPOSED BUILDING.
 4. ACCESS TO PLAZA LEVEL STORAGE AND MECHANICAL ROOM.
 5. PROPOSED RETAINING WALL.
 6. CONNECT TO OFFSITE SANITARY AND STORM SEWERS.
 7. ///// DENOTES POSSIBLE PERMEABLE PAVEMENT.
 8. PAVEMENT STOP SIGN AND ASSOCIATED PAVEMENT MARKINGS AS DIRECTED BY CITY.
 9. PROPOSED 5' WIDE SIDEWALK CONFORMING TO ADA STANDARDS, ALONG THE ENTIRE CLARKSON WOODS DRIVE FRONTAGE OF THE SITE. SIDEWALK SHALL PROVIDE FOR FUTURE CONNECTIVITY TO ADJACENT DEVELOPMENTS AND/OR ROADWAY* PROJECTS.
 10. INSTALL WHITE VINYL FENCE AS DIRECTED BY OWNER, MATCH EXISTING FENCE THAT RUNS BETWEEN CLARKSON WOODS SUBDIVISION AND CLARKSON ROAD.
 11. LANDSCAPE AREA (TYP).

STATE PLANE

Point, Northing, Easting, Elevation, Description [P,N,E,Z,D]

109, 1017742.8503 [31028.832 mi], 797622.6389 [243109.771 mi], 649.82, SR
110, 1017742.9961 [31028.837 mi], 797640.001 [243121.409 mi], 650.91, SR
114, 1017771.5489 [31027.1379 mi], 797740.9240 [243131.920 mi], 653.46, SR
115, 1017671.7533 [31018.6771 mi], 797955.5543 [243211.332 mi], 653.96, SX
104, 1017657.9512 [31018.6274 mi], 7979517.1600 [243210.089 mi], 643.24, RBR
102, 1017515.2594 [31015.3337 mi], 797886.7854 [243194.578 mi], 645.83, IP
102, 1017504.4103 [310135.9545 mi], 797880.800 [243194.564 mi], 643.13, RBR
100, 1017727.2660 [31001.4906 mi], 797815.3478 [243024.455 mi]

THE MISSOURI COORDINATE SYSTEM OF 1983 EAST ZONE COORDINATE
VALUES AT THE GROUND WERE DETERMINED BY GPS OBSERVATION
USING THE MODOT VRS SYSTEM ON 4/14/2018
SCALE FACTOR : 1.009237950

6/15/18

PROFESSIONAL ENGINEER
MISSOURI NO. E-10384
EXPIRATION DATE 12/31/2019
Donald C. Ward, P.E.



The seal is circular with a blue border. Inside the border, the text "STATE OF MISSOURI" is at the top and "REGISTERED PROFESSIONAL ENGINEER" is at the bottom. In the center, the name "DONALD C. WARD" is written in a large, stylized font, with "P.E." below it. To the right of the name, the license number "E-10384" is displayed. Below the license number, the expiration date "12/31/2019" is shown.

PRELIMINARY PLAN DISCLAIMER


CLARKSON WOODS OFFICE CENTER
 CITY OF CHESTERFIELD, MO 63017
FLAT + GEOMETRIC PLAN

[illegible]

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WRITTEN CONSENT.

Date:	11/07/2017
Field Work:	WC Field Checked: DW
Drawn By:	PC C. S. O.: DW
Checked By:	DW
Project Number:	01005
Sheet Number:	PDP3
MSD P:	BASEMAP: 20T
H & T #:	

THE GRID, AS DEFINED BY THE NUMBERS AND LETTERS IN THE BINDING AND UPPER MARGINS OF THIS SHEET, ARE FOR REFERENCE ONLY AND SHOULD NOT BE INTERPRETED AS HAVING ANY SCALE WITH RESPECT TO THE DRAWING'S CONTENTS OR GEOMETRY.

BILL NO. 3208

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “R-2” RESIDENCE DISTRICT AND THE “PC” PLANNED COMMERCIAL DISTRICT TO AN “R-4” RESIDENCE DISTRICT FOR A 20.7 ACRE TRACT OF LAND LOCATED NORTH AND EAST OF SWINGLEY RIDGE ROAD AND EAST OF ITS INTERSECTION WITH CHESTERFIELD RIDGE CENTER DRIVE. [P.Z. 04-2018 WEST COUNTY ACRES, NARDIN DRIVE (R-2, PC TO R-4) 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175].

WHEREAS, the petitioner, Stock & Associates Consulting Engineers, Inc. on behalf of Payne Family Homes, has requested a change in zoning from a “R-2” Residence District and the “PC” Planned Commercial District to an “R-4” Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 23, 2018; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning on June 11, 2018; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning; 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 an “R-4” Residence District designation for a 20.7 acre tract of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive and as described as follows:

