



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Tuesday, June 7, 2022
6:00 PM**

I. Appointments – Mayor Bob Nation

II. Council Committee Reports

A. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III

- 1. Bill No. 3391 - P.Z. 19-2021 2030 Clarkson Road (Srilakshmi Properties, LLC) –** An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to “R-5” Residential District for a 2.84-acre tract of land located on the north side of Old Clarkson Road and southeast side of Clarkson Road [P.Z. 19-2021 2030 Clarkson Road, 20T640517].
Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.
- 2. Bill No. 3392 - P.Z. 02-2022: River Crossings (Holman Motorcars St. Louis) –** An ordinance amending City of Chesterfield Ordinance 2566 to modify development criteria contained in Exhibit 2 of Ordinance 2566 to establish new signage criteria for a 15.841-acre tract of land zoned “PC” Planned Commercial District located northeast of the intersection of Chesterfield Airport Road and Public Works Drive (P.Z. 02-2022 River Crossings [Holman Motorcars St. Louis] 17U240066; 17U240077; 17U240088; 17U520061; 17U520072; 17U520171; 17U520182; 17U520193). **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**
- 3. Bill No. 3393 - P.Z. 03-2022 530 N. Eatherton Road (Rise Development) –** An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to “PI” Planned Industrial District for a 16.6 acre tract of land located on the east side of North Eatherton Road [P.Z. 03-2022 530 North Eatherton Road, 16W130064] **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 4. Terra Corporate Park, Lot 7 (Scooter’s Coffee) –** Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for a drive-up coffee shop located on a 0.84-acre tract of land located west of Trade Center Blvd. and north of Chesterfield Airport

Road, zoned “PI” Planned Industrial **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

5. **Wildhorse Village** – An Amended Site Development Concept Plan, Landscape Concept Plan and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
6. **Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos)** – A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 0.8 acre tract of land zoned “PC&R” – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
7. **Appeal by Petitioner of Recommendation of Denial – P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield)** – A request for a zoning map amendment from the “R4” Residential District to “R6” Residential District for 1.01 acres located on the north side of Conway Road (18S330742) **(Voice Vote) Send appeal to Planning & Public Works Committee for the purpose of holding a public hearing.**

8. **Next Meeting – Thursday, June 9, 2022 (5:30pm)**

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

1. **Revised F&A Policy No. 2 – Notary Public Fees (Voice Vote) Finance & Administration Committee recommends approval.**
2. **New F&A Policy – Debt Refunding (Voice Vote) Finance & Administration Committee recommends approval.**
3. **New F&A Policy – Public Participation at Standing Committee Meetings (Voice Vote) Finance & Administration Committee recommends approval.**
4. **Five Year Forecast – Receive and File (Voice Vote) Finance & Administration Committee recommends approval.**
5. **Next Meeting – Monday, June 13, 2022 (4:00pm)**

C. Parks, Recreation and Arts Committee – Chairperson Gary Budoor,
Ward IV

1. Next Meeting – Tuesday, June 14, 2022 (5:15pm)

D. Public Health and Safety Committee – Chairperson Aaron Wahl, Ward II

1. Next Meeting – Not yet scheduled

III. Report from the City Administrator & Other Items Requiring Action by City Council – Mike Geisel

A. Bid Recommendation – 2022 Deicing Salt – Recommendation to accept the low bid from Compass Minerals, on behalf of the St. Louis Metro APWA Salt Co-op, for the purchase, unloading, and delivery of deicing salt **(Roll Call Vote) Department of Public Works recommends approval**

B. Eberwein Park Construction –

- Recommendation to authorize the City Administrator to enter into an agreement with Kozeny-Wagner, Inc. to construct the Eberwein Park Trail Restoration Project in an amount not to exceed \$840,000.00; and to enter into an agreement with Horner and Shifrin for construction engineering services in an amount not to exceed \$70,000.00. Funds in the amount of \$600,000 are budgeted in the 2022 Budget within Account 137-079-5470
(Roll Call Vote) Department of Public Works recommends approval
- Recommendation to approve two Budget Amendments to fund the cost over-runs associated with the project
(Roll Call Vote) Department of Public Works recommends approval

C. Purchase of Dump Truck and Tandem Dump Truck –

- Recommendation to authorize the City Administrator to approve a Purchase Order in the amount of \$413,723 for the purchase of a new 2.5 ton dump truck and a new 2.5 ton tandem dump truck. Funds in the amount of \$346,111 are budgeted within Account 120-079-5460 **(Roll Call Vote) Department of Public Works recommends approval**
- Recommendation to approve a Budget Amendment in Account 120-079-5460 for \$67,612 to fund the cost increase for the vehicle purchases **(Roll Call Vote) Department of Public Works recommends approval**

IV. Other Legislation

- A. Bill No. 3394 – Lot Split Plat – Wildhorse Village (Lot 2B)** – An ordinance providing for the approval of a Lot Split Plat of Lot 2B of Wildhorse Village totaling 1.5 acres, with all tracts zoned “PC&R” Planned Commercial and Residence District **(First & Second Readings) Department of Planning recommends approval**
- B. Bill No. 3395 – Boundary Adjustment Plat – Incarnate Word** – An ordinance providing for the approval of a Boundary Adjustment Plat for two tracts of land totaling 13.08 acres zoned “R3” Residence District and “PC” – Planned Commercial District located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770; 16Q330911) **(First & Second Readings) Department of Planning recommends approval**

V. Unfinished Business

VI. New Business

VII. Adjournment

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

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

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



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Tuesday, June 7, 2022
7:00 PM

- 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 McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. Executive Session Meeting Minutes** – May 16, 2022
 - B. City Council Meeting Minutes** – May 16, 2022
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, June 9, 2022 – Planning & Public Works (5:30pm)**
 - B. Monday, June 13, 2022 – Finance & Administration (4:00pm)**
 - C. Monday, June 13, 2022 – Planning Commission (7:00pm)**
 - D. Tuesday, June 14, 2022 – Parks, Recreation & Arts (5:15pm)**
 - E. Monday, June 20, 2022 – City Council Meeting (7:00pm)**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III

- 1. Bill No. 3391 - P.Z. 19-2021 2030 Clarkson Road (Srilakshmi Properties, LLC)** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to “R-5” Residential District for a 2.84-acre tract of land located on the north side of Old Clarkson Road and southeast side of Clarkson Road [P.Z. 19-2021 2030 Clarkson Road, 20T640517] **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
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Ward IV

- 1. Next Meeting – Tuesday, June 14, 2022 (5:15pm)**

D. Public Health and Safety Committee – Chairperson Aaron Wahl, Ward II

- 1. Next Meeting – Not yet scheduled**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Bid Recommendation – 2022 Deicing Salt – Recommendation to accept the low bid from Compass Minerals, on behalf of the St. Louis Metro APWA Salt Co-op, for the purchase, unloading, and delivery of deicing salt **(Roll Call Vote) Department of Public Works recommends approval**

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XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

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AGENDA REVIEW – TUESDAY, JUNE 7, 2022 – 6:00 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:00 PM, on Tuesday, June 7, 2022.**

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

City of Chesterfield
Excess Checks (=> \$5,000)
May 2022

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
5/5/2022	1051	J&M DISPLAYS INC	FIREWORKS DISPLAY	\$ 10,000.00	137
5/5/2022	1052	LAMKE TRENCHING & EXCAVATING, INC.	2022 SIDEWALK REPLACEMENT PROJECT B	189,990.50	137
5/12/2022	1060	FOREMOST FITNESS GROUP	FITNESS EQUIPMENT-SHIPPING	10,945.22	137
5/12/2022	1061	GAMMA TREE EXPERTS	2022 STREET TREE AND STUMP REMOVALS	12,941.65	137
5/26/2022	1064	LAMKE TRENCHING & EXCAVATING, INC.	2022 SIDEWALK REPLACEMENT PROJECT B	9,999.50	137
5/5/2022	48666	GERSTNER ELECTRIC, INC.	REPLACE BULBS AND BALLASTS AT AMP, REPLACE BULB BY AMP, POOL LIGHT FIXTURE REPAIR, LOCATES	5,548.63	119
5/5/2022	48669	J&M DISPLAYS, INC	FIREWORKS DISPLAY	50,000.00	119
5/19/2022	48758	PETTY CASH - PARKS	AMPHITHEATHER STARTING CHANGE	10,000.00	119
5/26/2022	48797	SITE ONE LANDSCAPE SUPPLY, LLC	PLANT MATERIAL, (2) IRRIGATION, PIPE, NIPPLE, COUPLING, SOLENOID, (2) CONTROLLER STATION, (2) FERTILIZER	7,332.75	119
5/5/2022	66557	BEELMAN LOGISTICS LLC	2021/2022 SALT DELIVERY & UNLOADING	18,698.94	001
5/5/2022	66563	GERSTNER ELECTRIC, INC.	LOCATES AND MISC. LIGHT FIXTURE REPAIRS	8,140.68	001
5/5/2022	66565	HENDERSON PRODUCTS, INC.	2021 PURCHASE OF 2.5 TON TRUCK AND TANDEM COST OVERRUN	13,020.32	001
5/5/2022	66570	LAMKE TRENCHING & EXCAVATING, INC.	2022 SELECTIVE SLAB REPLACEMENT PROJECTS A & B	329,621.98	120
5/5/2022	66573	MID-STATE PETROLEUM EQUIPMENT, INC.	PWF FUEL ISLAND REPLACEMENT	43,069.88	001
5/6/2022	66592	THE GRAVILLE LAW FIRM, LLC	FEB 2022 PROFESSIONAL SERVICES	26,460.56	001
5/12/2022	66601	APPLIED CONCEPTS, INC.	RADAR EQUIPMENT	8,230.00	121
5/12/2022	66608	COMPASS MINERALS AMERICA INC	2020-2021 SALT, (3) 2021/2022 SALT, (3) SALT CO-OP	244,082.97	001
5/12/2022	66651	OATES ASSOCIATES	WILSON AVENUE-DESIGN SERVICES	9,471.54	120
5/12/2022	66652	PECKHAM GUYTON ALBERS & VIETS, INC	REDEVELOPMENT PLANNING-2022	6,495.00	001
5/12/2022	66659	SCHOWALTER & JABOURI, P.C.	DECEMBER 31, 2021 YEAR END AUDIT	5,000.00	001
5/12/2022	66668	TIMBERLINE PROFESSIONAL TREE CARE LLC	2022 STREET TREE AND STUMP REMOVALS	17,900.00	001
5/12/2022	66671	TRUCK CENTERS, INC.	2.5 TON TRUCK AND TANDEM	158,107.00	120
5/13/2022	66677	THE HARTFORD-PRIORITY ACCOUNTS	MAY 2022 STD, LIFE & VOLUNTARY, LTD BENEFITS	10,638.72	001
5/19/2022	66679	AMEREN MISSOURI	690 CHESTERFIELD PKWY W-0627147004	10,466.36	001
5/19/2022	66688	GEOTECHNOLOGY INC.	2022 CONSTRUCTION AND INSPECTION TESTING SERVICES	10,124.91	120
5/19/2022	66692	IDEAL LANDSCAPE MANAGEMENT	RIPARIAN TRAIL PHASE II	82,527.93	120
5/19/2022	66700	SHOCKEY CONSULTING SERVICES, LLC	STRATEGIC PLAN CONSULTING SERVICES	9,054.00	001
5/19/2022	66707	WIRELESS USA	VEHICLE CHANGEOVER	6,800.00	121
5/26/2022	66728	HARVESTOWNE AUTO BODY, INC.	REPAIRS TO PD-18	17,270.09	001
5/26/2022	66745	PNC BANK	APRIL 2022 MONTHLY PNC STATEMENT	11,499.97	001
5/26/2022	66747	SHI INTERNATIONAL CORP	COMPUTER HARDWARE, SOFTWARE	24,486.47	001/137
5/26/2022	66750	SPIRE ENERGY	690 CHESTERFIELD PKWY W-3433311000	5,641.15	001
5/26/2022	66753	ST. LOUIS AREA INSURANCE TRUST	JUNE 2022 HEALTH INSURANCE PREMIUMS	198,203.52	001
				<u>\$ 1,581,770.24</u>	

Respectfully submitted by,
John Hughes, Assistant Finance Director



<u>Fund Legend</u>	
General Fund	001
Sewer lateral fund	110
Police forfeiture fund	114
Parks	119
Capital Improvements	120
Public Safety	121
Everything from the ARPA Strategy should be coded to	137
Trust & Agency	808



RECORD OF PROCEEDING

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

MAY 16, 2022

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the April 18, 2022 Special City Council meeting were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Monachella, to approve the April 18, 2022 Special City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the April 19, 2022 City Council meeting were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the April 19, 2022 City Council minutes, with a modification to the order of events. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 2, 2022 Strategic Planning Workshop were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the May 2, 2022 Strategic Planning Workshop minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 9, 2022 Strategic Planning Workshop were submitted for approval. Councilmember Budoor made a motion, seconded by Councilmember Mastorakos, to approve the May 9, 2022 Strategic Planning Workshop minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that City Hall will be closed on Monday, May 30, in observance of Memorial Day.

Mayor Nation announced that the next meeting of City Council is scheduled for Tuesday, June 7, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. John Brunner, 10283 Clayton Road, introduced himself and announced that he was a candidate for Missouri Representative in the newly created 101st District.

Mr. Matt Kennan, representing Holman Motorcars, spoke in support of Bill No. 3392 (P.Z. 02-2022: River Crossings [Holman Motorcars St. Louis]) and requested consideration of an adjustment to signage limitations.

Mr. Joseph Bealmear, 947 Cleveland Avenue, Kirkwood, spoke in support of Bill No. 3392 (P.Z. 02-2022: River Crossings [Holman Motorcars St. Louis]).

APPOINTMENTS

Mayor Nation nominated Ms. Katherine Hipp for re-appointment to the Board of Adjustment. Councilmember Wahl made a motion, seconded by Councilmember Moore, to re-appoint Ms. Katherine Hipp to the Board of Adjustment for a term of five years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mayor Nation nominated Mr. Guy Tilman for re-appointment to the Planning Commission. Councilmember Hurt made a motion, seconded by Councilmember Moore, to re-appoint Mr. Guy Tilman to the Planning Commission for a term of four years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3391 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to “R-5” Residential District for a 2.84-acre tract of land located on the north side of Old Clarkson Road and southeast side of Clarkson Road [P.Z. 19-2021 2030 Clarkson Road, 20T640517] **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3391. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3391 was read for the first time.

Bill No. 3392 Amends City of Chesterfield Ordinance 2566 to modify development criteria contained in Exhibit 2 of Ordinance 2566 to establish new signage criteria for a 15.841-acre tract of land zoned “PC” Planned Commercial District located northeast of the intersection of Chesterfield Airport Road and Public Works Drive (P.Z. 02-2022 River Crossings [Holman Motorcars St. Louis] 17U240066; 17U240077; 17U240088; 17U520061; 17U520072; 17U520171; 17U520182; 17U520193) **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment recommended by Planning & Public Works Committee**

Councilmember Hurt made a motion, seconded by Councilmember McGuinness, for the first reading of Bill No. 3392, including the green sheet amendments. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3392 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, May 19, at 5:30 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, announced that the next meeting of this Committee is scheduled for Monday, May 23, at 5:00 p.m.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Moore, to approve the location of the artwork “Popsicles”, within Central Park, as recommended by the Parks, Recreation and Arts Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Budoor made a motion, seconded by Councilmember Hurt, to approve a budget transfer in the amount of \$664,925, which includes \$525,000 of grant revenue to fund Phase Two of the Logan Park Improvements. A roll call vote was taken with the following results: Ayes – McGuinness, Hurt, Monachella, Hansen, Wahl, Budoor, Mastorakos and Moore. Nays – None. Mayor Nation declared the motion passed.

Councilmember Budoor made a motion, seconded by Councilmember Moore, to approve the City Hall Landscape Remediation Project, as recommended by the Parks, Recreation and Arts Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Budoor announced that the next meeting of this Committee is scheduled for Tuesday, May 24, at 5:00 p.m.

Public Health & Safety Committee

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

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for Schoettler Road Asphalt Project. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the low bid as submitted by N.B. West Contracting for the Schoettler Road Overlay, and authorization for the City Administrator to execute a contract in an amount not to exceed \$1.2 million. Councilmember Moore made a motion, seconded by Councilmember Hurt, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Mastorakos, Wahl, McGuinness, Moore, Hurt, Hansen, Monachella and Budoor. Nays – None. Mayor Nation declared the motion passed.

OTHER LEGISLATION

There was no “Other Legislation” scheduled for this meeting.

UNFINISHED BUSINESS

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

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:53 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

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- E. Monday, June 20, 2022 – City Council Meeting (7:00pm)**

COMMUNICATIONS AND PETITIONS

This section provides time for the public to speak and express their views during public comment. Each speaker is limited to not more than four minutes, after which, the City Administrator will indicate that their time has expired. It is important to remember that this section of the agenda is not intended or appropriate for debate or question and answer period. This is the public's opportunity to share their comments in a public forum.

APPOINTMENTS

There are no Appointments scheduled for this meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Hurt

Vice-Chair: Councilmember Monachella

Bill No. 3391 - P.Z. 19-2021 2030 Clarkson Road (Srilakshmi Properties, LLC) –

An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to “R-5” Residential District for a 2.84-acre tract of land located on the north side of Old Clarkson Road and southeast side of Clarkson Road [P.Z. 19-2021 2030 Clarkson Road, 20T640517]

Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

Bill No. 3392 - P.Z. 02-2022: River Crossings (Holman Motorcars St. Louis) –

An ordinance amending City of Chesterfield Ordinance 2566 to modify development criteria contained in Exhibit 2 of Ordinance 2566 to establish new signage criteria for a 15.841-acre tract of land zoned “PC” Planned Commercial District located northeast of the intersection of Chesterfield Airport Road and Public Works Drive [P.Z. 02-2022 River Crossings [Holman Motorcars St. Louis] 17U240066; 17U240077; 17U240088; 17U520061; 17U520072; 17U520171; 17U520182; 17U520193]

Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.

Bill No. 3393 - P.Z. 03-2022 530 N. Eatherton Road (Rise Development) –

An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to “PI” Planned Industrial District for a 16.6 acre tract of land located on the east side of North Eatherton Road [P.Z. 03-2022 530 North Eatherton Road, 16W130064]

First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

Terra Corporate Park, Lot 7 (Scooter’s Coffee) – Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for a drive-up coffee shop located on a 0.84-acre tract of land located west of Trade Center Blvd. and north of Chesterfield Airport Road, zoned “PI” Planned Industrial **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

Wildhorse Village – An Amended Site Development Concept Plan, Landscape Concept Plan and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos) – A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 0.8 acre tract of land zoned “PC&R” – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd (Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

Appeal by Petitioner of Recommendation of Denial – P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield) – A request for a zoning map amendment from the “R4” Residential District to “R6” Residential District for 1.01 acres located on the north side of Conway Road (18S330742) (Voice Vote) Send appeal to Planning & Public Works Committee for the purpose of holding a public hearing.

NEXT MEETING

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, June 9th, 2022, at 5:30 pm.

If you have any questions or require additional information, please contact Director of Planning - Justin Wyse, Director of Public Works – Jim Eckrich, or me prior to Tuesday’s meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, May 19, 2022



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, May 19, 2022 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Merrell Hansen** (Ward IV).

Also in attendance were: Mayor Bob Nation; Councilmember Michael Moore (Ward III); Councilmember Gary Budoor (Ward IV); Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Mike Knight, Assistant City Planner; Shilpi Bharti, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:32 p.m.

I. APPROVAL OF MEETING SUMMARY

1. Approval of the May 5, 2022 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of May 5, 2022. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of 3-0 (Councilmember Monachella was not present for the vote.)

II. UNFINISHED BUSINESS – None.

III. NEW BUSINESS

- A. **POWER OF REVIEW: Terra Corporate Park, Lot 7 (Scooter's Coffee) SDSP**: Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for a drive-up coffee shop located on a 0.84-acre tract of land located west of Trade Center Blvd. and north of Chesterfield Airport Road, zoned "PI" Planned Industrial. (Ward 4)

STAFF PRESENTATION

Planner Shilpi Bharti presented the Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for a drive-up coffee shop known as Scooter's Coffee.

The project was reviewed by the Architectural Review Board (ARB) on February 10, 2022. At that time, the Board made a motion to forward the petition to the Planning Commission with conditions. The applicant has since fulfilled those conditions.

The petition was reviewed by the Planning Commission on May 9, 2022 and the Commission recommended approval by a vote of 7-0.

Governing Ordinance 2395 states that City Council shall have automatic power of review for all Terra Corporate Park Subdivision outlots. City Council will then take appropriate action relative to the proposal.

DISCUSSION

In response to Chair Hurt's inquiry, Ms. Bharti stated that ARB requested additional landscaping around the transformer on the southern boundary and around the trash enclosure.

(Councilmember Monachella arrived at 5:36 p.m.)

Councilmember Hansen made a motion to forward Terra Corporate Park, Lot 7 (Scooter's Coffee) SDSP to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

Note: This is a Site Development Section Plan which requires a voice vote at the June 7, 2022 City Council Meeting.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Terra Corporate Park, Lot 7 (Scooter's Coffee) SDSP.]

- B. POWER OF REVIEW: Wildhorse Village (3rd ASDCP):** An Amended Site Development Concept Plan, Landscape Concept Plan and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place. (Ward 4)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, presented the request for an Amended Site Development Concept Plan, Lighting Fixture Concept Plan and Landscape Concept Plan. This is the third Amended Concept Plan.

The amendment has three primary components:

1. Split Lots 2B and 2C into four lots totaling the same acreage. The same land area and density allocations remain, however, where there were four buildings over two lots, there will now be four condominium buildings over four lots.
2. Update street tree species per coordination with the Monarch Fire Protection District. Instead of planting street trees with a maximum height of 50 feet, they will be replaced with trees that have a maximum height of 35 feet. This change will not affect any of the view corridors.
3. Allocate 70 residential units to Lot 2A-2. Commercial use had never been allocated for this lot. The previous designation was for a parking garage to support parking for office buildings that were previously programed for lots 2B and 2C. Lots 2B and 2C are now condominium buildings that will have their own internal parking garages.

The project was reviewed by the Planning Commission on May 9, 2022. At that time, the Commission recommended approval of the request by a vote of 7-0.

Governing Ordinance 3161 states that City Council shall have automatic power of review of all Site Development Concept Plans for the subject development. City Council will then take appropriate action relative to the proposal.

DISCUSSION

Chair Hurt expressed his concern for the lack of commercial development. Councilmember Mastorakos voiced her concern regarding the residential density citing a total of 408 units in this general area. She believes that residential has reached its limit.

There was considerable discussion regarding the availability of parking. The condominium buildings will have underground parking garages for the residents, but there was concern regarding available parking for guests visiting residents and for the general public who come to dine and partake in the other amenities. The previous parking garage would have allowed for overflow parking on evenings and weekends.

Mr. Knight stated that the Governing Ordinance permits each individual section plan to reduce the City's minimum parking standards because of the internal parking. The condominium buildings with internal garages all exceed the City's minimum standard. There are approximately 70 spaces of street parking from Burkhardt Place to the I-64 off-ramp extension. Staff reviews each section plan to make sure it meets code taking into consideration the reduction allowed by the planned district ordinance. So far, the developer has always met or exceeded that standard. As other lots come in, Staff will continue to review parking requirements. The sole purpose of the parking garage on Lot 2A-2 was allocated for the office buildings on Lots 2B and 2C, which are now proposed as condominiums. There were no other lots utilizing that parking garage. The developer for Lots 2A-2 and 2A-1 has indicated that if parking does become an issue, they could work out a joint parking garage agreement.

Jeff Tegethoff, Operating Partner for CRG, addressed the Committee noting that from the beginning, they have never been allowed to utilize surface parking, so overflow parking has always been a concern. The only location that allowed surface level parking was near the grocery store. They have always strived to include structured parking on every lot including residential lots.

There are a couple of reasons for the shift from non-office to residential on Lots 2B and 2C. COVID immediately changed the demand for office space, and it was felt that a less dense "for-sale" product would do well. While Fisher Homes was building a 3-story condominium, it was felt that a single-level floorplan would be advantageous for those who did not want multi-levels. With Lot 2A-2 originally being planned as a parking garage to solely service office buildings on Lots 2B and 2C, it now opened up that lot for residential.

Studies have shown that if the parking garage had remained on Lot 2A-2, it would have been too far to walk from the garage to the amphitheater, Central Park and the YMCA. Therefore, overflow parking really needs to complement those amenities and should be located closer to Burkhardt Place to accommodate this. At this point, two restaurant parcels are under contract and a Letter of Intent has been received for the grocery store. However, nothing will be finalized until the location for a public parking garage has been determined. Mr. Tegethoff also pointed out that residents are needed, not office, before retail opens as people grocery shop close to where they live not work.

With regard to residential density, Mr. Tegethoff stated that the City has approved 1,000 residential units, but they are currently under 700 units, which is more than 30% under what was

approved. They have already removed a lot of density from the original plan. They have lowered the unit count considerably by increasing the percentage of “for-sale” units vs. “for-rent” units. They originally had almost 600 “for-rent” units, which has now been reduced to 330 (less than 50% vs. 70% rentals).

With respect to adequate parking, Mr. Tegethoff compared this development to a similar one in Kirkwood. That development has less parking; however, they have sold well. If parking was an issue, the market would respond and they would not sell. They have overparked each parcel individually plus they have added street level parking. They have also improved the aesthetics by removing the parking garage on Lot 2A-2. He also noted that they are considering building a three-story pre-cast public parking garage facing Burkhardt Place corner.

Councilmember Hansen made a motion to forward Wildhorse Village (3rd ASDCP) to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

Note: This is an Amended Site Development Concept Plan which requires a voice vote at the June 7, 2022 City Council Meeting.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Wildhorse Village, (3rd ASDCP).]

- C. POWER OF REVIEW: Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos)**
SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 0.8 acre tract of land zoned “PC&R” – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd. (Ward 4)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, presented the project request for a 16-unit condominium building which is four stories tall, 62’ in height, and contains a 32-space parking garage internal to the building hidden from the public view. This is the fourth Site Development Section Plan for the 20-lot development known as Wildhorse Village.

The project was reviewed by the Planning Commission on May 9, 2022. At that time, the Commission recommended approval of the request by a vote of 7-0.

Mr. Knight noted that the Governing Ordinance requires all roof-top mechanical units to be fully enclosed including a roof on the mechanical unit. The applicant is requesting a modification to that requirement. The Architectural Review Board (ARB) discussed this modification in detail and it was noted that these are residential mechanical units and not large office mechanical units. They are much smaller units and are located in the center of the building. The parapet is higher than the units themselves making them less visible. Both ARB and the Planning Commission were supportive of the modification request.

Governing Ordinance 3161 states that City Council shall have automatic power of review of all Site Development Section Plans for the subject development. City Council will then take appropriate action relative to the proposal.

DISCUSSION

Mr. Knight clarified that the rooftop units on this building will not be visible from the building to the north as the finished floor elevations for those two buildings are almost identical.

Councilmember Hansen made a motion to forward Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos) SDSP to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

Note: This is a Site Development Section Plan which requires a voice vote at the June 7, 2022 City Council Meeting.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos) SDSP.]

D. P.Z. 03-2022 530 N. Eatherton Road (Rise Development): A request for a zoning map amendment from the “NU” Non-Urban District to “PI” Planned Industrial for 16.6 acres located on the east side of North Eatherton Road (17W130064). (Ward 4)

STAFF PRESENTATION

Shilpi Bharti, Planner, presented the request for a zoning map amendment from the “NU” Non-Urban District to a “PI” Planned Industrial District. The purpose of the rezoning is to develop the land for the office and warehouse uses.

Permitted uses requested by the applicant include:

1. Plumbing, electrical, air conditioning and heating equipment sales, warehousing and repair facility
2. Mail order warehouse
3. Industrial sales, service and storage
4. Professional and technical service facility
5. Office general
6. Warehouse, general

The Preliminary Development Plan shows two water quality basins on the northeast and southeast corners of the property; two exit points from North Eatherton Road; cross access easement for the property to the east; and 21 buildings that would comprise the warehouse and office use.

A Public Hearing was held on April 11, 2022 at which time no issues were raised.

The petition was reviewed by the Planning Commission on May 9, 2022 and the Commission recommended approval by a vote of 7-0.

DISCUSSION

In response to Chair Hurt's question, Ms. Bharti stated that the distance between the two access points is 453 feet. Chair Hurt expressed his concern with the access points and stated that the required minimum distance between access points is usually 500 feet but due to the fact that no other development is planned, 453 feet should be fine. Justin Wyse, Director of Planning, stated that originally the southern access point was moved all the way down on the southern property line so it would have been over 500 feet. However, St. Louis County wanted the access point shifted to line up with the access point across the street.

Chair Hurt also expressed concerned with the proposed uses. From what he understands, there will be no storefront. People will come in to drop off and pick up merchandise but it is not clear as to what type of operations will take place. He asked for clarification as to the different type of electric phasing as that will provide information on the usage.

Jeremy Haynes, Rise Commercial District, stated that 90% of traffic coming into the site will be typical FEDEX and UPS vans, cars and trucks, however, occasionally a semi-truck will come into the site. No heavy manufacturing is expected on site. Chair Hurt asked the petitioner to provide information with respect to the highest voltage and phase of electric usage that will be brought into the development. The electrical usage will determine the type of businesses even if the tenants are not known at this time. Mr. Haynes agreed to provide that information before the Council Meeting.

Councilmember Hansen expressed concern with the proposed Wildwood development across the street from this project. They are developing nine warehouse buildings and large semi-trucks will be accessing the site. She is concerned that Eatherton Road will not be able to support the increased traffic.

Councilmember Hansen made a motion to forward P.Z. 03-2022 530 N. Eatherton Road (Rise Development) to City Council with a recommendation to approve if the information provided by the petitioner substantiates the usage as previously described. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the June 7, 2022 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 03-2022 530 N. Eatherton Road (Rise Development).]

E. Burkhardt Place - Parking Restriction and Bike Lanes (Ward 4)

STAFF PRESENTATION

Jim Eckrich, Director of Public Works, stated that in the fall of last year, both the Planning & Public Works Committee and City Council approved a parking restriction on Burkhardt Place that was to become effective when the road was opened to public traffic and when the striping of the bike lanes occurred. The construction manager has informed the City that Burkhardt Place will be completed and open to traffic as soon as June 6, 2022. This will include the striping of the bike lanes on both sides of Burkhardt Place.

During consideration of the parking restriction, the Committee requested to be notified prior to the striping of the bike lanes. Therefore, this item appears on the agenda. Once the bike lanes are striped, the parking restriction will be signed and formally implemented.

DISCUSSION

Councilmember Mastorakos wanted to make sure that the YMCA was made aware of the new parking restriction. Mr. Eckrich confirmed that this requirement is part of their approval ordinance and they have been notified of the pending parking restriction.

Councilmember Monachella made a motion to receive and file this information. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

F. Highcroft Drive STP Grant Analysis (Ward 2)

STAFF PRESENTATION

Jim Eckrich, Director of Public Works, explained that Highcroft Drive is classified as a minor collector roadway which means it qualifies for grant funding. It is a little less than a mile long. It connects Old Baxter Road to Schoettler Road. The easternmost 650 feet near Schoettler Road is comprised of asphalt with the remainder of the road consisting of concrete. The section of Highcroft Drive between Schoettler Road and Schoettler Valley Drive is generally 26 feet wide and the section between Schoettler Valley Drive and Old Baxter Road is generally 38 feet wide. Four-foot-wide sidewalks are present on both sides of the road. Highcroft Ridge Elementary is located near the eastern end of the road. The Schoettler Valley Estates subdivision pool is located near the intersection of Highcroft and Schoettler Valley, and Eberwein Park is located just west of the intersection of Highcroft and Old Baxter. Single family homes are present along most of the roadway.

Highcroft Drive is in fair condition but deteriorating, with a rating of 7.5 on a 10-point scale. Of the approximate 850 total slabs, there are isolated ones with low ratings, including 47 slabs with a rating of 6 or less. This is typically when a roadway would be programmed into the City's CIP for planning purposes. Mr. Eckrich further discussed sections of the roadway where some repairs have already been made.

Because Highcroft Drive is a classified roadway by East-West Gateway, it qualifies for federal grant funding through the STP program. While potential grant funding is a great opportunity, it also creates questions and problems for the City Staff as it relates to planning for improvements to this roadway. The current roadway segment rating is nearing the level where residents will expect action to be taken. However, if the City acts to improve this roadway outside the scope of a grant, those actions will make it less likely that a future grant application is successful. Additionally, based on past experience and resident feedback, improvements to the roadway that could be beneficial for grant scoring, such as bike lanes, traffic calming and removal of existing unwarranted stop signs, may not be improvements that residents desire.

Since the roadway is deteriorating, the City needs to plan for capital improvements. We need to determine whether the City should pursue grant funding or City funding via the slab replacement program.

Cost Estimate

The cost estimate to reconstruct the entire roadway from Schoettler Road to Old Baxter Road is \$1.5 million. If the City were to pursue grant funding, the City expenditure would be reduced to less than \$500,000. If grant funding is not pursued, the City could incrementally address the road over time.

Challenges

There are three unwarranted stop signs on Highcroft Drive. Generally, a primary road has free-flowing access while side streets stop. However, there are three stop signs on Highcroft that require the traffic on the primary street to stop. Because these are stop-controlled intersections, the City would need to reconstruct these intersections such that they are ADA compliant. Not only does that mean installing pedestrian crossings, which do not currently exist, it means reconstructing the slope of the road so that it does not exceed a 2% slope; two of those intersections are more than 2% now. If ADA ramps were installed on the north side, these ramps will conflict with trees and driveways. If these intersections were not stop-controlled, they would

not have to meet the 2% maximum requirement and would not require accommodations to cross Highcroft Drive.

Grant Considerations

1. The benefit of grant funding is that the City can obtain up to \$1 million. However, there are drawbacks. If we plan for grant funding, we will need to let the road deteriorate further in order to qualify for grant funding. We would still continue to maintain the road but we would not plan for major slab replacement.
2. Should the City reconsider the three unwarranted stop signs? Removing the signs would likely be very unpopular to some of the residents. However, keeping the signs adds to the project cost. There is no “wrong” answer, but the answer impacts how we proceed due to ADA requirements for crossings and grade.
3. Should the City design a project on Highcroft using in-house Staff or a consultant? If we do not pursue a grant, we can plan projects with in-house design. If we pursue a grant, we will likely need to use a consultant. A consultant is absolutely necessary if we keep the stop signs.
4. Should we consider other improvements/alterations to improve grant scoring such as:
 - a. “Bump Ins” similar to Greentrails Drive South, Appalachian Trail and Stablestone Drive.
 - b. Bike lanes in the wider section.
 - c. Pedestrian signal/crossing enhancements near the school.

Any decisions will likely be favored by some and opposed by others.

Staff Recommendations

1. Staff recommends pursuing a future grant application.
2. Keep the roadway safe but avoid large-scale improvements in order to qualify for the grant.
3. Plan to use a consultant to design the roadway.
4. Engage area residents to determine whether any roadway improvements are desired.

There is no financial allocation being requested at this time. Staff would like direction from the Committee as to how to proceed.

DISCUSSION

In response to Councilmember Mastorakos’ question, Mr. Eckrich stated that if there were no stop signs, an ADA compliant crossing would not be required. If there is a crossing with no stop signs, then the road slope can be up to 5%. If there is a stop-controlled intersection with a sidewalk on both sides, crossings need to be constructed with a cross slope of 2% or less.

Councilmember Hansen asked if Highcroft Drive was the worst street in the whole City. Mr. Eckrich replied that Highcroft is far from the worst street in the City. Staff rates every slab on every street on a three-year cycle. The reason we are discussing Highcroft today is that Highcroft is at a level that the overall street rating of 7.5 is approaching the point where we would program street improvements in our five-year plan. Does Council want to place Highcroft Drive in our five-year plan, with the City paying for the whole cost of the project, or should we apply for a grant in the future since Highcroft is eligible for grant funding? There are many other streets within the City that are in worse condition than Highcroft but they do not qualify for grant funding. Highcroft is not that bad right now but it will become worse. Staff is not asking the Committee to approve a grant submittal today but rather asking if you will allow Staff to plan for a grant in the future or prefer to simply add Highcroft to the City’s five-year street replacement plan.

Councilmember Budoor asked why Highcroft would be prioritized over a street such as Wild Horse Creek Road that has myriad deficiencies. Mr. Eckrich clarified that Wild Horse Creek Road is a County and State road. The City does not maintain any portion of Wild Horse Creek Road.

Councilmember Moore stated that he drives the street every day and does not feel that it is too bad at this time. He indicated that while the stop signs are bothersome, there are numerous children in the neighborhood so the stop signs do have a traffic calming effect. Mr. Eckrich clarified that these stop signs do not meet MUTCD warrants and stop signs should not be used for traffic calming purposes. They should only be used where a true stop is warranted. Mr. Eckrich delineated reasons stop signs should not be used for traffic calming. Chair Hurt corroborated the information from Mr. Eckrich and indicated that this information has been previously provided to the City Council through Police Chief Johnson.

In response to Councilmember Mastorakos' question, Mr. Eckrich stated that before the City applies for a grant, public meetings would be scheduled to determine whether the elimination of stop signs should be considered. Mr. Eckrich reiterated that from a traffic engineer's perspective, unwarranted stop signs should never be used to slow traffic. These signs may slow traffic in the immediate vicinity of the stop sign but overall, they are ineffective at slowing the traffic. However, once stop signs are installed, it can be very difficult to remove them from a political perspective.

Chair Hurt provided a brief history of the origin of the three unwarranted stop signs. He agreed that it would be difficult to remove them now.

Councilmember Mastorakos made a motion to direct Staff to pursue a future grant submittal for the improvement of Highcroft Drive. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

IV. OTHER

Councilmember Hansen stated that she and Councilmember Budoor spoke with a resident regarding the possibility of paying the City to plow their private street. She wanted to ask if this topic could be added to a future agenda. She explained that the City plows the portion of the street that is public, but then stops at the point where it becomes private. It is difficult to find someone to plow that section. The streets meet City standards; however, they are platted to be private forever. City Administrator Mike Geisel indicated it would be impossible to change the plat. She would like for the Committee to consider other options.

Chair Hurt stated that he would like to discuss the matter with Mr. Geisel first and then decide whether to place the topic on a future agenda. Chair Hurt asked Mr. Eckrich his opinion. Mr. Eckrich stated that this would create myriad problems and he is opposed to the City plowing private streets. There was some further discussion but the Committee concurred with Chair Hurt's decision to discuss the matter with Mr. Geisel. After the discussion with Mr. Geisel, Chair Hurt will determine whether to place this matter on a future agenda.

V. ADJOURNMENT

The meeting adjourned at 7:46 p.m.

BILL NO. 3391 _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “NU” NON-URBAN DISTRICT TO “R-5” RESIDENCE DISTRICT FOR A 2.84 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OLD CLARKSON ROAD AND SOUTHEAST SIDE OF CLARKSON ROAD [P.Z. 19-2021 2030 CLARKSON ROAD, 20T640517].

WHEREAS, the petitioner, Srilakshmi Properties, LLC has requested a change in zoning from the “NU” Non-Urban District to “R-5” Residence District for a 2.84 acre tract of land located on the north side of Old Clarkson Road and southeast side of Clarkson Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on February 14, 2022; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 7-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of a change of zoning to the “R-5” Residential District by a vote of 4-0; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “R-5” Residence District designation for a 2.84 acre tract of land located on the north side of Old Clarkson Road and southeast side of Clarkson Road and as described as follows:

A TRACT OF LAND BEING PART OF SECTIONS 16 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF CHESTERFIELD RIDGE PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK 354 PAGE 942 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING IN THE SOUTHEAST RIGHT OF WAY LINE OF NEW CLARKSON ROAD (WIDTH VARIES); THENCE ALONG THE SOUTHWESTERN LINE OF SAID CHESTERFIELD RIDGE PHASE II SOUTH 54 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 342.18 FEET TO A POINT IN THE NORTHWEST RIGHT OF WAY LINE OF OLD CLARKSON ROAD (ORIGINALLY 40 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; SOUTH 58 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 560.28 FEET AND SOUTH 40 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 276.01 FEET TO A POINT; THENCE LEAVING SAID NORTHWEST RIGHT OF WAY LINE OF OLD CLARKSON ROAD NORTH 59 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 32.00 FEET TO A POINT IN THE AFOREMENTIONED SOUTHEAST RIGHT OF WAY LINE OF NEW CLARKSON ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 365.00 FEET; SOUTH 59 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET; NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 35.00 FEET; SOUTH 59 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.00 FEET; NORTH 59 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET; NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET; NORTH 24 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF 100.50 FEET AND NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 208.42 FEET TO THE POINT OF BEGINNING CONTAINING 2.78 ACRES, MORE OR LESS.