A tract of land being all of Lots 12, 13, 30 and 31 and part of Lot 32 of West County Acres Plat 1, a subdivision filed for record in Plat Book 64, Page 64 of the St. Louis County, Missouri records and all of Lots 14, 15, 16, 17, 18, 24, 25, 26, 27, 28 and 29 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records and being part of U.S. Survey 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 12 of West County Acres filed for record in Plat Book 64, Page 64 of the St. Louis County, Missouri records Plat 1, a subdivision; thence along the Southeastern line of said Lot 12 South 75 Degrees, 42 Minutes, 58 Seconds West, a distance of 250.28 feet to the Southwest corner of said Lot 12 being on the Eastern line of Nardin Drive (50 feet wide); thence crossing said Nardin Drive South 76 degrees 07 minutes 31 seconds West, 50.00 feet to the Northeast corner of the Re-Subdivision Plat recorded in Plat Book 345, page 494 of the said St. Louis County records; thence along the Northwestern line of said plat South 76 degrees 09 minutes 17 seconds West, 299.14 feet to the Northwest corner of said plat being a point on the Southwestern line of Lot 32 of said West County Acres Plat 1; thence along the Southwestern line of West County Acres Plat 1 North 13 Degrees, 48 Minutes, 36 Seconds West, a distance of 85.60 feet; thence North 35 Degrees, 33 Minutes, 08 Seconds West, a distance of 279.12 feet to the Southern line of Lot 29 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records; thence along the Southern line of said Lot 29 North 73 Degrees, 07 Minutes, 02 Seconds West, a distance of 311.12 feet to the western line of said West County acres Plat 2; thence along the said Western line North 10 Degrees, 31 Minutes, 28 Seconds East, a distance of 844.52 feet to the Southwest corner of Lot 23; thence along the Southern line of said Lot 23 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 378.93 feet to the Western line of Nardin Drive; thence along said western line North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 28.85 feet to the intersection with the westerly prolongation of the Southern line of Lot 19 of said West County Acres Plat 2; thence along said Prolongation and Southern line of Lot 19 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 383.30 feet to the Eastern line of said West County Acres Plat 2; thence along the Eastern line of said West County Acres Plat 2 and the Eastern line of the aforesaid West County Acres Plat 1 the following: thence South 31 Degrees, 57 Minutes, 51 Seconds East, a distance of 96.61 feet;

thence South 57 Degrees, 58 Minutes, 28 Seconds West, a distance of 174.24 feet; thence South 14 Degrees, 17 Minutes, 32 Seconds East, a distance of 982.65 feet to the POINT OF BEGINNING containing 21.7 acres, more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during March and April, 2018.

EXCEPTING THEREFROM

A tract of land being part of Lots 18 and 24 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records and being part of U.S. Survey 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 24 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records, said point being on the western line of Nardin Drive; thence along said Western line North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 28.85 feet to the intersection with the Westerly prolongation of the Northern line of Lot 18 of said West County Acres Plat two; thence along said prolongation and Northern line of Lot 18 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 224.61 feet to a point; thence leaving said line the following: South 00 Degrees, 45 Minutes, 06 Seconds East, a distance of 96.75 feet; thence South 89 Degrees, 35 Minutes, 43 Seconds West, a distance of 199.47 feet to a point in the centerline of Nardin Drive; thence along said Centerline South 00 Degrees, 50 Minutes, 02 Seconds East, a distance of 28.92 feet to a point; thence leaving said centerline South 89 Degrees, 09 Minutes, 58 Seconds West, a distance of 234.00 feet; thence North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 94.70 feet to a point on the Northern line of the aforesaid Lot 24; thence North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 209.00 feet to the POINT OF BEGINNING and containing 42,047 square feet or 0.965 acres, more or less as per calculations by Stock & Associates.

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

Section 3. The City Council, pursuant to the petition filed by Stock & Associates Consulting Engineers, Inc. on behalf of Payne Family Homes in P.Z. 04-2018, 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 23rd day of April 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: 07/16/2018

DESCRIPTION FOR RE-ZONING
FROM R-2 TO R-4

A tract of land being all of Lots 12, 13, 30 and 31 and part of Lot 32 of West County Acres Plat 1, a subdivision filed for record in Plat Book 64, Page 64 of the St. Louis County, Missouri records and all of Lots 14, 15, 16, 17, 18, 24, 25, 26, 27, 28 and 29 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records and being part of U.S. Survey 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 12 of West County Acres filed for record in Plat Book 64, Page 64 of the St. Louis County, Missouri records Plat 1, a subdivision; thence along the Southeastern line of said Lot 12 South 75 Degrees, 42 Minutes, 58 Seconds West, a distance of 250.28 feet to the Southwest corner of said Lot 12 being on the Eastern line of Nardin Drive (50 feet wide); thence crossing said Nardin Drive South 76 degrees 07 minutes 31 seconds West, 50.00 feet to the Northeast corner of the Re-Subdivision Plat recorded in Plat Book 64, page 494 of the said St. Louis County records; thence along the Northwestern line of said plat South 76 degrees 09 minutes 17 seconds West, 299.14 feet to the Northwest corner of said plat being a point on the Southwestern line of Lot 32 of said West County Acres Plat 1; thence along the Southwestern line of West County Acres Plat 1 North 13 Degrees, 48 Minutes, 36 Seconds West, a distance of 85.60 feet; thence North 35 Degrees, 33 Minutes, 08 Seconds West, a distance of 279.12 feet to the Southern line of Lot 29 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records; thence along the Southern line of said Lot 29 North 73 Degrees, 07 Minutes, 02 Seconds West, a distance of 311.12 feet to the western line of said West County Acres Plat 2; thence along said Western line North 10 Degrees, 31 Minutes, 28 Seconds East, a distance of 844.52 feet to the Southwest corner of Lot 23; thence along the Southern line of said Lot 23 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 378.83 feet to the Western line of Nardin Drive; thence along said western line North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 28.85 feet to the intersection with the westerly prolongation of the Southern line of Lot 19 of said West County Acres Plat 2; thence along said Prolongation and Southern line of Lot 19 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 383.30 feet to the Eastern line of said West County Acres Plat 2; thence along the Eastern line of said West County Acres Plat 2 and the Eastern line of the aforesaid West County Acres Plat 1 the following: thence South 31 Degrees, 57 Minutes, 51 Seconds East, a distance of 96.61 feet; thence South 87 Degrees, 58 Minutes, 28 Seconds West, a distance of 174.24 feet; thence South 14 Degrees, 17 Minutes, 32 Seconds East, a distance of 982.65 feet to the POINT OF BEGINNING containing 21.7 acres, more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during March and April, 2018.

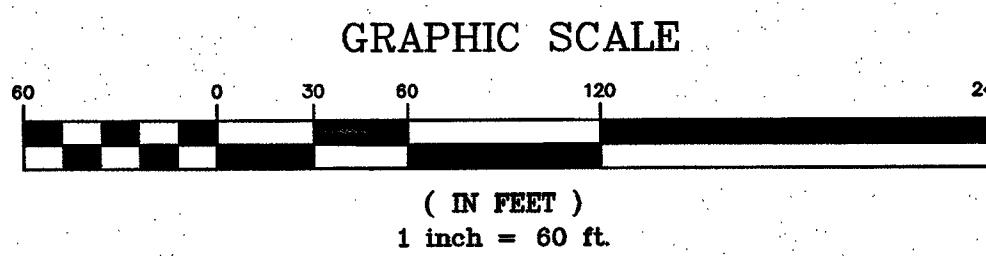
EXCEPTING THEREFROM:

A tract of land being part of Lots 18 and 24 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records and being part of U.S. Survey 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

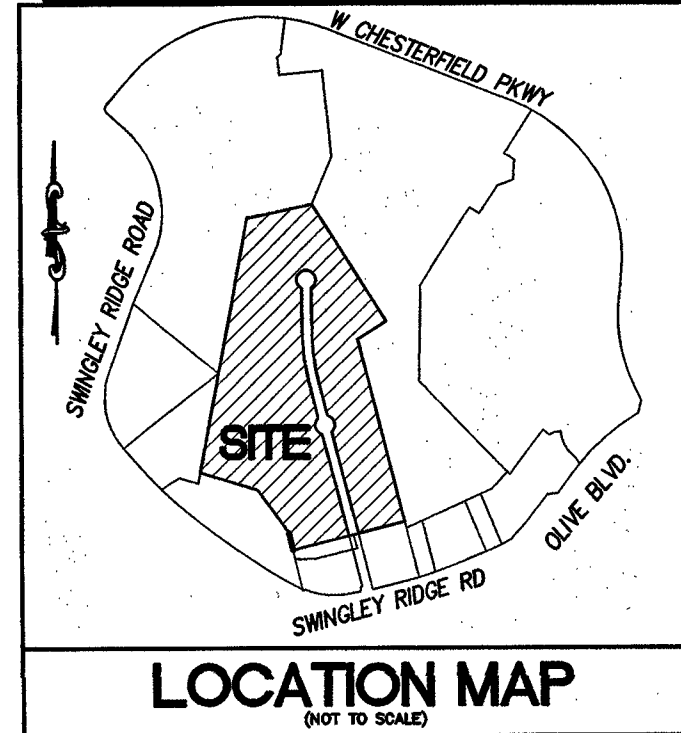
BEGINNING at the Northeast corner of Lot 24 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records, said point being on the western line of Nardin Drive; thence along said Western line North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 28.85 feet to the intersection with the Westerly prolongation of the Northern line of Lot 18 of said West County Acres Plat two; thence along said prolongation and Northern line of Lot 18 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 224.61 feet to a point; thence leaving said line the following: South 00 Degrees, 45 Minutes, 08 Seconds East, a distance of 96.75 feet; thence South 89 Degrees, 35 Minutes, 43 Seconds West, a distance of 199.47 feet to a point in the centerline of Nardin Drive; thence along said Centerline South 00 Degrees, 50 Minutes, 02 Seconds East, a distance of 28.92 feet to a point; thence leaving said centerline South 89 Degrees, 09 Minutes, 58 Seconds West, a distance of 234.00 feet; thence North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 94.70 feet to a point on the Northern line of the aforesaid Lot 24; thence North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 209.00 feet to the POINT OF BEGINNING and containing 42,047 square feet or 0.965 acres, more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during May, 2018.

BOUNDARY PLAT

A TRACT OF LAND BEING LOTS 12, 13, 30, 31 and Part of 32 of WEST COUNTY ACRES PLAT ONE
AS RECORDED IN PLAT BOOK 64, PAGE 64 AND LOTS 14 THRU 18 AND 24 THRU 29 OF
WEST COUNTY ACRES PLAT TWO AS RECORDED IN PLAT 65, PAGE 17
LOCATED IN U.S. SURVEY 415, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DROP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRADED MANHOLE
	STORMWATER INLET
	GRADED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



ABBREVIATIONS	
C.O.	- CLEANOUT
D.B.	- DEED BOOK
F.L.	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G.	- GAS
M.H.	- MANHOLE
N/F.	- NOW OR FORMERLY
P.B.L.	- PLAT BOOK
P.G.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.B.	- RADIAL BEARING
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T.	- TELEPHONE CABLE
V.C.P.	- VETTERED CLAY PIPE
W.	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH

SWINGLEY RIDGE ROAD

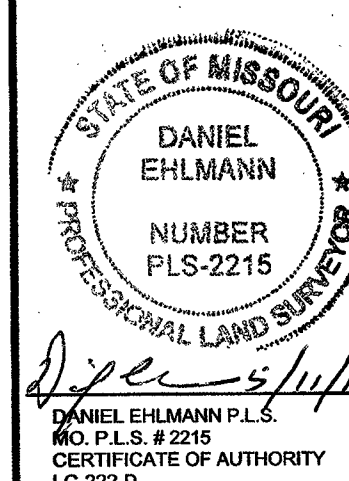
NARDIN (50'w) DR.

PREPARED FOR:
PAYNE FAMILY HOMES
10411 BAUR BLVD
ST. LOUIS, MO 63132

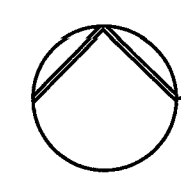
PREPARED BY:

BOUNDARY PLAT
WE T COUNTY ACRES

CITY OF CHESTERFIELD
T. LOUIS COUNTY, MISSOURI



REVISIONS:	
1	00/00/0000-
DRAWN BY:	W.J.P.
CHECKED BY:	D.M.E.
DATE:	04/2018
JOB NO.	217-0103
M.S.D. P. #	
S.L.C. MAP #	
M.D.N.R. #	
SHEET TITLE:	BOUNDARY PLAT
SHEET NO.:	2 OF 3



SCALE 1"=100

Tree Stand Delineation Narrative

Key:

Tree Inventory

Rating:

Revisions:

Date:	3/21/18
Job #:	813.068

BILL NO. 3210

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 2448 ESTABLISHING NEW PERMITTED USES IN A “PC” PLANNED COMMERCIAL DISTRICT FOR 11.1 ACRES LOCATED ON THE SOUTHEASTERN CORNER OF THE INTERSECTION OF EDISON AVENUE AND LONG ROAD. (P.Z. 05-2018 EDISON CROSSING [BUTTRY & BROWN DEVELOPMENT] 17U120287, 17U120298).