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

Section 3. The City Council, pursuant to the petition filed by Srilakshmi Properties, LLC in P.Z. 19-2021, 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 14th day of February 2022, 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 _____, 2022

PRESIDING OFFICER

Bob Nation, MAYOR

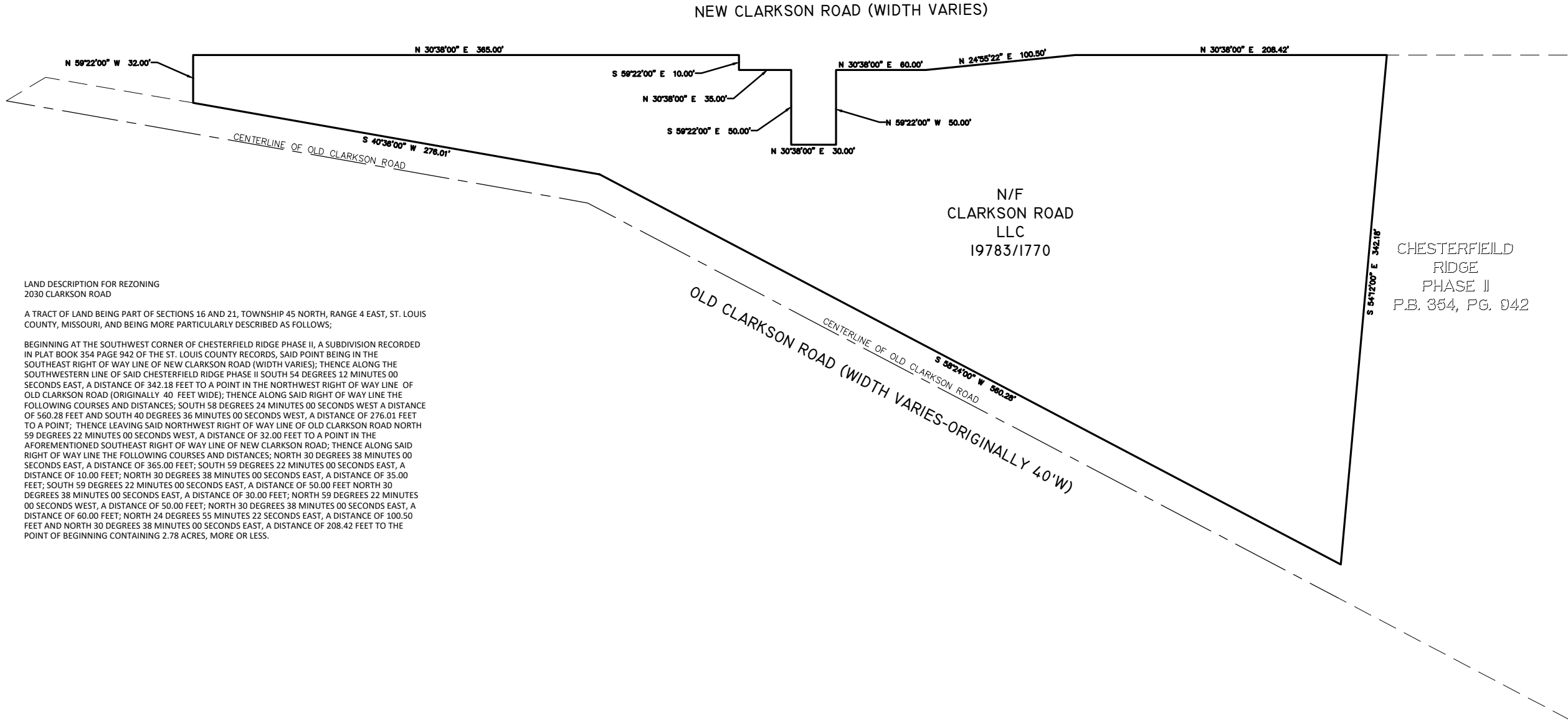
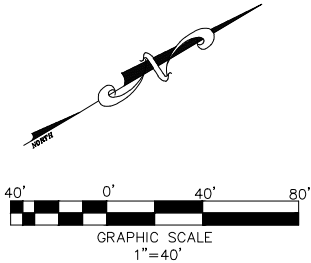
ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 05/16/2022

ZONING EXHIBIT

A TRACT OF LAND BEING PART OF
SECTIONS 16 AND 21,
TOWNSHIP 45 NORTH, RANGE 4 EAST,
ST. LOUIS COUNTY MISSOURI



LAND DESCRIPTION FOR REZONING
2030 CLARKSON ROAD

A TRACT OF LAND BEING PART OF SECTIONS 16 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF CHESTERFIELD RIDGE PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK 354 PAGE 942 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING IN THE SOUTHEAST RIGHT OF WAY LINE OF NEW CLARKSON ROAD (WIDTH VARIES); THENCE ALONG THE SOUTHWESTERN LINE OF SAID CHESTERFIELD RIDGE PHASE II SOUTH 54 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 342.18 FEET TO A POINT IN THE NORTHWEST RIGHT OF WAY LINE OF OLD CLARKSON ROAD (ORIGINALLY 40 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; SOUTH 58 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 560.28 FEET AND SOUTH 40 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 276.01 FEET TO A POINT; THENCE LEAVING SAID NORTHWEST RIGHT OF WAY LINE OF OLD CLARKSON ROAD NORTH 59 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 32.00 FEET TO A POINT IN THE AFOREMENTIONED SOUTHEAST RIGHT OF WAY LINE OF NEW CLARKSON ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 365.00 FEET; SOUTH 59 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET; NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 35.00 FEET; SOUTH 59 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.00 FEET; NORTH 59 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET; NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET; NORTH 24 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF 100.50 FEET AND NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 208.42 FEET TO THE POINT OF BEGINNING CONTAINING 2.78 ACRES, MORE OR LESS.

3/18/2022	REVISED PER ACTUAL BOUNDARY
3/28/2022	REMOVED ROW FROM DESCRIPTION
	REVISED LAND DESCRIPTION

ZONING EXHIBIT
A TRACT OF LAND BEING PART OF
SECTIONS 16 AND 21,
TOWNSHIP 45 NORTH, RANGE 4 EAST,
ST. LOUIS COUNTY MISSOURI

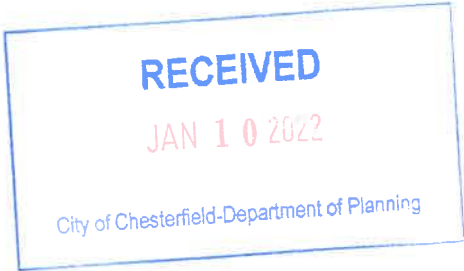
ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448
ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION
MISSOURI STATE CERTIFICATES OF AUTHORITY - 001647 & 000379

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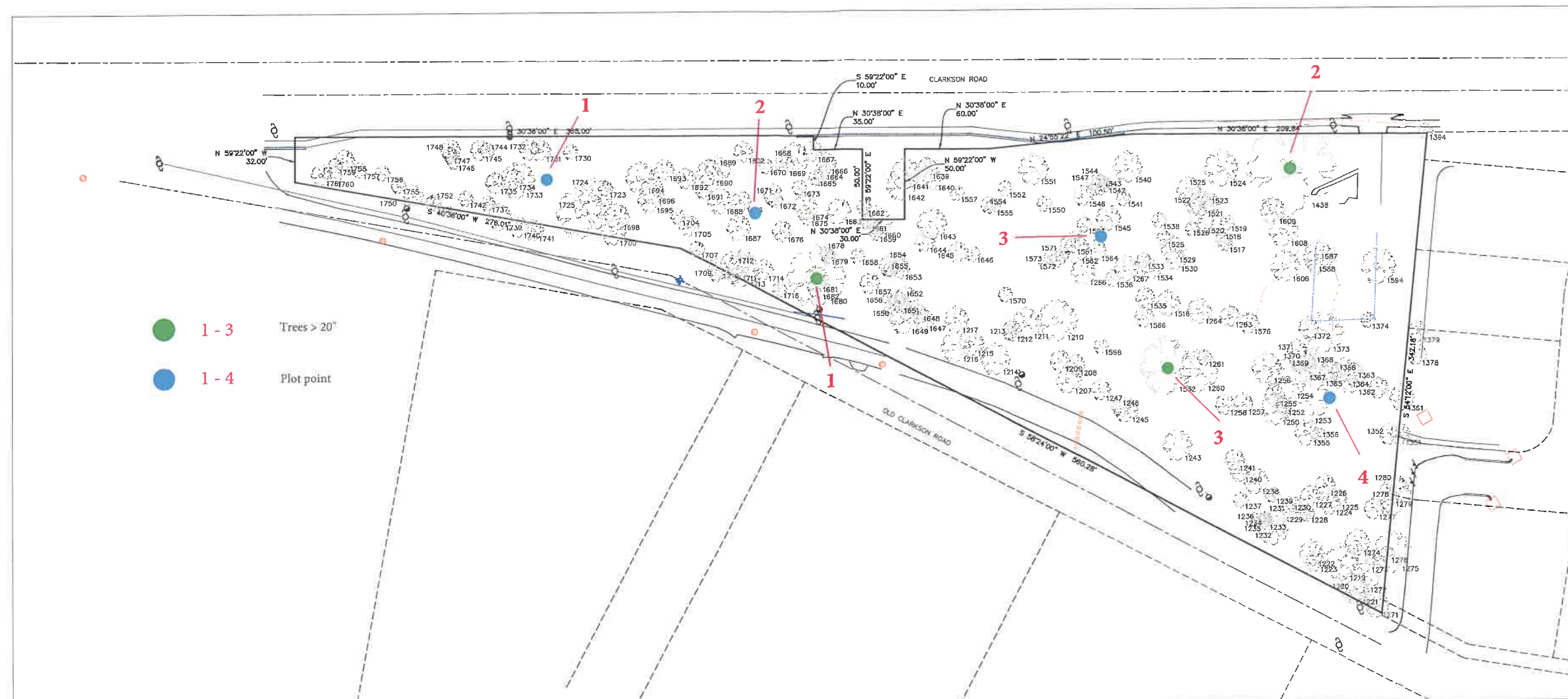
ORDER NO.
2021-138
DATE
1/28/22
1



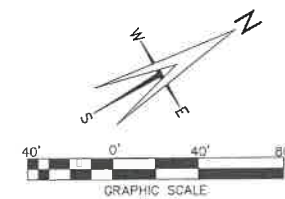
Tree #	Species	Common Name	DBH	Condition Rating	Monarch Tree	Notes
1	<i>populus deltoides</i>		24	Fair	No	crowded by sycamore
2	<i>Acer rubrum</i>		38	Critical	No	topped and dead limbs
3	<i>Juglans nigra</i>		22	Fair	No	vines
Stand Observations/Comments:		Four plots were selected at random to measure stand basal area using a 10BAF prism. The average basal area of this stand is 60 and, according to a hardwood stocking chart, is considered "fully-stocked" at roughly 200 trees/acre. However, this data may be skewed due to the overwhelming presence of Amur honeysuckle (<i>Lonicera maackii</i>) which is densely distributed throughout most of the stand's understory.				
		This approximate 2.6-acre stand is well-stocked with a diverse number of mostly native species and is relatively diverse in species and size class. The overall condition is "Fair" - nothing was noted to be in "Good" or better condition. The red maple size class ranged from 6" to 38", the black walnut size class was 10-22", the black cherry size class was 12-18", and redcedar was present in the most of the midstory of the stand. Honeysuckle was present throughout the stand.				
		Overstory Composition	Black walnut, American elm, cottonwood, and white ash.			
		Midstory Composition	Persimmon, redcedar, hackberry, and some American elm regen.			
		Understory Composition	Limited regeneration: Almost entirely Amur honeysuckle			



2030 CLARKSON ROAD



TREE TABLE			1246 TR8		1369 TR6		1550 TR6		1654 TR8		1696 TR10		1758 TR8	
NO.	SIZE		1247 TR8		1370 TR10 / DEAD		1551 TR12		1655 TR6		1698 TR10 / X2		1759 TR6	
1207 TR10			1250 TR12		1371 TR8		1552 TR6		1656 TR6		1700 TR10		1760 TR8	
1208 TR8			1252 TR6		1372 TR8 / X2		1554 TR6		1657 TR8		1704 TR6		1761 TR6	
1209 TR8			1253 TR22 / DEAD		1373 TR16		1555 TR6		1658 TR6		1705 TR8		1802 TR6	
1210 TR16			1254 TR16		1374 TR40		1557 TR6		1659 TR8		1707 TR6			
1211 TR12			1255 TR8		1378 TR8		1561 TR6		1660 TR12		1709 TR6			
1212 TR8			1256 TR12		1379 TR8		1562 TR12 / DEAD		1661 TR6		1710 TR8			
1213 TR6			1257 TR8		1394 TR6 / X4		1563 TR6		1662 TR6		1711 TR12			
1214 TR12			1258 TR8		1488 TR96		1564 TR8		1663 TR10		1712 TR8			
1215 TR10 / DEAD			1260 TR16		1516 TR10		1565 TR8		1664 TR8		1713 TR14			
1216 TR12			1261 TR6		1517 TR6		1568 TR6		1665 TR6		1714 TR8			
1217 TR10			1263 TR8 / X2		1518 TR6		1570 TR6		1666 TR8		1716 TR6			
1219 TR14			1264 TR10		1519 TR6		1571 TR6		1667 TR8 / X2		1723 TR6			
1220 TR12			1266 TR10		1520 TR10		1572 TR6		1668 TR12		1724 TR14			
1221 TR10			1267 TR10		1521 TR10		1573 TR6		1669 TR8 / X2		1725 TR20			
1222 TR10 / X2			1271 TR10		1522 TR10		1576 TR8		1670 TR6		1730 TR6			
1223 TR8			1272 TR18		1523 TR8		1587 TR12 / X2		1671 TR8		1731 TR8			
1224 TR8			1273 TR8		1524 TR14		1588 TR10		1672 TR6		1732 TR8			
1225 TR8			1274 TR10		1525 TR10		1594 TR14		1673 TR6		1733 TR14			
1226 TR8			1275 TR16 / DEAD		1526 TR6		1606 TR12		1674 TR10		1734 TR8			
1227 TR8			1276 TR6		1528 TR6		1608 TR12		1675 TR6		1735 TR8			
1228 TR6			1277 TR8		1529 TR10 / DEAD		1609 TR10		1676 TR8		1737 TR6			
1229 TR6			1278 TR6		1530 TR8 / X2		1639 TR8		1678 TR6		1739 TR10			
1230 TR10 / X2			1279 TR14 / DEAD		1532 TR22		1640 TR8		1679 TR6		1740 TR8			
1231 TR6			1280 TR8		1533 TR6		1641 TR12		1680 TR24		1741 TR8			
1232 TR12			1351 TR8		1584 TR8		1642 TR12		1681 TR10		1742 TR6			
1233 TR6			1352 TR8		1585 TR8		1643 TR12		1682 TR8		1744 TR6			
1234 TR6			1355 TR10		1586 TR6		1644 TR8		1686 TR8		1745 TR8			
1235 TR6			1356 TR6		1588 TR6		1645 TR8		1687 TR10		1746 TR6			
1236 TR6 / X3			1361 TR10 / X3		1540 TR12		1646 TR6		1688 TR10		1747 TR6			
1237 TR6			1362 TR8		1541 TR6		1647 TR8		1689 TR12		1748 TR8			
1238 TR10 / DEAD			1363 TR8		1542 TR6		1648 TR6		1690 TR10		1750 TR8			
1239 TR6			1364 TR12		1543 TR6		1649 TR12		1691 TR6		1751 TR6			
1240 TR8			1365 TR12 / DEAD		1544 TR8		1650 TR12		1692 TR8		1752 TR6			
1241 TR8			1366 TR6		1545 TR10		1651 TR8		1693 TR8		1755 TR6			
1243 TR12			1367 TR8		1546 TR8 / X2		1652 TR10		1694 TR12		1756 TR6			
1245 TR10			1368 TR8		1547 TR6		1653 TR8		1695 TR10		1757 TR6			



ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
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ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION
MISSOURI STATE CERTIFICATES OF AUTHORITY — 001647 & 000379

C	S
S	F

ORDER NO.

2021-193

DATE _____

1

BILL NO. 3392 _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING EXHIBIT 2 OF CITY OF CHESTERFIELD ORDINANCE 2566 TO ESTABLISH NEW SIGNAGE CRITERIA FOR A 15.841-ACRE TRACT OF LAND ZONED “PC” PLANNED COMMERCIAL DISTRICT LOCATED NORTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND PUBLIC WORKS DRIVE (P.Z. 02-2022 RIVER CROSSINGS [HOLMAN MOTORCARS ST. LOUIS] 17U240066; 17U240077; 17U240088; 17U520061; 17U520072; 17U520171; 17U520182; 17U520193).

WHEREAS, the petitioner, Warren Sign Company, has requested an Ordinance Amendment to modify signage criteria contained in City of Chesterfield Ordinance 2566 for a 15.841-acre tract of land zoned “PC” Planned Commercial District located northeast of the intersection of Chesterfield Airport Road and Public Works Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 14, 2022; and,

WHEREAS, the Planning Commission on April 11, 2022, having considered said request, recommended approval with the conditions that proposed criteria for Building Signage be amended to apply only to Lots 7 and 8 (9 and 1 Arnage Blvd, respectively, and proposed criteria for Highway 40 (I-64) Monument Sign be amended to permit a sign that shall not exceed fifty (50) square feet in outline area and six (6) feet in height; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment as amended by the Planning Commission, with the condition that the wall sign criteria for Lots 7 and 8 be amended to permit a maximum of two (2) signs on any two (2) facades of each building, when combined, not to exceed 5% of the wall area of which they are attached; and,

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

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

Section 1. Exhibit 2 of City of Chesterfield Ordinance 2566, which are part thereof, is hereby amended for a 15.841-acre tract of land zoned “PC” Planned Commercial District located northeast of the intersection of Chesterfield Airport Road and Public Works Drive and as described as follows:

A TRACT OF LAND BEING PART OF SHARES 1, 2, AND 3 OF THE PARTITION OF THE ESTATE OF PETER STEFFAN IN US SURVEY 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SHARE 1 WITH THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD (OLD HIGHWAY 40). 100 FEET WIDE; THENCE ALONG THE NORTH LINE OF SAID CHESTERFIELD AIRPORT ROAD, SOUTH 89 DEGREES 36 MINUTES 00 SECONDS WEST, 773.26 FEET TO A POINT OF THE WEST LINE OF SAID SHARE 3; THENCE ALONG THE WEST LINE OF SAID SHARE 3, NORTH 0 DEGREES 36 MINUTES 09 SECONDS EAST, 935.41 FEET TO A POINT ON THE SOUTH LINE OF MISSOURI STATE HIGHWAY 40 TR, SAID POINT BEING PERPENDICULAR DISTANT 125 FEET SOUTH OF THE CENTER LINE OF SAID MISSOURI STATE HIGHWAY 40 TR; THENCE ALONG THE SOUTH LINE OF SAID MISSOURI STATE HIGHWAY 40 TR, SOUTH 84 DEGREES 04 MINUTES 20 SECONDS EAST 776.30 FEET TO A POINT ON THE EAST LINE OF SAID SHARE 1; THENCE ALONG THE EAST LINE OF SAID SHARE 1, SOUTH 0 DEGREES 35 MINUTES 21 SECONDS WEST, 849.83 FEET TO A POINT OF BEGINNING AND CONTAINING 15.841 ACRES ACCORDING TO SURVEY MADE BY THE CLAYTON ENGINEERING COMPANY NOVEMBER 2000.

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 Exhibit 2 which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Warren Sign Company in P.Z. 02-2022, 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 14th day of March, 2022, 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 Article 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 _____, 2022

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 05/16/2022

**River Crossings Development
Sign Criteria
June 2022**

Project ID – Directory Sign

There shall be one (1) Project Identification Sign at the development entrance on Chesterfield Airport Road. The sign shall not exceed six (6) feet in height and 50 sq. ft. of graphic area per face. The graphic area shall incorporate tenant identification as required. This internally illuminated sign shall be designed to the development standard and consistent in materials, construction, and design.

Highway 40 (I-64) Monument

There shall be one (1) monument sign permitted along Highway 40 (Interstate 64). This sign shall not exceed 50 square-feet in outline area and six (6) feet in height.

Tenant Monuments

There shall be four (4) monument signs. Two (2) signs shall be located on Chesterfield Airport Road and two (2) signs shall be located on the southern interior drive. Each sign shall not exceed fifty (50) square-feet in outline area and six (6) feet in height.

Building Signage

Lots 1-6

- Any tenant, or sole building occupant shall be permitted one (1) wall sign on any two (2) exterior walls. The wall sign shall not exceed 5% of the wall area on which it is attached. No business sign shall exceed 300 sq. ft.

Lots 7 and 8

Each lot shall be permitted a maximum of two (2) signs on any two (2) facades of each building, when combined, not to exceed 5% of the wall area of which they are attached.

Directional Signs

Shall not exceed ten (10) sq. ft. per face and not more than six (6) feet above grade. They shall be designed to the development standard and consistent materials, construction and design.

Utility Signs

Pole mounted signs shall be used to identify restricted / handicapped parking, traffic flow, etc. These shall be designed to the development standard and consistent in materials, construction and design.

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: June 07, 2022



RE: **P.Z. 03-2022 530 N. Eatherton Road (Rise Development)**: A request for a zoning map amendment from the “NU” Non-Urban District to “PI” Planned Industrial for 16.6 acres located on the east side of North Eatherton Road (17W130064).

Summary

Rise Development has submitted a request for a zoning map amendment from the “NU” Non-Urban District to a “PI” Planned Industrial District. The petitioner is requesting to re-zone the property to a “PI” Planned Industrial District to develop the land for the office and warehouse uses.

A Public Hearing on this petition was held on April 11, 2022; there were no issues raised.

The petition was reviewed by Planning Commission on May 09, 2022. At that time, the Commission recommended approval of the request as submitted by a vote of 7-0.

On May 19, 2022, the petition was brought before the Planning & Public Works Committee. A motion was made to approve, as submitted, which passed by a vote of 4-0. The applicant was asked to provide information on electric and gas usage on the site before the City Council meeting. The Applicant has responded that there will be 3 phase electric power 120/208 and 2lb pressure line into the site because that makes things easier to hook up multiple buildings. The full response is attached with the memo.

The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received and comments are represented in the provided Attachment A.

Attachments: Legislation
Attachment A
Preliminary Development Plan (Attachment B)
Boundary Survey
Applicant’s response



Figure 1: Subject Site Aerial

Shilpi Bharti

From: Jeremy Haynes <jeremy@risecommercialdistrict.com>
Sent: Thursday, May 19, 2022 7:51 PM
To: Shilpi Bharti
Subject: Fwd: Gas and electric

Please see the response below concerning electric and gas usage.

----- Forwarded message -----

From: Brent Kuhn <brent@circlecitycontractors.com>
Date: Thu, May 19, 2022 at 7:18 PM
Subject: Re: Gas and electric
To: Jeremy Haynes <jeremy@risecommercialdistrict.com>

3 Phase 120/208 Power

Gas will depend on many factors from the supplier. We don't need high pressure at all but sometimes running a 2lb pressure line into the site makes things easier to hook up multiple buildings.

Brent Kuhn
Circlecitycontractors.com
Risecommercialdistrict.com
317.710.7827

From: Jeremy Haynes <jeremy@risecommercialdistrict.com>
Sent: Thursday, May 19, 2022 8:06:12 PM
To: Brent Kuhn <brent@circlecitycontractors.com>
Subject: Gas and electric

Can you give me specifics for our usage for electric and gas for the sites?

For example what is the largest voltage and what phase of electric are we bringing into the sites and any specifics on gas.

Jeremy Haynes | Growth Manager

317.563.5220 direct

risecommercialdistrict.com/

--

Jeremy Haynes | Growth Manager

317.563.5220 direct

risecommercialdistrict.com/

BILL NO. 3393

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “NU” NON-URBAN DISTRICT TO “PI” PLANNED INDUSTRIAL DISTRICT FOR A 16.6 ACRE TRACT OF LAND LOCATED ON THE EAST SIDE OF NORTH EATHERTON ROAD [P.Z. 03-2022 530 NORTH EATHERTON ROAD, 16W130064].

WHEREAS, the petitioner, Rise Development, has requested a change in zoning from the “NU” Non-Urban District to “PI” Planned Industrial District for a 16.6 acre tract of land located on the east side of North Eatherton Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 11, 2022; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 7-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of a change of zoning to the “PI” Planned Industrial District by a vote of 4-0; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PI” Planned Industrial District designation for a 16.6 acre tract of land located on the east side of North Eatherton Road as described as follows:

A TRACT OF LAND BEING PART OF LOT 2 OF “SUBDIVISION OF E. KROENUNG ESTATE”, A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 11 PAGE 11 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

BEGINNING AT A FOUND STONE MARKING THE NORTHEAST CORNER OF LOT 3 OF "PRECISION PLAZA", A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 357 PAGE 286 OF SAID RECORDS; THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID LOT 3 OF "PRECISION PLAZA" AND ALONG THE DIRECT WESTWARDLY PROLONGATION THEREOF, SOUTH 78 DEGREES 58 MINUTES 27 SECONDS WEST 594.16 FEET TO THE EAST RIGHT OF WAY LINE OF EATHERTON ROAD (WIDTH VARIES); THENCE NORTHWARDLY ALONG SAID EAST RIGHT OF WAY LINE OF EATHERTON ROAD (WIDTH VARIES), THE FOLLOWING COURSES AND DISTANCES: NORTH 11 DEGREES 40 MINUTES 55 SECONDS WEST 455.66 FEET; NORTH 78 DEGREES 37 MINUTES 46 SECONDS EAST 14.77 FEET; NORTH 11 DEGREES 22 MINUTES 14 SECONDS WEST 580.16 FEET; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 78 DEGREES 37 MINUTES 46 SECONDS EAST 925.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 154.90 FEET; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 54 MINUTES 13 SECONDS EAST 105.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 88.91 FEET; AND NORTH 11 DEGREES 23 MINUTES 20 SECONDS WEST 5.00 FEET TO A POINT IN THE SOUTH LINE OF FORMER OLD EATHERTON ROAD (40 FEET WIDE), VACATED BY CITY OF CHESTERFIELD ORDINANCE NUMBER 2649 AND RECORDED IN DEED BOOK 19501 PAGE 473 OF SAID RECORDS; THENCE EASTWARDLY ALONG SAID SOUTH LINE OF FORMER OLD EATHERTON ROAD (40 FEET WIDE), NORTH 78 DEGREES 36 MINUTES 40 SECONDS EAST 493.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO BURKHARDT FAMILY INVESTMENTS, LLC ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 17645 PAGE 4855 OF SAID RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF THE BURKHARDT FAMILY INVESTMENTS PROPERTY AND ALONG THE WEST LINE OF PROPERTY CONVEYED TO ST. LOUIS COUNTY, MISSOURI ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 12257 PAGE 1819 OF SAID RECORDS, SOUTH 11 DEGREES 14 MINUTES 20 SECONDS EAST 1234.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.587 ACRES.

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

Section 3. The City Council, pursuant to the petition filed by Rise Development in P.Z. 03-2022, 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 11th day of April, 2022, 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 _____, 2022.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 06/07/2022

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 PI District shall be:
 - a. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
 - b. Mail order sales warehouse
 - c. Industrial sales, service, and storage
 - d. Professional and technical service facility
 - e. Office general
 - f. Warehouse, general
2. Hours of Operation.
 - a. Hours of operation for this "PI" District shall not be restricted.
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. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed 35 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 fifty-five hundredths (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. The minimum building setback shall be thirty-five (35) feet from front, side and rear of the property line

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. The minimum parking setback shall be twenty-five (25) feet from front, side, and rear of the property line.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. 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.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code, with the exception of 25' landscape buffer shall be provided along North Eatherton Road.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the City of

Chesterfield/Saint Louis County Department of Transportation for sight distance consideration and approved 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 the development shall be as shown on the Preliminary Development Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
2. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Transportation.
3. Roadway improvements shall be as directed by the St. Louis County Department of Transportation and shall be per the concept plan approved by the City of Chesterfield/St. Louis County Department of Transportation.
4. The existing 40 foot wide access easement along the southern property line shall be partially vacated and a new easement granted, that allows those parties with rights to the easement access to N. Eatherton Road by way of the access locations depicted on the Preliminary Site Plan. The owner of the property to which this ordinance applies shall be responsible for coordinating the vacation and reestablishment of the access easement with those parties which have rights to the easement.

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. 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 5 foot wide sidewalk, conforming to ADA standards, along the Eatherton Road frontage of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within the Eatherton Road right-of-way, if permitted by St. Louis County or on private property within a 6 foot wide sidewalk, public access and utility easement dedicated to the City and maintained by the property owner.

K. TRAFFIC STUDY

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

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

Plans shall be submitted to Levee District and MSD for approval/comments.

M. POWER OF REVIEW

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

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. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of storm water management facilities shall be identified on all 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.

4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield, the Metropolitan Saint Louis Sewer District, and the Monarch-Chesterfield Levee District.

O. SANITARY SEWER

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

P. GEOTECHNICAL REPORT

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

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. 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.
3. 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. 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 a 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 St. Louis County Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the **TGA**. Traffic generation assessment contributions shall be deposited with St. Louis County/ City of Chesterfield (as directed by City of Chesterfield) 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

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No.556). 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 Retail	\$2,477.85/parking space
General Office	\$825/parking space
Warehouse	\$1,156.36/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 the Saint 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 a part of this development is mandatory.

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

2. 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.
3. Road Improvement Traffic Generation Assessment contribution 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/ City of Chesterfield.

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 \$996.57 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,161.89 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/ City of Chesterfield.

D. SANITARY SEWER

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

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

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2023, 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/ City of Chesterfield.

IV. RECORDING

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

V. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

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



April 29, 2022

City of Chesterfield
Department of Planning
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Project Narrative
RISE Commercial District – 530 North Eatherton Road

To whom it may concern:

Following is a narrative statement for the rezoning application as required in section IX.10 of the rezoning application.

- A. The RISE facilities meet the last-mile distribution and supply chain logistics needs of companies by offering business flex space. RISE facilitates business growth by providing flexible office and warehouse space with short term, scalable leases.
- B. Only one tract exists on this site, and the proposed use will be office-general and warehouse-general. The adjacent properties are zoned NU and PI and are compatible with the proposed use. Proposed uses will be office-general and warehouse-general.
- C. Proposed building setbacks are 35' on the front, rear, and sides. Twenty-two buildings are proposed with a total area of approximately 181,400 square feet. The property is 16.587 acres, so the resulting proposed density is 25.1% which is less than the maximum FAR of 55% in the PI district.
- D. Proposed parking setback is 30' on all sides.
- E. Proposed open space requirement is 35%. The open space provided is 35.5%.
- F. Proposed maximum building height for PI District is 35 feet. The proposed buildings will be single story with varying building heights and a maximum height of approximately 25 feet to the roof peak.
- G. No variances are requested at this time.
- H. Table of Proposed Uses with approximate areas:

Warehouse	Office	Public	Total
163,960 sft	17,440 sft	0 sft	181,400 sft
- I. Dedication of land is not anticipated for public use or streets. Roads for the development are proposed to be private.
- J. Sufficient parking will be provided on the site to ensure no overflow of vehicular parking will affect adjacent properties. A minimum of 60 feet is provided between buildings to allow for sufficient loading and access to the buildings internal to the site. Parking lot lighting will be designed with cutoff fixtures and photometric plan will be designed to ensure there is no light spill from crossing the property lines.
- K. The project will be constructed in two phases. Approximate dates are:
 - a. Phase 1 – 9/1/22 start and 8/31/23 completion.
 - b. Phase 2 – 2/1/24 start and 7/31/24 completion.
- L. The current site use is agricultural and there are no trees on site to preserve. The proposed landscaping will be designed in accordance with the City of Chesterfield zoning ordinance.

Sincerely,

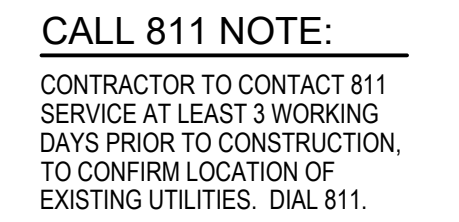
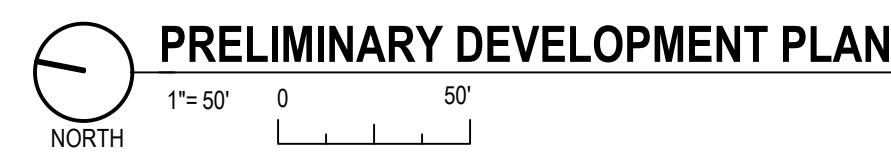
Joshua Manion, PE

jpm
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Progressive AE, Inc.

Corporate Office: | 1811 4 Mile Road NE | Grand Rapids, MI 49525 | 616.361.2664 | progressiveae.com
Regional Office: | 330 South Tryon Street, Suite 500 | Charlotte, NC 28202 | 704.731.8080 | progressiveae.com

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1. ALL WORKMANSHIP AND MATERIALS SHALL BE ACCORDING TO THE CURRENT MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. CONTACT "MISS DIG" TOLL FREE AT 1-800-482-7171 THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.
3. NO DIMENSION MAY BE SCALED. REFER UNCLER ITEMS TO THE ENGINEER FOR INTERPRETATION.
4. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED AS B-B (BACK TO BACK) OR E-E (EDGE OF METAL TO EDGE OF METAL).
5. CONTRACTOR TO PAINT STRIPE ALL PARKING SPACES SHOWN. PAINT COLOR TO BE YELLOW.
6. UPON REQUEST, ELECTRONIC INFORMATION WILL BE PROVIDED FOR SITE LAYOUT PURPOSES. CONTRACTOR SHALL REQUEST ALL INFORMATION IN WRITING THROUGH PROGRESSIVE AE. LAYOUT OF ALL NEW CONSTRUCTION SHALL BE DONE BY A LICENSED SURVEYOR.
7. ALL CONCRETE JOINTS SHALL BE TOOLED PER SPECIFICATIONS.
8. CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION. THIS IS TO INCLUDE BURIED UTILITIES, LIGHTING, LANDSCAPING, SPRINKLING, ETC.
9. ANY AREA DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN.
10. ALL PAVEMENT, CURB & GUTTER, SIDEWALK AND UTILITIES WITHIN PUBLIC RIGHT OF WAY SHALL MEET CITY OF CHESTERFIELD STANDARDS.

1. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITIES.
3. REFER TO DRAWING ____ FOR BENCHMARK INFORMATION.
4. ALL MATERIAL, SPECIFICATIONS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE MUNICIPAL AGENCIES.
5. RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
6. CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF

PROPOSED ZONE DISTRICT: PI (PLANNED INDUSTRIAL)
ADJACENT ZONING: PJ; NU
PARCEL SIZE: 16.59 ACRES

REQUIRED SETBACKS:

	REQUIRED	PROVIDED
FRONT:	35 FEET	126 FEET
SIDE:	35 FEET	82.6 FEET
REAR:	35 FEET	35 FEET
PARKING SETBACK	30 FEET MIN.	35 FEET

PARKING REQUIRED: 222 SPACES
OFFICE SPACE: 3.3 SPACES/1,000 SFT MIN OR 4.5 MAX/1,000 SFT
17,440/1000 = 98 SPACES

STORAGE FACILITY: 1 SPACE/1,000 SFT MIN, MAX IS 120% OF MIN
163,960/1000 = 164 SPACES

PARKING PROVIDED:

STANDARD (9X19):	224 SPACES
BARRIER FREE:	6 SPACES
TOTAL SPACES:	230 SPACES

OPEN SPACE REQUIRED 35.0 %
OPEN SPACE PROVIDED 35.5 %

If this document is sealed and signed in a digital or electronic format and is received from someone other than the sealing professional identified in the document, you must contact the sealing professional in writing to validate authenticity of the document. The sealing professional disclaims the seal and signature and shall not be liable for any liability associated with it where the authenticity of any digital or electronic seal or signature has not been validated in this manner.

PRELIMINARY DEVELOPMENT PLAN
04/25/2022

NO.	DATE	DESCRIPTION
1	04/25/2022	REVISION 1
2	04/29/2022	REVISION 2

FILE NUMBER	92420006
PROJECT MANAGER	JPM
PROFESSIONAL	JRS
DRAWN BY	AQA
CHECKED BY	JRS

**PRELIMINARY
DEVELOPMENT
PLAN
C200**

ALTA/NSPS LAND TITLE SURVEY
A TRACT OF LAND BEING
PART OF LOT 2 OF
"SUBDIVISION OF E. KROENUNG ESTATE"
PLAT BOOK 11 PAGE 11
IN U.S. SURVEY 362
TOWNSHIP 45 NORTH, RANGE 3 EAST
CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM UTILITY LOCATIONS AS CONTRACTED THROUGH DIGRITE AND MARKED IN THE FIELD BY VARIOUS UNDERGROUND UTILITY LOCATORS, INCLUDING USIC.

DIGRITE TICKET NUMBER: #213542392 (12/20/2021).

AMEREN MISSOURI ELECTRIC: "CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

ATT DISTRIBUTION: "CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

CHARTER COMMUNICATIONS: "CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

MARATHON PIPELINE: "CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

MISSOURI AMERICAN WATER CO: "MARKED" PER EMAIL MESSAGE FROM TICKETCHECK. NO MARKS WERE FOUND.

SPIRE MO EAST: "CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

ST. LOUIS METROPOLITAN SEWER: "CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

ALL UTILITY MARKS FOUND IN THE FIELD WERE LOCATED BY THE SURVEYOR AND ARE SHOWN HEREON. THE SURVEYOR CLAIMS NO RESPONSIBILITY AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY MARKS.

UTILITIES ARE ALSO SHOWN HEREON AS SCALED FROM MAPS OBTAINED FROM SPIRE, MSD AND MAW AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND 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.

SITE IS SUBJECT TO PRIVATE UTILITY INSTALLATIONS. PRIVATE UTILITY INSTALLATIONS DO NOT APPEAR ON UTILITY BASE MAPS, NOR DO UTILITY LOCATORS MARK PRIVATE UTILITIES.

CONTROL DATUM NOTES

THE HORIZONTAL COORDINATES WERE ESTABLISHED AND VERIFIED BY GPS OBSERVATIONS USING A TRIMBLE SC3 DATA COLLECTOR AND TRIMBLE TS3C DATA COLLECTOR AND BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS, WHICH UTILIZES THE NAD83(2011) EPOCH 2010.00 GPS NETWORK.

A SITE GRID AZIMUTH AND GRID FACTOR (COMBINED SCALE FACTOR AND ELEVATION FACTOR) WAS CALCULATED UTILIZING THE TRIMBLE TS3C DATA COLLECTOR SURVEY CONTROLLER SOFTWARE ON FIELD CONTROL POINT 1.

FIELD CONTROL POINT 1 HAS A LATITUDE OF 38°39'56.96787"N AND LONGITUDE OF 90°40'31.39661"W.

THE GEOD USED TO OBTAIN PROJECT COORDINATES IS G12BDS.

TO THE BEST OF OUR KNOWLEDGE, THE MODIFIED MISSOURI STATE PLANE, EAST ZONE, COORDINATES MEET THE ACCURACY OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16.040) AS AN URBAN CLASS SURVEY.

PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND WERE GENERATED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE 88 GNSS ROVER AND TRIMBLE TS3C DATA COLLECTOR AND ARE BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS.

REFERENCE BENCHMARK: "STANDARD ALUMINUM DISK" STAMPED SL-41 1990 DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER. 19' EAST OF THE CENTERLINE OF EATHERTON ROAD AND NORTH OF THE EAST PIPELINE MARKER. APPROXIMATELY 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD. (#330 EATHERTON) ELEVATION = 461.10 (NAVD88).

SITE BENCHMARK (NAVD 88) - CHISELED CROSS IN SQUARE ON TOP OF FLARED END SECTION LOCATED ON SUBJECT PROPERTY AND ALONG THE EAST SIDE OF N. EATHERTON ROAD (ELEVATION=470.16). LOCATED AS SHOWN HEREON.

GENERAL NOTES

1. BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).
2. ALL LINES SHOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
3. TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 2916C0248K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.

COMMUNITY: CITY OF CHESTERFIELD
NUMBER: 290896
PANEL: 0145
SUFFIX: K

BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THE TRACT OF LAND IS INDICATED TO BE WITHIN ZONE X (HATCHED) - OTHER FLOOD AREAS - AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE.

THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE USING FEMA INFORMATION WHICH WAS AVAILABLE ON THE DATE THIS SURVEY WAS SIGNED AND SEALED.

4. THE SUBJECT PROPERTY CONTAINS 0 REGULAR PARKING SPACES AND 0 HANDICAPPED PARKING SPACES. THIS INCLUDES ONLY PARKING SPACES WHICH ARE CLEARLY DESIGNATED BY STRIPING ON THE GROUND.
5. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY.
6. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
7. DIGRITE (MISSOURI ONE CALL) WAS CONTACTED AND REQUESTED TO MARK BURIED UTILITIES. HOWEVER, THE UTILITY LOCATOR MADE AN INCOMPLETE RESPONSE. THIS RESULTED IN AN INCOMPLETE DESIGNATION OF BURIED UTILITIES ON THIS SURVEY. THE INDIVIDUAL RESPONSES TO THE DIGRITE TICKET(S) ARE SHOWN HEREON IN "UTILITY NOTES". IT SHOULD BE NOTED THAT SOME OF THE BURIED UTILITIES DESIGNATED AS "MARKED" ON THE RESPONSE FROM MISSOURI ONE CALL TICKETCHECK WERE NEVER ACTUALLY MARKED, OR MARKED INCOMPLETELY, IN THE FIELD AT THE TIME OF SURVEY FIELD WORK.
8. THE "AS-SURVEYED" LEGAL DESCRIPTION FOR SUBJECT PROPERTY IS INTENDING TO DESCRIBE THE SAME PROPERTY AS THE REFERENCED TITLE COMMITMENT. THE "AS-SURVEYED" LEGAL DESCRIPTION REFLECTS THE ACTUAL MEASUREMENTS MADE BY THE LAND SURVEYOR.
9. THIS SURVEY CONFORMS TO CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS UNDER THE RULES OF THE DEPARTMENT OF COMMERCE AND INSURANCE (20 CSR 2030-16).

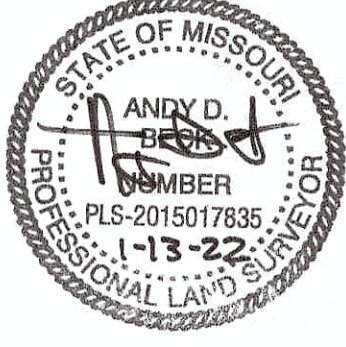
ALTA/NSPS SURVEYOR'S CERTIFICATION

- TO:
- FIRST AMERICAN TITLE INSURANCE COMPANY
 - ESAP INDIANA LLC AND ITS AFFILIATES, SUCCESSORS, ASSIGNS, AND NOMINEES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 8, 9, 11b, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 3, 2022.

DATE OF PLAT OR MAP: JANUARY 13, 2022

ANDY D. BECK
MO LICENSE NO. PL5-2015017835
abeck@beckenengineering.com



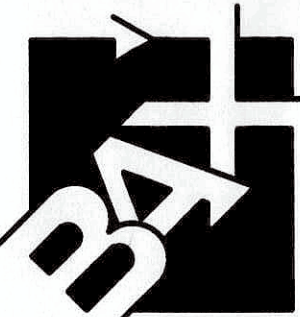
RECEIVED
FEB - 7 2022
City of Chesterfield Department of Planning

PREPARED FOR:
RISE COMMERCIAL DISTRICT
ATTN: JEREMY HAYNES
8070 CASTLETON ROAD
INDIANAPOLIS, IN 46250

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

REVISIONS

NO.	DATE	REVISION



ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 636-928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000656
Missouri State Certificate of Authority
Surveying #000144

01-13-2022

21-18588

PROJECT NUMBER

1 of 1

SHEET OF

15588 ALTA.DWG

FILE NAME

ADB MEC

DRAWN CHECKED

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: June 07, 2022

RE: **Terra Corporate Park, Lot 7 (Scooter's Coffee) SDSP:** Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for a drive-up coffee shop located on a 0.84-acre tract of land located west of Trade Center Blvd. and north of Chesterfield Airport Road, zoned "PI" Planned Industrial



Summary

Sherrill Associates, Inc. and Good Grounds Properties, LLC have submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Amended Architectural Elevations, and Architect's Statement of Design for a proposed coffee shop known as Scooter's Coffee located at 701 Trade Center Blvd.

The proposed building will be single story (19' high) and 664 square feet in area. The four sides of the building façade consist of Endicott Thin Brick Veneer, Hardie Reveal Panel, flat roof, and terracotta awnings for windows. There will be seven (7) parking spaces and stacking spaces for drive-thru service lanes.

The project was reviewed by the Architectural Review Board on February 10, 2022. At that time, the Board made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Amended Architectural Elevations and Architect's Statement of Design to the Planning Commission with a recommendation to approve with conditions. The applicant has since fulfilled those conditions.

The petition was reviewed by the Planning Commission on May 9, 2022. At that time, the Commission recommended approval of the request as submitted by a vote of 7-0.

Governing ordinance 2395 states that City Council shall have automatic power of review of all outlot sites of Terra Corporate Park Subdivision. The City Council will then take appropriate action relative to the proposal. On May 19, 2022, the petition was brought before the Planning & Public Works Committee. A motion was made to approve, as submitted, which passed by a vote of 4-0.

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

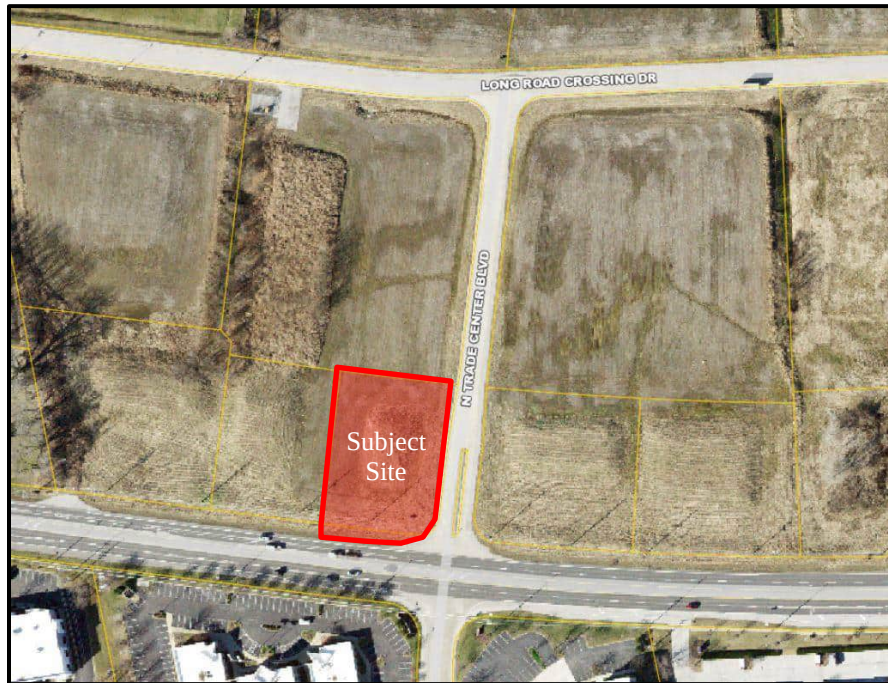
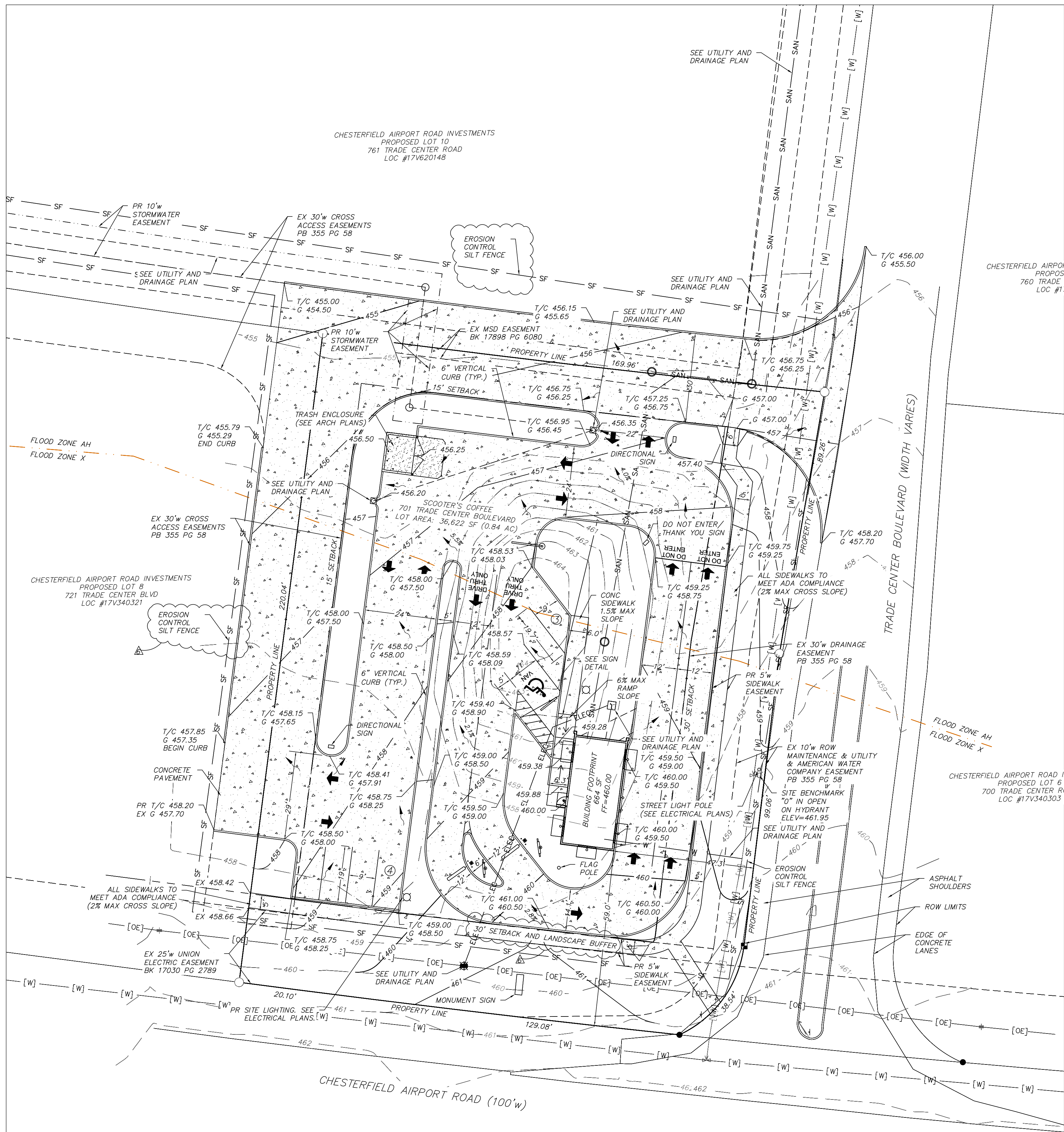


Figure 1: Subject Site Aerial



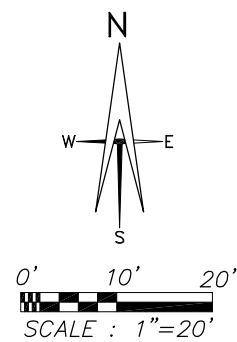
UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.

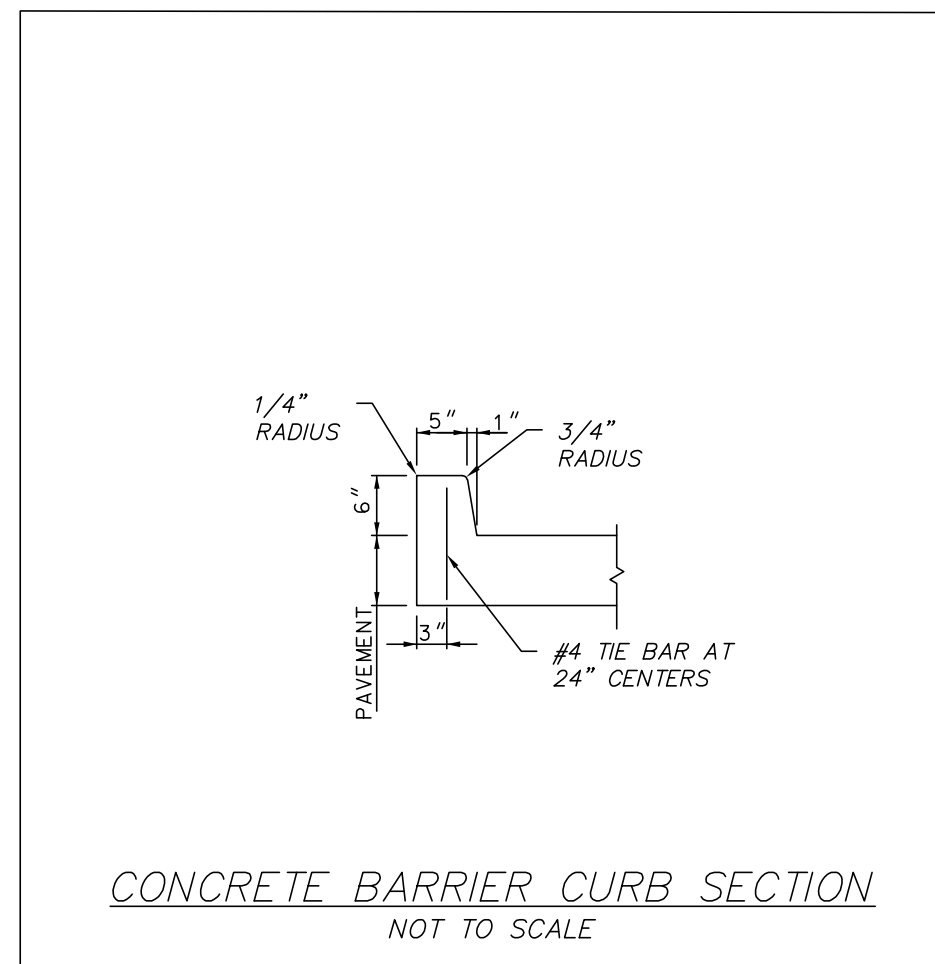
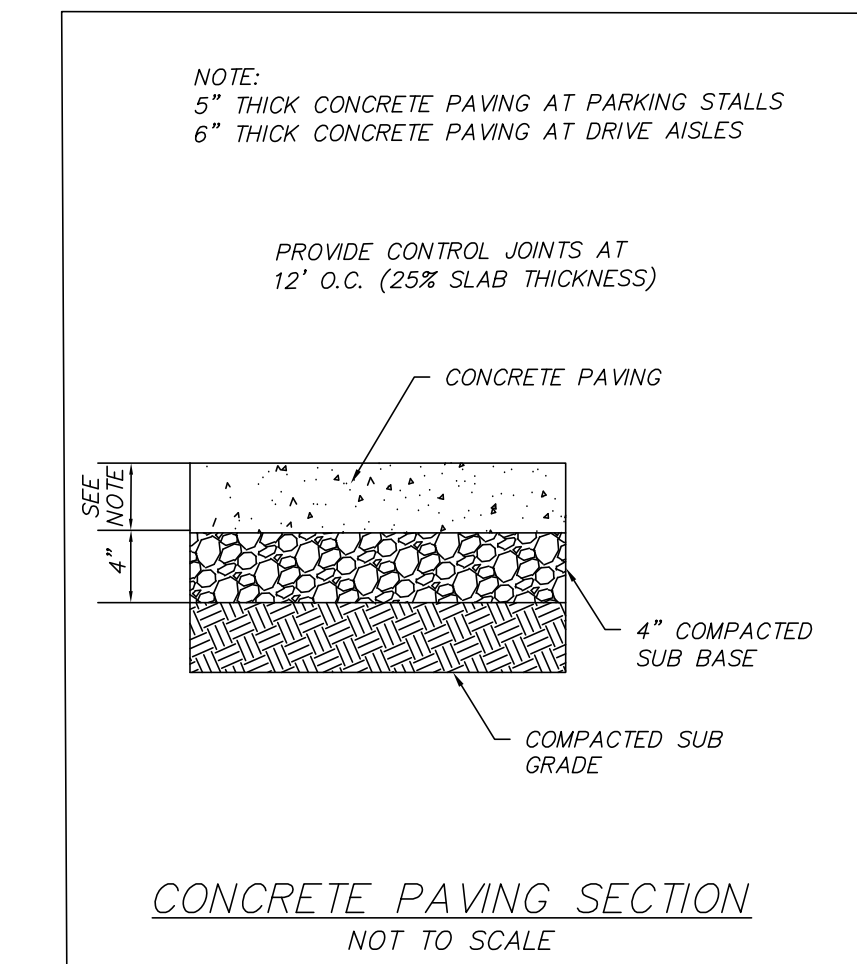
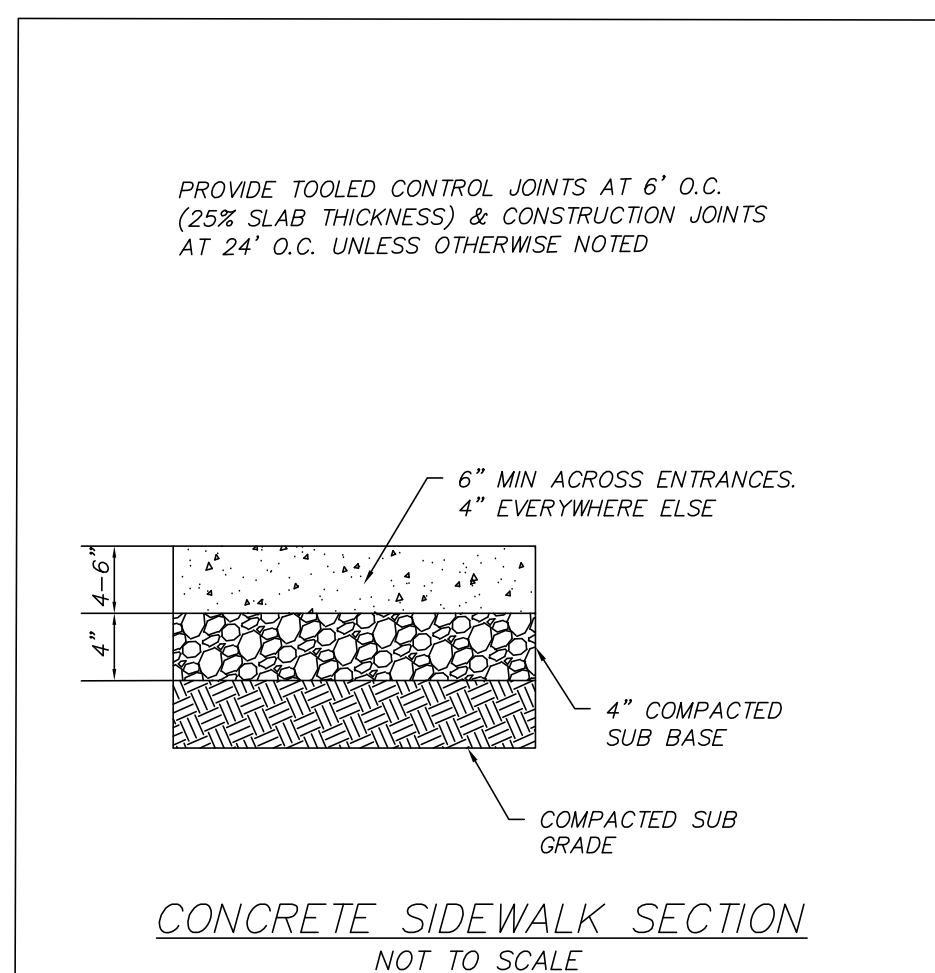
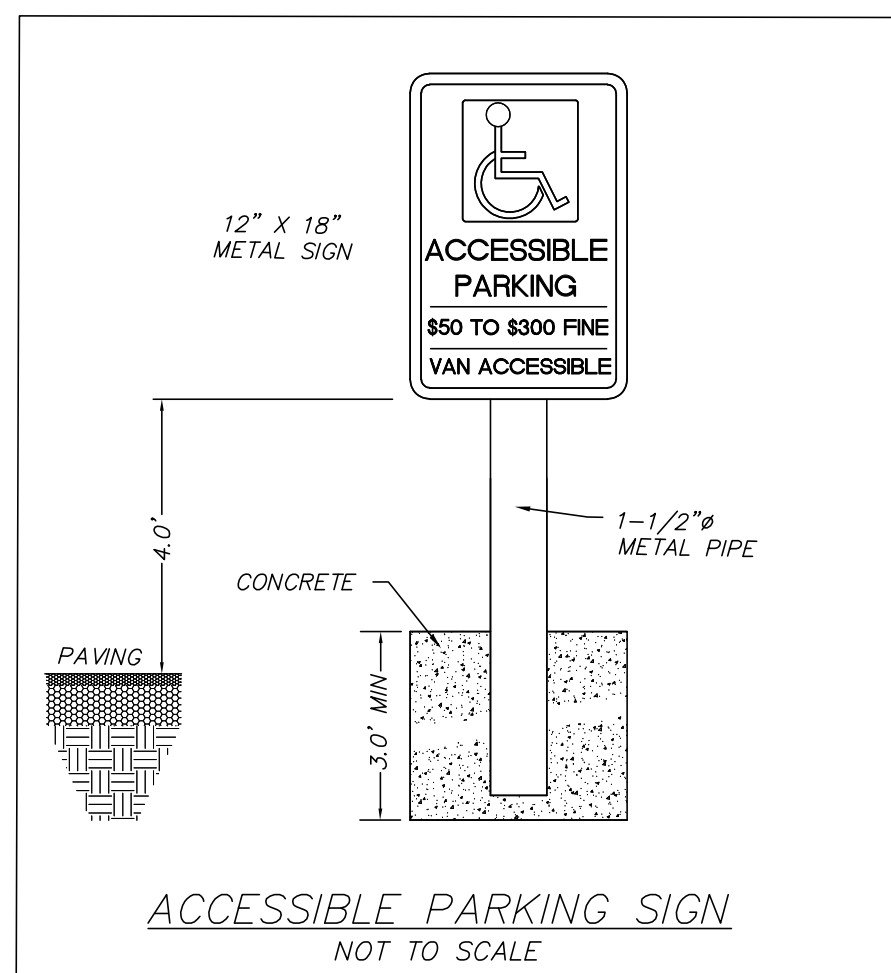


LEGEND

- PROPOSED CONCRETE PAVEMENT
- ELEG PROPOSED ELECTRIC SERVICE
- W PROPOSED WATER SERVICE
- SAN PROPOSED SANITARY SERVICE
- PROPOSED STORM DRAIN
- SF EROSION CONTROL SILT FENCE
- EL PROPOSED ELEVATION
- T/C TOP OF CURB
- G GUTTER LINE



LOT SIZE
36,622± S.F.
0.84± AC.



PROPOSED SITE PLAN
701 TRADE CENTER BLVD
CHESTERFIELD, MISSOURI 63005
GOOD GROUNDS PROPERTIES, LLC
8749 AKINSVILLE ROAD
FORTUNA, MISSOURI 65034



SHERILL ASSOCIATES

Surveyors — Engineers
— Planners

ILLINOIS DESIGN FIRM
#184-001238

MISSOURI DESIGN FIRM
#001332

316 Main Street
Edwardsville, IL 62025
TEL: (618) 656-9251

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.

NO.	DATE	REVISION
1	12/2/21	SITE PLAN REVISIONS
2	1/20/22	CITY COMMENT RESPONSE
3	2/13/22	MSD COMMENT RESPONSE
4	3/14/22	CODE COMMENT RESPONSE
5	3/30/22	MSD COMMENT RESPONSE
6	4/8/22	CITY/MSD COMMENT RESPONSE

PROJECT NO. 2158701

DRAWN AJN SCALE SEE PLAN
CHECKED WDW DATE 12/2/2021

C1.0

SHEET 2 OF 5

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT SHERILL ASSOCIATES, INC. AT THE REQUEST AND FOR THE EXCLUSIVE USE OF GOOD GROUNDS PROPERTIES, LLC HAS PREPARED THIS SHEET FROM RECORD SOURCES AND ACTUAL FIELD SURVEY PERFORMED IN SEPTEMBER 2021.

Wilson D. Waggoner

4/8/22

WILSON D. WAGGONER, P.E. 2013019128
IN THE STATE OF MISSOURI
EXPIRES 12-31-2023



21MSO-00633
BASE MAP 17V

LEGEND

● IRON PIPE/REBAR/PIN FOUND	○ IRON PIPE SET
■ SPINDLE FOUND	
EXISTING STRUCTURE ()	RECORD DIMENSION
POWER POLE	OVERHEAD ELECTRIC
GUY WIRE	WATER LINE
LIGHT STANDARD	SANITARY SEWER
WATER METER	STORM SEWER
WATER VALVE	EXISTING CONTOURS
FIRE HYDRANT	
GAS METER	
GRATED INLET	
MANHOLE	
SIGN	
HANDICAP	
PIPE BOLLARD	
CURB INLET	
CABLE SPLICE BOX	
TELEPHONE SPLICE BOX	
ELECTRIC SPLICE BOX	
ELECTRIC METER	
TRANSFORMER	
GENERATOR	

ZONING INFORMATION

PER TABLE A ITEMS 6(a) AND 6(b), NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

- EASEMENTS FOR ROADWAY AND ACCESS ACCORDING TO INSTRUMENT RECORDED IN BOOK 7076 PAGE 1977. DOES NOT LIE ON SUBJECT PROPERTY. IS NOT SHOWN.
- TERMS AND PROVISIONS OF SITE DEVELOPMENT CONCEPT PLAN RECORDED IN PLAT BOOK 349 PAGE 549. DOCUMENT INCLUDES SUBJECT PROPERTY. CONTAINS NO EASEMENTS OR RESTRICTIONS APPLICABLE TO THIS SURVEY.
- EASEMENT(S) TO UNION ELECTRIC COMPANY RECORDED IN BOOK 17030 PAGE 2789. LIES ON SUBJECT PROPERTY AS SHOWN.
- BUILDING LINE(S), EASEMENTS AND RESTRICTIONS ACCORDING TO PLAT RECORDED IN PLAT BOOK 355 PAGE 58. LIES ON SUBJECT PROPERTY AS SHOWN.
NOTE: THIS EXCEPTION OMTS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SECTION 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SECTION 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.
- TERMS AND PROVISIONS OF DEVELOPMENT PLAN RECORDED IN PLAT BOOK 355 PAGE 70. DOCUMENT INCLUDES SUBJECT PROPERTY. CONTAINS NO EASEMENTS OR RESTRICTIONS APPLICABLE TO THIS SURVEY.
- EASEMENT(S) TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 17898 PAGE 6080 LIES ON SUBJECT PROPERTY AS SHOWN.

GENERAL NOTES

THERE WERE NO PARTY WALLS BETWEEN ANY BUILDINGS ON THE SUBJECT PROPERTY AND ANY BUILDINGS ON ADJUTING PROPERTIES.

THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

THE SUBJECT PROPERTY IS 119' WEST OF THE INTERSECTION OF PRETORIA DRIVE (PUBLIC), AS SHOWN.

THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES MADE AVAILABLE TO THE SURVEYOR. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE WERE NO PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

ELEVATIONS WERE OBTAINED FROM GPS OBSERVATION USING MISSOURI M6DOT VRS GNSS NETWORK (NAD83 - HORIZONTAL)(NAVD83 - VERTICAL)

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR URBAN/RURAL BOUNDARY SURVEYS (20 CSR 2030 CHAPTER 16).

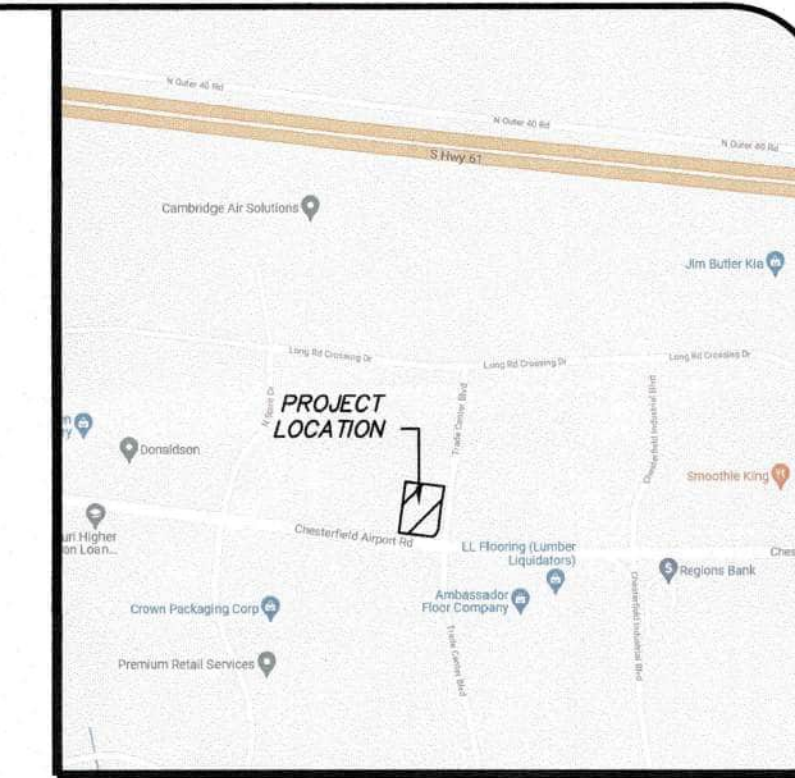
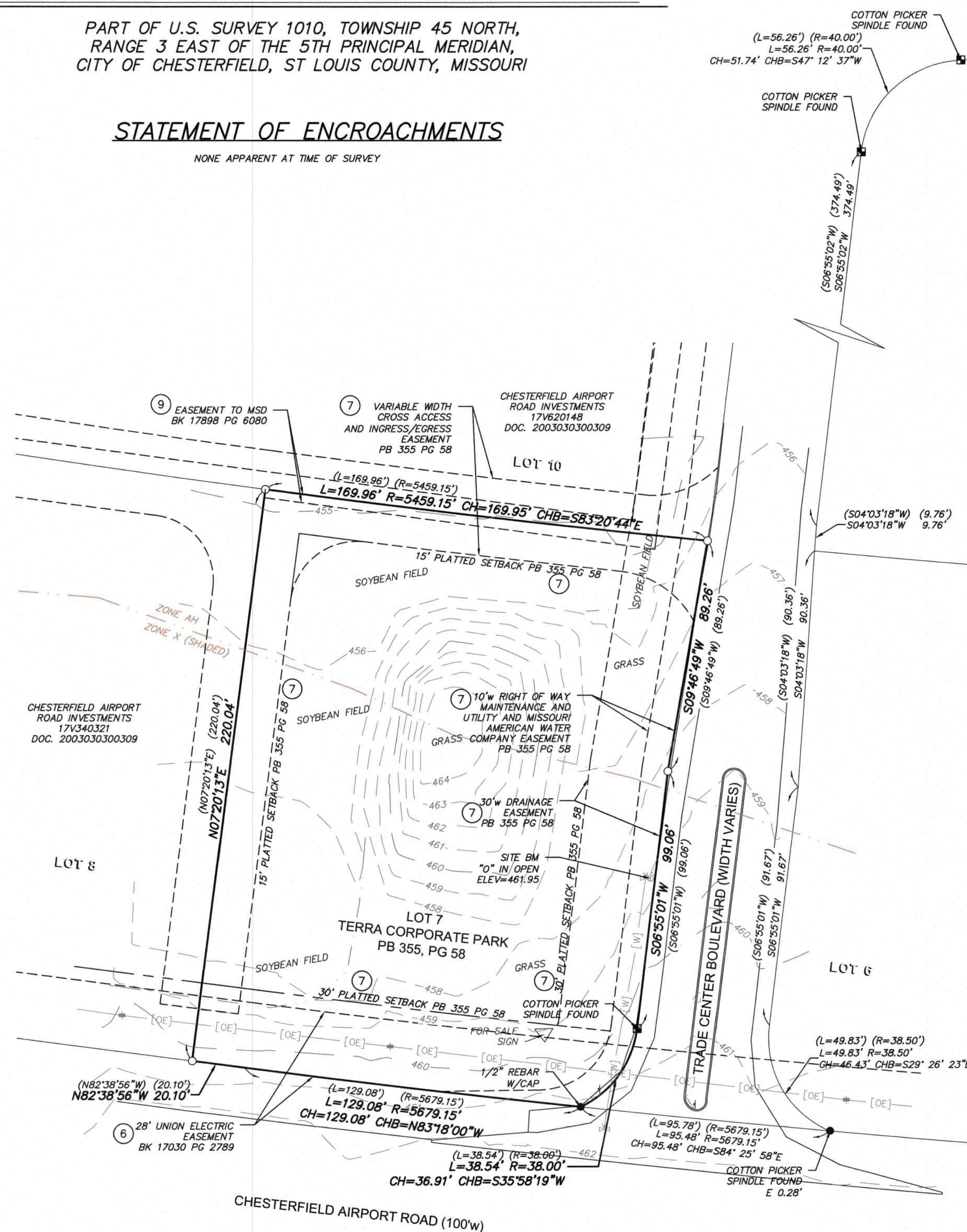
FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X"(SHADED) AND "AH" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 29189C0145K AND 29189C0165K, WHICH BEAR AN EFFECTIVE DATE OF 02/4/2015 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALTA/NSPS LAND TITLE SURVEY

PART OF U.S. SURVEY 1010, TOWNSHIP 45 NORTH,
RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI

STATEMENT OF ENCROACHMENTS

NONE APPARENT AT TIME OF SURVEY



LOCATION MAP
NOT TO SCALE

TOTAL PARKING

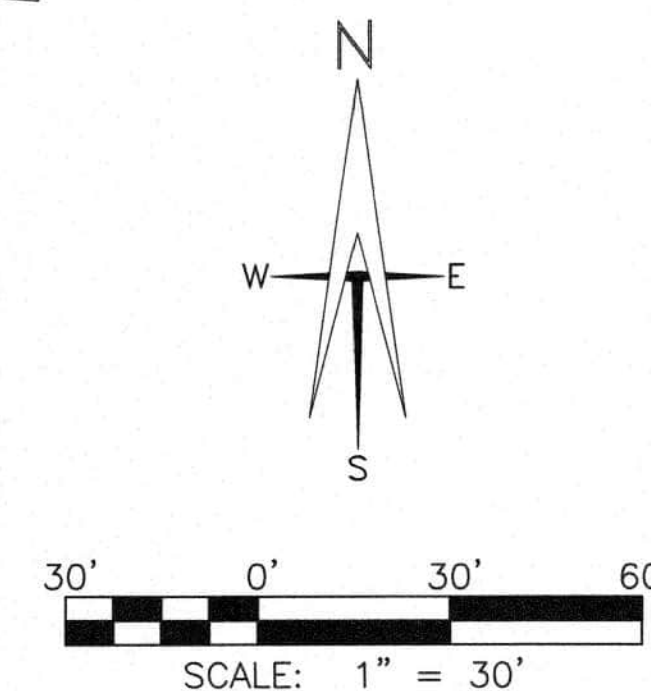
THERE WAS NO STRIPED PARKING ON SITE.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE SUBJECT PROPERTY WITH A RECORD BEARING OF NORTH 07 DEGREES 20 MINUTES 13 SECONDS EAST.

TOTAL AREA

36,622± S.F.
0.84± AC.



DRAWN BY: JAC
CHECKED BY: SES

LEGAL DESCRIPTION

LOT 7 OF TERRA CORPORATE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 355 PAGE 58 OF THE ST. LOUIS COUNTY RECORDS.

THE ABOVE DESCRIPTION AND THE SURVEY HEREON ARE THE SAME PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2105178, DATED AUGUST 9, 2021.

SURVEYOR'S CERTIFICATE

701 TRADE CENTER BOULEVARD
CHESTERFIELD, MISSOURI 63005
BASED UPON TITLE COMMITMENT NO. 2105178
OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF AUGUST 9, 2021

TO: GOOD GROUNDS PROPERTIES, LLC; CHESTERFIELD AIRPORT ROAD INVESTMENTS; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 8, 10, 11(a), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-27-2021.

SHARON E. SHERRILL
REGISTRATION NO. 2018038294
IN THE STATE OF MISSOURI
LICENSE EXPIRATION: 12/31/2022
DATE OF PLAT: 9-30-2021
DATE OF LAST REVISION: 10-5-2021



21MSD-00533
BASE MAP 17V

AKA SHEET C4.0
SHEET 1 OF 1

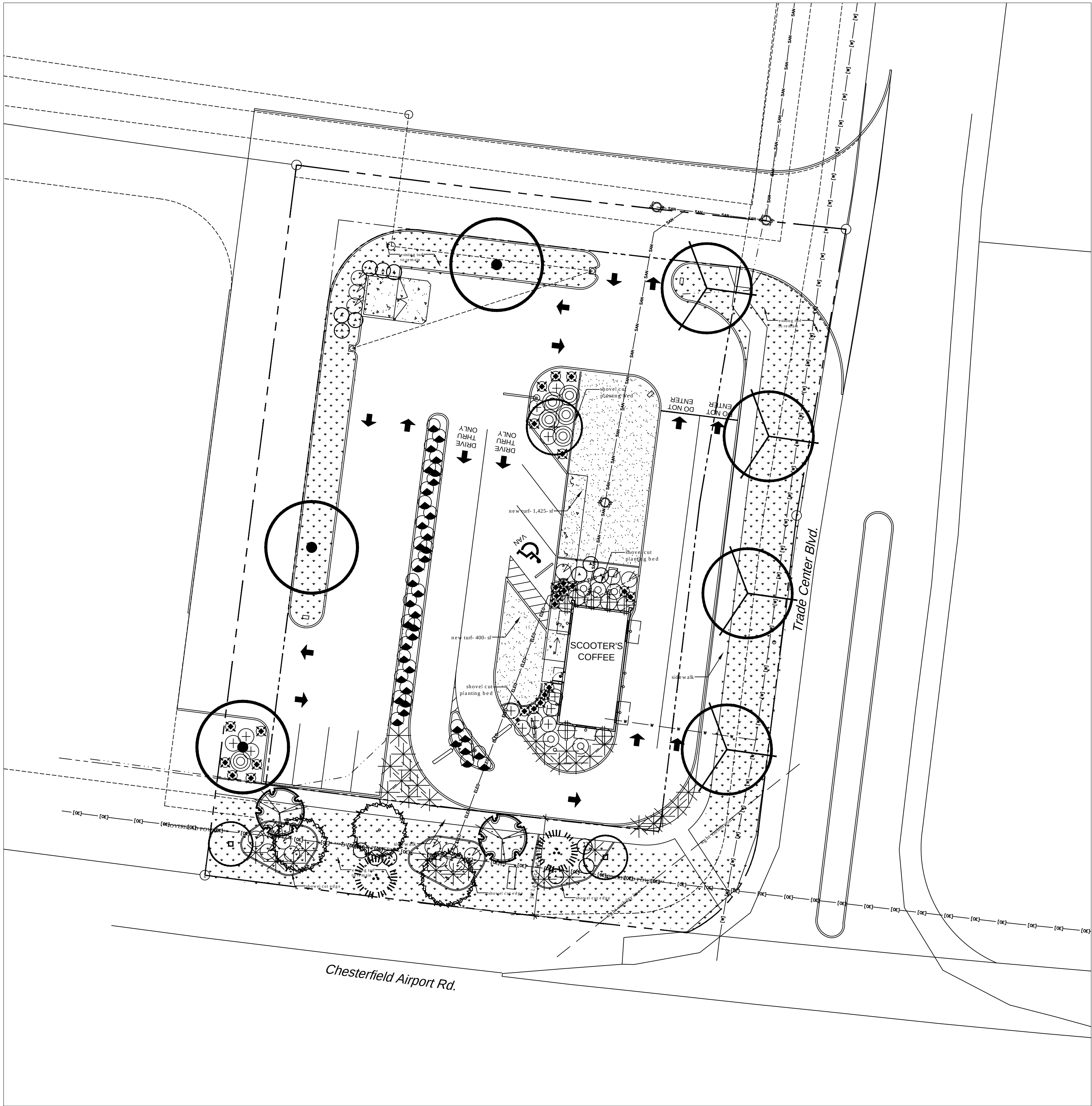
S.A. JOB NO.: 21587-01

SHERRILL ASSOCIATES, INC.
Surveyors - Engineers - Planners
316 Main Street, Edwardsville, IL 62025
PH (618) 656-9251 FAX (618) 656-9496

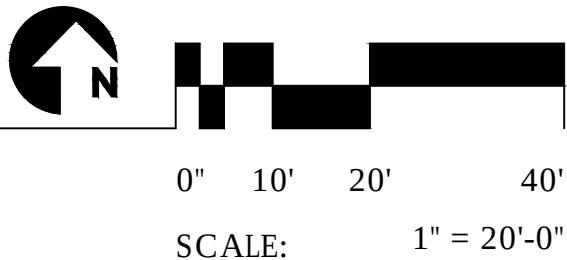


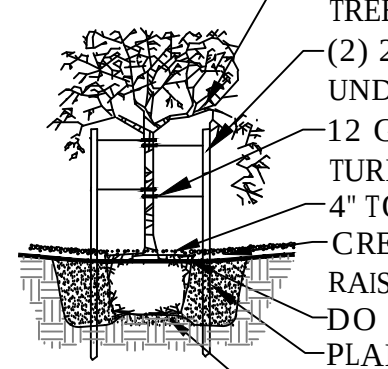
Illinois Design Firm #184-007238

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LANDSCAPE PLAN



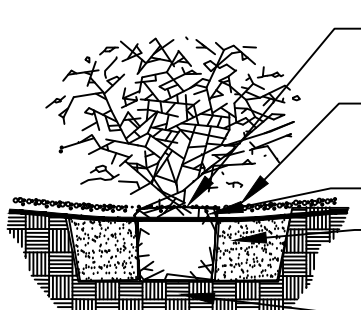


PRUNE BROKEN/DEAD BRANCHES AND THIN FOLLIAGE (20%) WHILE MAINTAINING NORMAL TREE SHAPE. PAINT ALL CUTS WITH TREE DRESSING. (2) 2" DIA. TREE STAKES. HAMMER 1'-0" MIN. INTO UNDISTURBED SOIL (DO NOT STAKE THROUGH ROOT BALL) 12 GA. STRAND GALV. STEEL CABLE AND 3" TURNBUCKLE. ENCASE LOOP IN REINF. RUBBER HOSE. 4" TOP DRESSING
CREATE GENTLE SWALE DEPRESSION DO NOT FORM RAISED BASIN
DO NOT BURY TOP OF ROOTBALL
PLANTING SOIL MIXTURE (REFER TO SOIL SPECIFICATIONS)
PIT WIDTH: 3x DIA. OF CONTAINER
PIT DEPTH: TO EQUAL ROOTBALL

PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

TREE PLANTING

NO SCALE

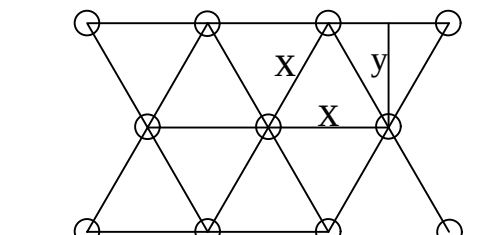


LIGHTLY DUST DECOMPOSED GRANITE OVER ROOTBALL
CREATE GENTLE SWALE DEPRESSION
DO NOT FORM RAISED BASIN
DO NOT BURY TOP OF ROOTBALL
PLANTING SOIL MIXTURE (REFER TO SOIL SPECIFICATIONS)
PIT DEPTH: TO EQUAL ROOTBALL
PIT WIDTH: 3x DIA. OF CONTAINER

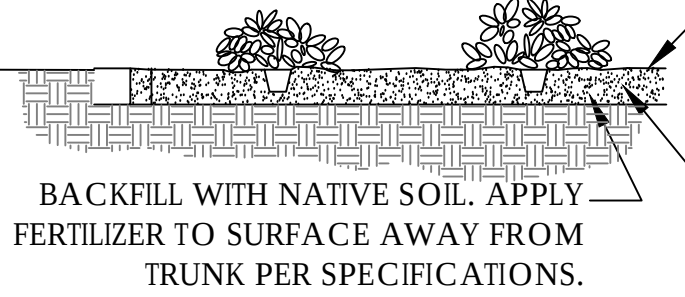
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

SHRUB PLANTING

NO SCALE



ALL GROUNDCOVERS TO BE PLANTED ON CENTER (SEE PLANT LEGEND) IN A TRIANGULAR PATTERN.
X= O.C. DIMENSION AS NOTED ON PLAN.
Y= 0.86 OF DIMENSION 'X'.



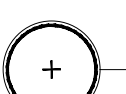
MULCH SOIL TO A DEPTH OF 2", 1" IN DIAMETER. KEEP MULCH AWAY FROM PLANT BASE.
PREPARE SOIL PER SPECIFICATIONS AND ROTOTILL TO A DEPTH OF 6" PRIOR TO ANY SPRINKLER WORK.

BACKFILL WITH NATIVE SOIL. APPLY FERTILIZER TO SURFACE AWAY FROM TRUNK PER SPECIFICATIONS.

GROUNDCOVER PLANTING

NO SCALE

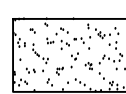
PLANT PALETTE - OVERALL

CANOPY TREES			
NAME	QTY.	SIZE	COMMENTS
 <i>Betula nigra</i> RIVER BIRCH	01	24" BOX	8' HT. 2" CAL. MIN.
 <i>Quercus bicolor</i> SWAMP WHITE OAK	03	24" BOX	8' HT. 2" CAL. MIN.
 <i>Acer rubrum</i> 'October Glory' OCTOBER GLORY RED MAPLE	04	36" BOX	10' HT. 3" CAL. MIN.
 <i>Cornus florida</i> 'Cherokee Chief' FLOWERING DOGWOOD	02	24" BOX	8' HT. 2" CAL. MIN.
 <i>Acer ginnala</i> AMUR MAPLE	02	24" BOX	8' HT. 2" CAL. MIN.
 <i>Amelanchier x grandiflora</i> 'Robin Hill' ROBIN HILL SERVICEBERRY	03	24" BOX	8' HT. 2" CAL. MIN.
 <i>Juniperus chinensis</i> CHINESE JUNIPER	02	24" BOX	8' HT. 2" CAL. MIN.

SHRUBS			
NAME	QTY.	SIZE	COMMENTS
 <i>Forsythia x intermedia</i> 'Kolgold' MAGICAL GOLD FORSYTHIA	12	5 GAL.	24"-30" HT.
 <i>Cornus alba</i> 'Sibirica' RED TWIG DOGWOOD	16	5 GAL.	24"-30" HT.
 <i>Clethra alnifolia</i> 'Ruby Spice' RUBY SPICE SUMMER SWEET	05	5 GAL.	24"-30" HT.
 <i>Clethra alnifolia</i> 'Vanilla Spice' VANILLA SPICE SUMMER SWEET	12	5 GAL.	24"-30" HT.
 <i>Rhamnus fragula</i> 'Ron Williams' FINE LINE BUCKTHORN	06	5 GAL.	24"-30" HT.
 <i>Ilex 'Mesog'</i> 'China Girl' CHINA GIRL HOLLY	07	5 GAL.	18"-24" HT.

ACCENTS			
NAME	QTY.	SIZE	COMMENTS
 <i>Calamagrostis x acutiflora</i> 'Karl Foerster' KARL FOERSTER PINK FEATHER REED GRASS	32	3 GAL.	18" HT.