WHEREAS, the petitioner, Buttry and Brown Development, has requested an ordinance amendment to Ordinance 2448 to change the permitted uses in a “PC” Planned Commercial District for 11.1 acres of land; and,

WHEREAS, a Public Hearing was held before the Planning Commission on May 30, 2018; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning with amendments by a vote of 7-1; and

WHEREAS, the Planning and Public Works Committee, having considered said request on July 19, 2018 did not recommend approval of the change of zoning; 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. The City of Chesterfield Ordinance 2448 is hereby amended for 11.1 acres southeast of the intersection of Edison Avenue and Long Road and as described as follows:

A TRACT OF LAND BEING PART IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, CONTAINING 11.1 ACRES, FURTHER DESCRIBED BELOW:

BEGINNING AT THE SOUTHEASTERN CORNER OF PROPERTY CONVEYED TO ST. LOUIS COUNTY, MISSOURI, FOR THE WIDENING OF LONG ROAD, FORMERLY 60 FEET WIDE, BY DEED RECORDED IN DEED BOOK 17849, PAGE 973 OF THE ST. LOUIS COUNTY RECORDS, BEING A POINT ON THE NORTHERN LINE OF PROPERTY CONVEYED TO THE MONARCH-CHESTERFIELD LEVEE DISTRICT BY DEED RECORDED IN DEED BOOK 11721, PAGE 724 OF THE ST. LOUIS COUNTY RECORDS, THENCE NORTHEASTERLY, ALONG THE EASTERN LINE OF SAID PROPERTY CONVEYED TO ST. LOUIS COUNTY, NORTH 01 DEGREE 25 MINUTES 27 SECONDS EAST, 608.80 FEET TO ITS INTERSECTION WITH A POINT ON THE SOUTHERN LINE OF PROPERTY CONVEYED TO THE CITY OF CHESTERFIELD FOR

THE WIDENING OF LONG ROAD PER CONDEMNATION SUIT CASE NO. 00CC003064 OF THE CIRCUIT COURT FOR ST. LOUIS COUNTY ACCORDING TO "NOTICE OF PAYMENT OF CONDEMNATION AWARD" RECORDED IN DEED BOOK 12841, PAGE 777 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHEASTERLY AND SOUTHEASTERLY, ALONG THE SOUTHERN LINE OF SAID PROPERTY CONVEYED TO THE CITY OF CHESTERFIELD FOR THE ESTABLISHMENT OF EDISON AVENUE ACCORDING TO THE AFOREMENTIONED CONDEMNATION SUIT, NORTH 44 DEGREES 45 MINUTES 15 SECONDS EAST, 150.63 FEET TO A POINT; THENCE SOUTH 88 DEGREES 35 MINUTES 03 SECONDS EAST, 296.11 FEET TO A POINT ON A CURVE; THENCE POINT; THENCE NORTHEASTERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 635.37 FEET, AN ARC A DISTANCE OF 206.20 FEET (NORTH 80 DEGREES 09 MINUTES 22 SECONDS EAST, 205.29 FEET ON ITS CHORD) TO A POINT ON A CURVE ON THE SOUTH LINE OF ADJUSTED PARCEL 2 OF THE BOUNDARY ADJUSTMENT PLAT 4 OF THE VALLEY CENTER AND PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN AND PART OF LOT 1 OF THE KROENUNG ESTATE RECORDED IN PLAT BOOK 347, PAGE 13 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTHEASTERLY, ALONG THE SOUTHERN LINE OF ADJUSTED PARCEL 2, SOUTH 88 DEGREES 36 MINUTES 24 SECONDS EAST, 277.65 FEET TO A POINT; THENCE NORTH 81 DEGREES 37 MINUTES 36 SECONDS EAST 67.01 FEET TO ITS INTERSECTION WITH A POINT ON THE EASTERN LINE OF LOT 1 OF THE SUBDIVISION IN PARTITION OF THE DAMIAN KROENUNG ESTATE, AS AFOREMENTIONED; THENCE NORTHEASTERLY, ALONG THE SOUTHERN LINE OF SAID ADJUSTED PARCEL 2, NORTH 74 DEGREES 13 MINUTES 36 SECONDS EAST, 77.55 FEET TO A POINT, THENCE NORTH 83 DEGREES 54 MINUTES 36 SECONDS EAST, 243.10 FEET TO THE SOUTHEASTERN CORNER OF SAID ADJUSTED PARCEL 2; THENCE SOUTHWESTERLY, ALONG THE EASTERN LINE OF SHARE 7 OF SAID SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE, SOUTH 00 DEGREES 33 MINUTES 36 SECONDS WEST, 39.00 FEET TO A POINT; THENCE SOUTHWESTERLY, ALONG THE APPROXIMATE CENTERLINE OF BONHOMME CREEK AS LOCATED BY VOLZ ENGINEERING AND SURVEYING, INC., ON OCTOBER 30, 1981 ACCORDING TO DEED BOOK 7400, PAGE 312 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 86 DEGREES 14 MINUTES 47 SECONDS WEST, 224.88 FEET TO A POINT, THENCE SOUTH 80 DEGREES 58 MINUTES, 28 SECONDS WEST 105.00 FEET TO A POINT, THENCE SOUTH 62 DEGREES 32 MINUTES 26 SECONDS WEST, 75.00 FEET TO A POINT, THENCE SOUTH 27 DEGREES 52 MINUTES 42 SECONDS WEST, 217.00 FEET TO A POINT; THENCE SOUTH 39 DEGREES 43 MINUTES 19 SECONDS WEST, 326.00 FEET TO A POINT, THENCE SOUTH 32 DEGREES 55 MINUTES 15 SECONDS WEST, 103.00 FEET TO A POINT; THENCE SOUTH 15 DEGREES 11 MINUTES 37 SECONDS WEST, 88.00 FEET TO A POINT; THENCE SOUTH 27 DEGREES 52 MINUTES 25 SECONDS WEST, 84.12 FEET TO A POINT; THENCE SOUTHWESTERLY, ALONG THE NORTHERN LINE OF PROPERTY CONVEYED TO MONARCH-CHESTERFIELD LEVEE DISTRICT BY DEED RECORDED IN DEED BOOK 11721, PAGE 724 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 89 DEGREES 58 MINUTES 47 SECONDS WEST, 456.51 FEET TO THE POINT OF BEGINNING, CONTAINING 11.184 ACRES, MORE OR LESS (487,188 SQUARE FEET).