GROUNDCOVERS			
NAME	QTY.	SIZE	COMMENTS
 <i>Euonymus fortunei</i> 'Variegata' WINTERCREEPER EUONYMUS	39	1 GAL.	
 <i>Liriope muscari</i> 'Big Blue' BIG BLUE LIRIOPE	24	1 GAL.	

SURFACE MATERIALS	
DESCRIPTION	QUANTITY
 <i>Cynodon dactylon</i> BERMUDA LAWN GRASS	1,825 S.F.

LANDSCAPE MATERIALS

Shredded hardwood mulch- 3" in all non turf areas

LANDSCAPE NOTES

- All finished grades to be approved by the landscape architect prior to the installation of any plant material.
- Plant material to be approved by the landscape architect prior to installation.
- All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
- The contractor is to provide a 2 lb sample of the proposed decomposed granite for review and approval by the landscape architect and owner. The contractor shall provide 100% coverage of non-paved areas within the limits of construction.
- For all tree planting that encounters hardpan/caliche provide separate unit price to install trees with an auger.
- It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season (e.g. summer vs winter). Should the landscape contractor have any concerns about plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.
- All palm and deciduous trees to be unconditionally guaranteed for one year after installation. All other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the city/owner. Any plant materials not approved by city/owner prior to October 1 of the calendar year in which they are installed shall be further guaranteed until may 20th of the following calendar year.
- Trees, shrubs, vines, groundcovers and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
- The landscape contractor shall be responsible for providing all finished grades and for maintaining positive drainage away from all buildings during the finish grading process. All slopes not to exceed 4:1 in landscape areas.
- The landscape contractor shall verify berm and retention basin locations shown on these plans with those on the civil engineering plans. Should a discrepancy exist between the plans, Studio Sprawl should be notified immediately.
- Under no circumstance shall any tree be planted within 6' of any building without the express written approval of the landscape architect.
- Trees and shrubs shall be placed a minimum of 6' from public accessways, utility cabinets and fire hydrants.
- Shrubs must be at maturity, 6' from the rear of a fire hydrant. No material other than groundcovers may be placed between a fire hydrant and the street or roadway or 6' on either side. Field verify all hydrant location with the civil engineering plans.
- All site improvements, including landscape and site clean up must be completed prior to final approval or certificate of occupancy.
- Trees adjacent to pedestrian walkways should have minimum canopy clearance of 6'8".
- No plant material with mature growth greater than three (3) feet in height shall be planted within potable water, sanitary sewer, or non-potable irrigation easements. [Volume III, Section 2.05(A)]
- No shrubs shall be planted within five (5) feet or trees within ten (10) feet of potable and non-potable water meters, fire hydrants, sanitary sewer manholes, or potable water, sanitary water, and non-potable irrigation mains and services. [Volume III, Section 2.05(B)]
- Automatic irrigation system shall be equipped with an automatic rain detection device. [Chapter 18.44.100.3.b]

studio **SPRAWL**
po box 14012
scottsdale, arizona 85267
p 480.361.9281
f 480.361.9276

FM
GROUP INC
TWENTY FIVE YEARS
15974 N. 77th ST., STE 100
SCOTTSDALE AZ 85260

STATE OF MISSOURI
DANIEL R. ERLANDSON
NUMBER A. 2012026767
LANDSCAPE ARCHITECT
04/08/22

EST. 1998
SCOOTER'S
COFFEE

PROJECT ADDRESS:
701 TRADE CENTER BLVD.
CHESTERFIELD, MO 63005

REVISIONS:
CITY COMMENTS 3.07.22

TITLE:
LANDSCAPE
PLAN

DATE:
04.08.2022

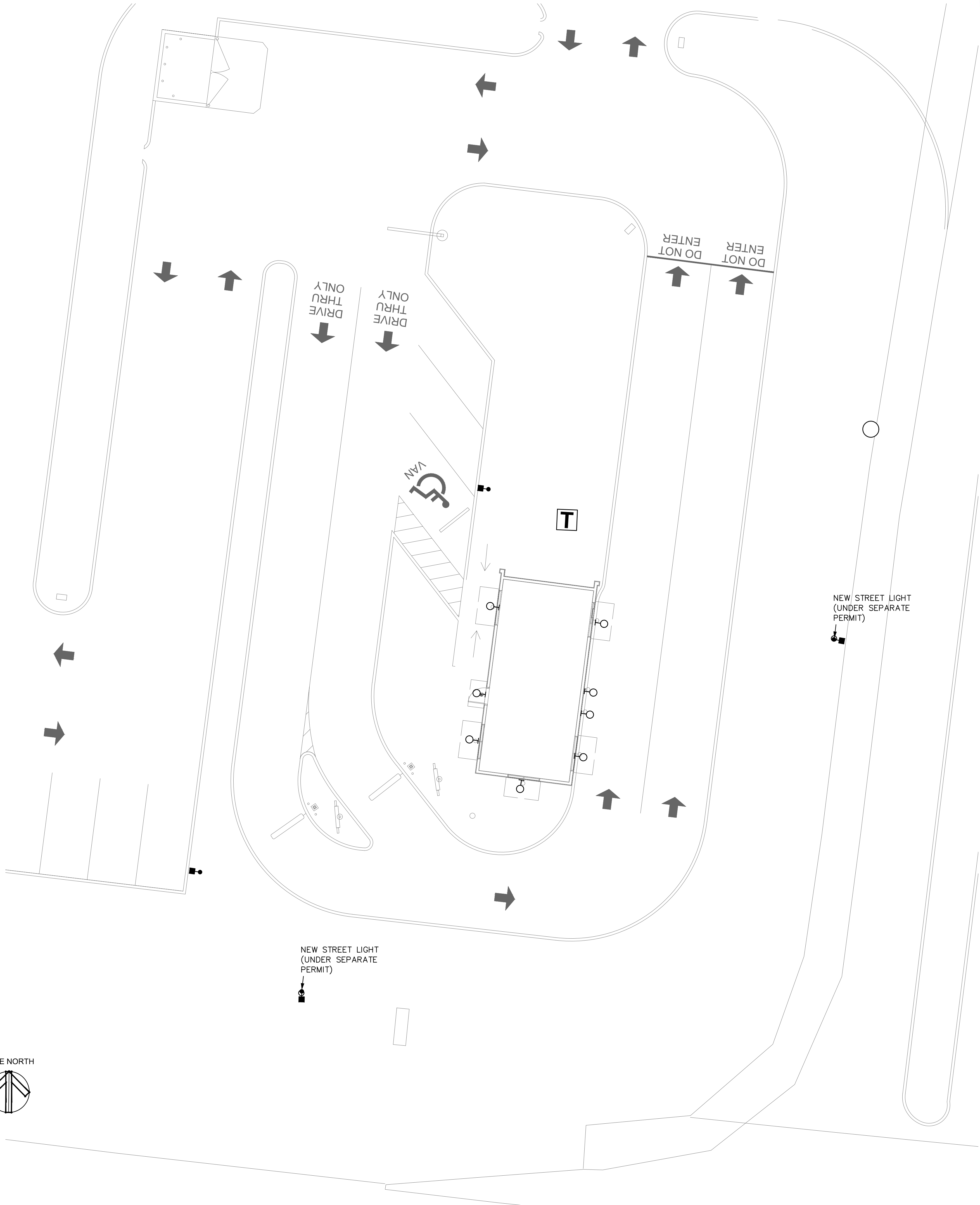
PROJECT NO.
21-378

- ☐ DESIGN DEVELOPMENT
- ☒ PERMIT SUBMITTAL
- ☐ BID PACKAGE
- ☐ CONSTRUCTION ISSUE

SHEET NO.

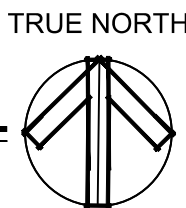
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1 ELECTRICAL SITE PLAN

SCALE: 1"= 10'-0"

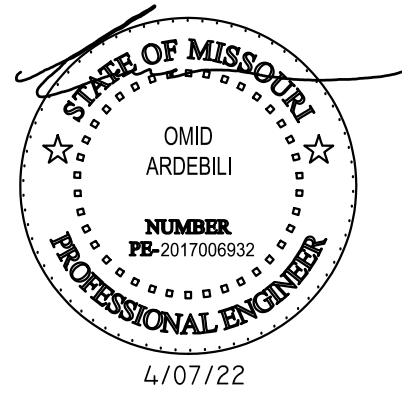


GENERAL NOTES

- A. ALL EXTERIOR LIGHT FIXTURES TO COMPLY WITH LOCAL NIGHT SKY ORDINANCE.
- B. ALL EXTERIOR LIGHTING AND SIGNAGE TO BE FED WITH #10 CU. U.N.O.
- C. ALL EXTERIOR ELECTRICAL EQUIPMENT TO BE NEMA-3R RATED.
- D. CONTRACTOR TO COORDINATE EXACT SITE LIGHTING FIXTURE LOCATIONS WITH LANDSCAPE DRAWINGS.
- E. ALL FIXTURES INSTALLED OUTDOORS SHALL BE RATED FOR DAMP/WET LOCATIONS AS REQUIRED. THE CONTRACTOR SHALL COORDINATE DAMP/WET LOCATION RATING PER NEC ARTICLE 410-4. ALL INSTALLATIONS SHALL CONFORM TO NEC ARTICLE 410, ALL SUB ARTICLES.
- F. FIRE ALARM EQUIPMENT SHALL BE COORDINATED FOR EXACT LOCATION AND REQUIREMENTS WITH FIRE MARSHALL.
- G. ALL PVC CONDUIT MUST HAVE A MINIMUM OF #10 CU. GROUND CONDUCTOR.
- H. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND SCHEDULING WITH POWER AND TELEPHONE UTILITY COMPANIES INCLUDING PROVIDING (2) COMPLETE SETS OF DRAWINGS TO EACH COMPANY. ALL WORK SHALL BE INSTALLED PER EACH UTILITY COMPANIES FINAL DESIGN DRAWINGS.
- I. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL EXTERIOR LIGHT FIXTURES WITH ARCHITECTURAL DRAWINGS.

CONTRACTOR NOTE

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND SCHEDULING WITH POWER AND TELEPHONE UTILITY COMPANIES INCLUDING PROVIDING (2) COMPLETE SETS OF DRAWINGS TO EACH COMPANY. ALL WORK SHALL BE INSTALLED PER EACH UTILITY COMPANIES FINAL DESIGN DRAWINGS.



PROJECT ADDRESS:
701 TRADE CENTER BLVD.
CHESTERFIELD, MO 63005

- REVISIONS:
- △ CITY COMMENT 01.19.22
 - △ CITY COMMENT 03.07.22

TITLE:
ELECTRICAL
SITE PLAN

DATE:
11.22.2021
PROJECT NO.
21-378
SHEET NO.

Electrical Engineer
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7328 E Stetson Dr., Scottsdale, AZ 85251
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Proj. Mgr.: BH Proj. No.: 21E22

E0.0

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PRO SERIES

The Pro Series offers energy efficient, economical LED lighting for indoor and outdoor applications.

- Indoor / Outdoor
- Commercial / Residential
- Accent / Back-lighting



Physical	
Operating Temp	-15° to 140°F (-25° to 60°C)
Environment	IP65 Standard (Dust/splash proof) IP68 Rugged* (Water/chemical resistant)
Mounting	3M Adhesive Clips Channels
Cut Length	See page 2

Performance	
Lumen Maintenance	50,000 Hrs
Warranty	2 years
CCT Binning	<SDCM
Certifications	UL Closet Rated (Pro 60 / 120)

Electrical	
Voltage	24V
Wire Size	20 AWG, 2 Wire
Dimming	MLV 0-10V S3I Series Controller

Complete Solution	
Step 1	Build your ribbon order code
Step 2	Select your channel (pg 3-4)
Step 3	Select your power and controls (pg 5-6)
Step 4	Select your accessories (pg 7)
Step 5	Contact your local agent or Nova Flex Rep.

*Special order, allow 4 - 6 weeks delivery.

Designed & Assembled in Minnesota.

Specifications are subject to change without notice.

IES LM79 | TM30 | INSTALL GUIDE

CHANNEL OPTIONS PRO SERIES

Create a fixture, diffuse light, or add another level of protection with our aluminum channel options. All orders come with mounting clips, end caps, and choice of lens. A variety of color channel is available as special order.

Lens Type defaults to soft lens, unless specified

CL Clear (0% - 5%) SF Soft (20% -30%) SL Solid* (50%+)

Product Image	Product Code	Compatible with	Lens Options	Dimensions	Downloads
	Surface 1707 NF-CH-1707-2M	IP65: 60, 120	CL SF SL	Height with Lens 0.3"	SPEC SHEET
	Surface 1707 - 30° NF-CH-1707-C/CLEAR/30-2M	IP65: 60, 120	CL	Height with Lens 0.3"	SPEC SHEET
	Surface 1707 - 60° NF-CH-1707-C/CLEAR/60-2M	IP65: 60, 120	CL	Height with Lens 0.3"	SPEC SHEET
	Surface 1813 NF-CH-1813-2M	IP65: 60, 120, 240 IP68: 60, 120	CL SF SL	Height with Lens 0.3"	SPEC SHEET
	Surface 1919 NF-CH-1919-2M	IP65: 60, 120	CL SF SL	Height with Lens 0.3"	SPEC SHEET
	Surface 2216 NF-CH-2216-2M	IP65: 60, 120, 240 IP68: 60, 120	CL SF SL	Height with Lens 0.65"	SPEC SHEET
	Surface 3030 - CR NF-CH-3030-C/CLEAR/CR-2M NF-CH-3030-C/SOFT/CR-2M	IP65: 60, 120, 240 IP68: 60, 120, 240	CL SF SL	Height with Lens 0.70"	SPEC SHEET
	Surface 3030 - SQ NF-CH-3030-C/CLEAR/SQ-2M NF-CH-3030-C/SOFT/SQ-2M	IP65: 60, 120, 240 IP68: 60, 120, 240	CL SF SL	Height with Lens 0.70"	SPEC SHEET
	Surface 3525 NF-CH-3525-2M	IP65: 60, 120, 240 IP68: 60, 120, 240	CL SF SL	Height with Lens 0.70"	SPEC SHEET
	Surface 4517 NF-CH-4517-2M	IP65: 60, 120, 240 IP68: 60, 120, 240	CL SF SL	Height with Lens 0.70"	SPEC SHEET

*Solid Lens, allow 4 - 6 weeks delivery.

Designed & Assembled in Minnesota.

Specifications are subject to change without notice.

800.595.6302 novaflexled.com | 03



	CCT	CRI	Lumens/ft	Efficacy (lm/w)	Power (w/ft)	Max Run
PRO 60	2700K	81	94	63	1.5	48.8 ft
	3000K	81	115	77		
	3225K	83	103	67		
	4100K	84	101	67		
	5500K*	82	92	61		
PRO 120	2700K	85	87	58	3.0	30.3 ft
	3000K	81	210	70		
	3225K	83	197	66		
	4100K	83	212	71		
	5500K*	82	208	69		
PRO 240	2700K	83	172	57	5.9	15.4 ft
	3000K	81	384	65		
	3225K	84	417	71		
	4100K	83	421	71		
	5500K*	83	407	69		
PRO 480	2700K	80	381	65	11.8	7.7 ft
	3000K	81	368	62		

Lumens have a tolerance of +/- 10%.

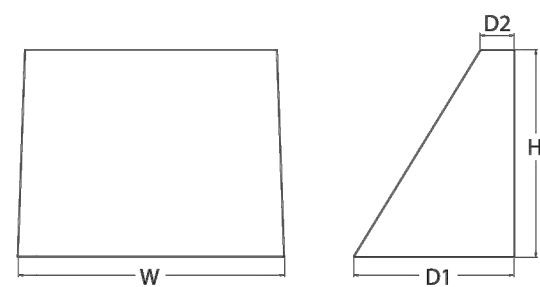


WDGE2 LED Architectural Wall Sconce Precision Refractive Optic



Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)



WDGE LED Family Overview

Luminaire	Optics	Standard EMT, 0°C	Cold EMT, -20°C	Sensor	Approximate Lumens (4000K, 90CRI)					
					P6	P1	P2	P3	P4	P5
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / rLight	--	1,200	2,000	3,000	4,500	6,000
WDGE3 LED	Precision Refractive	10W	18W	Standalone / rLight	700	1,200	2,000	3,200	4,200	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / rLight	--	7,500	8,500	10,000	12,000	--
WDGE4 LED	Precision Refractive			Standalone / rLight	--	12,000	16,000	18,000	20,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 ¹	27K	2700K	700CP	T15	Type I Short
	P1 ¹	30K	3000K	800CP	T3M	Type II Medium
	P2 ¹	40K	4000K	LWF Limited Wavelength	T3M	Type II Medium
	P3 ¹	50K	5000K	TFIM	T4M	Type IV Medium
	P4 ¹	AMB ²	Amber		TFIM	Forward Throw Medium

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 2°C min)	D080D Dark bronze
E20WH Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	D080D Black
PE ² Photocell, Button Type	D080D Natural aluminum
DMG ³ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	D080D White
RCE Bottom conduit entry for back box (P8BW). Total of 4 entry points.	D080D Sandstone
BAA Buy America(s) Act Compliant	D080D Textured dark bronze
	D080D Textured black
	D080D Textured natural aluminum
	D080D Textured white
	D080D Textured sandstone

	COMMERCIAL OUTDOOR	One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2011-2021 Acuity Brands Lighting, Inc. All rights reserved.	WDGE2 LED Rev. 01/18/22
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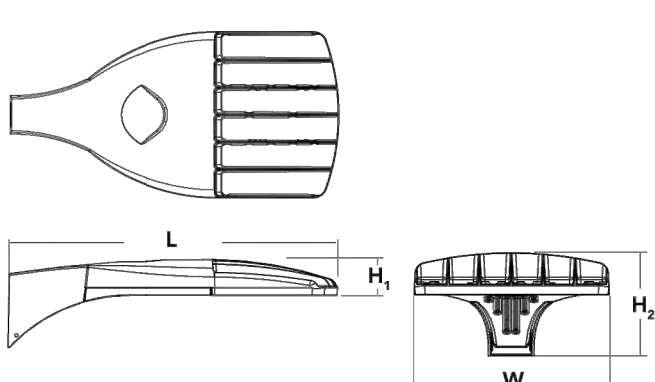


D-Series Size 0 LED Area Luminaire



Specifications

EPA: 0.95 ft² (0.09 m²)
Length: 26" (0.66 m)
Width: 13" (0.33 m)
Height: 7" (0.18 m)
Weight (max): 16 lbs (7.3 kg)



Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	30K 3000K	T15 Type I short (Automotive)	T55 Type I short ¹	MVOLT (120V-277V) ^{1A}
	P1	40K 4000K	T25 Type I short	T3M Type V medium ¹	MVOLT (277V-480V) ^{1A}
	P2	50K 5000K	T2M Type II medium	T3M Type V wide ¹	120 ¹
	P3		T3S Type III short	BLC Backlight control ⁴	208 ⁴
	P4 ¹		T3M Type II medium	LC00 Left corner cutoff ¹	240 ⁴
	P5 ¹		T4M Type IV medium	RC00 Right corner cutoff ¹	277 ¹
	P6 ¹		TFIM Forward throw medium	TFIM	247 ¹
	P7 ¹		TSVS Type V very short ¹	TSVS	480 ¹

Control options	Other options	Finish (optional)
Shipped installed NLTAIR2 rLight AIR generation 2 enabled ^{1A}	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3K ^{1A,9}	D080D Dark bronze
PIRHN Network, high/low, motion/ambient sensor ⁹	PIRHN High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3K ^{1A,9}	D080D Black
PER NEMA twist-lock receptacle only (control ordered separately) ^{1A}	PIRHFCEV High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1K ^{1A,9}	D080D Natural aluminum
PERB Five-pin receptacle only (control ordered separately) ^{1A,9}	PIRHFCEV High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1K ^{1A,9}	D080D White
PERF Seven-pin receptacle only (leads exit fixture) (control ordered separately) ^{1A,9}	PIRHFCEV High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1K ^{1A,9}	D080D Textured dark bronze
DMG 0-10V dimming entered out back of housing for external control (control ordered separately) ¹	FAO Field adjustable output ¹	D080D Textured black
		D080D Textured natural aluminum
		D080D Textured white

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A/A2

Catalog Number	
Notes	
Type	

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with rLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

COMcheck Software Version 4.1.5.3 Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: SCOOTER'S COFFEE
Project Type: New Construction

Construction Site: 701 TRADE CENTER BLVD
CHESTERFIELD, MO 63005

Owner/Agent: FM GROUP INC
15974 N 77TH ST STE 100
SCOTTSDALE, AZ 85260

Designer/Contractor: ARDEBILI ENGINEERING
7328 E STETSON DR
SCOTTSDALE, AZ 85251

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B X C)
1-Common Space Types:Dining Area - Cafeteria/Fast Food	665	0.59	392
Total Allowed Watts =			392

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt. (C X D)
1-Common Space Types:Dining Area - Cafeteria/Fast Food LED 1: T1; 2X4; Other:	1	8	40
Total Proposed Watts =			320

Interior Lighting PASSES: Design 18% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

OMID ARDEBILI, PE
Name - Title Signature Date 01/27/2022

Project Title: SCOOTER'S COFFEE
Data filename: Z:\Shared\01_Projects\2021\21672_FMG_Scooters - Chesterfield, MO\01_Construction Documents\ENERGY\IECC_E.cck
Report date: 01/27/22
Page 1 of 7

COMcheck Software Version 4.1.5.3 Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: SCOOTER'S COFFEE
Project Type: New Construction
Exterior Lighting Zone: 3 (Other (L23))

Construction Site: 701 TRADE CENTER BLVD
CHESTERFIELD, MO 63005

Owner/Agent: FM GROUP INC
15974 N 77TH ST STE 100
SCOTTSDALE, AZ 85260

Designer/Contractor: ARDEBILI ENGINEERING
7328 E STETSON DR
SCOTTSDALE, AZ 85251

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Illuminated area of facade wall or surface	21500 ft ²	0.15	No	3225
Total Tradable Watts (a) =				0
Total Allowed Watts =				3225
Total Allowed Supplemental Watts (b) =				750

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 750 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt. (C X D)
Illuminated area of facade wall or surface (21500 ft ²): Non-tradable Wattage LED 1: A: WALL SCONCE: Other: LED 2: A2: WALL SCONCE: Other: LED 3: B: LED STRIP: Other: LED 4: SB: POLE LIGHT: Other: LED 4 copy 1: SC: POLE LIGHT: Other:	1	7	19
	1	1	19
	1	1	350
	1	1	134
	1	1	134
Total Tradable Proposed Watts =			0

Exterior Lighting PASSES: Design 0.0% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

OMID ARDEBILI, PE
Name - Title Signature Date 01/27/2022



PROJECT ADDRESS:
701 TRADE CENTER BLVD.
CHESTERFIELD, MO 63005

REVISIONS:

- △ CITY COMMENT 01.19.22
- △ CITY COMMENT 03.07.22

TITLE:

EXTERIOR LIGHTING CUTSHEETS & COMCHECKS

DATE:
11.22.2021

PROJECT NO.
21-378

SHEET NO.

E0.1

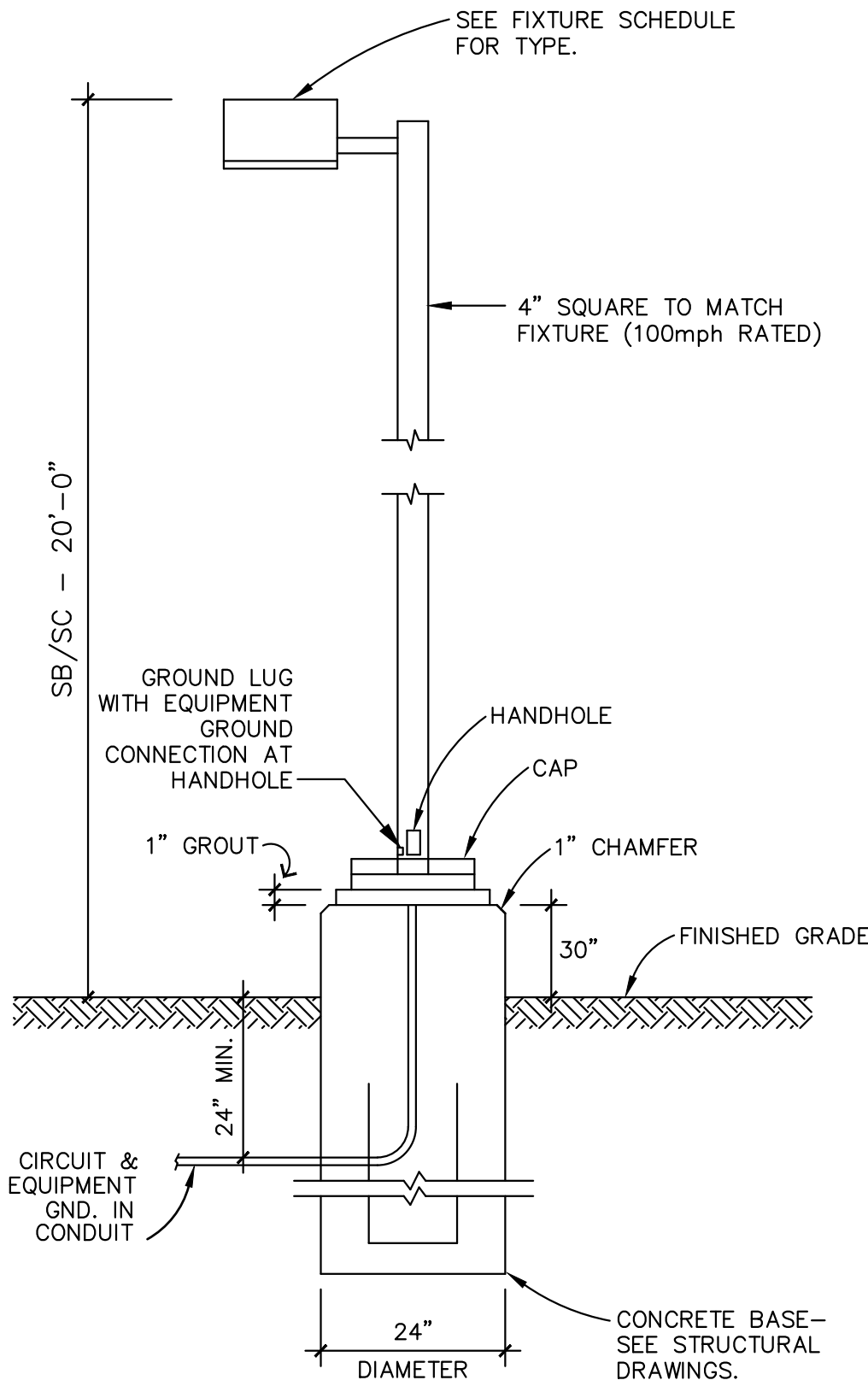
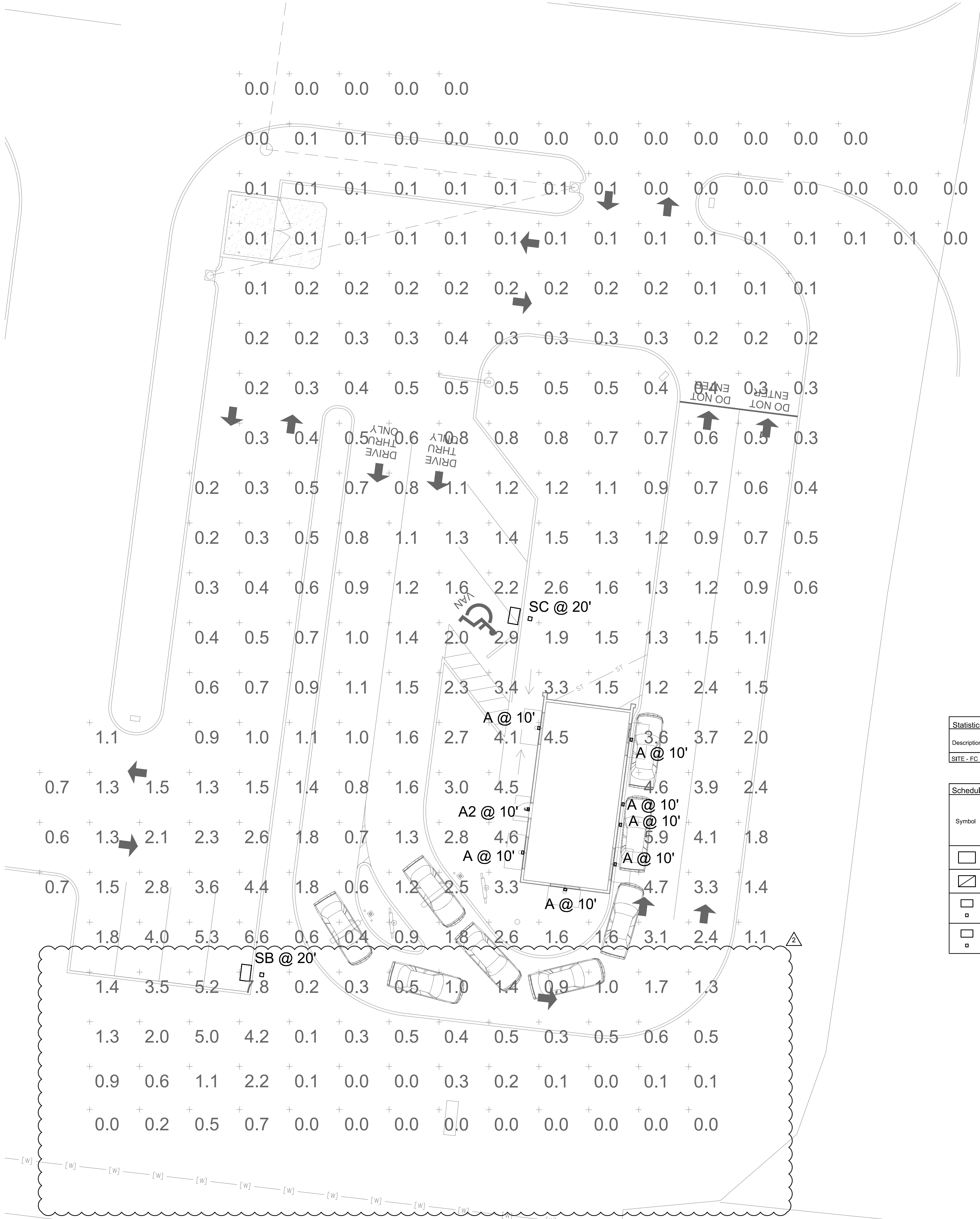
Electrical Engineer

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Proj. Ngr: BH

ENTIRE SHEET

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LIGHT POLE 'SB/SC'

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. THE POLE AND BASE SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND BE STAMPED AND SEALED ACCORDINGLY AS A DEFERRED SUBMITTAL.

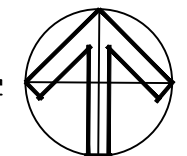
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE - FC @ GRADE	+	1.1 fc	7.8 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	7	Lithonia Lighting	WDGE2 LED P2 30K 80CRI T4M MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 4 MEDIUM OPTIC	LED - 3000K	WDGE2_LED_P2_30K_80CRI_T4 M.lis	1922	0.91	18,9815
▤	A2	1	Lithonia Lighting	WDGE2 LED P2 30K 80CRI T4M MVOLT E20WC (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 4 MEDIUM OPTIC WIEM BATTERY PACK	LED - 3000K	WDGE2_LED_P2_30K_80CRI_T4 M.lis	1922	0.91	18,9815
□	SB	1	Lithonia Lighting	DSX0 LED P6 30K LCCO MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 30K LCCO MVOLT	LED - 3000K	DSX0_LED_P6_30K_LCCO_MVOL T.lis	9041	0.91	134
□	SC	1	Lithonia Lighting	DSX0 LED P6 30K T5W MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 30K T5W MVOLT	LED - 3000K	DSX0_LED_P6_30K_T5W_MVOL T.lis	15285	0.91	134

1 PHOTOMETRIC SITE PLAN

SCALE: 1"= 10'-0"

TRUE NORTH



ENTIRE SHEET

Electrical Engineer
OMID ARDEBILI P.E.
7328 E Stetson Dr., Scottsdale, AZ 85251
T: 480-626-7072 E:omid@ardebiling.com
Proj. Ngr: BH Proj. No.: 21522

FM GROUP INC
TWENTY FIVE YEARS
15974 N. 77th ST., STE 100
SCOTTSDALE AZ 85260



PROJECT ADDRESS:
701 TRADE CENTER BLVD.
CHESTERFIELD, MO 63005

REVISIONS:

- △ CITY COMMENT 01.19.22
- △ CITY COMMENT 03.07.22

TITLE:

PHOTOMETRIC SITE PLAN

DATE:
11.22.2021

PROJECT NO.
21-378

SHEET NO.

E0.2



May 3, 2022

Scooter's – Chesterfield MO

City of Chesterfield
Planning Department
690 Chesterfield Parkway West
Chesterfield, Missouri 63005

To Whom It May Concern,

FM GROUP is pleased to submit Scooter's Coffee to The City of Chesterfield Planning Commission for their consideration. This submittal package, includes the Statement of Design showing how the design standards are being addressed based on the city zoning code.

STATEMENT OF DESIGN INTENT

General Requirements for Site Design

Site Relationship

Scooter's is a *drive thru only* coffee kiosk. The brand model is built on speed and the ability to move vehicles quickly. The stated mission is "Amazing people, Amazing drinks... Amazingly fast!" The site is designed with this motto in mind.

The site is primarily designed to provide fast and efficient movement of vehicles around the building. Although there is no pedestrian traffic to and from the proposed building, sidewalks have been added along both Chesterfield Airport Rd. and Trade Center Blvd.

The landscape design surrounds the building on all four sides and large canopy trees have been added in these areas.

Circulation System and Access

The site has been designed with a new primary roadway from Trade Center Blvd. Ingress and Egress drives will then connect to this roadway at two locations.

Once on-site vehicle traffic moves in a circular path around the building. Primarily using one-way traffic makes it easy for the customers to navigate the site and virtually eliminates any cross traffic.

To ensure that there are no cars in the queue backing up on the public streets, two drive-thru order lanes with a double menu board system is being utilized. The use of two drive thru lanes for ordering provides additional on-site stacking during peak services time.

Employee parking is located near the building with three stalls within the interior island and four stalls at the south end of the site. Employees will enter and leave the site with ease even during peak hours. Accessible parking is conveniently located near the entrance door.

Topography

The existing site is relatively flat and currently exists as a vacant parcel. Minor grading will be required to provide accessible access into the building.

Retaining Walls and Screen Walls

No retaining or screen walls are proposed.

General Requirements for Building Design

Scale

Currently there are no existing structures to the north, west, or east of the proposed building. Buildings to the south are primarily one-story. A single-story building of similar height and scale is being proposed.

Design

The design of the building is well coordinated with the design of the buildings in the general vicinity. Many of the buildings along Chesterfield Airport Blvd use brick accent areas in their design. Brick veneer will be used in specific areas along the front and side elevations of the building as a contrasting accent. The Hardie Panel Reveal System is being used in the balance of the Elevations. Hardie Panel is a durable siding that maintains its appearance for a long time. The Hardie Panel system with reveal has a contemporary clean look and is similar in design and appearance to many of the nearby buildings. A flat roof with high parapet screens the mechanical equipment and matches back to many buildings along Chesterfield Airport Blvd. Fabric awnings highlight the building.

Materials and Colors

This area in Chesterfield has beautiful trees and green open space. To compliment this and coordinate with nearby buildings, a neutral color palette with hues selected from nature are being used. The dark brown brick veneer is in high contrast to the tan colored Hardie panels. The storefront and metal trim details are a dark bronze. Finally, terracotta-colored awnings provide a small burst of color to set these areas apart. Please refer to the exterior renderings for more visual presentation.

Landscape Design and Screening

A thoughtful approach to landscape design and screening has been taken. Shade trees have been added throughout the site, but particularly in the parking areas and along the street frontage. Turf is proposed along the street front for both Trade Center Blvd and Chesterfield Airport Blvd. This approach matches that of the neighboring lots along Chesterfield Airport Blvd. Foundation plantings have been added around the building.

Dumpster enclosure and service areas have evergreen shrubs planted to provide year-round screening. In addition to screening from landscaping, the dumpster enclosure is screened with a CMU screen walls and painted metal gates.

Signage

It is understood that signage review is not part of this process and will be reviewed in a separate submittal.

Lighting

The site lighting primarily consists of building lighting and specific lighting adjacent to various building functions for drive thru and menu board access. The building lighting is achieved with the use of wall mounted luminaires to highlight the walls and LED strip lighting is being proposed at the parapet level housed in a metal reveal around the entire building. Photometrics and fixture cut sheets have been provided in the submittal package for your reference.

Thank you for your consideration. If you have any questions or comments, please me at 480.397.0048.

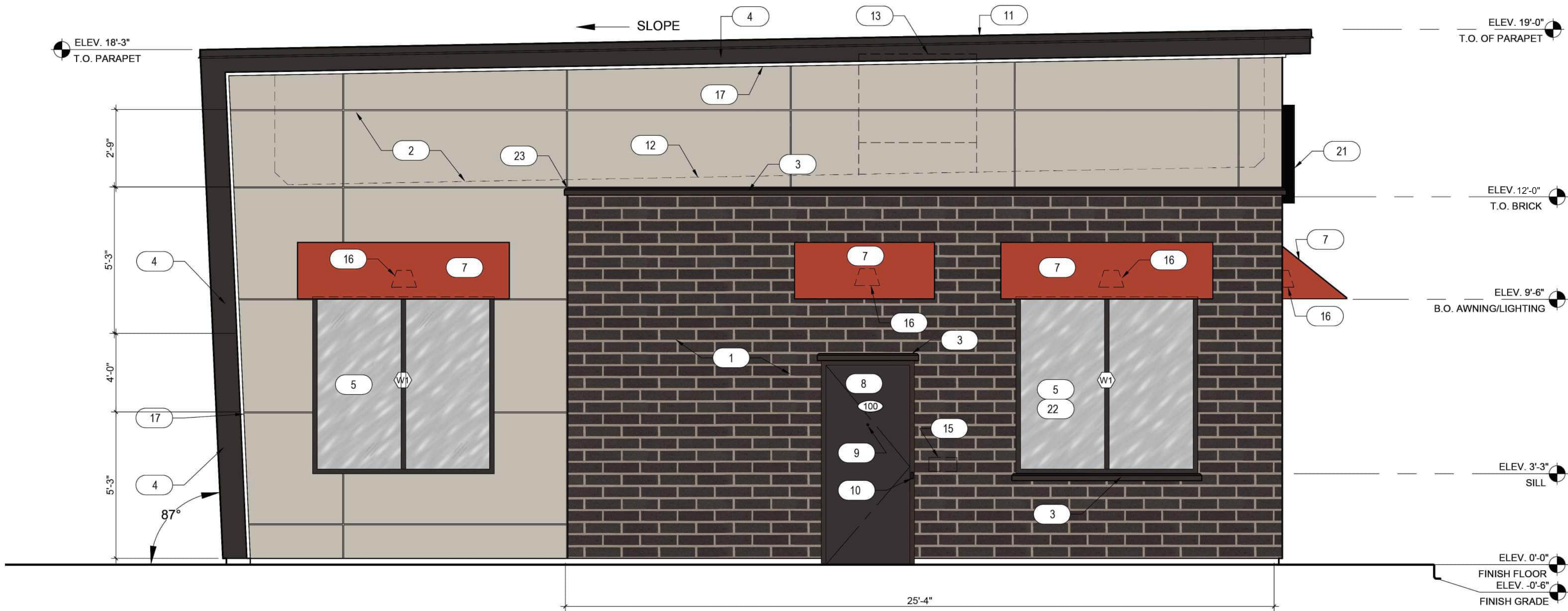
Sincerely,

FM GROUP INC

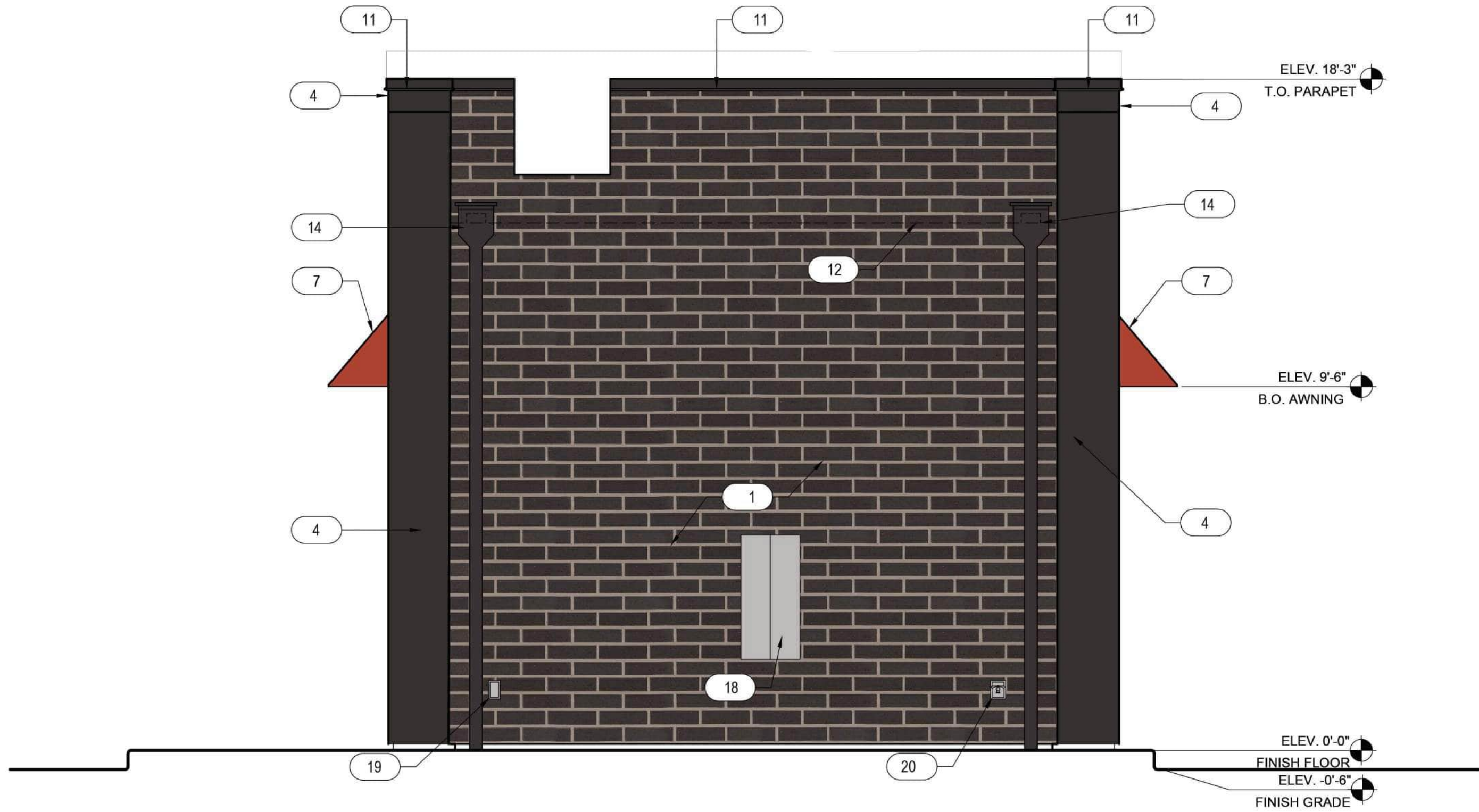
A handwritten signature in black ink, appearing to read 'Michele M. McCoy', with a stylized flourish at the end.