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

Section 3. The City Council, pursuant to the petition filed by Buttry and Brown Development in P.Z. 05-2018, 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 30th day of May 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: 8/06/2018

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PC” District shall be:
 - a. Administrative Offices for educational or religious institutions
 - b. Animal Grooming Services
 - c. Art Gallery
 - d. Art Studio
 - e. Auditorium
 - f. Automobile dealership
 - g. Automotive retail supply
 - h. Bakery
 - i. Banquet Facility
 - j. Barber- or beauty shop
 - k. Church and other places of worship
 - l. Club
 - m. Coffee shop
 - n. Coffee shop, drive-through
 - o. College/university
 - p. Commercial Service Facility
 - q. Community Center
 - r. Day-care center
 - s. Dry cleaning establishment
 - t. Dry cleaning establishment, with drive-through
 - u. Farmer’s Market
 - v. Filling station and convenience store with pump stations
 - w. Film drop-off and pick-up station
 - x. Financial institution, drive-through
 - y. Financial institution, no drive-through
 - z. Grocery community
 - aa. Grocery neighborhood
 - bb. Gymnasium
 - cc. Kennel, Boarding
 - dd. Kindergarten or nursery school
 - ee. Library
 - ff. Newspaper Stand
 - gg. Office-dental

- hh. Office-general
 - ii. Office-medical
 - jj. Postal station
 - kk. Professional and technical service facilities
 - ll. Public Building Facilities owned or leased by the City of Chesterfield
 - mm. Reading room
 - nn. Recreational facility, indoor facilities
 - oo. Research laboratory and facility
 - pp. Restaurant, fast food
 - qq. Restaurant, sit down
 - rr. Restaurant, take out
 - ss. Retail sales establishment- community
 - tt. Retail Sales Establishment- neighborhood
 - uu. Retail sales establishment-regional
 - vv. Tackle and bait shop
 - ww. Theater, indoor
 - xx. Theater, outdoor
 - yy. Vehicle Repair & service facility
 - zz. Veterinary clinic
 - aaa. Vocational School
2. The above uses in the “PC” District shall be restricted as follows:
- v. no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours
3. Hours of Operation.
- a. Retail uses and retail sales, with respect to those uses, will be subject to hours of operation from 6:00 AM to 11:00 PM. Hours of operation for said uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Height
- a. The maximum height of the building, exclusive of roof screening, shall not exceed 30 feet.

2. Building Requirements

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

C. SETBACKS

1. Structure Setbacks

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

- a. Fifty (50) feet from the right-of-way of Edison Avenue.
- b. Eighty (80) feet from the right-of-way of Long Road.
- c. Fifty (50) feet from the property line bearing N 44°45' 15"E.
- d. Twenty-five (25) feet from any property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District. In addition to the minimum twenty-five (25) feet, any structure exceeding thirty (30) feet in height which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.
- e. Ten (10) feet from all internal lot lines.

2. Parking Setbacks

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

- a. Fifteen (15) feet from the right-of-way of Edison Avenue.
- b. Fifteen (15) feet from the right-of-way of Long Road.
- c. Fifteen (15) feet from the property line bearing N 44°45' 15"E.
- d. Twenty-five (25) feet from any property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District. In addition to the minimum twenty-five (25) feet, any structure exceeding thirty (30) feet in height which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
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.
 - c. No construction related parking shall be permitted within the Edison Avenue or Long Road right of way. All construction related parking shall be confined to the development.
 - d. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. The landscape buffers for the development shall be as follows:
 - a. A fifteen (15) foot landscape buffer shall be required along Edison Avenue.
 - b. A fifteen (15) foot landscape buffer shall be required along the property line bearing N 44°45' 15"E.
 - c. A thirty (30) foot landscape buffer shall be required along Long Road from the southern property line northward a distance of 485 feet; north of this point a distance of one hundred twenty-five (125) feet a fifteen (15) foot landscape buffer shall be required along Long Road.

3. Landscaping shall be provided to screen the southern portion of the development. Any landscaping planted in the Stormwater and Utility Easement area shall be maintained by the developer.

F. SIGN REQUIREMENTS

1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to Edison Avenue shall be limited to one drive entrance. The entrance shall be located a minimum of 300 feet from the center line of Long Road, as directed by the Department of Planning and Development Services.
2. No direct access to Long Road will be permitted from any lot located within the boundary of the property governed by this ordinance.
3. Adequate sight distance shall be provided, as directed by the City of Chesterfield. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield. No gate installation will be permitted on public right-of-way.