Michele M. McCoy
Senior Project Manager
mmccoy@fmgroup.net

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2 EXTERIOR ELEVATIONS-WEST
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATIONS-NORTH
SCALE: 3/8" = 1'-0"

KEYNOTES

X

1. ENDICOTT THIN BRICK VENEER, RUNNING BOND - COLOR: MANGANESE BROWN, SMOOTH FINISH
2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. ENDICOTT 3 5/8" ROLOCK SILL - COLOR: MANGANESE BROWN, SMOOTH FINISH
4. 20 GUAGE METAL ACCENTS AND SOFFITS - COLOR: DARK BRONZE
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: TERRACOTTA
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW9175 DEEP FOREST BROWN EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GUAGE METAL PARAPET CAP - COLOR: DARK BRONZE
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. NOT USED
22. SPANDREL GLASS
23. START HARDIE PANEL SIDING HERE



PROJECT ADDRESS:

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS

DATE:
11.22.2021

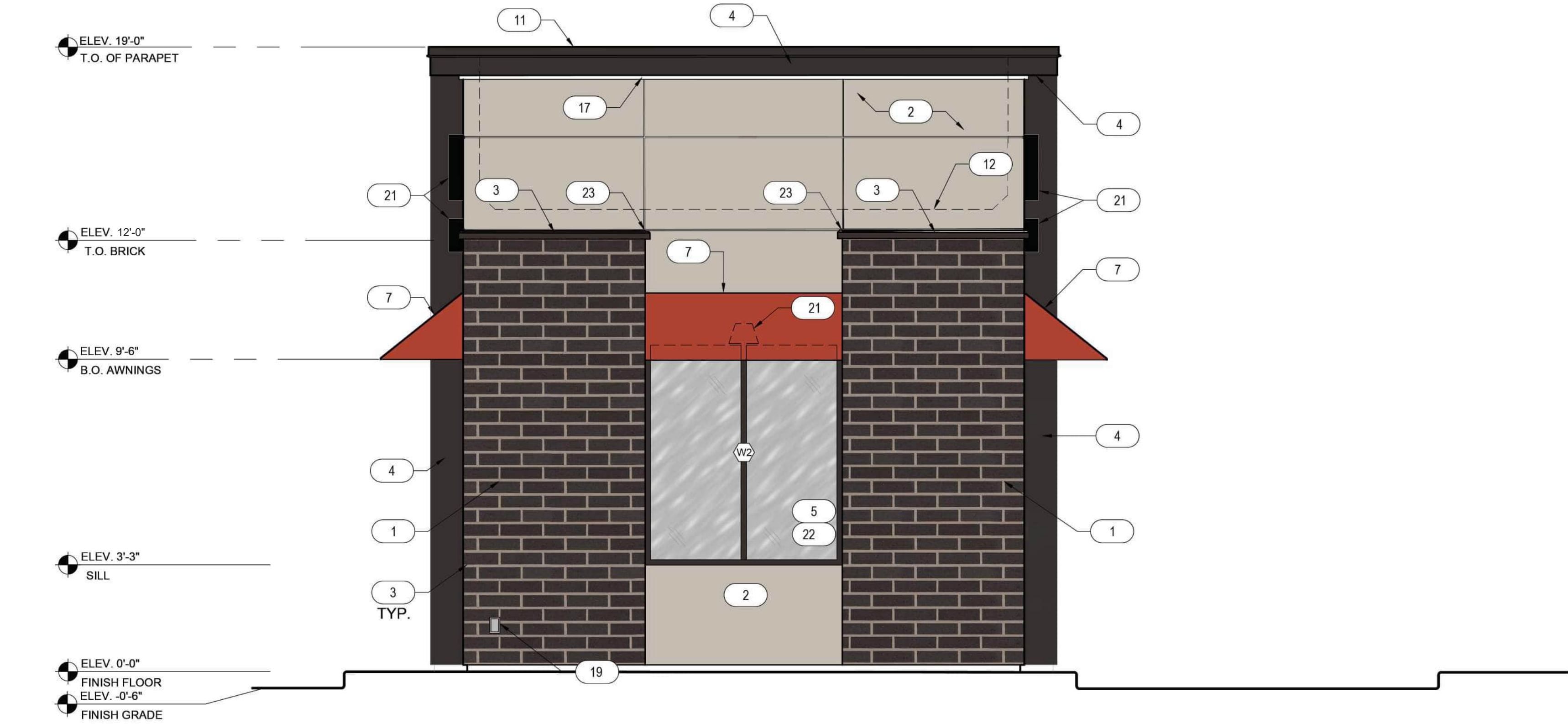
PROJECT NO.
21-378

- ☐ DESIGN DEVELOPMENT
- ☒ PERMIT SUBMITTAL
- ☐ BID PACKAGE
- ☐ CONSTRUCTION ISSUE

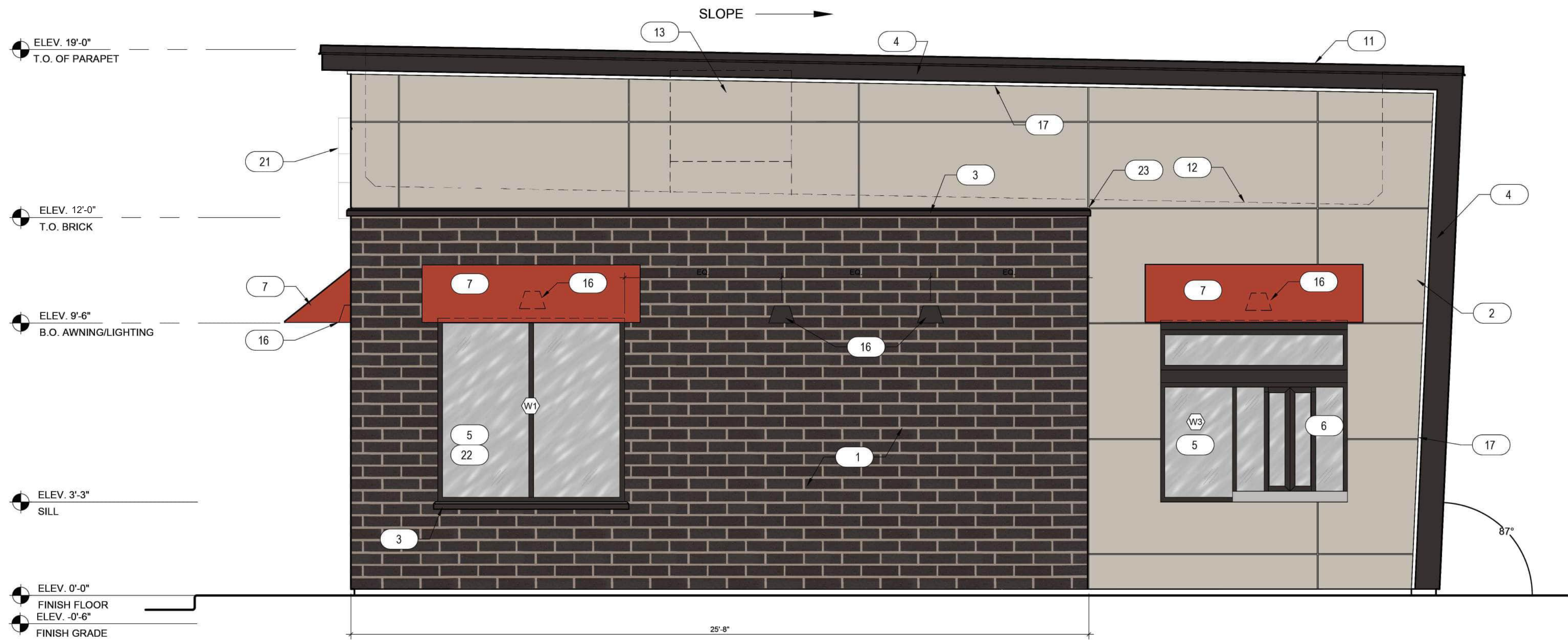
SHEET NO.

A3.1

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2 EXTERIOR ELEVATIONS - SOUTH
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATIONS - EAST
SCALE: 3/8" = 1'-0"

- KEYNOTES
1. ENDICOTT THIN BRICK VENEER, RUNNING BOND - COLOR: MANGANESE BROWN, SMOOTH FINISH
 2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
 3. ENDICOTT 3 5/8" ROLOCK SILL - COLOR: MANGANESE BROWN, SMOOTH FINISH
 4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: DARK BRONZE
 5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
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 9. PEEP HOLE, BY DOOR MANUFACTURER
 10. DOOR BELL
 11. 20 GAUGE METAL PARAPET CAP - COLOR: DARK BRONZE
 12. LINE OF ROOF BEYOND
 13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
 14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
 15. MAILBOX BY OWNER
 16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
 17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
 18. SES PANEL, SEE ELECTRICAL DRAWINGS
 19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
 20. HOSE BIBB, SEE PLUMBING DRAWINGS
 21. NOT USED
 22. SPANDREL GLASS
 23. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
 24. START HARDIE PANEL SIDING HERE



PROJECT ADDRESS:

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS

DATE:
11.22.2021

PROJECT NO.
21-378

- ☐ DESIGN DEVELOPMENT
☒ PERMIT SUBMITTAL
☐ BID PACKAGE
☐ CONSTRUCTION ISSUE

SHEET NO.

A3.2



Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: June 07, 2022

RE: **Wildhorse Village (3rd ASDCP):** An Amended Site Development Concept Plan, Landscape Concept Plan and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place.



Summary

This request depicts a phased development of 20 lots that total 78.4 acres. The subject site is located in what is known as “Categories A&B” of Downtown Chesterfield. The subject site is zoned “PC&R” Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3161. An Amended Site Development Concept Plan, Landscape Concept Plan, and Lighting Fixture Concept Plan have been submitted for review and approval.

This amendment has 3 primary components:

- Split Lots 2B and 2C into 4 lots totaling the same acreage
- Allocate 70 residential units to Lot 2A-2
- Update street tree species per coordination with the Monarch Fire Protection District

Staff analysis on each amendment may be found in the May 09th Planning Commission Staff report attached to this packet.

The project was reviewed by the Planning Commission on May 09, 2022. At that time the Commission recommended approval of the request as submitted by a vote of 7-0.

Governing ordinance 3161 states that City Council shall have automatic power of review of all Site Development Concept Plans for the subject development. The City Council will then take appropriate action relative to the proposal.

The project was reviewed by the Planning and Public Works Committee on May 19, 2022. At that meeting the committee made a motion to approve the project as presented. This motion passed by a vote of 4-0.

Attached to this report please find a copy of the Planning Commission Staff Report, Amended Site Development Concept Plan, Landscape Concept Plan and Lighting Fixture Concept Plan.



Figure 1: Location of Subject Site

Attachments: Planning Commission Staff Report
Amended Site Development Concept Plan
Landscape Concept Plan
Lighting Fixture Concept Plan



VII.E.

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

Planning Commission Staff Report

Meeting Date: May 09, 2022

From: Mike Knight, Assistant City Planner *gmk*

Location: South of Wild Horse Creek Road, west of Chesterfield Parkway West, and east of Burkhardt Place.

Description: **Wildhorse Village (3rd ASDCP):** An Amended Site Development Concept Plan, Landscape Concept Plan and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place.

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc. has submitted an Amended Site Development Concept Plan for Planning Commission review. This request depicts a phased development of 20 lots that total 78.4 acres. The subject site is located in what is known as “Categories A&B” of Downtown Chesterfield. The subject site is zoned “PC&R” Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3161. An Amended Site Development Concept Plan, Lighting Fixture Concept Plan and Landscape Concept Plan have been submitted for review and approval.

This amendment has 3 primary components:

- Split Lots 2B and 2C into 4 lots totaling the same acreage
- Allocate 70 residential units to Lot 2A-2
- Update street tree species per coordination with the Monarch Fire Protection District



Figure 1: Aerial Image

STAFF ANALYSIS

The governing ordinance is unique in the fact that there are four specific concept plans to be submitted and approved by Planning Commission. These plans include the Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan. In January of 2021, the City of Chesterfield Planning Commission approved all four plans. This amendment does not include any amendments to the Signage Concept Plan.

The following analysis will be provided for each of the three plans in which there will be changes.

Amended Site Development Concept Plan:

The Subject Site is composed of 20 total lots for the phased development of Categories (A&B). All of the lots are currently undeveloped, but construction is currently underway to facilitate the infrastructure (roadways, sanitary sewers, stormwater management, electric) involved with the development. There is a Record Plat approved for the development. Lot 7A depicted on the Record Plat and Amended Site Development Concept Plan is understood as Common Ground for the entire development.

The Concept Plan provides general areas for lot lines, potential roadways, building foot prints, parking areas, allocation of overall density and common ground containing required amenities.

Lot lines: The approved 2nd ASDCP depicts 18 lots. The proposed 3rd ASDCP depicts 20 lots. Lot 2B is proposed as 2B-1 and 2B-2. Lot 2C is proposed as 2C-1 and 2C-2. The density for the land area does not change and remains at 64 units as approved over the same acreage.

Potential Roadways: The roadways are currently under construction for the site. There are no proposed changes for the roadways. The concept plan depicts the location of the conceptual entrance locations into each lot. Two access points have been removed from the plan located west of Lot 2B-1 and east of Lot 2C-2. The specific points of access are no longer needed for the development and will allow for a reduction in pavement and increase in permeable surface.

Building Footprint: The conceptual plans contain a conceptual building layout for each developable lot. The governing ordinance has a streetscape exhibit for each roadway depicted on the Preliminary Development Plan. Each exhibit has a build-to line in which buildings must be built to a certain point on a lot compared to the more traditional set-back line in which there is a requirement for a building to be set back from a lot line. The proposed plan has two areas in which there are changes to the building footprints. The condo buildings previously referenced on Lots 2B and 2C have very minor changes as the architectural design of the buildings have advanced. Lot 2A-2 currently has the building footprint of one structure and is proposing the building footprint of 72 multi-family units. There is currently no density approved for Lot 2A-2 as it was previously programmed as a parking garage.

Parking Areas: There are both structured parking and street parking depicted on the ASDCP. This plan provides the general location of parking for each lot but does not provide the total quantity requirements. The total number of parking spaces will be required on each lot's subsequent Site

Development Section Plan. A few notable features in regards to the parking would be that there are currently on-street parking spaces depicted along the internal roadways. Also lots 3C and 3D both utilize the structured garage on lots 3A/3B. The only surface parking lot allowed by ordinance is in relation to the grocery use.

Density Allocation: The concept plan allocates the commercial square footage and residential units permitted for each lot. The sole change to the density allocation table is adding 70 residential units where there is no density currently approved. As previously mentioned, there was no density previously requested for this lot as it was programmed for a parking garage. The parking garage is no longer needed by the development team as Lots 2B and 2C were once envisioned as large office buildings in which now they are programmed as condo buildings that have parking garages built into them. Below (Figures 2&3) are both the approved density allocation table and the proposed.

Categories A & B	Commercial	Residential
Lot 1	0	72
Lot 2A-1	0	266
Lot 2A-2	0	0
Lot 2B	0	32
Lot 2C	0	32
Lot 3A	204,000	0
Lot 3B	135,000	0
Lot 3C	153,000	0
Lot 3D	12,000	0
Lot 4A	162,000	0
Lot 4B		
Lot 4C	90,000	0
Lot 4D	15,000	0
Lot 5A	30,000	80
Lot 5B		
Lot 5C		
Lot 5D	0	48
Lot 6	0	35
Total	801,000	565

Figure 2: Approved Density Allocation

Categories A & B	Commercial	Residential
Lot 1	0	72
Lot 2A-1	0	266
Lot 2A-2	0	70
Lot 2B-1	0	16
Lot 2B-2	0	16
Lot 2C-1	0	16
Lot 2C-2	0	16
Lot 3A	204,000	0
Lot 3B	135,000	0
Lot 3C	153,000	0
Lot 3D	12,000	0
Lot 4A	162,000	0
Lot 4B		
Lot 4C	90,000	0
Lot 4D	15,000	0
Lot 5A	30,000	80
Lot 5B		
Lot 5C		
Lot 5D	0	48
Lot 6	0	35
Total	801,000	635

Figure3: Proposed Density Allocation

Common Ground/Amenities: There are no changes being requested in regards to the common ground or amenities. For reference, the Wildhorse Village Record Plat created Lot 7A as common ground for the entire Wildhorse Village development.

Landscape Concept Plan and Lighting Fixture Concept Plan

The Landscape Concept Plan and Lighting Fixture Concept Plan are largely the same as what was previously approved. There is a change in tree species to the street trees as required by the Monarch Fire Protection District. The updates were to provide aerial apparatus access for buildings.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be consistent with the land use designation in the City's Comprehensive Plan, in conformance with the City of Chesterfield Unified Development Code and Ordinance 3161. Staff recommends approval of the 3rd Amended Site Development Concept Plan for Wildhorse Village.

MOTION

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

- 1) "I move to approve (or deny) the 3rd Amended Site Development Concept Plan, Landscape Concept Plan and Lighting Fixture Concept Plan for Wildhorse Village."
- 2) "I move to approve the 3rd Amended Site Development Concept Plan, Landscape Concept Plan, and Lighting Fixture Concept Plan for Wildhorse Village with the following conditions..."
(Conditions may be added, eliminated, altered or modified)

Attachments: Amended Site Development Concept Plan
 Landscape Concept Plan
 Lighting Fixture Concept Plan

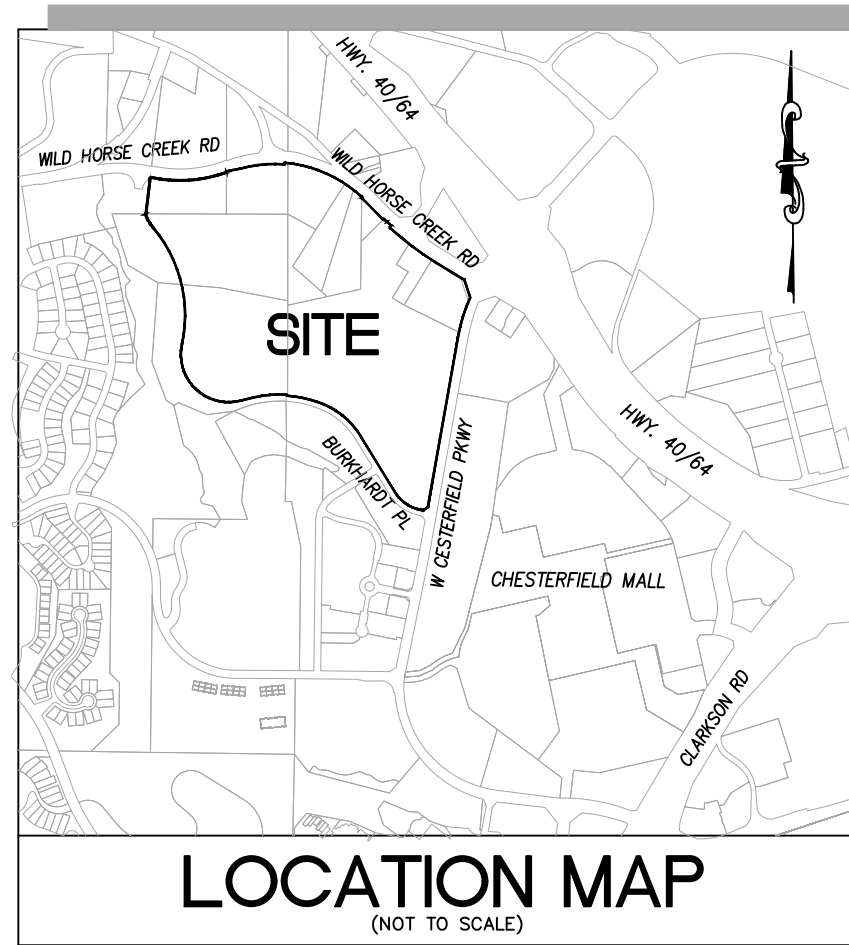
CATEGORIES A & B THIRD AMENDED SITE DEVELOPMENT CONCEPT PLAN

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

OMITTED - SEE NOTE PLAN SHEET LEGEND

- C10 SITE DEVELOPMENT CONCEPT PLAN**
OVERALL SITE
C20 SITE DEVELOPMENT CONCEPT PLAN
C30 SITE DEVELOPMENT CONCEPT PLAN
C40 SITE DEVELOPMENT CONCEPT PLAN
C50 SITE DEVELOPMENT CONCEPT PLAN
C60 TYPICAL STREET SECTIONS
CL-100 CONCEPT LANDSCAPE PLAN - STREETSCAPE
CL-110 CONCEPT LANDSCAPE PLAN - OPEN SPACE AREA A
CL-111 CONCEPT LANDSCAPE PLAN - OPEN SPACE AREA B
E100 ELECTRICAL SITE LIGHTING PLAN
E200 ELECTRICAL SITE LIGHTING CALCULATIONS
TSD-1 TREE STAND DELINEATION
TPP-1 TREE PRESERVATION PLAN

SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 10/16/2020,
P.B. 368 PGS. 450-462
AMENDED SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 3/1/2021,
P.B. 369 PGS. 61-73
2ND AMENDED SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 9/17/2021,
P.B. 369 PGS. 304-308
WILDHORSE VILLAGE RECORD PLAT RECORDED ON 12/13/2021,
P.B. 369 PGS. 579-586



PERTINENT DATA

OWNER: WILDHORSE VILLAGE, LP
A MISSOURI LIMITED PARTNERSHIP
BOOK: 23906 - PAGE: 2981

OVERALL AREA: 78.397 Acres ±
EXISTING ZONING: PC & R PER ORDINANCE #3161
LOCATOR NO.: 187620206, 187620185, 187630195, 187620053, 187640248, 187640260, 187640271, 187620174, 185410240, 185410206, 187620064, 187630272, 187640083

WUNNERNBERG'S:
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: PARKWAY
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0165K, FEB. 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRIT INC
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY
USACE PERMIT: MVS-2020-554
ORDINANCE NO.: 3161

PC: 21, GRID 18FT & 19EE
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: PARKWAY
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0165K, FEB. 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRIT INC
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY
USACE PERMIT: MVS-2020-554
ORDINANCE NO.: 3161

PROPERTY DESCRIPTION

AS SURVEYED DESCRIPTION
A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GORDON RECORDED IN BOOK 2444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS; NORTH 00 DEGREES 01 MINUTES 02 SECONDS EAST 303.46 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD VARIABLE WIDTH, IN PLAT BOOK 354 PAGES 865 OF THE ST. LOUIS COUNTY RECORDS, BEING THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD BEARING NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST, 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 24 SECONDS EAST 84.71 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 307.00 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 320.45 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 320.45 FEET, AND A CHORD WHICH BEARS NORTH 84 DEGREES 25 MINUTES 32 SECONDS EAST, 318.79 FEET, NORTH 04 DEGREES 32 MINUTES 49 SECONDS EAST 12.00 FEET, TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 918.00 FEET, AND ALONG SAID CURVE AN ARC DISTANCE OF 223.36 FEET, AND A CHORD WHICH BEARS NORTH 60 DEGREES 01 MINUTES 16 SECONDS EAST, 611.48 FEET, TO A POINT ON THE WEST LINE OF A ROADWAY DEDICATION AS RECORDED IN BOOK 8408 PAGE 1235 OF THE ST. LOUIS COUNTY RECORDS, BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND CONVERTED TO KENNER PROPERTY HOLDING LLC AS RECORDED IN DEED BOOK 23776 PAGE 3007 OF SAID RECORDS; THENCE SOUTH 00 DEGREES 43 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID ROADWAY DEDICATION, 6.68 FEET; THENCE ALONG THE SOUTH LINE OF SAID DEDICATION, SOUTH 44 DEGREES 16 MINUTES 55 SECONDS EAST, 222.40 FEET, THENCE NORTH 45 DEGREES 14 SECONDS EAST, 25.00 FEET, SOUTH 49 DEGREES 46 MINUTES 40 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 59 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 41 MINUTES 26 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 25 MINUTES 28 SECONDS WEST 19.97 FEET, SOUTH 49 DEGREES 40 MINUTES 30 SECONDS EAST 112.49 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1059.85 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 300.72 FEET, AND A CHORD WHICH BEARS SOUTH 54 DEGREES 04 MINUTES 45 SECONDS EAST, 300.52 FEET, SOUTH 58 DEGREES 14 MINUTES 45 SECONDS EAST 164.17 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1059.85 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 84.52 FEET, AND A CHORD WHICH BEARS SOUTH 59 DEGREES 40 MINUTES 44 SECONDS EAST, 84.52 FEET, AND SOUTH 17 DEGREES 50 MINUTES 47 SECONDS EAST 135.74 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY, 73 FEET WIDE, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1186.50 FEET; THENCE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID WEST RIGHT OF WAY LINE, ALONG SAID CURVE AN ARC DISTANCE OF 206.68 FEET, AND A CHORD WHICH BEARS SOUTH 17 DEGREES 11 MINUTES 5 SECONDS WEST, 295.91 FEET, SOUTH 10 DEGREES 03 MINUTES 12 SECONDS WEST, 1252.43 FEET, AND SOUTH 55 DEGREES 01 MINUTES 55 SECONDS WEST 35.38 FEET TO THE NORTH RIGHT OF WAY LINE OF BURKHARDT PLACE, VARIABLE WIDTH, THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 80 DEGREES 08 MINUTES 49 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 01 MINUTES 02 SECONDS WEST 3.50 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 287.33 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 424.69 FEET, AND A CHORD WHICH BEARS NORTH 55 DEGREES 47 MINUTES 14 SECONDS WEST 237.35 FEET, NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST, 472.64 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 568.00 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 351.80 FEET, AND A CHORD WHICH BEARS NORTH 48 DEGREES 10 SECONDS WEST, 554.80 FEET, TO A POINT OF REVERSE CURVE, ALONG SAID CURVE, HAVING A RADIUS OF 818.00 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 281.27 FEET, AND A CHORD WHICH BEARS NORTH 76 DEGREES 46 MINUTES 37 SECONDS WEST, 279.89 FEET, NORTH 03 DEGREES 22 MINUTES 20 SECONDS EAST, 8.50 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 826.50 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 244.42 FEET, AND A CHORD WHICH BEARS SOUTH 84 DEGREES 53 MINUTES 57 SECONDS WEST, 243.53 FEET, SOUTH 76 DEGREES 25 MINUTES 53 SECONDS WEST 99.72 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 697.80 FEET, AND A CHORD WHICH BEARS NORTH 45 DEGREES 37 MINUTES 28 SECONDS WEST, 554.80 FEET, TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 900.56 FEET, AND A CHORD WHICH BEARS NORTH 13 DEGREES 53 MINUTES 58 SECONDS WEST, 869.52 FEET, TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 900.56 FEET, AND A CHORD WHICH BEARS SOUTH 15 DEGREES 59 SECONDS WEST, 286.06 FEET, TO THE SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD AS DEDICATED BY PLAT BOOK 354 PAGES 865, NORTH 02 DEGREES 22 MINUTES 28 SECONDS EAST, 9.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 184.80 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 184.80 FEET, AND A CHORD WHICH BEARS NORTH 38 DEGREES 52 MINUTES 37 SECONDS EAST, 85.54 FEET, NORTH 06 DEGREES 33 MINUTES 40 SECONDS EAST, 12.18 FEET TO THE ABOVE SAID SOUTH RIGHT OF WAY OF WILD HORSE CREEK ROAD, BEING THE POINT OF BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 996.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 109.36 FEET, AND A CHORD WHICH BEARS NORTH 06 DEGREES 20 MINUTES 43 SECONDS EAST, 552.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.397 ACRES.

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD) AND ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0164K WITH AN EFFECTIVE DATE OF 2-4-2015, BY GRAPHICALLY PLOTTING.

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 BY HAND 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: SEE SHEET C40 FOR SITE SECTION A-A AND B-B
SEE SHEET C60 FOR TYPICAL STREET SECTIONS

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 BY HAND 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.

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CATEGORY IDENTIFICATIONS

- (A) - CATEGORY A
(B) - CATEGORY B
(A/B) - CATEGORY A or B

LEGEND

- PRIVATE ROADS
PR. COMMERCIAL BLDG.
PR. RESIDENTIAL BLDG.
PROPOSED LOT LINES
LANDSCAPE BUFFER
BUILD TO LINE
ELECTRIC MANHOLE
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING UTILITIES
PROPOSED CONTOUR
PROPOSED SPOT
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
FIRE HYDRANT
POWER POLE
WATER MANHOLE
WATER VALVE
DENOTES RECORD INFORMATION
PHONE MANHOLE
OVERHEAD ELECTRIC
UNDERGROUND TELEPHONE
CONCRETE
ASPHALT
POLYVINYL CHLORIDE
PVC
DENOTES WITH
TRANSFORMER
SANITARY
SWALE
CHAIN-LINK FENCE
TRAFFIC FLOW

ST. LOUIS COUNTY NOTES

- UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
- THE PROPOSED 12' WIDE SHARED USE PATH TO BE MAINTAINED BY THE DEVELOPER.
- PROPOSED TRAFFIC SIGNALS SHALL BE INSTALLED ONLY WHEN SIGNAL WARRANTS ARE MET. COORDINATE WITH ST. LOUIS COUNTY PRIOR TO ANY TRAFFIC SIGNAL INSTALLATION WORK.
- COORDINATE WITH COUNTY AIR-1817 PRIOR TO THE START OF ANY WORK ON WILD HORSE CREEK ROAD.
- CHESTERFIELD PARKWAY WEST SIDEWALK IS NOT MAINTAINED BY ST. LOUIS COUNTY.
- ALL PROPOSED TRAFFIC SIGNALS SHALL BE ADA COMPLIANT, WITH THE NUMBER OF CROSSINGS AS DIRECTED BY COUNTY, AND SIGNAL EQUIPMENT LOCATED AS DIRECTED BY COUNTY, REGARDLESS OF PROPERTY RIGHTS.

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 "REVISED PRELIMINARY GEOTECHNICAL EXPLORATION" PREPARED BY MIDWEST TESTING (MT JOB NO. 14938), DATED APRIL 7, 2020.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- FINAL LOT GRADING AND ASSOCIATED IMPROVEMENTS, INCLUDING RETAINING WALLS WILL BE REVIEWED AND APPROVED BY SUBSEQUENT SITE DEVELOPMENT SECTION PLANS FOR EACH LOT.
- ALL ABOVE GROUND UTILITY FACILITIES TALLER THAN TWO (2) FEET IN HEIGHT OR COVERING IN EXCESS OF FOUR (4) SQUARE FEET IN SIZE SHALL BE SCREENED FROM PUBLIC VIEW. IF SCREENING IS COMPLETED BY LANDSCAPE MATERIAL, A LANDSCAPE PLAN IDENTIFYING THE SIZE, LOCATION AND SPECIES SHALL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY FACILITY.

PREPARED FOR:
WILDHORSE VILLAGE, LP
A MISSOURI LIMITED PARTNERSHIP
CARE OF ORG
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
PHONE: 314.429.5100
ATTN: JEFF. TEGEHOFF - 314.492.2572
OPERATING PARTNER

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12048
NGVD29 Elev = 557.81
"50" on top of curb at end of rounding along the north curb line of the easterly extension of Burkhardt Place on the east side of Chesterfield Village Parkway, 0.2 mile north of Lyda Hills Drive.

ABBREVIATIONS

- W - WATER
E - ELECTRIC
OE - OVERHEAD ELECTRIC
UE - UNDERGROUND ELEC.
C - GAS
T - TELEPHONE
TBR - TO BE REMOVED
TBR & R - TO BE REMOVED AND REPLACED
F - FINISHED GRADE
FL - FINISHED FLOOR
FF - FINISHED FLOOR
LL - LOWER LEVEL
TT - TOP OF TIE
TC - TOP OF CURB
TG - TYPICAL
SC - SUBGRADE
MG - METHANE GAS

- DB - DEED BOOK
PB - PAGE
R - RIGHT-OF-WAY WIDTH
C - CURB
F - FACE
N/F - NOT FOUND OR FORMERLY
TND - TYPICAL
SO - SQUARE
C - CLEANOUT
MH - MANHOLE
AI - AREA INLET
CI - CURB INLET
GI - GRATE INLET
YD - YARD DRAIN
PVC - POLYVINYL CHLORIDE PIPE
RCP - REINFORCED CONCRETE PIPE
CMP - CORRUGATED METAL PIPE
CLP - CLAY PIPE
FL - FLOWLINE
TS - TAILSTAKE
EL - ELEVATION
PR - PROPOSED
EX - EXISTING
TYP - TYPICAL
BMP - BEST MANAGEMENT PRACTICES
SWPPP - STORMWATER POLLUTION PREVENTION PLAN

GEOTECHNICAL STATEMENT

Midwest Testing at the request of Wildhorse Village, LP has provided limited geotechnical services for the project proposed hereon. A preliminary geotechnical exploration was conducted during December 2019 and revised in April 2020 for the development proposed hereon. Our preliminary findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our April 7, 2020 report titled "Revised Preliminary Geotechnical Exploration (MT Job No. 14938) Pearl/RGA - Downtown Chesterfield, Chesterfield, Missouri".

Richard D. Laughlin, PE
PE-20132

CATEGORY A/B: CONCEPTUAL BREAKDOWN OF RESIDENTIAL AND COMMERCIAL MIXED USES				
LOT	SIZE (AC)	JOB NO.	RESIDENTIAL UNITS (UNITS)	COMMERCIAL UNITS (SQUARE FEET)
2A-1	8.630	6774	72	0
2A-2	4.910	6973	206	0
2A-3	3.597	7056	70	0
2B-1	0.842	6986	16	0
2B-2	0.698	6986	16	0
2C-1	0.657	6996	16	0
2C-2	0.638	6996	16	0
3A	2.348		0	204,000
3B	2.355		0	135,000
3C	1.290		0	153,000
3D	0.715		0	12,000
4A	1.325	6991	0	162,000
4B	1.481		0	90,000
4C	3.236		0	15,000
5A	0.935	6796	80	30,000
5B	1.436		40	0
5C	1.440		40	0
5D	1.479	6986	40	0
6	11.559	6884	35	0
TOTAL			835	801,000

PARTIALLY AMENDED SDCP NOTE
 REVISIONS ASSOCIATED WITH THE PARTIALLY AMENDED SDCP:
 1. LOTS 2B AND 2C WERE SPLIT INTO TWO LOTS, LOTS 2B-1/2B-2 AND LOTS 2C-1/2C-2, AND THE NUMBER OF ALLOCATED RESIDENTIAL UNITS IN THE USE TABLE WERE SPLIT EQUALLY BETWEEN THEM.
 2. 70 RESIDENTIAL UNITS WERE ALLOCATED TO LOT 2A-2.
 3. THE SPECIES OF STREET TREES WERE REVISED PER COORDINATION WITH THE MONARCH FIRE PROTECTION DISTRICT TO PROVIDE AERIAL APPARATUS ACCESS.

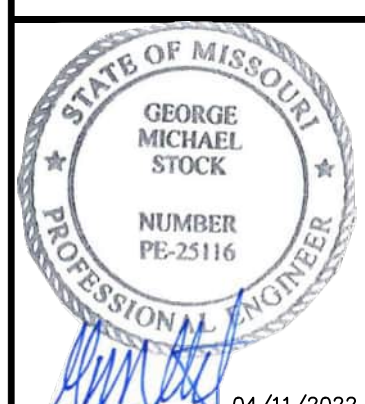


ModOT LOCATE (314) 340-4100

CATEGORIES A & B THIRD AMENDED SITE DEVELOPMENT CONCEPT PLAN:

WILDHORSE VILLAGE

WILD HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY
BURKHARDT PLACE - CHESTERFIELD, MISSOURI



GEORGE M. STOCK
CIVIL ENGINEER
MINISTER #25116
04/11/2022

REVISIONS:

1 04/11/2022 REVISED PER CITY COMMENTS

DRAWN BY: C.D.
CHECKED BY: J.M.
DATE: 03/14/2022
JOB NO: 219-6670
W.S.D. # 219-6670
20MSD-00335
S.L.C. HAT # 185/181
HAT S.U.P. #
M.D.N.R. # MORA16776
SHEET NO. 1

SITE DEVELOPMENT CONCEPT PLAN (OVERALL SITE)

C10

TREE PLANTING SCHEDULE - STREETSCAPE

DECIDUOUS TREES									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	Size	METHOD	GROWTH RATE	SPECIES %
36	AC BU	Acer Buergianum	'AMMTF PP16,629 Aeryn'	Trident Maple	30'	2.5' Cal.	B & B	Medium	14%
36	CE CA	Cercis canadensis		Eastern Redbud	30'	2.5' Cal.	B & B	Medium	14%
21	CE OC	Celtis occidentalis	'Chicagoland'	Hackberry	50'	2.5' Cal.	B & B	Fast	9%
4	GI BI	Ginkgo biloba	'Princeton Sentry'	Ginkgo (Male Species)	45' +	2.5' Cal.	B & B	Slow	2%
10	PL AC	Platanus x acentifolia	'Morton's Circle'	Exclamation! London Planetree	45' +	2.5' Cal.	B & B	Fast	4%
23	QU BI	Quercus bicolor		Swamp White Oak	45' +	2.5' Cal.	B & B	Moderate	9%
24	QU GR	Quercus robur	'Crimschmidt'	Crimson Spire Columnar Oak	35-45'	2.5' Cal.	B & B	Moderate	10%
9	QU MU	Quercus muehlenbergii		Chinkapin Oak	45' +	2.5' Cal.	B & B	Moderate	4%
4	QU SH	Quercus shumardii		Shumard Oak	45' +	2.5' Cal.	B & B	Fast	2%
37	SY PE	Syringa pekinensis	'Morton' China Snow	China Snow Peking Lilac	30'	2.5' Cal.	B & B	Medium	15%
23	TA DI	Taxodium distichum	'Shawnee Brave'	Bald Cypress	50'	2.5' Cal.	B & B	Fast	9%
13	TI AM	Tilia americana	American Sentry	American Linden	45' +	2.5' Cal.	B & B	Moderate	5%
8	UL PA	Ulmus parvifolia	'Elmer II'	Allee Elm	60'-70'	2.5' Cal.	B & B	Moderate	3%

LOT 2A-1/2A-2
60% LANDSCAPE BUFFER CALCULATIONS:
(MIN. 60% OF FRONTAGE PER ORD. 3161)
TOTAL LENGTH ALONG BUFFER = 680'
LENGTH OF MAINTAINED 60' BUFFER = 1,042'
680' / 1,042' = 65% (OK)

STREET TREES TO BE PLANTED
AND SPECIFIED WITH PRIVATE
PARCEL IMPROVEMENTS
(15' LANDSCAPE BUFFER).

WILDHORSE CREEK ROAD

LOT 2A-1

LOT 2A-2

LOT 1

STREET TREES TO BE PLANTED
AND SPECIFIED WITH PRIVATE
PARCEL IMPROVEMENTS
(15' LANDSCAPE BUFFER).

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

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15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

EXISTING LAKE
N.P. ELEV. = 509.11
100 yr. H.W. ELEV. = 513.79
500 yr. H.W. ELEV. = 517.8

LAKEFRONT TRAIL 10'-0" WIDTH

LOT 7A

LAKEFRONT TRAIL 10'-0" WIDTH

EX. EL. = 518.00
EX. EL. = 514.00

1
CL-1.10

1
CL-1.11

LOT 6

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

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15' LANDSCAPE BUFFER

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LOT 5D

LOT 5C

LOT 5A

LOT 5B

LOT 4D

LOT 4C

LOT 4B

LOT 4A

LOT 4E

LOT 4F

LOT 4G

LOT 4H

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LOT 4K

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LOT 4O

LOT 4P

LOT 4Q

LOT 4R

LOT 4S

LOT 4T

LOT 4U

LOT 4V

LOT 4W

LOT 4X

CHESTERFIELD PARKWAY WEST

LOT 3C

LOT 3B

LOT 3A

LOT 3D

LOT 3E

LOT 3F

LOT 3G

LOT 3H

LOT 3I

LOT 3J

LOT 3K

LOT 3L

LOT 3M

LOT 3N

LOT 3O

SHEET NOTES

SEE SHEET CL-1.10 AND CL-1.11 FOR PUBLIC REALM LANDSCAPE
PLAN AND TREE SCHEDULE

GENERAL NOTES

- A MINIMUM OF ONE (1) STREET TREE EVERY FIFTY (50) FEET OF
STREET FRONTAGE.
- ALL TREES WITHIN FIVE (5) FEET OF EXISTING OR PROPOSED
R.O.W. OR PUBLIC SIDEWALKS SHALL BE TAKEN FROM THE STREET
TREE CATEGORY IN THE CITY OF CHESTERFIELD TREE LIST.
- A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE
OF SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
- NO MORE THAN TWENTY PERCENT (20%) OF THE TREES
SELECTED SHALL BE FROM THE SAME SPECIES.

LEGEND

SYMBOL DESCRIPTION

- CANOPY TREES - 2.5" CAL.
- UNDERSTORY TREES - 2.5" CAL. OR HEIGHT SPECIFIED
- EVERGREEN TREES - HEIGHT SPECIFIED

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers,
Inc. has prepared this Amended Site Development Concept 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

Walter J Pfleger, Missouri L.S. No. 2008000728

Wildhorse Village, LP, a Missouri Limited Partnership, the owner 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&R" - Planned Commercial & Residence of the City of Chesterfield
(applicable subsection) (present zoning)

Ordinance No. 3161, 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.

Wildhorse Village, LP

by: _____

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

On this _____ day of _____, 2022, before me _____, who being by me duly
personally appeared _____, did say he is the _____ of _____ and that said

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

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

Notary Public

Print Name

My commission expires: _____

This Amended Site Development Concept Plan was approved by the City of Chesterfield Planning
Commission and duly verified on the _____ day of _____, 2022, by the Chairperson of said
Commission, authorizing the recording of this Amended Site Development Concept Plan pursuant to
Chesterfield Ordinance No. 200, as attested to by the Director of Planning and the City Clerk.