2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Construct additional lanes and pavement widening, including all improvements necessary to accommodate the additional lanes and pavement, and provide necessary right of way to provide for a right hand deceleration lane and left turn lane into the site in the vicinity of the permitted drive entrance location, as directed by the Department of Planning and Development Services. These improvements are required in order to ensure the continued free flow of traffic along Edison Avenue.
4. Provide a five (5) foot sidewalk, conforming to ADA standards, along the entire Long Road frontage of the site, as directed by the Department of Planning and Development Services and St. Louis County Department of Transportation.
5. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along Edison Avenue from Long Road connecting to the trailhead parking lot, as directed by the Department of Planning and Development Services.
6. Sidewalks may be located within public right-of-way or on private property within a six (6) foot wide sidewalk, maintenance, and utility easement dedicated to the City of Chesterfield. Any work within MoDOT right-of-way will require a permit from that agency.
7. The developer shall be responsible for providing all necessary right-of-way, easements, Temporary Slope Construction License, etc., as required for Saint Louis County Project Number AR-863A. All on-site improvements shall be compatible with this project.
8. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or 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, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Edison Avenue. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. RECREATIONAL EASEMENT

Provide all necessary temporary and permanent easements granting access to and along the crest of the Monarch-Chesterfield levee on this property for recreational and trail purposes, as directed by the Department of Planning and Development Services.

M. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed, the Mayor, or any two (2) City Council members may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

N. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by MSD and the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
8. Since the property is located in a designated Flood Hazard Area, it will be necessary to obtain a Floodplain Development Permit for the project; including an Elevation Certificate.
9. The property bound by this ordinance shall be required to conform to the Chesterfield Valley Master Storm Water Plan as directed by the City of Chesterfield.

O. SANITARY SEWER

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

2. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.
3. Post-construction water quality BMPs will be required for a disturbed area greater than one acre. Stormwater Management Facilities and site design strategies shall be applied such that the extents of the project's disturbed area and impervious surfaces are managed.
4. This project is in the Caulks Creek Surcharge area and is subject to a surcharge.
5. Public sanitary sewers shall be extended to serve each lot. The new public sanitary sewer must be extended from a nearby gravity sewer, as a connection to the existing force main located in Edison Avenue will not be allowed.
6. The receiving sanitary sewer systems(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts on the existing system.
7. Formal plan submittal and approval is required by MSD prior to the issuance of permits.
8. Metropolitan St. Louis Sewer District will require approvals from the Monarch-Chesterfield Levee District and the City of Chesterfield indicating the project's compliance with the Chesterfield Valley Master Stormwater Plan prior to issuing permits.

P. GEOTECHNICAL REPORT

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

Q. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
5. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

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

- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.

4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.

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

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.

10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Transportation, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley Trust Fund (no. 556). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Transportation. This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$758.82/parking space
General Retail	\$2,276.60/parking space
Drive-In Fast Food	\$4,553.36/parking space
High Turn-Over	\$2,276.60/parking space

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

If types of development differ from those listed, rates shall be provided by St. Louis County Department of Transportation.

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

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

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

Road Improvement Traffic Generation Assessment contributions shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide for each phase of development. Funds shall be payable to "Treasurer, St. Louis County."

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2019 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

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

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$915.62 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley Area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,905.08 per acre for the total area as approved on the Site Development Plan.

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

D. SANITARY SEWER

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

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

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

VI. RECORDING

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

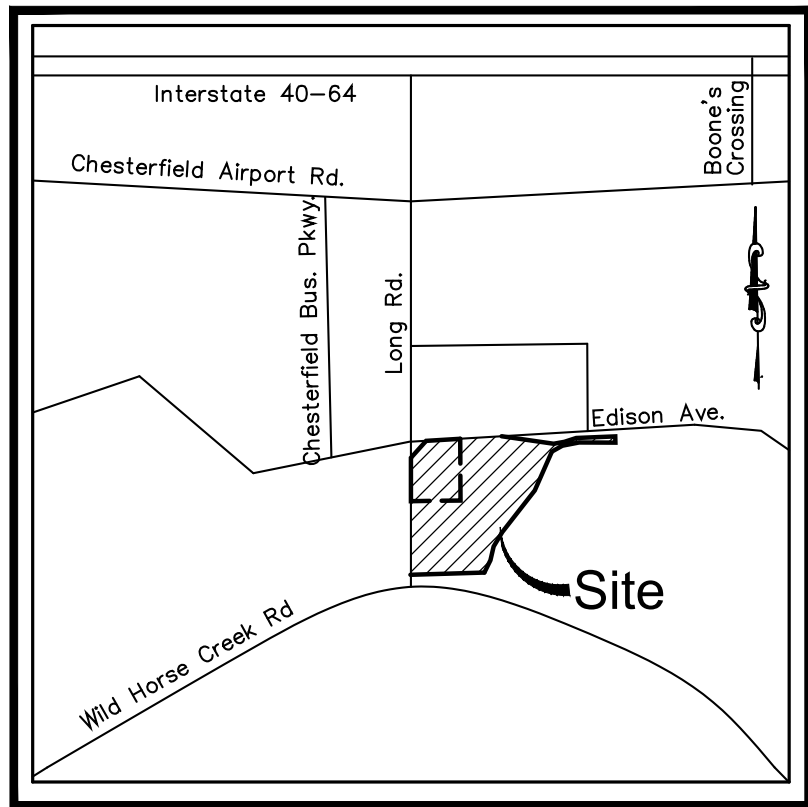
VII.ENFORCEMENT

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

101

EDISON CROSSING

EDISON CROSSING LOT SPLIT
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
N.T.S.