By: _____
Justin Wyse, Director of Planning

By: _____
Vickie McGownd, City Clerk

DRAWING ISSUE

DESCRIPTION	DATE
SDCP	09/14/2020
Categories A and B	10/22/2020
Amended SDCP	
Revised Per Comments	11/13/2020
Revised Per Comments	12/07/2020
PC Packet	01/04/2021
Revised Per City Comments	5/25/2021
Revised Per City Comments	6/21/2021
Revised Per City Comments	7/19/2021
Revised Per City Comments	8/11/2021
Revised ASDCP	03/14/2022
Revised Per City Comments	04/11/2022

BUILDING MAP

1 SITE LIGHTING PLAN
1" = 100'-0"

WILDHORSE VILLAGE LUMINAIRE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	WATTAGE	VOLTAGE	SOURCE	ECT	CRI	DRAWING TYPE	NOTES
S01A	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE, TYPE I DISTRIBUTION	UNIVERSITY LED D1-12-C-GM APPS 1.5-1.6A.XX	24	UNV	LED	4000K	70+	POLE	
S01B	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE, TYPE V DISTRIBUTION	UNIVERSITY LED D1-15-C-GM APPS 1.5-1.6A.XX	48	UNV	LED	4000K	70+	POLE	
S01C	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE, TYPE III DISTRIBUTION	UNIVERSITY LED D1-13-C-GM APPS 1.5-1.6A.XX	24	UNV	LED	4000K	70+	POLE	
S01D	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE, TYPE IV DISTRIBUTION	UNIVERSITY LED D1-14-C-GM APPS 1.5-1.6A.XX	48	UNV	LED	4000K	70+	POLE	
S02A	SINGLE HEAD LUMINAIRE AND POLE, TYPE II DISTRIBUTION	UNIVERSITY LED D1-13.5-GM 22' ROUND STRAIGHT ALUMINUM POLE	96	UNV	LED	4000K	70+	POLE	
S02B	SINGLE HEAD LUMINAIRE AND POLE, TYPE IV DISTRIBUTION	UNIVERSITY LED D1-14.5-GM 22' ROUND STRAIGHT ALUMINUM POLE	96	UNV	LED	4000K	70+	POLE	
S03A	(1) AREA LUMINAIRE ON SINGLE ALUMINUM POLE	SELUX KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P WITH SELUX ROUND TAPERED ALUMINUM POLE - ANGULAR AND BASE COVER PLATE	2800W 2800W 2800W 2800W 1172W	UNV	LED	4000K	70+	STEP DIM	MATCH GRAPHITE METALLIC FINISH OF POLE LUMINAIRES
S03B	(1) AREA LUMINAIRE CLUSTER ON SINGLE ALUMINUM POLE	SELUX KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P WITH SELUX ROUND TAPERED ALUMINUM POLE - ANGULAR AND BASE COVER PLATE	2800W 2800W 2800W 2800W 2800W 1172W	UNV	LED	4000K	70+	STEP DIM	MATCH GRAPHITE METALLIC FINISH OF POLE LUMINAIRES
S03C	(1) AREA LUMINAIRE ON SINGLE ALUMINUM POLE	SELUX KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P WITH SELUX ROUND TAPERED ALUMINUM POLE - ANGULAR AND BASE COVER PLATE	2800W 2800W 2800W 2800W 1172W	UNV	LED	4000K	70+	STEP DIM	MATCH GRAPHITE METALLIC FINISH OF POLE LUMINAIRES
S03D	(1) AREA LUMINAIRE ON SINGLE ALUMINUM POLE	SELUX KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P WITH SELUX ROUND TAPERED ALUMINUM POLE - ANGULAR AND BASE COVER PLATE	2800W 2800W 2800W 2800W 1172W	UNV	LED	4000K	70+	STEP DIM	MATCH GRAPHITE METALLIC FINISH OF POLE LUMINAIRES
S03E	(1) AREA LUMINAIRE ON SINGLE ALUMINUM POLE	SELUX KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P KUGEL F40-20130-40-SP-HLS-02P WITH SELUX ROUND TAPERED ALUMINUM POLE - ANGULAR AND BASE COVER PLATE	2800W 2800W 2800W 2800W 1172W	UNV	LED	4000K	70+	STEP DIM	MATCH GRAPHITE METALLIC FINISH OF POLE LUMINAIRES
S06	LED FLOODLIGHT	2000 #X400.000	14W	UNV	LED	4000K	80	NO DIM	TENON MOUNT
S07	LED FLOODLIGHT	SELUX KUGEL F40-20130-40-SP-HLS-02P	280W	UNV	LED	4000K	80	0.10V	POLE MOUNT

IMAGE	FIXTURE DESIGNATION	LOCATION	FINISH	DETAILS
	S01A, S02B, S01C, S01D	TRAIL	GRAPHITE METALLIC	14' POLE
	S02A, S02B	ROADWAY	GRAPHITE METALLIC	22' POLE
	S03A (1) LUMINAIRE, S03B (4) LUMINAIRE, S03C (1) LUMINAIRE, S03D (4) LUMINAIRE	PLAZA	RAL COLOR TO MATCH S01 & S02 LUMINAIRES	32' POLE
	S06	PUBLIC ART	GRAPHITE	DIRECTIONAL FLOOD LUMINAIRES AIMED AT PUBLIC ART SCULPTURE
	S07	POLES ADJACENT TO SIGN	GRAPHITE METALLIC TO MATCH POLES	FLOODLIGHT RETAILED 20' HIGH (2) ADJACENT TO SIGN, AIMED AT SIGN

TYPE "T" LUMINAIRE ILLUMINATING THE PUBLIC ART SCULPTURE IS THE ONLY FIXTURE WITH THE ABILITY TO PROVIDE DIRECT UPWARD FLOODING. THESE LUMINAIRES WILL BE AIMED AT THE PUBLIC ART SCULPTURE AND NOT AIMED DIRECTLY TOWARD THE SKY.

GENERAL NOTES

1. REFER TO SHEET E3.100 FOR LUMINAIRE SCHEDULE, LUMINAIRE CONTROL SCHEDULE AND LUMINAIRE MOUNTING DETAILS.
2. REFER TO LANDSCAPE SHEETS FOR COORDINATION OF LUMINAIRE LOCATIONS WITHIN SOFTSCAPE AND HARDSCAPE, AS WELL AS ADDITIONAL MOUNTING DETAILS.



5

4

3

2

1

DRAWING ISSUE

DESCRIPTION	DATE
SDCP	09.14.2020
Categories A and B	10.22.2020
Amended SDCP	
Revised Per Comments	11.13.2020
Revised Per Comments	12.07.2020
Progress Set	12.23.2020
PC Packet	01.04.2021
Bid Set	01.15.2021
Final Approval	02.09.2021
Permit Set	02.19.2021
Revised Per City Comments	03.18.2021
Revised Per City Comments	05.25.2021
Revised Per City Comments	06.21.2021
Revised Per City Comments	07.19.2021
Revised Per Comments	07.30.2021
Revised Per City Comments	08.11.2021
Revised Per City Comments	04.11.2022

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PLAN

DRAWING NO.
E1.100

Job # 20.0213

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: June 07, 2022

RE: **Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.8 acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.



Summary

This request is to allow for new construction of a 16 unit multi-family building. This is the fourth Site Development Section Plan submitted to the City for the 20 lot development known as Wildhorse Village.

The building is 4 stories tall, roughly 62' in height, and contains a 32 space parking garage internal to the building hidden from the public eye. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The primary building materials consist of brick, wood siding, metal panel and stained concrete.

The project was reviewed by the Architectural Review Board on April 14th 2022. At that time, the Board made a motion to forward the project to the Planning Commission with a recommendation to approve with conditions. The applicant has since fulfilled those conditions.

The project was reviewed by the Planning Commission on May 09, 2022. At that time the Commission recommended approval of the request as submitted by a vote of 7-0.

Modification Request

A modification is being requested in regards to the rooftop mechanical screening requirement. Ordinance 3161 states, "rooftop mechanical equipment shall be permitted on roof within architecturally designed, fully enclosed penthouses that complement the building design". The applicant is proposing to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture. A full narrative of the modification request is included in this packet. The Architectural Review Board was supportive of the aforementioned modification request.

Governing ordinance 3161 states that City Council shall have automatic power of review of all Site Development Section Plans for the subject development. The City Council will then take appropriate action relative to the proposal.

The project was reviewed by the Planning and Public Works Committee on May 19, 2022. At that meeting the committee made a motion to approve the project as presented. This motion passed by a vote of 4-0.

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



Figure 1: Location of Subject Site

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



VII.F.

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:	May 09, 2022
From:	Mike Knight, Assistant City Planner <i>mk</i>
Location:	A 0.8 acre tract of land located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.
Description:	<u>Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos) SDSP:</u> A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.8 acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.

PROPOSAL SUMMARY

This request is to allow for new construction of a 16 unit multi-family building. This is the fourth Site Development Section Plan submitted to the City for the 20 lot development known as Wildhorse Village. Although this is the fourth lot, this was the second lot before the Architectural Review Board (ARB) as the first two were single-family developments that are exempt from the ARB review.

The building is 4 stories tall, roughly 62' in height, and contains a 32 space parking garage internal to the building hidden from the public eye. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The primary building materials consist of brick, wood siding, metal panel and stained concrete.

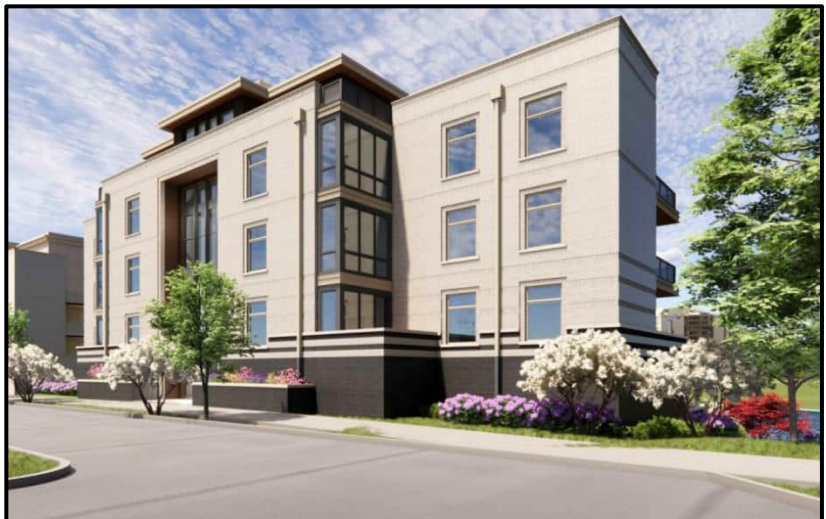


Figure 1: Rendered Image of the Entrance

HISTORY OF SUBJECT SITE

On March 19th, 2008, the City of Chesterfield City Council approved Ordinance 2449. This ordinance amended the previous governing zoning ordinance of the City of Chesterfield by changing the boundaries of the following: an "R-8" Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" PEU Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to **one "PC&R" Planned Commercial & Residence District**.

City of Chesterfield Ordinance 2449 governed the entire PC&R district but defined specific development criteria for 3 specific "Categories". Ordinance 2449 also defined 3 specific areas within the PC&R district known as Area 1, Area 2, and Area 3.

In February of 2018, the City of Chesterfield approved Ordinance 2990. This ordinance solely amended the legal description of the entire PC&R district. This legal description removed approximately 2.9 acres in the northwestern section of the district just north of Wild Horse Creek Road and added approximately 3.4 acres in the northwestern section of the district just south of Wild Horse Creek Road.

In November of 2018, the City of Chesterfield approved Ordinance 3023. This zoning request had two main objectives: (1) to amend the legal description and incorporate a .438 acre parcel zoned "NU" Non-Urban; and (2) to amend the development criteria for the zoning district. The ordinance amendment essentially allowed a development team the ability to provide a separate Landscape Plan, Lighting Plan, and sign requirements for the areas of the PC&R district located both north and south of Wild Horse Creek Road individually instead of one Concept Plan for all 99 acres.

In June of 2020, Stock & Associates Consulting Engineers Inc. on behalf of Wildhorse Village, LP made a request to amend the legal description and development criteria for an existing "PC&R" Planned Commercial and Residence District. The zoning petition had two main objectives. The first was to incorporate and re-zone a 0.6 acre "C-8" Planned Commercial District parcel to the "PC&R" Planned Commercial and Residence District known as "Downtown Chesterfield". The second was to amend the development criteria of the governing ordinance. City Council approved this request creating Ordinance 3114. Since the approval of this ordinance, there has been an abundance of plan submissions and a number of approvals specifically for Categories A and B of the ordinance. **Categories A and B are now commonly known as Wildhorse Village.**

On the following page (Figure 2) is a table that provides a high level historical summary of significant events for the PC&R district including the plans submitted and approved for Wildhorse Village.

Year	Month	Approval	Description	Action
2008	March	ORD 2449	Consolidation of six zoning districts into one PC&R district creating Downtown Chesterfield	Subsequent site plans were never submitted under zoning regulations of Ordinance 2449
2018	Feb	ORD 2990	Text amendment removing 2.9 acres and adding 3.4 acres	Provided necessary legal description change to facilitate the development for the Aventura development to the north
	Nov	ORD 3023	Incorporated (0.4) acres into PC&R district and amended development criteria	Allowed for separate concept plans north of Wild Horse Creek Road (Category C) and south of Wild Horse Creek Road (Categories A&B).
2019	Feb	SDCP	Concept Plan for Category C	A Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 22 acre phased development north of WHCR in which future individual lots may now seek approval to develop
		SDSP	Lot A of Category C	Allowed for development of a mixed-use building containing residential units, retail, and restaurant on Lot A.
2020	Feb	SDSP	Lot B of Category C	Allowed for development of a hotel and conference center on Lot B
	Aug	ORD 3114	Incorporated (0.6) acres into PC&R district and amended development criteria	Ordinance to facilitate the development known as Wildhorse Village
	October	SDCP	Concept Plan for Infrastructure only of Categories A & B	Allowed for grading to be reviewed and approved to facilitate roadways, storm sewers, and sanitary sewers
2021	Feb	ASDCP	Amended Concept Plan for Categories A&B	Allowed for a phased mixed use development of 17 lots known as Wildhorse Village
	May	SDSP	Site Development Section Plan for Lot 6	Approval for a 35 single family home development
			Site Development Section Plan for Lot 1	Approval for a 72 attached single family home development
	Sept	SDSP	Site Development Section Plan for Lot 2A-1	Approval for a 266 unit multi-family building
	October	ORD 3161	Ordinance to modify the development criteria of Wildhorse Village	Update to the height and placement of buildings

Figure 2: Historical Summary

LOCATION OF SUBJECT SITE

As previously stated, Wildhorse Village is composed of 20 total lots. All of the lots are currently undeveloped, but construction is currently underway to facilitate the infrastructure (roadways, sanitary sewers, stormwater management, electric) involved with the development. There is currently a Record Plat approved for the development. Lot 7A depicted on the Record Plat and Site Development Concept Plan is approved as Common Ground for the entire development. The subject site is a 0.8 acre tract of land that is located just north of the lake and south of the main street proposed for the overall development. Below (Figure 3) is an image to get a sense of where the 0.8 acre subject site is in relation to the overall 78.4 acres that make up Wildhorse Village.

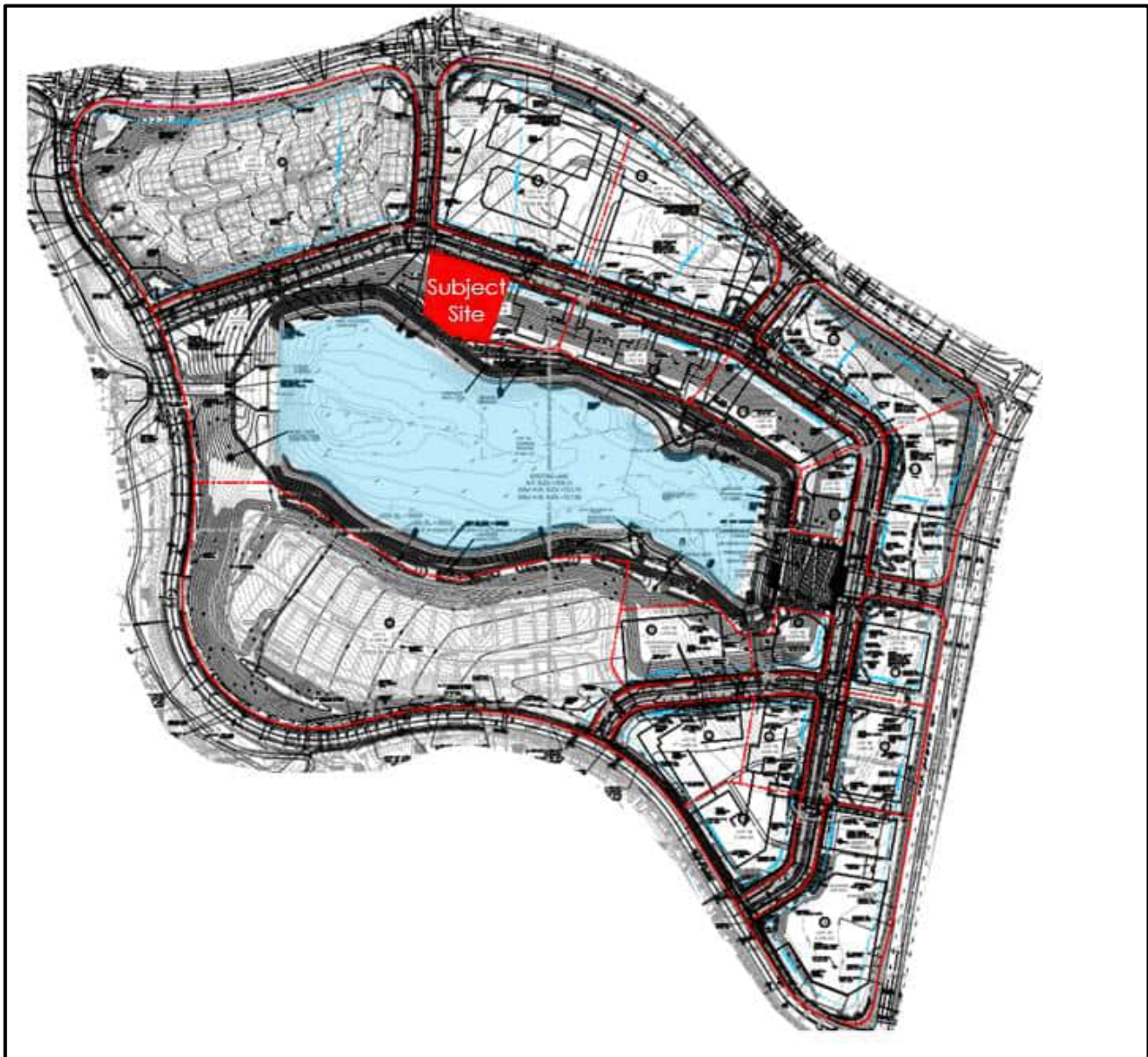


Figure 3: Location of Subject Site

STAFF ANALYSIS

The subject site is located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd. Both of these roads are private roads, owned and maintained by the development. The area is designated City Center (Urban Transition) within the City of Chesterfield Comprehensive Land Use Plan and this development would be 0.8 acres of the 78.4 acre development known as Wildhorse Village.

Zoning District: A PC&R District development is intended to create a diverse residential and commercial mixed-use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate.

Comprehensive Plan:

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this parcel is within the City Center (Urban Transition) land use designation. The Comprehensive Plan provides a character description of the Urban Transition area. The description states;

“Land developed to offer residents the opportunity to live, work, shop and play within the larger City Center area. This includes a mixture of housing types and residential densities, integrated with a number of goods and services, especially in the downtown core. Buildings typically stand multiple stories often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structured parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood to the downtown core.”

The City Center (Urban Transition) land use designation also states a series of development policies within the

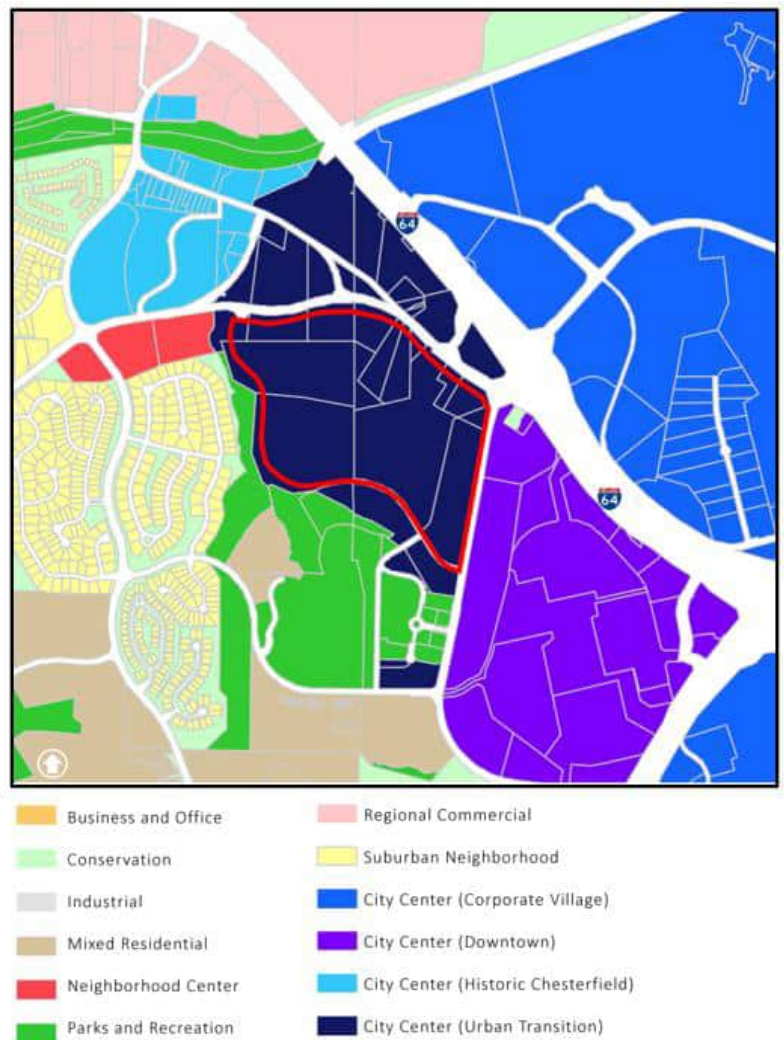


Figure 4: Comprehensive Plan Land Use Designation

Comprehensive Plan. Below, are specific development policies (**blue**) followed by how the governing ordinance and the Site Development Section Plan relate to those policies.

City Center should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

This is a multi-family development that is east of an approved attached single family development and west of a programmed mixture of residential, office, and commercial activity centered by a lake and amenity areas.

The thoroughfare character should be urban and very walkable.

The project is very walkable with a 10' wide sidewalk along both the main street to the north, and Parkview Terrace to the west with a 12' wide mixed use trail along Wild Horse Creek Road and a walking trail around the lake to the south.

Buildings to be constructed closer to the roadways to promote the pedestrian experience.

The building is located along the main street (Wildhorse Lake Blvd.) and the plan references the required build-to line vs a set-back line to promote the pedestrian experience.

Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.

This project has a community lake to the south of the multi-family building with a walking path connection from the building to the lake.

Public art should be incorporated into new construction and re-development projects throughout the City Center.

The applicant provided the location of public art to the south of the building, visible to the public realm as one would walk around the lake.

General Requirements for Site Design:

This request is for one 16 unit multi-family building containing both an internal parking structure on a 0.8 acre tract of land. The site has one access point off the internal main street to the north, known as Wildhorse Lake Blvd, with on-street parking in front of the building. The site has pedestrian accommodations to the lake to the south.

A. Site Relationships

This is a multi-family development that is east of an approved attached single family development, south of an approved multi-family building, directly west of future programmed condo buildings of a similar size, and further west of a mixture of residential, office, and commercial activity all within the larger Wildhorse Village development.

B. Circulation System and Access

The site is accessed by one curb cut off Wildhorse Lake Blvd and will be a shared drive with a future mirrored condo building east of the site. All vehicular access will utilize this drive for tenant parking, loading and trash. Internal pedestrian paths connect to the large pedestrian paths of the overall Wildhorse Village development. A color Site Development Section Plan (Figure 5) was provided in this packet depicting the access and circulation locations.

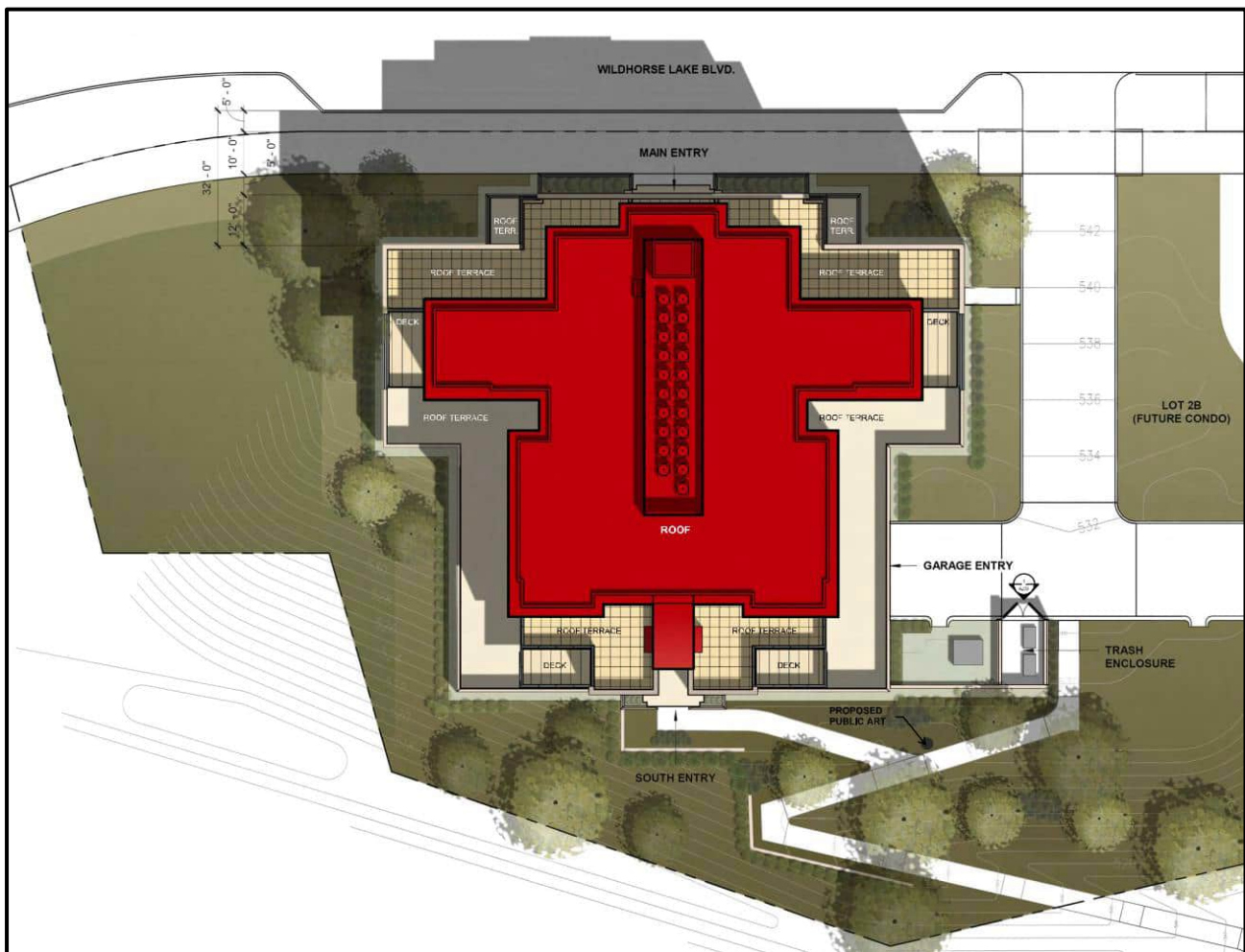


Figure 5: Color Site Plan

C. Topography and Retaining Walls

The site slopes steeply from Wildhorse Lake Boulevard at the north down to the lake with the building positioned into the slope. Due to the amount of slope from north to south, the south side of the building features an exposed foundation wall. The concrete will be stained to match the building's accent brick and formliner has been selected to give the wall texture and interest. Low

segmented block retaining walls will be used along the path to the lake to help hold grade as the path traverses down the hillside.

General Requirements for Building Design:

The building is 4 stories tall, roughly 62' in height, and contains a 32 space parking garage internal to the building hidden from the public eye. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The building will be highly visible from all four facades.

D. Scale, Design, Materials, and Color

In recent history, three developments in close proximity north of Wildhorse Village have been approved and received full occupancy. The first is a four story multi-family residential building, constructed primarily with stone and fiber cement siding known as Aventura at Wildhorse Creek. The other two are a 3-4 story mixed use building, and 5 story hotel known as Wildhorse and AC Hotel.

The site specific governing ordinance (Ordinance 3161) has specific language in regards to the building placement, overall height, first floor height, and function. There is also a streetscape exhibit for Wildhorse Lake Blvd. The placement, overall height, and function all comply with the site specific ordinance. The site does have a requirement in which the applicant is seeking a modification. The ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design. The applicant does not have a fully enclosed penthouse but is requesting the modification to propose screen walls at the roof level to enclose the building's elevator overrun and rooftop equipment. A roof plan has been provided in the PC packet.

The building is primarily two different colors of brick. Accents of wood siding are provided on all 4 elevations. An exposed concrete form-liner pattern stained to match the accent brick is seen on the east, west, and south elevations. Below is an image of the manufacturer, style, and color of the building materials.



Figure 6: Building Materials

E. Landscape Design

The site contains 7 deciduous canopy trees (23%), 15 evergreen trees (31%), and 13 deciduous understory trees (46%). The site also contains 109 deciduous shrubs and 95 evergreen shrubs. The growth rates for the trees (including street trees) are 83% slow to moderate and 17% fast growing. The most common tree on the site is the American Arborvitae and the most common shrub is the Kallay's Compact Juniper.

F. Screening

The applicant has provided the aforementioned roof-top screening exhibit which is included in the packet. A portion of the trash enclosure is incorporated into an extension of the sculptural foundation wall. The remaining side and gate enclosure are painted wood slat screening to provide an easily maintainable and design compatible enclosure.

G. Lighting

All exterior lighting will adhere to all UDC lighting code requirements. All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. The site does have a few bollards that are illuminated along the path that leads to the lake.

MODIFICATION

A modification is being requested in regards to the rooftop mechanical screening requirement. Ordinance 3161 states, "rooftop mechanical equipment shall be permitted on roof within architecturally designed, fully enclosed penthouses that complement the building design". The applicant is proposing to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture. A full narrative of the modification request is included in this packet.

ARCHITECTURAL REVIEW BOARD

The project was reviewed by the Architectural Review Board on April 14th 2022. At that time, the Board made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wildhorse Village Lot 2B-1 to the Planning Commission with a recommendation to approve with the following conditions:

- Provide a color for the rooftop units that is color compatible with the surrounding architectural elements
- Revise the landscape placement and species around the base of the building to be less formal and rigid to promote a more natural design.

The applicant has since resubmitted and fulfilled both conditions. All of the updates have been included with the Planning Commission packets. The Board was supportive of the aforementioned modification request.

RENDERING

Below in Figures 7-10 are renderings of four prominent viewpoints.



Figure 7: Front/Road



Figure 8: Rear/Lake



Figure 9: Entry Drive



Figure 10: Lake Path

DEPARTMENT INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the site specific ordinance, Comprehensive Plan, and Unified Development Code. As previously stated, the applicant is requesting a modification to the site specific performance standards, which is a process specifically described within the site specific governing ordinance. Staff recommends approval of the Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos) Site Development Section Plan.

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 Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos)."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos) with the following conditions..." (Conditions may be added, eliminated, altered, or modified)

Attachments

1. Site Development Section Plan
2. Landscape Plan
3. Lighting Plan
4. Architectural Elevations
5. Architects Statement of Design
6. Modification Request

Wildhorse Village, LP, a Missouri Limited Partnership, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter.

"P&C" - Planned Community & Residence of the City of Chesterfield
Ordinance No. 3114, 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 or ordinance of the City of Chesterfield Council.

Wildhorse Village, LP

by: _____
STATE OF MISSOURI }
COUNTY OF ST. LOUIS }
On this _____ day of _____, 2022, before me duly sworn, did say he is the _____ of _____, and that said _____ instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.
WITNESS MY HAND, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: _____

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2022, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as amended by the Director of Planning and Development Services and the City Clerk.

By: _____
Justin Wyse, AICP
Director of Planning
City of Chesterfield, Missouri

By: _____
Vickie McGownd, City Clerk
City of Chesterfield, Missouri

GEOTECHNICAL ENGINEER'S STATEMENT

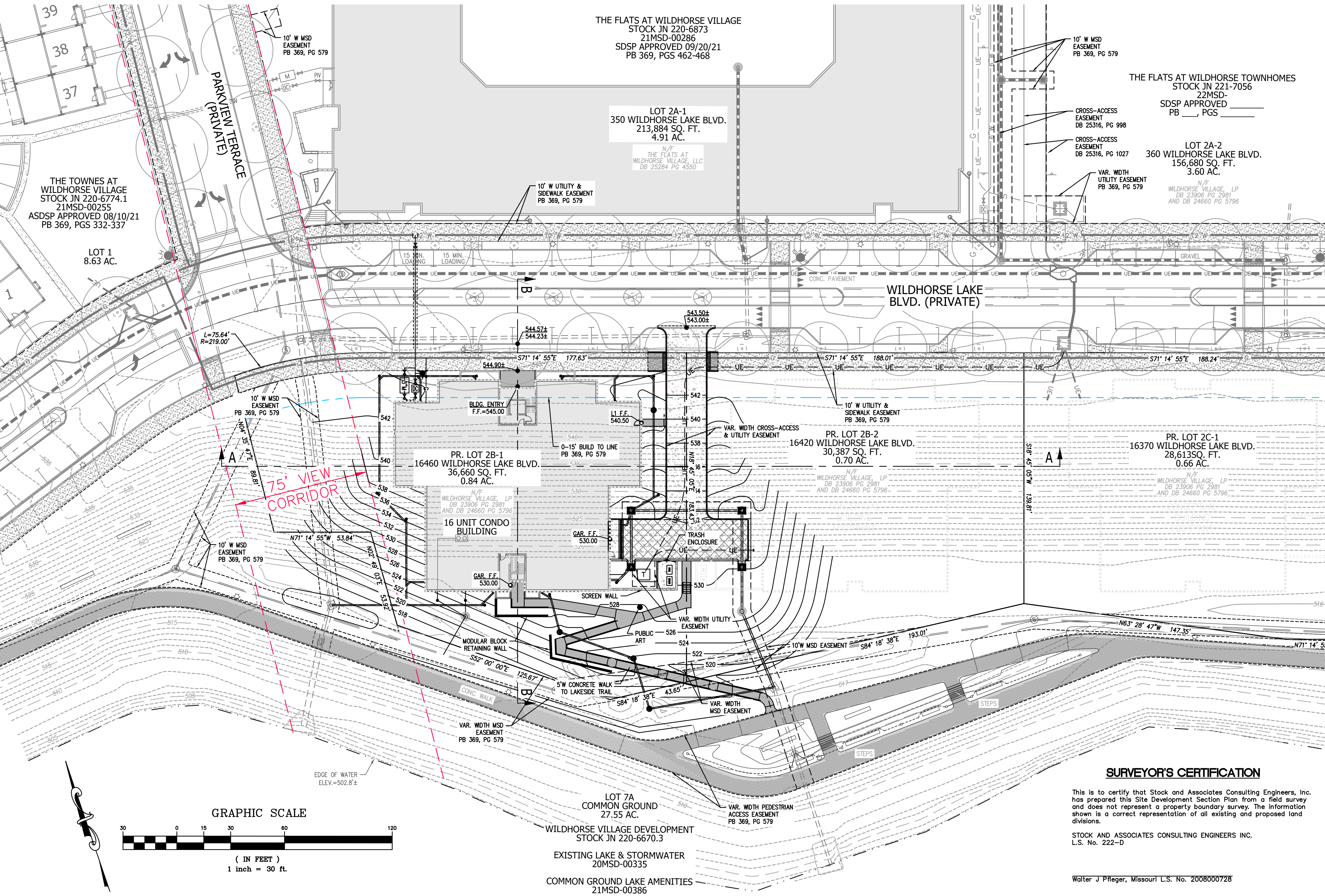
Midwest Testing, at the request of CRG Acquisitions, LLC, has performed a geotechnical exploration for the project proposed herein. Our findings indicate that the earth-related aspects are suitable for the construction proposed herein pursuant to the recommendations set forth in our November 29, 2021 report titled "Geotechnical Exploration—MT Job No. 14938—Wildhorse Village Condos-Lots 2B-2C—Chesterfield, Missouri."

Daniel J. Barczyk
Daniel J. Barczyk, P.E.
PE-25861



April 6, 2022

Date



WILDHORSE VILLAGE LOT 2B

SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING LOT 2B OF WILDHORSE VILLAGE AS RECORDED IN PLAT BOOK 369, PG 597 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEYS 123, 415, TOWNSHIP 45 NORTH RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

CATEGORY A - ORDINANCE 3161

ABBREVIATIONS

A.O. - ADJUST TO GRADE
B.C. - BACK OF CURB
B.O. - BY OTHERS
C.O. - CLEANOUT
D.B. - DEED BOOK
E. - ELECTRIC
ELEV. - ELEVATION
EX. - EXISTING
F.C. - FACE OF CURB
FF. - FINISHED FLOOR
FL. - FLOWLINE
FM. - FORCE MAIN
FND. - FOUND
FT. - FEET
G. - GAS
H.W. - HIGH WATER
LFB. - LOW FLOW BLOCKED
M.H. - MANHOLE
N/F. - NOW OR FORMERLY
NWL. - NORMAL WATER LEVEL
PB. - PLAT BOOK
PG. - PAGE
PR. - PROPOSED
PVC. - POLYVINYL CHLORIDE PIPE
RCP. - REINFORCED CONCRETE PIPE
R/W. - RIGHT-OF-WAY
SLC. - ST. LOUIS COUNTY
SQ. - SQUARE
TBA. - TO BE ABANDONED
TBR. - TO BE REMOVED
TBR&R. - TO BE REMOVED AND REPLACED
TYP. - TYPICAL
UP. - USE IN PLACE
UN. - UNLESS OTHERWISE NOTED
VCP. - VITRIFIED CLAY PIPE
W. - WATER
(86) W. - RIGHT-OF-WAY WIDTH

EXISTING 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 SPICE BOX
GAS METER
GAS VALVE
TELEPHONE MANHOLE
TELEPHONE SPICE BOX
CABLE TV PEDESTAL
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER MANHOLE
WATER METER
WATER VALVE
POST INDICATOR VALVE
CLEAN OUT
STORM MANHOLE
GRATED MANHOLE
STORMWATER INLET
GRATED STORMWATER INLET
SANITARY MANHOLE
TREE
BUSH
TRAFFIC SIGNAL
PARKING METER
STREET SIGN
SPRINKLER
MAIL BOX

PROPOSED LEGEND

PROPOSED CONTOUR
PROPOSED SPOT
PROPOSED STORM
PROPOSED SANITARY
PROPOSED UTILITIES
442
442.25
SS
E-G-T-W

PERTINENT DATA

OWNER: WILDHORSE VILLAGE, LP A MISSOURI LIMITED PARTNERSHIP BOOK: 23906 - PAGE: 2981
OVERALL AREA: 1.54 Acres ±
EXISTING ZONING: PC & R PER ORDINANCE #3161
LOCATOR NO: 187620239
WINNERBERG'S: PG. 21, GRID 18EE
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: PARKWAY
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0164K, FEB 4, 2015
ELECTRIC COMPANY: AMEREN UE - RIC BENEN & LES NOLAN (314) 713-4004 / RBENEN@AMEREN.COM (314) 992-8903 / LNOLAN@AMEREN.COM
GAS COMPANY: SPIRE INC - RAMONA STEVENS & BRIAN LANGENBACHER (314) 575-4843 / RAMONA.STEVENS@SPIREENERGY.COM (314) 713-6572 / BRIAN.LANGENBACHER@SPIREENERGY.COM AT&T - DANNY GRAY (636) 949-1320 / DGT548@ATT.COM
TELECOM COMPANY: CHARTER - DARYL STEFFEN (314) 713-6378 / DARYL.STEFFEN@CHARTER.COM
TELECOM COMPANY: VERIZON - ANDY GOTTO (800) 346-1503 / ANDREW.GOTTO@VERIZON.COM
TELECOM COMPANY: EXTENET - KOJA BIERKE (636) 577-7429 / BBURKE@EXTENETSYSTEMS.COM
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY - MATT JASPERING (314) 606-2615 / MATT.JASPERING@MAWATER.COM
USAGE PERMIT: MVS-2020-554

Sanitary Flow Estimate - Lot 2B

Wildhorse Village Condos - Lot 2B (Stock JN 221-6996) (Includes 1 Current Building + 1 Future Identical Building)

Sanitary Flow Rates (Average Daily Flow - ADF)

Use	Flow Rate	
Residential - 1 Bedroom	200 GPD/Unit	(100 GPD/Person x 2.0 Persons/Residence)
Residential - 2 Bedrooms	300 GPD/Unit	(100 GPD/Person x 3.0 Persons/Residence)
Residential - 3+ Bedrooms	370 GPD/Unit	(100 GPD/Person x 3.7 Persons/Residence)

Sanitary Flows - MSD Standard

Residential - 1 Bedroom	0 Units	x	200 GPD/Unit	=	0 GPD
Residential - 2 Bedrooms	0 Units	x	300 GPD/Unit	=	0 GPD
Residential - 3+ Bedrooms	32 Units	x	370 GPD/Unit	=	11,840 GPD
Total	32 Units				

Average Daily Flow (ADF) TOTAL = 11,840 GPD

Peak Daily Flow (PDF) PDF = 47,360 GPD

PDF = 4.0 x ADF 0.07 CFS

PROPERTY DESCRIPTION

LOT 2B

A TRACT OF LAND BEING LOT 2B OF WILDHORSE VILLAGE AS RECORDED IN PLAT BOOK 369, PG 597 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEYS 123, 415, TOWNSHIP 45 NORTH RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

CONTAINING 67,047 SQUARE FEET OR 1.540 ACRES, MORE OR LESS

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 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.
- UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
- 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.
- THIS PROJECT DOES NOT INCLUDE WORK WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY OR EASEMENT.