PROPERTY DATA

OWNER	= LONG EDISON LLC
ADDRESS	= 17690 EDISON AVENUE
	= 17634 EDISON AVENUE
LOCATOR NO.	= 17690 - 17U120287
	= 17634 - 17U120298
ACREAGE	= 17690 - 0.98± AC
	= 17634 - 10.20± AC
ZONING	= PC (PLANNED COMMERCIAL) ORDINANCE #2448
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= ROCKWOOD
WATER SHED	= MISSOURI RIVER
FEMA MAP	= 28189c0165 K
ELECTRIC COMPANY	= AMEREN UE
GAS COMPANY	= SPIRE
PHONE COMPANY	= SOUTHWESTERN BELL TELEPHONE
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY

PROJECT BENCHMARK

NAV089 Elev. 461.25' - Found Iron Rod at the northwest corner of subject lot at the intersection of Long Road and Edison Avenue, as shown on survey.

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEASTERN CORNER OF PROPERTY CONVEYED TO ST. LOUIS COUNTY, MISSOURI, FOR THE WIDENING OF LONG ROAD, FORMERLY 60 FEET WIDE, BY DEED RECORDED IN DEED BOOK 17849, PAGE 873 OF THE ST. LOUIS COUNTY RECORDS, BEING A POINT ON THE NORTHERN LINE OF PROPERTY CONVEYED TO THE MONARCH-CHESTERFIELD LEVEE DISTRICT BY DEED RECORDED IN DEED BOOK 11721, PAGE 724 OF THE ST. LOUIS COUNTY RECORDS, THENCE NORTHEASTERLY, ALONG THE EASTERN LINE OF SAID PROPERTY CONVEYED TO ST. LOUIS COUNTY, NORTH 01 DEGREE 26 MINUTES 27 SECONDS EAST, 608.80 FEET TO ITS INTERSECTION WITH A POINT ON THE SOUTHERN LINE OF PROPERTY CONVEYED TO THE CITY OF CHESTERFIELD FOR THE WIDENING OF LONG ROAD PER CONDEMNATION SUIT CASE NO. 00CC003064 OF THE CIRCUIT COURT FOR ST. LOUIS COUNTY ACCORDING TO "NOTICE OF PAYMENT OF CONDEMNATION AWARD" RECORDED IN DEED BOOK 12841, PAGE 777 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHEASTERLY AND SOUTHEASTERLY, ALONG THE SOUTHERN LINE OF SAID PROPERTY CONVEYED TO THE CITY OF CHESTERFIELD FOR THE ESTABLISHMENT OF EDISON AVENUE ACCORDING TO THE AFOREMENTIONED CONDEMNATION SUIT, NORTH 44 DEGREES 45 MINUTES 15 SECONDS EAST, 150.63 FEET TO A POINT; THENCE SOUTH 88 DEGREES 35 MINUTES 03 SECONDS EAST, 296.11 FEET TO A POINT ON CURVE; THENCE POINT; THENCE NORTHEASTERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 635.37 FEET, AN ARC DISTANCE OF 206.20 FEET (NORTH 80 DEGREES 09 MINUTES 22 SECONDS EAST, 205.29 FEET ON ITS CHORD), TO A POINT ON CURVE ON THE SOUTH LINE OF ADJUSTED PARCEL 2 OF BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER AND PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN AND PART OF LOT 1 OF KROENUNG ESTATE RECORDED IN PLAT BOOK 347, PAGE 13 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTHEASTERLY, ALONG THE SOUTHERN LINE OF ADJUSTED PARCEL 2, SOUTH 88 DEGREES 36 MINUTES 24 SECONDS EAST, 277.65 FEET TO A POINT, THENCE NORTH 81 DEGREES 37 MINUTES 36 SECONDS EAST, 67.01 FEET TO ITS INTERSECTION WITH A POINT ON THE EASTERN LINE OF LOT 1 OF THE SUBDIVISION IN PARTITION OF THE DANFAN KROENUNG ESTATE, AS AFOREMENTIONED; THENCE NORTHEASTERLY, ALONG THE SOUTHERN LINE OF SAID ADJUSTED PARCEL 2, NORTH 74 DEGREES 13 MINUTES 36 SECONDS EAST, 77.66 FEET TO A POINT; THENCE NORTH 83 DEGREES 54 MINUTES 36 SECONDS EAST, 243.10 FEET TO THE SOUTHEASTERN CORNER OF SAID ADJUSTED PARCEL 2, THENCE SOUTHWESTERLY, ALONG THE EASTERN LINE OF SHARE 7 OF SAID SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE, SOUTH 00 DEGREES 33 MINUTES 36 SECONDS WEST, 39.00 FEET TO A POINT; THENCE SOUTHWESTERLY, ALONG THE APPROXIMATE CENTERLINE OF BONHOMME CREEK AS LOCATED BY VOLZ ENGINEERING AND SURVEYING, INC., ON OCTOBER 30, 1981 ACCORDING TO DEED BOOK 7400, PAGE 312 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 86 DEGREES 14 MINUTES 47 SECONDS WEST, 224.88 FEET TO A POINT; THENCE SOUTH 80 DEGREES 58 MINUTES 28 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 62 DEGREES 32 MINUTES 26 SECONDS WEST, 75.00 FEET TO A POINT; THENCE SOUTH 27 DEGREES 52 MINUTES 42 SECONDS WEST, 217.00 FEET TO A POINT; THENCE SOUTH 39 DEGREES 43 MINUTES 19 SECONDS WEST, 226.00 FEET TO A POINT; THENCE SOUTH 32 DEGREES 85 MINUTES 16 SECONDS WEST, 103.00 FEET TO A POINT; THENCE SOUTH 15 DEGREES 11 MINUTES 37 SECONDS WEST, 88.00 FEET TO A POINT; THENCE SOUTH 27 DEGREES 52 MINUTES 25 SECONDS WEST, 84.12 FEET TO A POINT; THENCE SOUTHWESTERLY, ALONG THE NORTHERN LINE OF PROPERTY CONVEYED TO THE MONARCH-CHESTERFIELD LEVEE DISTRICT BY DEED RECORDED IN DEED BOOK 11721, PAGE 724 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 89 DEGREES 58 MINUTES 47 SECONDS WEST, 456.81 FEET TO THE POINT OF BEGINNING, CONTAINING 11.184 ACRES, MORE OR LESS (487,188 SQUARE FEET).