WILDHORSE VILLAGE CATEGORY A STANDARDS

BUILDING PLACEMENT

PER STREETScape EXHIBIT 1 OF ORD. 3161
NORTH (WILDHORSE LAKE BLVD.): 10' SIDEWALK & UTILITY ESMT., THEN 0'-15" BUILD TO LINE
EAST (ADJOINING LOT 2C): 0'
SOUTH (ADJOINING LOT 7A): 0'
WEST (ADJOINING LOT 7A): 0'
SPACE BETWEEN BUILDINGS: ATTACHED OR 6'-12" IF DETACHED

- NOTES:
- STRUCTURES MAY BE CONSTRUCTED UP TO LOT LINES

BUILDING VOLUME

PER ORD. 3161
MAXIMUM HEIGHT: 4 STORIES

OPENSOURCE CALCULATIONS

LOT 2B:
PROVIDED OPENSOURCE: 74.2% (49,727 SF/67,047 SF)

PARKING:

PER CITY OF CHESTERFIELD UDC SEC.405.04.040(D)(11) RESIDENTIAL USES - DWELLING, MULTIPLE FAMILY
MINIMUM REQUIRED: 1.75 SPACES FOR EVERY LIVING UNIT - (16 UNITS)x(1.75 SPACES/UNIT) = 28 SPACES
MAXIMUM REQUIRED: NONE

PROVIDED: 32 SPACES (GARAGE SPACES)

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 12048
NGVD29 Elev = 557.81
"Sq" on top of curb at end of rounding along the north curb line of the easterly extension of Burkhardt Place on the west side of Chesterfield Village Parkway 0.2 mile north of Lyda Hills Drive.

PREPARED FOR:
WILDHORSE VILLAGE, LP
2159 INDEPENDENT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
ATTN: KETI TEGEHOFF - 314.429.5100
TEGEGHOF@REALCORG.COM

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
2527 Chesterfield Business Parkway
St. Louis, MO 63015 PH: (636) 590-9000 FAX: (636) 590-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

THIS SITE DEVELOPMENT SECTION PLAN FOR:

WILDHORSE VILLAGE CONDOS - LOT 2B-1

16460 WILDHORSE LAKE BLVD
CHESTERFIELD, MO 63005



04/20/2022
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

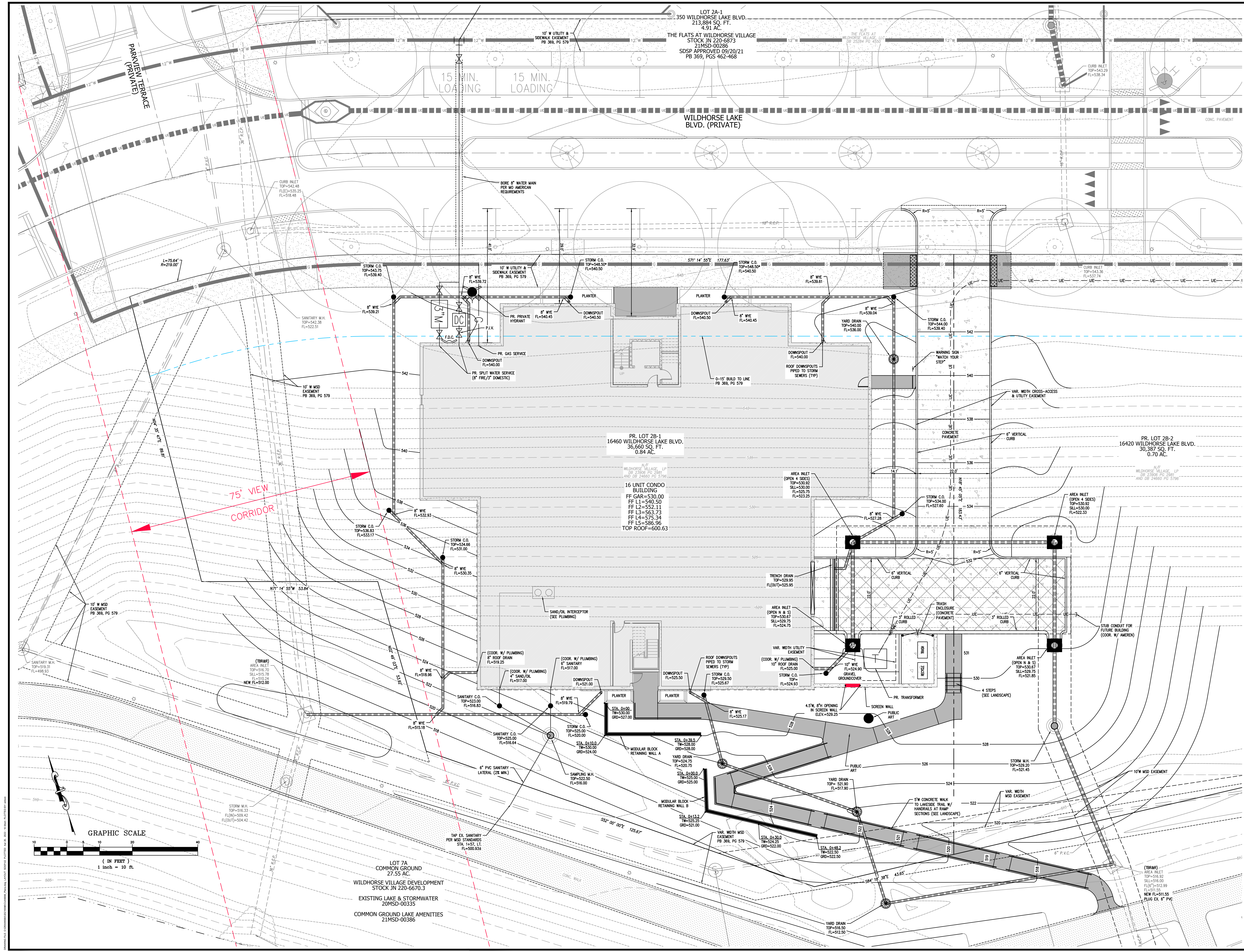
REVISIONS:

0	03/01/22 - ISSUE SDSP
1	03/21/22 - CITY COMMENTS
2	04/20/22 - CITY COMMENTS

DRAWN BY: A.C.D. CHECKED BY: G.M.S.
DATE: 03/01/2022 JOB NO: 221-6996
K.S.P. # 181
22MSD- RAKE W/P
SLC. HAT # XXXX
HAT SUFF. # XXXX
M.D.N.R. # MO-XXXXXXX
SHEET TITLE

THIS SITE DEVELOPMENT SECTION PLAN FOR:

SDSP-01



PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.

WILDHORSE VILLAGE CONDOS - LOT 2B-1

SITE DEVELOPMENT SECTION PLAN FOR:

16460 WILDHORSE LAKE BLVD
CHESTERFIELD, MO 63005

16460 WILDHORSE LAKE BLVD.
30,387 SQ. FT.
0.70 AC.

REVISIONS:

0	03/01/22	- ISSUE SDSP
1	03/21/22	- CITY COMMENTS
2	04/20/22	- CITY COMMENTS

DRAWN BY:

C.D.

CHECKED BY:

G.M.S.

DATE:

03/01/2022

JOB NO.:

221-6996

SCALE:

AS SHOWN

DATE:

03/01/2022

JOB NO.:

221-6996

SCALE:

AS SHOWN

DATE:

03/01/2022

JOB NO.:

221-6996

SCALE:

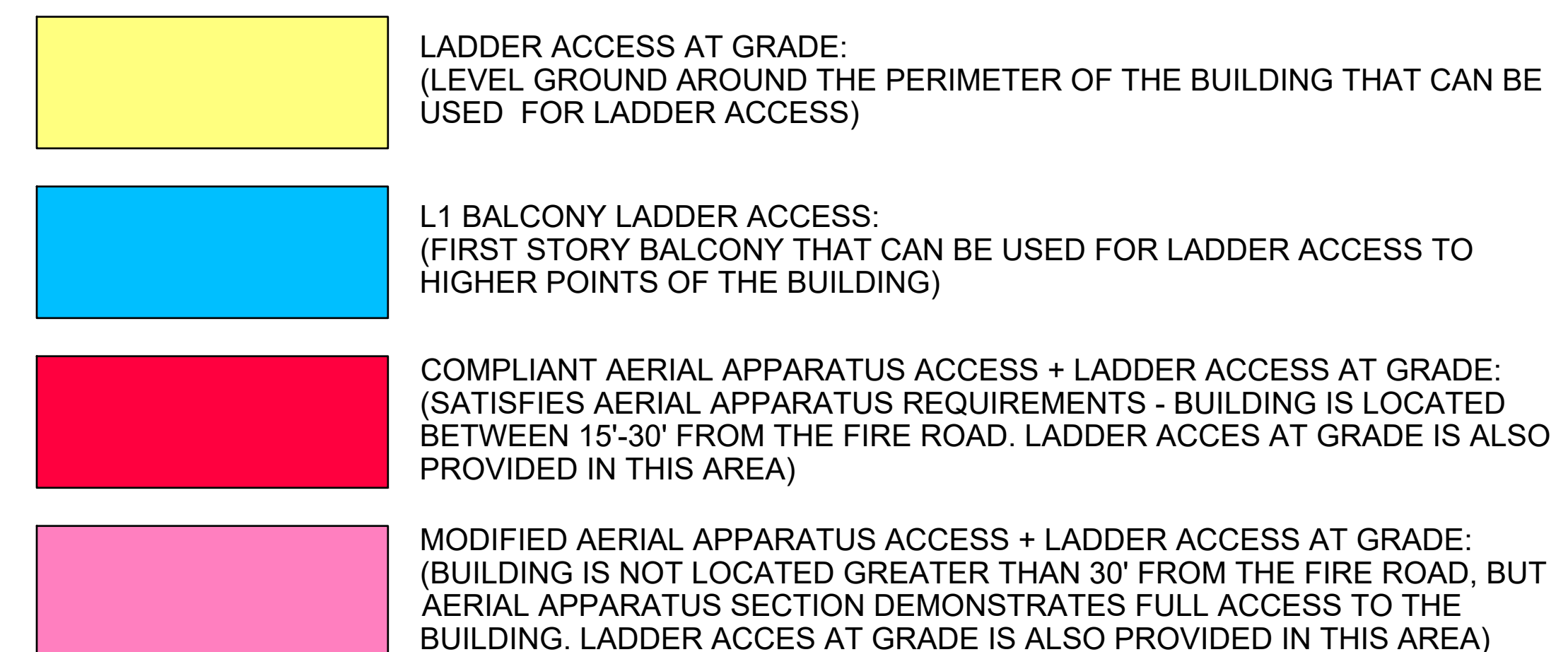
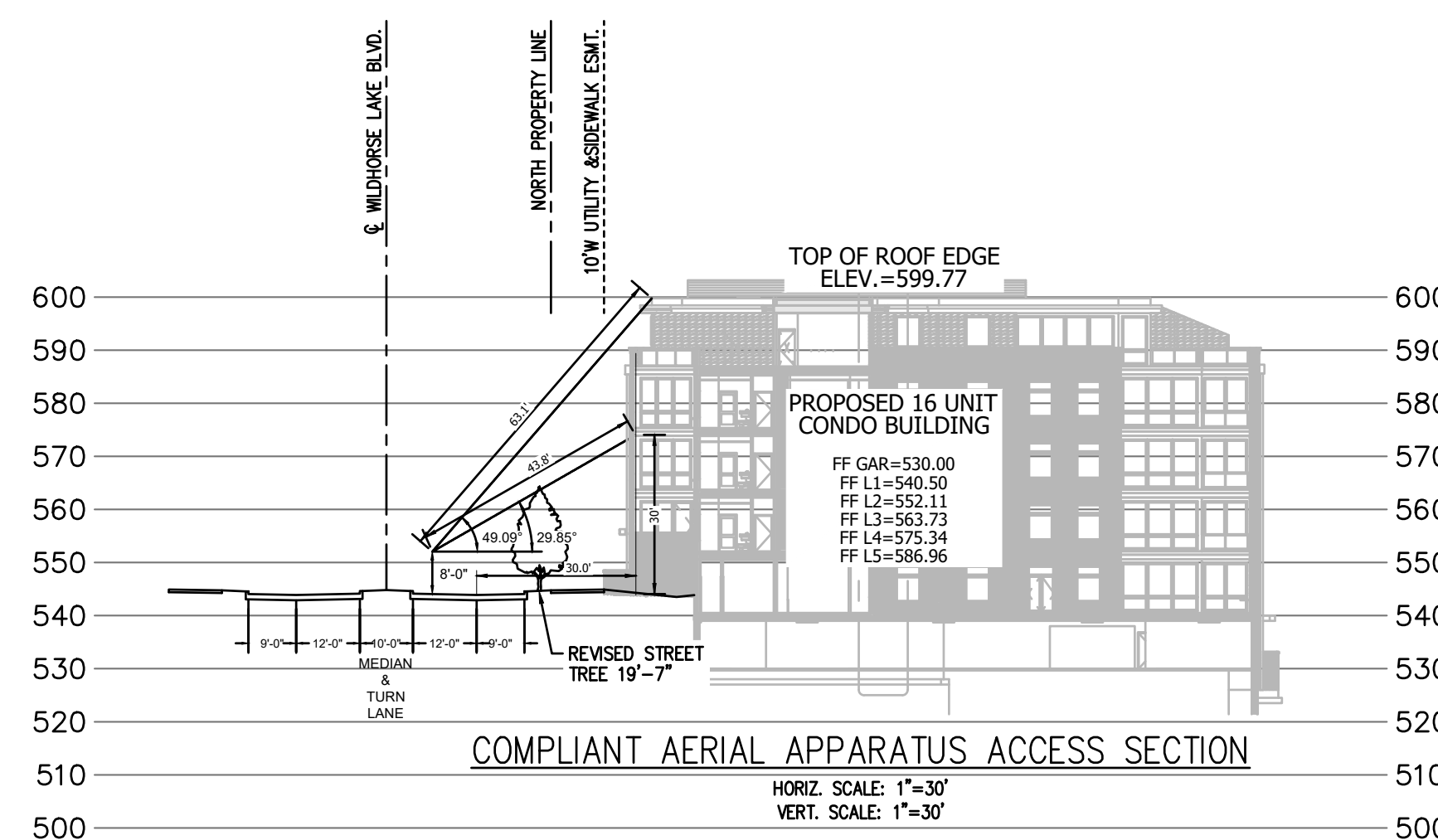
AS SHOWN

SHEET TITLE:

SITE DEVELOPMENT SECTION PLAN

SHEET NO.:

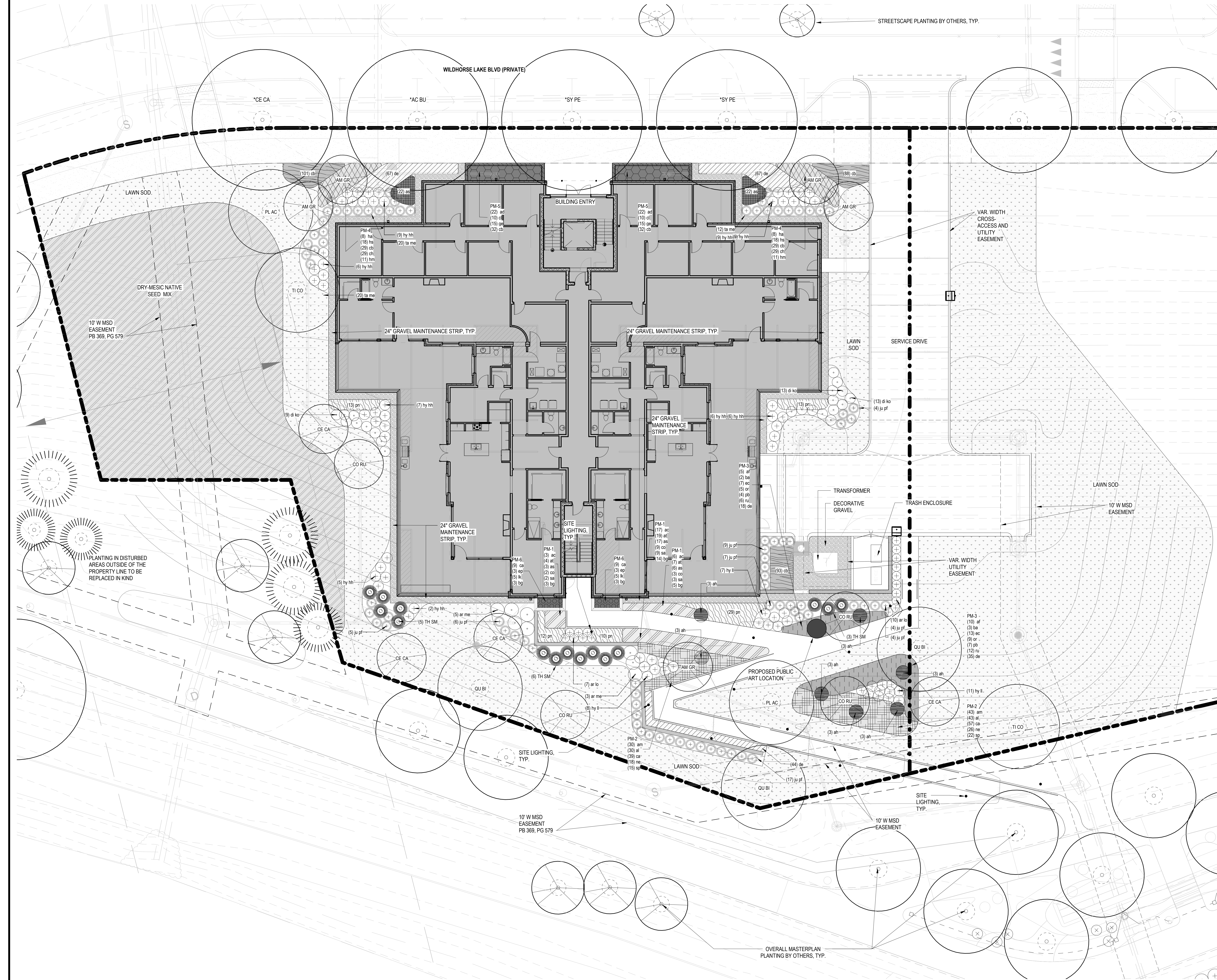
SDSP-02



4/20/2022 11:45:29 AM

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LANDSCAPE PLAN
1
L1.1
3/32" = 1'-0"



PLANTING NOTES

1. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANTING SCHEDULE AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
2. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER - ROOF DRAINS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
5. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
6. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE.
7. THE SITE SHALL BE FINISH GRADED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
8. ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
9. REFER TO SPECIFICATION FOR SOD TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOWED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
10. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
11. REF. SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTIONS AND PLAN PROTECTIONS.
12. PROVIDE AND INSTALL LOCALLY AVAILABLE SHREDDED HARDWOOD MULCH AROUND THE BASE OF ALL TREES AND SHRUBS IN SHRUB BEDS ONLY. IF TREES AND SHRUBS ARE PART OF A PERENNIAL / ORNAMENTAL GRASS / GROUNDCOVER BED, THEN APPLY LOCAL LEAF MULCH TO ALL.
13. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
14. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL QUANTITIES TO MATCH THE DRAWINGS AND TO PROVIDE TOTAL COVERAGE AT THE SPECIFIED SPACING.
15. THERE SHALL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT APPROVAL OF THE OWNER/ARCHITECT. THE OWNER/ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO THE OWNER/ARCHITECT FOR APPROVAL.
16. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE OR ADJACENT AREAS WHERE DISTURBED TO A CONDITION THAT MEETS OR EXCEEDS THE CONDITIONS PRIOR TO THE DISTURBANCE.
17. SEE SHEET L4.601 FOR PLANT SCHEDULE.

LEGEND

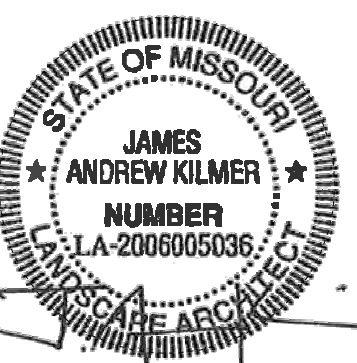
SYMBOL	DESCRIPTION	DETAIL
	CANOPY TREES	
	UNDERSTORY TREES	
	EVERGREEN TREES	
	EXISTING TREE TO REMAIN	
	DECIDUOUS SHRUBS	
	EVERGREEN SHRUBS	
	TURF	
	DRY-MESIC NATIVE SEED	

NOTES:
SEE PLANTING SCHEDULE FOR PLANT DETAILS AND QUANTITIES
SEE LIGHTING PLAN FOR LIGHT LOCATIONS AND TYPES

CLAYCO
THE ART & SCIENCE OF BUILDING

Lamar Johnson
Collaborative

2109 WINEBLENTH BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
CHICAGO, IL 60601
PH: 312.658.0747 FX: 312.680.7664



WILDHORSE VILLAGE CONDOS LOT 2B

DRAWING ISSUE		
DESCRIPTION	DATE	
ISSUE SDGP	03/01/22	
CITY COMMENTS	03/21/2022	
CITY COMMENTS	04/20/2022	

BUILDING MAP

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L1.1

Job # 20_000

* PLANTING SCHEDULE FOR STREET TREES									
DECIDUOUS CANOPY TREES									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	COMMENTS	GROWTH RATE
1	AC BU	<i>Acer buergerianum</i>	'AMMTF PP16,629 AERYN'	Trident Maple	2.5" Cal.	B & B	30'		Moderate
1	CE CA	<i>Cercis canadensis</i>		Eastern Redbud	2.5" Cal.	B&B	30'		Moderate
2	SY PE	<i>Syringa petersenii</i>	'Morton' China Snow	China Snow Peking Lilac	2.5" Cal.	B&B	30'		Moderate

PLANTING SCHEDULE									
DECIDUOUS CANOPY TREES (23% - INCLUDES 'AC BU' FROM STREET TREE SCHEDULE)									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
2	PL AC	<i>Platanus x acerifolia</i>	Morton Circle	Exclamation! London Planetree	2.5" Cal.	B & B	45' +		Fast
3	QU BI	<i>Quercus bicolor</i>		Swamp White Oak	2.5" Cal.	B & B	50'-60'		Moderate
2	TI CO	<i>Tilia cordata</i>	Greenspire	Greenspire Littleleaf Linden	2.5" Cal.	B & B	50'-70'		Slow/Moderate
EVERGREEN TREES (31%)									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
15	TH SM	<i>Thuja occidentalis</i>	Smargd	American Arborvitae	7'-8" Ht.	B & B	12'-14'		Slow
DECIDUOUS UNDERSTORY TREES (46% - INCLUDES 'CE CA' AND 'SY PE' FROM STREET TREE SCHEDULE)									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
5	AM GR	<i>Amelanchier x grandiflora</i>	Robin Hill	Robin Hill Serviceberry	8'-10' Ht.	B & B	15'-25'		Multi-stemmed
4	CE CA	<i>Cercis canadensis</i>	Merlot	Merlot Eastern Redbud	8'-10' Ht.	B & B	25'-30'		Single-stemmed
4	CO RU	<i>Cornus</i>	'Rulcan' CONSTELLATION	Constellation Dogwood	8'-10' Ht.	B & B	15'-25'		Multi-stemmed
EVERGREEN SHRUBS									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
52	ju pf	<i>Juniperus x pfitzeriana</i>	Kalloy's Compact	Kalloy's Compact Juniper	5 Gal.	Container	36" OC		Habit maintained naturally loose, not sheared
32	la me	<i>Taxus x media</i>	Tauntonii	Taunton Yew	5 Gal.	Container	36" OC		Habit maintained naturally loose, not sheared

DECIDUOUS SHRUBS									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
17	ar lo	<i>Aronia melanocarpa</i>	Low Scape Mound	Low Scape Mound Black Chokeberry	3 Gal.	Container	30" O.C.		
8	ar me	<i>Aronia melanocarpa</i>	Autumn Magic	Autumn Magic Black Chokeberry	5 Gal.	Container	48" O.C.		
22	di ko	<i>Diervilla x</i>	Kodiak Orange	Kodiak Orange Diervilla	5 Gal.	Container	36" O.C.		
44	hy hh	<i>Hydrangea arborescens</i>	Haas Halo	Haas Halo Hydrangea	5 Gal.	Container	36" OC		
26	hy ll	<i>Hydrangea paniculata</i>	Little Lime	Little Lime Hydrangea	5 Gal.	Container	36" OC		
ORNAMENTAL GRASSES & SEDGES									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
282	cb	<i>Carex flacca</i>	Blue Zinger	Blue Zinger Sedge	1 Qt.	Container	12" O.C.		
178	de	<i>Deschampsia cespitosa</i>	Goldtau	Goldtau Tufted Hair Grass	1 Gal.	Container	18" O.C.		
77	pn	<i>Panicum virgatum</i>	Northwind	Northwind Switchgrass	1 Gal.	Container	24" O.C.		
HERBACEOUS PERENNIALS									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
21	ah	<i>Arsionia hubrichtii</i>		Hubricht's Bluestar	1 Gal.	Container	30" OC		
44	as	<i>Astilbe chinensis var. taquetii</i>	Superba	Superba Astilbe	1 Qt.	Container	18" OC		
SEED & SOD									
AREA	TYPE	TREE GROWTH RATES (INCLUDES STREET TREES)							
5097 SF	DRY-MESIC NATIVE SEED	SLOW / MODERATE 29/35 = 83%							
14843 SF	LAWN SOD - Festuca spp.	FAST 6/35 = 17%							

NOTE: QUANTITIES PROVIDED PER THE PLANTING MATRIXES TABLE ARE CALCULATED IN ADDITION TO ITEMIZED PLANTING QUANTITIES IN THE INDIVIDUAL PLANTING SCHEDULE ABOVE.

DRY-MESIC NATIVE SEED MIX MANUFACTURER: TBD	
SEED MIX: TBD	
GRASSES/ SEDGES 40%:	
Andropogon virginicus	Broom Sedge
Bouteloua curtipendula	Sideoats Grama
Bromus pubescens	Hairy Woodland Brome
Carex bicknellii	Bicknell's Sedge
Carex blanda	Common Wood Sedge
Carex brevior	Prairie Sedge
Carex grayi	Globe Sedge
Elymus canadensis	Canada Wildrye
Elymus hystrix	Bottlebrush Grass
Elymus virginicus	Virginia Wild Rye
Hordeum pusillum	Little Barley
Schizachyrium scoparium	Little Bluestem
HERBACEOUS PERENNIALS (FORBS) 60%:	
Achillea millefolium	Common Yarrow
Asclepias tuberosa	Butterfly Milkweed
Aster oblongifolium	Aromatic Aster
Baptisia bracteata	Cream Wild Indigo
Coreopsis lanceolata	Lance-Leaved Coreopsis
Coreopsis tinctoria	Plains Coreopsis
Dalea purpurea	Purple Prairie Clover
Echinacea pallida	Pale Purple Coneflower
Eryngium yuccifolium	Rattlesnake Master
Lespedeza virginica	Slender Lespedeza
Liatris aspera	Rough Blazing Star
Liatris pycnostachya	Prairie Blazing Star
Monarda fistulosa	Horsemint
Penstemon digitalis	Foxglove Beardtongue
Ratibida columnifera	Prairie coneflower
Rudbeckia hirta	Black Eyed Susan
Rudbeckia subtomentosa	Sweet Coneflower
Rudbeckia triloba	Brown Eyed Susan
Solidago nemoralis	Gray Goldenrod
Solidago ulmifolia	Elm Leaved Goldenrod
Symphoricarpon drummondii	Drummond Aster
Symphoricarpon laeve	Smooth Aster
Tradescantia ohioensis	Ohio Spiderwort
Vernonia baldwinii	Baldwin's Ironweed
SEEDING RATE: 15 LBS. PER ACRE	
COVER CROP: TBD	

- GENERAL NOTES:
- WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
 - ALL PLANTING MIX AREAS WITH MORE THAN ONE PLANT TYPE PER AREA TO BE INSTALLED IN RANDOM, NATURALISTIC, TRIANGULAR SPACING AT A MINIMUM OF 11 PER AREA (SEE PLAN FOR QUANTITIES).
 - FINAL SEED MIX SPECIES, PERCENTAGES TO BE COORDINATED WITH NATIVE SEEDING CONTRACTOR.

PLANTING MATRIXES																					
AREA		SYM		PLANT 1		PLANT 2		PLANT 3		PLANT 4		PLANT 5		PLANT 6		PLANT 7		COMMENTS			
SPACING	QTY	SPACING	QTY	SPACING	QTY	SPACING	QTY	SPACING	QTY	SPACING	QTY	SPACING	QTY	SPACING	QTY	SPACING	QTY				
245 SF	PM-1	20"	18" O.C.	26	10%	12" O.C.	30	20%	18" O.C.	26	10%	18" O.C.	14	10%	18" O.C.	14	30%	24" O.C.	22		0
412 SF	PM-2	15%	12" O.C.	73	15%	12" O.C.	73	20%	12" O.C.	96	20%	18" O.C.	44	30%	24" O.C.	37	0%		0		
337 SF	PM-3	15%	24" O.C.	15	10%	36" O.C.	5	5%	12" O.C.	20	20%	30" O.C.	14	10%	24" O.C.	11	10%	18" O.C.	18	30%	18" O.C.
200 SF	PM-4	15%	18" O.C.	16	15%	12" O.C.	36	25%	12" O.C.	58	25%	12" O.C.	58	20%	18" O.C.	22		0			
183 SF	PM-5	20%	12" O.C.	44	20%	18" O.C.	20	30%	18" O.C.	30	30%	12" O.C.	64	0%		0	0%		0		
42 SF	PM-6	35%	12" O.C.	18	10%	12" O.C.	6	20%	12" O.C.	10	35%	24" O.C.	6	0%		0	0%		0		

PLANT MATRIX PM-1 PLANT LIST									
HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
20%	ac	Achillea	Moonshine	Moonshine Yarrow	1 Qt.	Container	18" O.C.		PLANT 1
10%	at	Asclepias tuberosa	Gay Butterflies	Gay Butterflies	1 Qt.	Container	12" O.C.		PLANT 2
20%	as	Aster	Little Carlow	Little Carlow Aster	1 Qt.	Container	18" O.C.		PLANT 3
10%	co	Coreopsis verticillata	Zagreb	Zagreb Tickseed	1 Qt.	Container	18" O.C.		PLANT 4
10%	sa	Salvia x sylvestris	May Night	May Night Sage	1 Qt.	Container	18" O.C.		PLANT 5
ORNAMENTAL GRASSES AND SEDGES									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
30%	bg	Bouteloua gracilis		Blue Grama	1 Qt.	Container	24" O.C.		PLANT 6

See Matrix Planting Schedule above for quantities.

PLANT MATRIX PM-2 PLANT LIST									
HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
15%	am	Allium	Millenium	Millenium Ornamental Onion	1 Qt.	Container	12" O.C.		PLANT 1
15%	al	Allium	Summer Beauty	Summer Beauty Ornamental Onion	1 Qt.	Container	12" O.C.		PLANT 2
20%	ca	Calamintha nepeta	Montrose White	Montrose White Calamint	1 Qt.	Container	12" O.C.		PLANT 3
20%	ne	Nepeta x faassenii	Cat's Pajamas	Cat's Pajamas Catmint	1 Qt.	Container	18" O.C.		PLANT 4
ORNAMENTAL GRASSES AND SEDGES									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
30%	sp	Sporobolus heterolepis		Prairie Dropseed	1 Gal.	Container	24" O.C.		PLANT 5

See Matrix Planting Schedule above for quantities.

PLANT MATRIX PM-3 PLANT LIST									
HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
15%	af	Achillea	Firefly Diamond	Firefly Diamond Yarrow	1 Gal.	Container	24" O.C.		PLANT 1
10%	ba	Baptisia spharocarpa	Screamin' Yellow	Screamin' Yellow False Indigo	1 Gal.	Container	36" O.C.		PLANT 2
5%	ec	Echinacea purpurea	Pow Wow White	Pow Wow White Coneflower	1 Qt.	Container	12" O.C.		PLANT 3
20%	or	Origanum	Drops of Jupiter	Drops of Jupiter Ornamental Oregano	1 Gal.	Container	30" O.C.		PLANT 4
10%	pb	Perovskia atriplicifolia	Blue Jean Baby	Blue Jean Baby Russian Sage	1 Gal.	Container	24" O.C.		PLANT 5
10%	ru	Rudbeckia	American Gold Rush	American Gold Rush Black-Eyed Susan	1 Qt.	Container	18" O.C.	8L7-401A	PLANT 6
ORNAMENTAL GRASSES AND SEDGES									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
30%	de	Deschampsia cespitosa	Goldtau	Goldtau Tufted Hair Grass	1 Gal.	Container	18" O.C.		PLANT 7

See Matrix Planting Schedule above for quantities.

PLANT MATRIX PM-4 PLANT LIST									
HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
15%	ta	Heuchera villosa	Autumn Bride	Autumn Bride Coral Bells	1 Qt.	Container	18" O.C.		PLANT 1
15%	hs	Heuchera villosa	Carnival Silver Streak	Carnival Silver Streak Coral Bells	1 Qt.	Container	12" O.C.		PLANT 2
ORNAMENTAL GRASSES AND SEDGES									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
25%	cb	Carex flacca	Blue Zinger	Blue Zinger Sedge	1 Qt.	Container	12" O.C.		PLANT 3
25%	ch	Carex laxiculmis	'Hobb' BUNNY BLUE	Bunny Blue Sedge	1 Qt.	Container	12" O.C.		PLANT 4
20%	hm	Hakonechloa macra		Hakonegrass	1 Qt.	Container	18" O.C.		PLANT 5

See Matrix Planting Schedule above for quantities.

PLANT MATRIX PM-5 PLANT LIST									
HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
20%	ap	Astilbe chinensis var. pumila		Dwarf Chinese Astilbe	1 Qt.	Container	12" O.C.		PLANT 1
20%	cl	Chelone lyonii	Hot Lips	Hot Lips Turtlehead	1 Qt.	Container	18" O.C.		PLANT 2
30%	ge	Geranium macrorrhizum	Bevan's Variety	Bevan's Variety Geranium	1 Qt.	Container	18" O.C.		PLANT 3
ORNAMENTAL GRASSES AND SEDGES									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
30%	cd	Carex flacca	Blue Zinger	Blue Zinger Sedge	1 Qt.	Container	12" O.C.		PLANT 4

See Matrix Planting Schedule above for quantities.

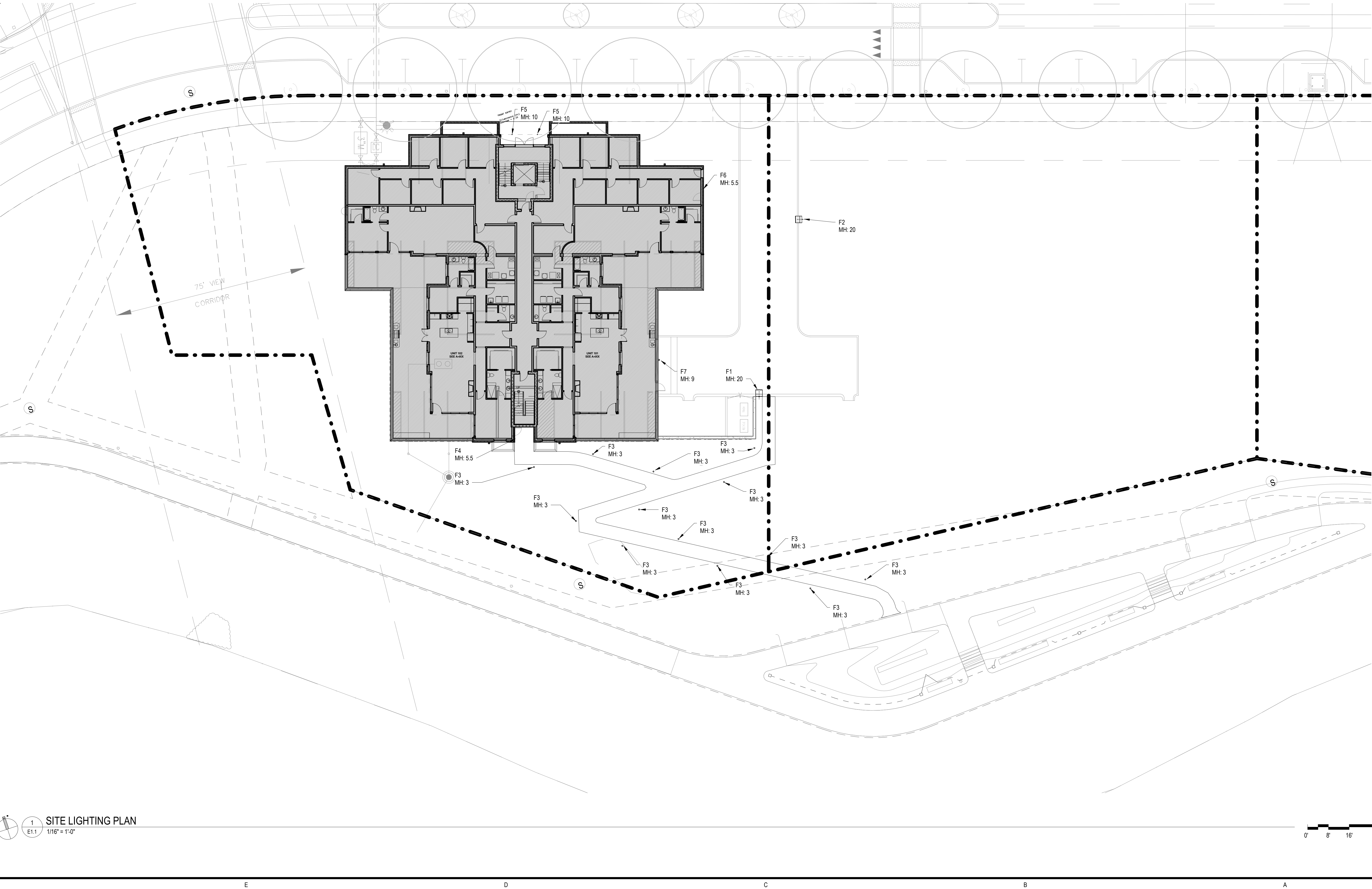
PLANT MATRIX PM-6 PLANT LIST									
HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
35%	ca	Calamintha nepeta	Montrose White	Montrose White Calamint	1 Qt.	Container	12" O.C.		PLANT 1
10%	ep	Echinacea purpurea	Pow Wow Wild Berry	Pow Wow Wild Berry Coneflower	1 Qt.	Container	12" O.C.		PLANT 2
20%	lk	Liatris spicata	Kobold	Kobold Blazing Star	1 Qt.	Container	12" O.C.		PLANT 3
ORNAMENTAL GRASSES AND SEDGES									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
35%	lg	Bouteloua gracilis		Blue Grama Blue Grama	1 Qt.	Container	24" O.C.		PLANT 4

FIXTURES MOUNTED ON 18" POLE & 2" BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT ENTRY	Illuminance	Fc	2.15	2.9	1.5	1.43	1.93
SIDE WALK	Illuminance	Fc	1.40	1.6	1.2	1.17	1.33
SITE	Illuminance	Fc	1.77	3.2	0.5	3.54	6.40
WALK WAY Planar	Illuminance	Fc	1.36	4.1	0.1	13.60	41.00
FRONT ENTRY	Illuminance	Fc	2.15	2.9	1.5	1.43	1.93

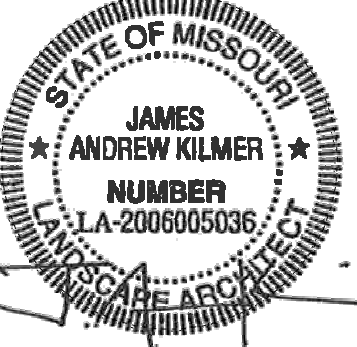
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	Description
+	1	F1	Single	57	57	GALN-SA1C-740-U-T4W
+	1	F2	Single	57	57	GALN-SA1C-740-U-SL3
○	13	F3	SINGLE	11	143	ABB-B1-LED-D1-A-8030
+	1	F4	SINGLE	10.4	10.4	E4128L
+	2	F5	SINGLE	9.9	19.8	LD4B10D010 EU4B10208030 4LBWGPH1 (5
+	1	F6	SINGLE	30	30	15103 - EBB WALL SCONCE
+	1	F7	SINGLE	20.1	20.1	ENT-SA1A-830-U-T4FT

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RE-CALCULATION.