SURVEYORS NOTES OF INTEREST

Right of Way Dedication, Temporary Slope & Construction License, Stormwater & Utility Easement to the City of Chesterfield per condemnation suit cause #00CC003064 according to notice of payment of condemnation award. DB.12841, PG.777 is not listed in Title Commitment.

CITY OF CHESTERFIELD

PLANNED DISTRICT ORDINANCE
ATTACHMENT B

GENERAL NOTES

- 1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED 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. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- 2.) ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
- 3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- 4.) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- 5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- 6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 7.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- 8.) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL, AND DEBRIS.
- 9.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- 10.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- 11.) GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- 12.) DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY & MODOT.
- 13.) SEEDING, SOODING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- 14.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V.20'H. SLOPES GREATER THAN 1"V.20'H MUST BE DESIGNED AS A RAMP.
- 15.) SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- 16.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES LIE WITHIN SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0165K AND COMMUNITY NUMBER 290896 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THE PROPERTY LIES WITHIN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED).
- 17.) NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 31.04.03 OF THE UNIFIED DEVELOPMENT CODE.
- 18.) APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- 19.) ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- 20.) ROOF TOP EQUIPMENT SHALL BE SCREENED.
- 21.) THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
- 22.) NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF EDISON OR LONG ROAD.
- 23.) ALL PROVISIONS OF THE CITY CODE SHALL APPLY.

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

UTILITY NOTE:
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 FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR:
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

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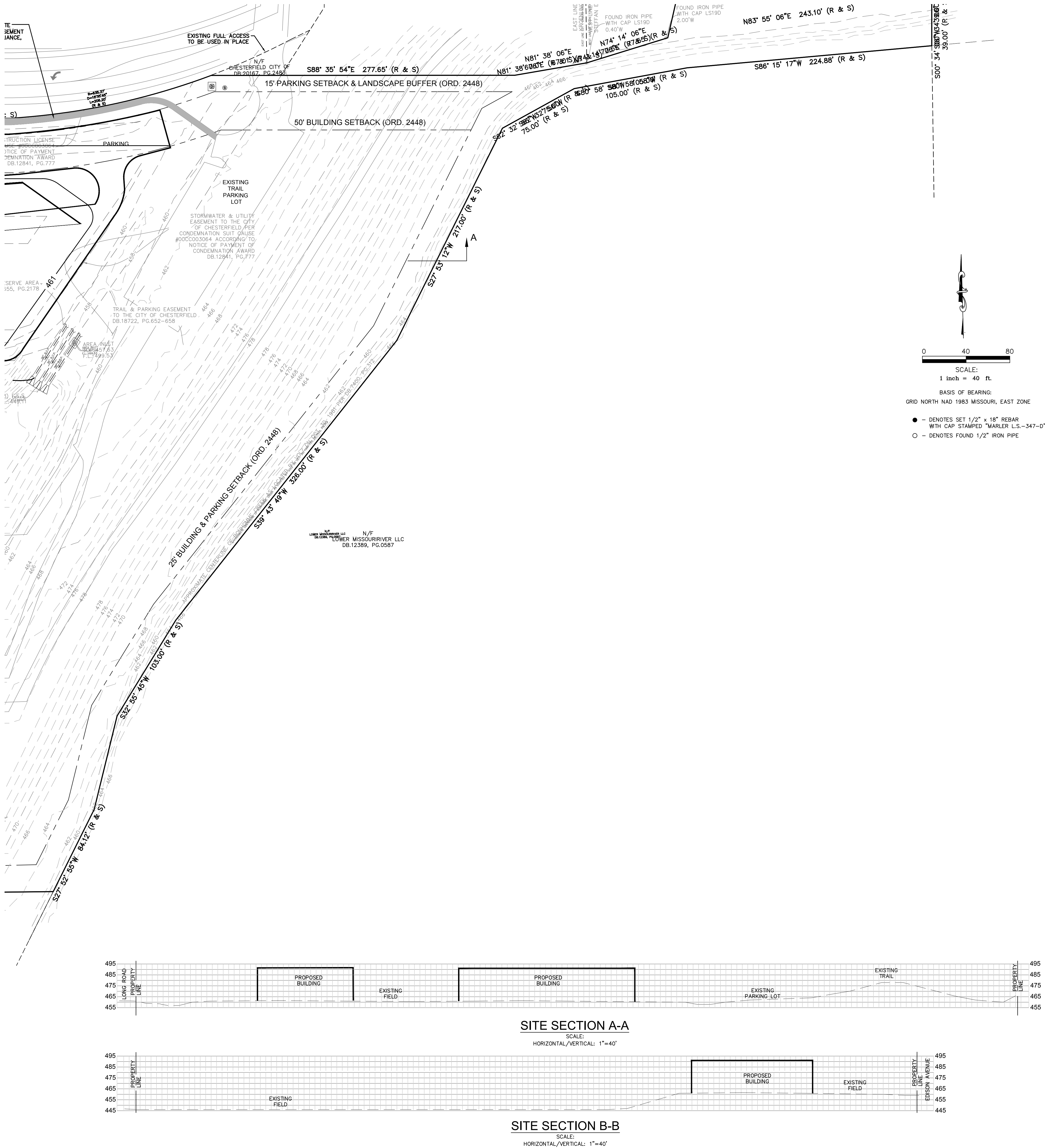
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Preliminary Development Plan for
EDISON CROSSING
17634 & 17690 Edison Avenue
Chesterfield, Missouri

Proj. # 1777		
No.	Description	Date
City Submittal		04-27-18
To City		06-07-18

PRELIMINARY
DEVELOPMENT
PLAN

C01



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SITE PLAN

C02