CLAYCO
THE ART & SCIENCE OF BUILDING
35 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
Ph: 312.668.0747 Fax: 314.680.7664

Lamar Johnson Collaborative
2109 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph: 314.428.1010



WILDHORSE VILLAGE CONDOS LOT 2B

DRAWING ISSUE	
DESCRIPTION	DATE
ISSUE SDSP	03/01/22
CITY COMMENTS	03/21/2022
BID SET	04/08/2022
REVISION 01 - ADDENDUM 01	4/20/2022
CITY COMMENTS	04/20/2022

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PLAN

DRAWING NO.
E1.1

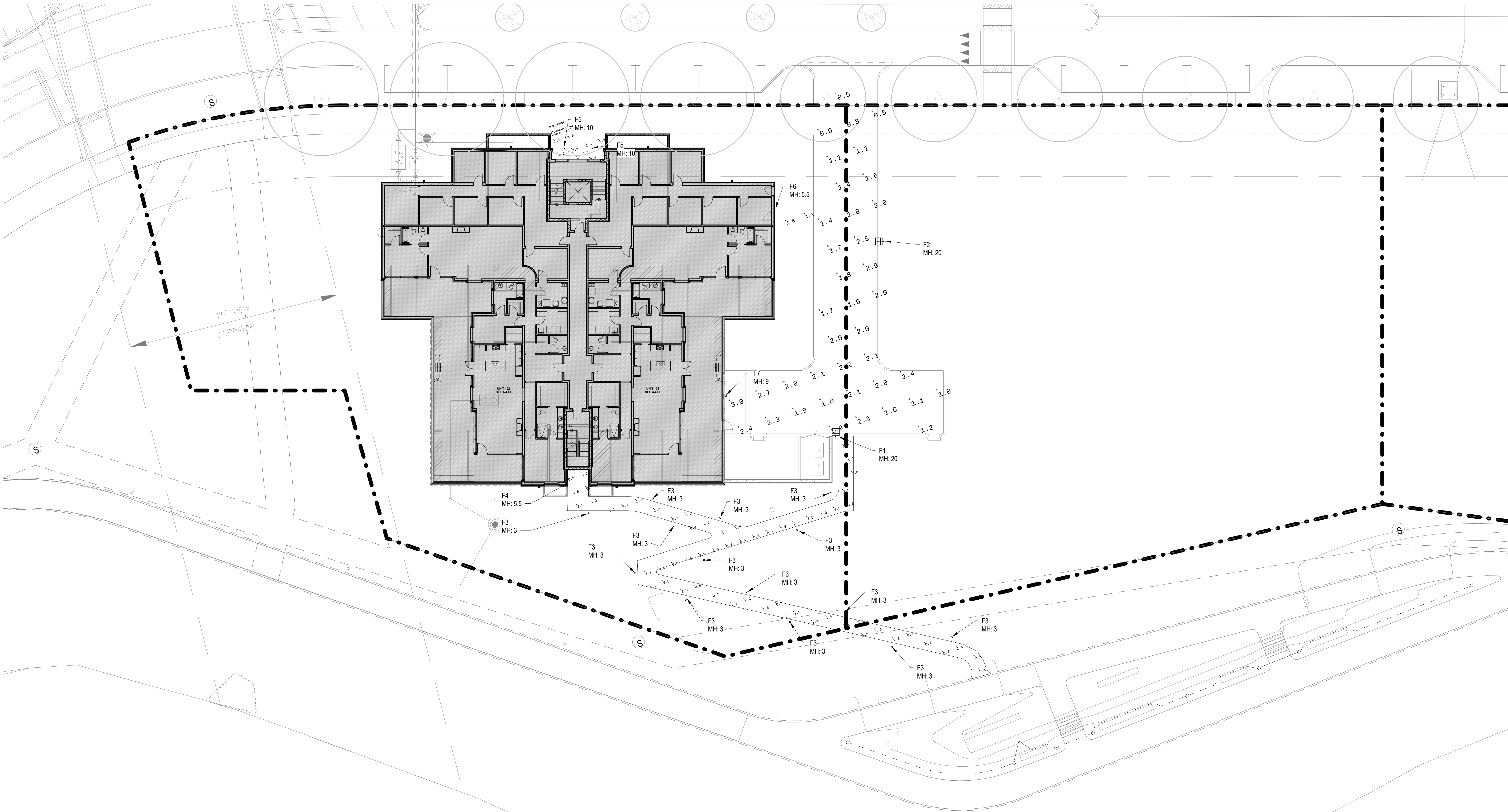
Job # 20_000

FIXTURES MOUNTED ON 18" POLE & 2' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	Qty	CalcType	Units	Avg	Max	Min	Avg/Min
FRONT ENTRY	1	Illuminance	Fc	2.15	2.9	1.5	1.43
SIDE WALK	1	Illuminance	Fc	1.40	1.6	1.2	1.17
SITE	1	Illuminance	Fc	1.77	3.2	0.5	3.54
WALK WAY Planar	1	Illuminance	Fc	1.36	4.1	0.1	13.60
FRONT ENTRY	1	Illuminance	Fc	2.15	2.9	1.5	1.43

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	Description
⊕	1	F1	Single	57	57	GALN-SA1C-740-U-T4W
⊕	1	F2	Single	57	57	GALN-SA1C-740-U-SL3
⊙	13	F3	SINGLE	11	143	ABB-B1-LED-D1-A-8030
⊕	1	F4	SINGLE	10.4	10.4	E4128L
⊕	2	F5	SINGLE	9.9	19.8	LD4B10D010 EU4B10208030 4LBWGP11 (5
⊕	1	F6	SINGLE	30	30	15103 - EBB WALL SCONCE
⊕	1	F7	SINGLE	20.1	20.1	ENT-SA1A-830-U-T4FT

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



SITE LIGHTING PLAN
1/16" = 1'-0"

0' 8' 16' 32'

CLAYCO
THE ART & SCIENCE OF BUILDING
35 EAST WACKER DRIVE, SUITE 1300
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Ph: 312.658.0747 Fx: 314.680.7664

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ST. LOUIS, MISSOURI 63114
Ph: 314.428.1010



**WILDHORSE VILLAGE CONDOS
LOT 2B**

DRAWING ISSUE	
DESCRIPTION	DATE
ISSUE SDGP	03/01/22
CITY COMMENTS	03/21/2022
CITY COMMENTS	04/20/2022

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PHOTOMETRIC
PLAN

DRAWING NO.
E1.2

Job # 20 000





1 SOUTH ELEVATION
A.002 1/8" = 1'-0"



2 EAST ELEVATION
A.002 1/8" = 1'-0"





STRAIGHT ON VIEW FROM STREET



STRAIGHT ON VIEW FROM LAKE SIDE

core10
ARCHITECTURE
4801 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.724.4858 - CORE10architecture.com



04/06/2022
AMANDA PARTYKA NORRIS - ARCHITECT
MO# A-2008008198

STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000639

RENDERINGS
WILDHORSE VILLAGE CONDOS
CHESTERFIELD, MO
CRG Acquisition, LLC

DATE # REVISION

0" 1/2" 1"

04/06/22
21013

A.04

ALL LOCAL CODES SHALL
PREVAIL. CONTRACTOR TO
FIELD VERIFY ALL
DIMENSIONS AND EXISTING
CONDITIONS BEFORE
CONSTRUCTION BEGINS

PRELIMINARY NOT FOR CONSTRUCTION



SIDE VIEW FROM ENTRY DRIVE



CORNER VIEW FROM LAKE SIDE

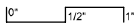
core10
ARCHITECTURE
4801 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.724.4858 CORE10architecture.com



04/06/2022
AMANDA PARTYKA NORRIS - ARCHITECT
MO# A-2008008198
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000639

RENDERINGS
WILDHORSE VILLAGE CONDOS
CHESTERFIELD, MO
CRG Acquisition, LLC

DATE # REVISION



04/06/22
21013
A.05

ALL LOCAL CODES SHALL
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CONDITIONS BEFORE
CONSTRUCTION BEGINS

PRELIMINARY NOT FOR CONSTRUCTION



**ALUMINUM CLAD WINDOWS
(GANGED WINDOWS, CURTAIN WALL)**
EXAMPLE PHOTO



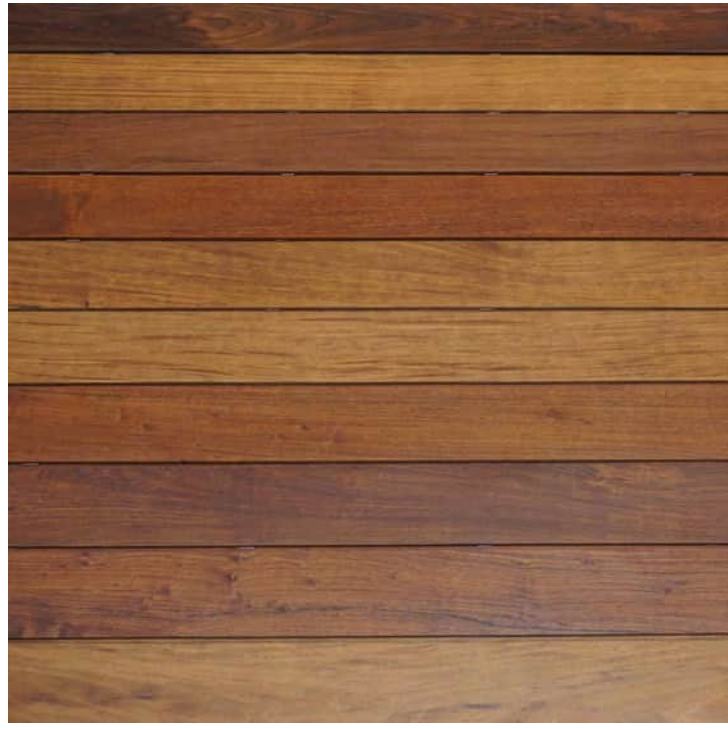
**ALUMINUM CLAD WINDOWS
(GANGED WINDOWS, CURTAIN WALL)**
MANUF: MARVIN
STYLE: ULTIMATE CASEMENT
FINISH: GUNMETAL GRAY



METAL DOWNSPOUT BASE
FINISH: MATCH ACCENT BRICK
WHERE INDICATED ON
ELEVATIONS



**PRE-FINISHED METAL
CONDUCTOR HEAD AND
DOWNSPOUT**
FINISH: MATCH FIELD BRICK



WOOD SIDING
SPECIES: IPE
STYLE: 6" PLANKS
FINISH: NATURAL



**ALUMINUM CLAD WINDOWS
(PUNCHED WINDOWS)**
EXAMPLE PHOTO



**ALUMINUM CLAD WINDOWS
(PUNCHED WINDOWS)**
MANUF: MARVIN
STYLE: ULTIMATE CASEMENT
FINISH: PEBBLE GRAY



FIELD BRICK
MANUF: MUTUAL MATERIALS BLEND
FINISH: SEA GREY (25%), ASPEN (25%),
PEWTER (50%)



ACCENT BRICK
MANUF: CLOUD CERAMICS
STYLE: IRONSPOT, MODULAR
FINISH: SMOOTH EBONY



CAST STONE SILL/ BANDING
MANUF: MIDWEST CAST STONE
FINISH: COLOR 1A



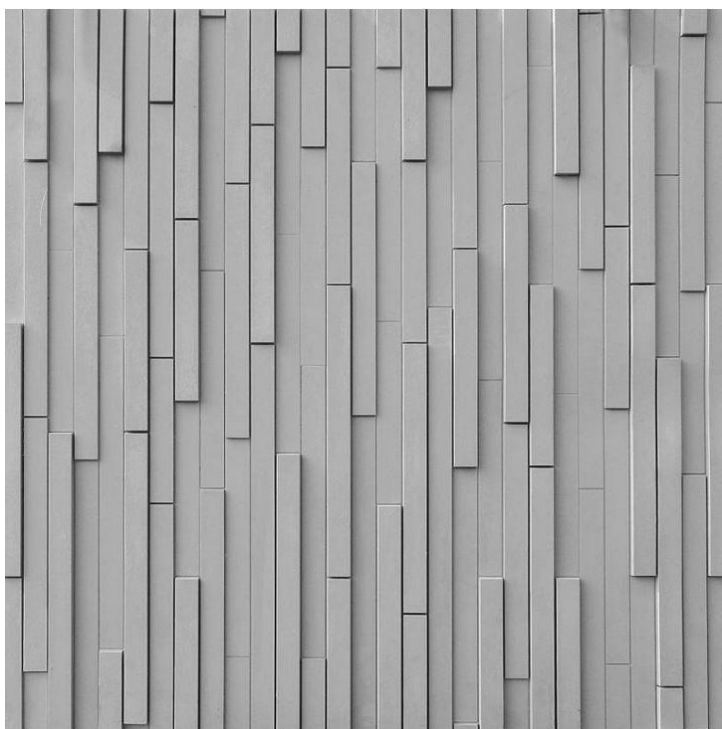
TYPICAL GLAZING
DUAL PANE, LOW-E COATINGS, ARGON
GAS



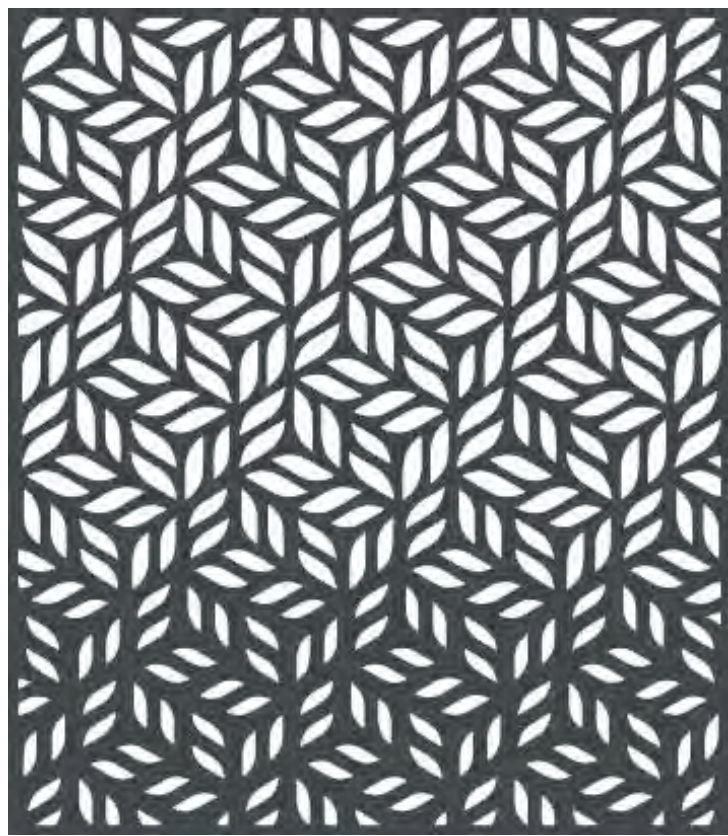
**GRAVEL MAINTENANCE STRIP (SEE
LANDSCAPE)**
3/4" - 1" CLEAN ANGULAR TRAP ROCK
5" X 1/4" STAKED STEEL EDGING, BLACK
POWDERCOAT



CORRUGATED, PERFORATED METAL PANEL
MANUF: CITYSCAPES
STYLE: 7.2 RIB HORIZONTAL
PERFORATED
FINISH: SHADOW GRAY



CONCRETE FORMLINER PATTERN
MANUF: RECKLI
STYLE: 2/195 GYSENBURG
FINISH: STAIN (COLOR TO MATCH
ACCENT BRICK)



METAL RAILING PANEL
MANUF: BOK MODERN
STYLE: A42
FINISH: GUNMETAL GRAY

MATERIALS LEGEND



DRAWING TITLE
EXTERIOR BUILDING MATERIALS

PROJECT TITLE
WILDHORSE VILLAGE CONDOS
CHESTERFIELD, MO



DATE # REVISION

0" 1/2" 1" 2"
(sheet formatted for 24x36 paper)
DATE: 04/04/22
PROJECT NO. 21013

SHEET NO.
A.003

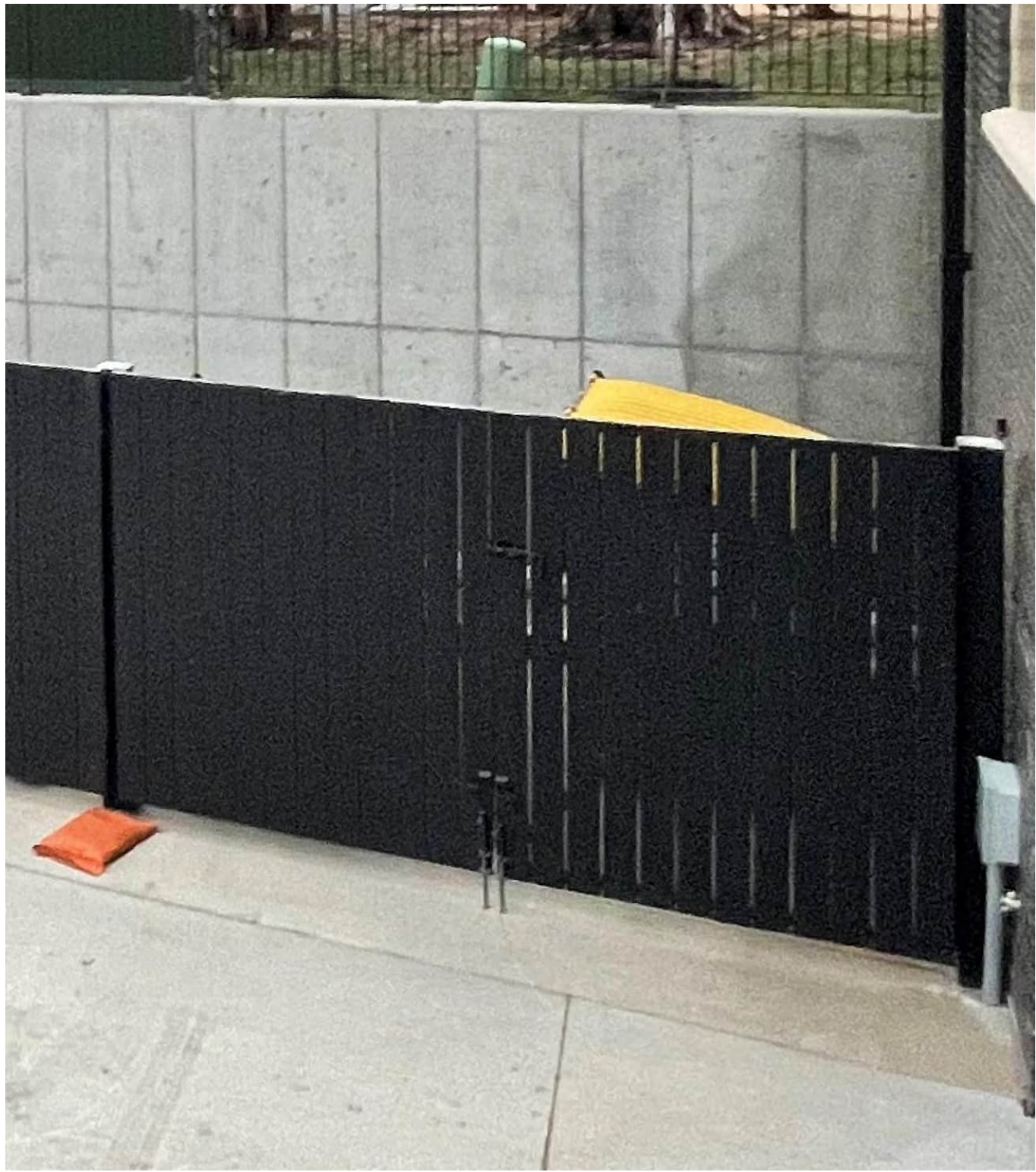
ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS
DRAWN BY: Author CHECKED BY: Checker

PRELIMINARY NOT FOR CONSTRUCTION

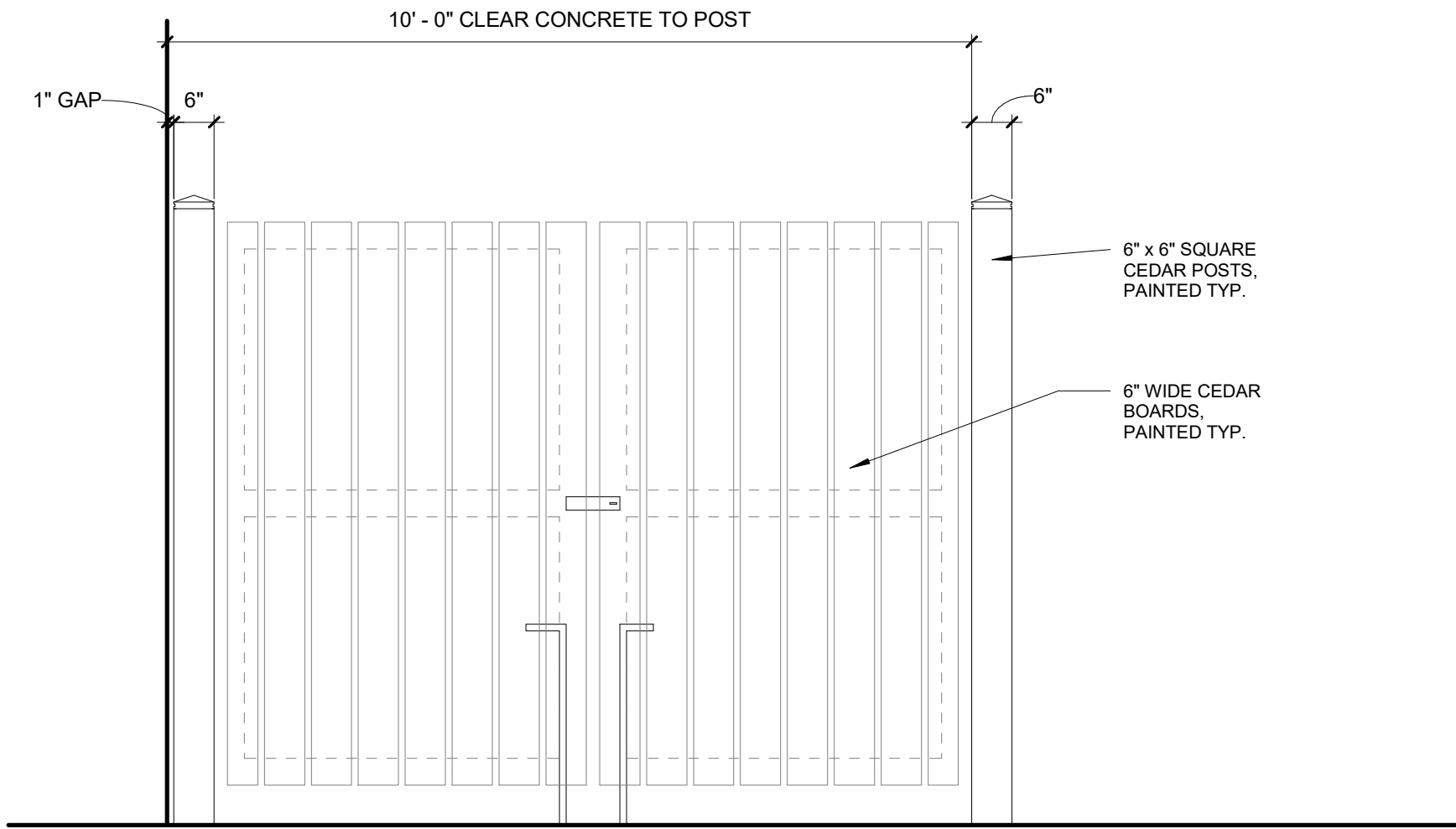
CRG Acquisition, LLC
7800 FORSYTH BLVD., SUITE 300
ST. LOUIS, MO 63105



TRASH ENCLOSURE RENDERING



EXAMPLE MATERIAL PHOTO



1
A.003.1 TRASH ENCLOSURE FENCE/ GATE ELEVATION
1/2" = 1'-0"

Classic® 8

The Advantages of the Classic® System...

It's Fast...
Located on the underside of each Classic® block, the 4" x 2" Anchor Bar creates an automatic setback with the highest shear resistance in the industry. Plus, Classic's fewer pieces, pinless design, and lower weight per square foot reduces construction time, labor costs, and freight charges.

It's Simple...
"One Unit" construction is a vital element of Classic's superior design. 90° corners and half blocks are made simply by removing a portion of the block. No special inventories are needed; no shortages occur on the jobsite!

It's Strong...
Upon assembly, Classic blocks automatically create 4" x 5" vertical "stone columns". When layered with grid, the gravel filled "stone columns" provide a multi-point interlock, for a more uniform block-to-grid connection.

It's Versatile...
Variable setbacks, sharp radius turns, "One Unit" construction, and complete interchangeability are all features of Rockwood's Classic System. The ability to mix various sizes and colors within a wall enhances your imagination without sacrificing structural integrity. Plus, the Anchor Bar allows you to build at any setback you desire - from 0" to 14", providing the only "true" vertical setback in the industry.

Classic® 8 Blocks

Unit specifications, availability, color, and fascia options vary by manufacturer. Please contact your nearest Rockwood manufacturer or dealer for more information.

Straight Sill
Size: 8' H x 18' W x 12' D
Weight: 80 lbs.

Beveled Sill
Size: 8' H x 18' W x 12' D
Weight: 80 lbs.

Rustic
Size: 8' H x 18' W x 12' D
Weight: 80 lbs.

ROCKWOOD® RETAINING WALLS

A better way.™

325 Alliance Place NE
Rochester, MN 55906

toll free
888.288.4045
phone
507.529.2871
fax
507.529.2879

www.rockwoodwalls.com

Available at:

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RETAINING WALL STYLE INTENT

classic 6 and 8 retaining walls

Natural

Taupe

Taupe/Black

Goldenrod

Fieldstone

Red/Black

Charcoal

Straight Face
Beveled Face

Classic® 8 Base Block and Builders

- 8 H x 18 L x 12" D, 1.0" setback
- 62 lbs., 45/pallet (3,240 lbs.)
- Straight face colors: Natural, Taupe, Taupe/Black, Goldenrod, Fieldstone, Red/Black, Charcoal, Red (not shown)
- Beveled face colors: Natural, Taupe, Goldenrod, Fieldstone, Red/Black

Straight Face Solid Corner

- Split on 18" & 9" side, 8 H x 18 L x 9" D
- 100 lbs., 32/pallet (3,240 lbs.)
- Colors: Natural, Taupe, Goldenrod, Fieldstone, Taupe/Black, Charcoal, Red/Black, Red

Half Block and Corner Block

- 6 H x 12 L x 9" D (flat), 50 lbs.
- 6 H x 18 W x 4" D (corner), 60 lbs.
- Colors: Natural, Taupe, Goldenrod, Fieldstone, Red/Black, Taupe/Black, Charcoal, Red

Classic® 6 Base Block and Builders

- 6 H x 18 L x 12" D, 7.0" setback
- 64 lbs., 45/pallet (2,840 lbs.)
- Straight face colors: Natural, Taupe, Taupe/Black, Goldenrod, Fieldstone, Charcoal, Red (not shown)
- Beveled face colors: Natural, Taupe, Goldenrod, Fieldstone, Red/Black

Standard Half Block and Corner Block

- 6 H x 12 L x 9" D (flat)
- 6 H x 18 W x 4" D (corner)
- Colors: Natural, Taupe, Goldenrod, Red, Red/Black, Taupe/Black, Fieldstone, Charcoal

Standard Cap

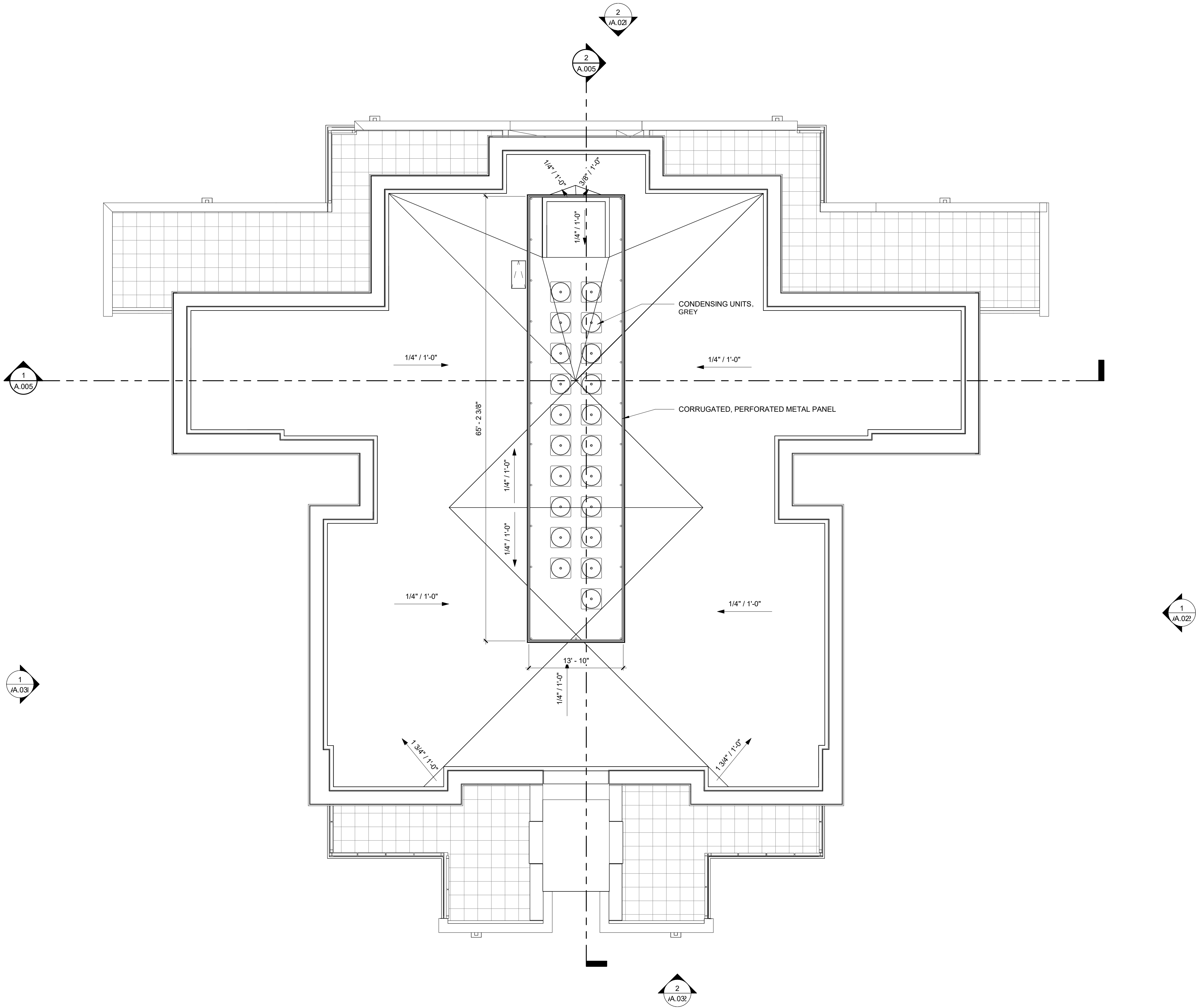
- 4 H x 18 W x 12" D
- 54 lbs., 45/pallet (3,240 lbs.)
- Colors: Natural, Taupe, Taupe/Black, Red, Charcoal, Goldenrod, Fieldstone, Red/Black

Refer to actual product samples when making color selection.

RETAINING WALL COLOR INTENT



1
A.004 ROOF PLAN - ARB
1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

core10
ARCHITECTURE

4501 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

DATE # REVISION

0" 1/2" 1" 2"
(sheet formatted for 24x36 paper)
DATE: 03/21/22
PROJECT NO. 21013

SHEET NO. **A.004**

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS
DRAWN BY: Author CHECKED BY: Checker

DRAWING TITLE
ROOF PLAN

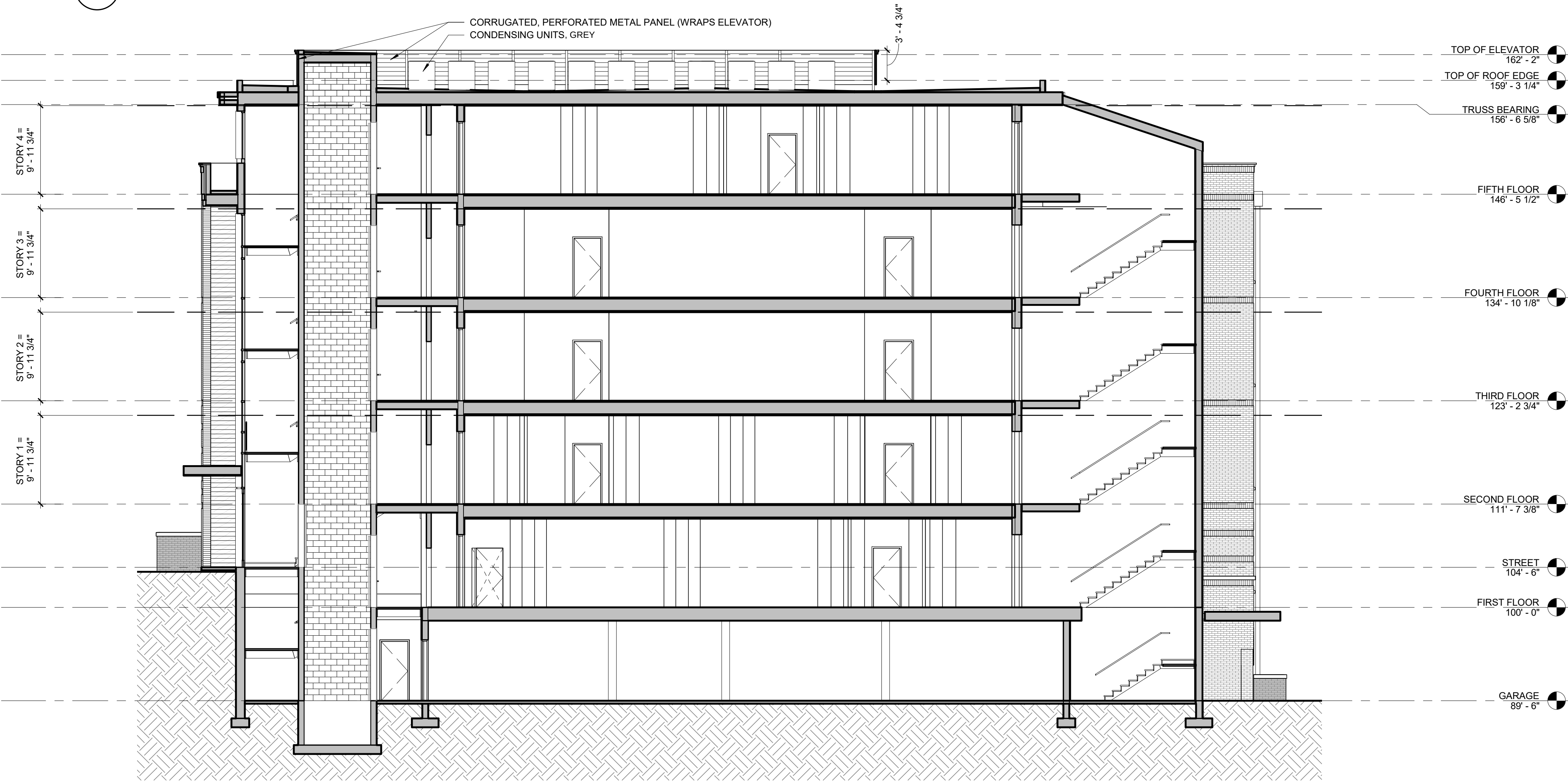
PROJECT TITLE
WILDHORSE VILLAGE CONDOS
CHESTERFIELD, MO



CRG Acquisition, LLC
7800 FORSYTH BLVD., SUITE 300
ST. LOUIS, MO 63105



1 EAST-WEST BUILDING SECTION
A.005 1/8" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION
A.005 1/8" = 1'-0"

GENERAL REQUIREMENTS FOR SITE DESIGN:

SITE RELATIONSHIP

The proposed project is part of the larger Wildhorse Village development and as such conforms to and incorporates the site design requirements as outlined in Ordinance 3161. The project is bordered to the north by The Flats at Wildhorse Village, to the east by Lot 2C which will be future similar condominium buildings, to the South by common ground and the lake and to the west by a view Corridor. The building design is configured to focus views towards the Lake and to tie into the planned streets, sidewalks and trails of the overall development with direct access from the south to the lake trail.

CIRCULATION SYSTEM & ACCESS

The site is accessed by a single curb cut that will be shared with a future, mirrored condo building on the east half of the site. All vehicular access will use this drive for parking and trash. Parking is located in an enclosed garage on the lowest level of the building.

TOPOGRAPHY

The site slopes steeply from Wildhorse Lake Boulevard at the north down to the lake but the building is positioned to nestle into this slope and terrace units to capture views.

FOUNDATION & RETAINING WALLS

Due to the amount of slope from north to south, the south side of the building features an exposed foundation wall. This wall has been incorporated as a design feature of the building. The concrete will be stained to match the building's accent brick and a sculptural formliner has been selected to give the wall texture and interest, compatible with the building's design intent of a rocky outcropping on the horizon. Additionally, the landscape has been arranged to enhance and provide additional layering and texture to the wall and the south facade of the building. Low segmented block retaining walls will also be used along the path down to the lake to help hold the grade as the path traverses the hillside.

PUBLIC ART

Public art is proposed along the path from the south side of the building down to the lake. The textured foundation wall and landscaping will set the backdrop for the placement of this art.

GENERAL REQUIREMENTS FOR BUILDING DESIGN:

SCALE

Great attention has been given to the massing and scale of the architecture. The north street facade is designed to hold a strong edge, while also stepping back at the corners and entrance to break down the scale and welcome people to the building. As the building mass moves down the hill, there is a continual play of stepping and terracing to further break that scale down towards the lake.

DESIGN

The guiding principle of the building's design was a natural rock bluff in a hillside on the horizon. While the massing of the north street facade is strong and creates the horizon line, this breaks down as the building moves down the hill in a series of steps and terraces towards the lake. The individual residential units are arranged in such a way that every unit capitalizes on a view, providing terraces and balconies to embrace the nature and vantage points around the building and greater development.

MATERIALS & COLOR

The primary building material is brick for a timeless and classic sophistication. The upper brick is a blend of soft greys which transitions to strong dark accent bands and then dark stained textured concrete at the building's base. This materiality represents the rock striations as the building engages the earth and then lightens to blend into the horizon. The building also incorporates large expanses of glass and windows to capture those important and beautiful views, particularly at the south towards the lake. The very top of the building transitions to a warm wood siding at the horizon line.

WALLS & SCREENING

As previously mentioned the foundation and retaining walls have been designed to reflect the natural concept of the building and site through color and texture. There are screen walls at the roof level to enclose the building's elevator overrun and rooftop equipment with a cohesive material that is an integral part of the architecture. Screening of the trash enclosure is also incorporated. A portion of this enclosure is incorporated into an extension of the sculptural foundation wall. The remaining side and gate enclosure are painted wood slat screening to provide an easily maintainable and design compatible enclosure.

LANDSCAPE DESIGN

The site development incorporates a comprehensive landscape design package intended to enhance natural features and views while integrating into the overall Wildhorse Village master landscape plan.

MODIFICATION REQUEST - ROOF SCREENING:

We request a modification to Section IG.5 of Ordinance No. 3161, which states: "rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design." We are proposing to enclose the elevator overrun and rooftop equipment with a cohesive material with consistent top trim that is an integral part of the architecture and will not visually weaken the design of the structure, per UDC Section 405.04.010. The top of the enclosure will remain open for free ventilation.

In residential multifamily projects such as this, there are two main options for mechanical HVAC equipment. One is at grade, around the building, and the other is on the roof. Typically there is a need to accommodate one condenser unit for each residence, plus a unit or two for common areas. These are regular sized residential condensing units, much like what one would find at a single family home. Due to the number of units, the noise they can create and the heat that blows from them, our experience shows it is best to locate them on the roof. This avoids stress to landscaping, as well as stress to residents in windows, or on patios. On the roof, the units are neither heard nor seen from the ground when tightly grouped near the center of the building. The screening then becomes more about hiding them from upper levels of neighboring buildings than from the ground.

Therefore, we are showing all units together over the central corridor. A screen wall will encompass the equipment as well as the elevator overrun to provide a singular, seamless surround that invokes the continuation of the corridor spine up through the roof. In order to accomplish this, we are proposing a metal panel screen of the same warm grey color and horizontal aesthetic as the other trim on the building at the roof level. We feel this solution provides the best aesthetic of simply another stepped back building level continuing with the theme below.



4/06/2022
AMANDA PARTYKA NORRIS - ARCHITECT
MO# A-2008008198

STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000639

ARCHITECT'S STATEMENT
WILDHORSE VILLAGE CONDOS
CHESTERFIELD, MO
CRG Acquisition, LLC

DATE # REVISION

0" 1/2" 1"

04/06/22

21013

A.10

ALL LOCAL CODES SHALL
PREVAIL. CONTRACTOR TO
FIELD VERIFY ALL
DIMENSIONS AND EXISTING
CONDITIONS BEFORE
CONSTRUCTION BEGINS

PRELIMINARY NOT FOR CONSTRUCTION

Date: March 1, 2022

To: Justin Wyse, Director of Planning
City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield, MO 63017-0760

Re: Wildhorse Village Condos - Lot 2B
Modification Request – Rooftop Penthouse definition

Mr. Wyse

As part of the Site Development Section Plan Submission dated March 1 on the above referenced project, we respectfully request the following modification to City of Chesterfield Ordinant No. 3161

Modification Request to City of Chesterfield Ordinance No. 3161

Attachment A -Section IG.5

Specifically, our request is as follows:

We request a modification to Section IG.5 of Ordinance No. 3161, which states: “rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.” We are proposing to enclose the elevator overrun and rooftop equipment with a cohesive material with consistent top trim that is an integral part of the architecture and will not visually weaken the design of the structure, per UDC Section 405.04.010. The top of the enclosure will remain open for free ventilation.

If there are any further comments or questions regarding these responses, please contact Amanda Norris at 314.726.4858, anorris@core10architecture.com.

Thank you,



Amanda Partyka Norris, AIA
Lead Architect
Core10 Architecture

CC: Mr. Jeff Tegethoff (tegethoffj@realcrg.com)
Mr. Andrew Kilmer (akilmer@theljc.com)
Mr. Drew Dixon, P.E. (andrew.dixon@stockassoc.com)

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 10](#)

Product Certifications



Quick Facts

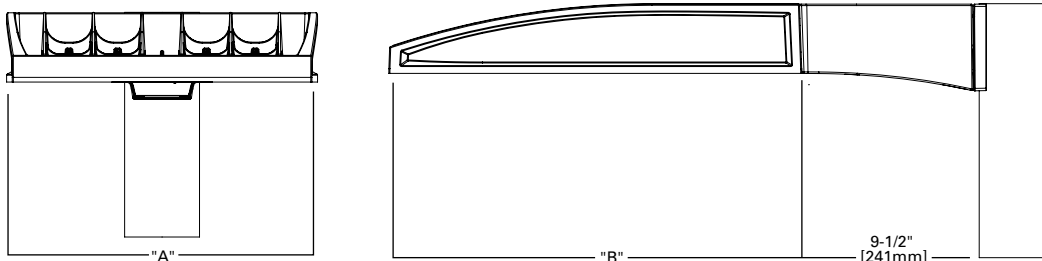
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



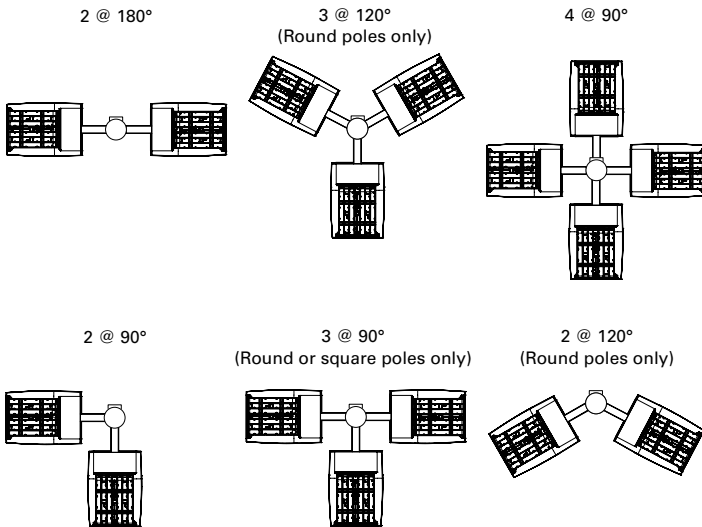
Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

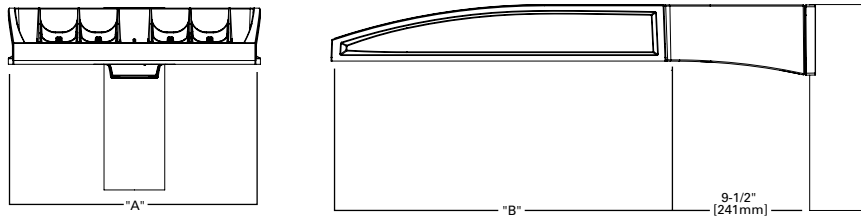
NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Mounting Details

Pole Configuration Options

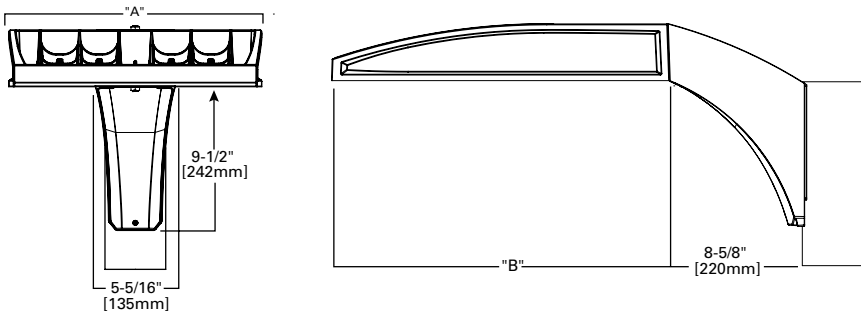


Quick Mount Arm (QM) *



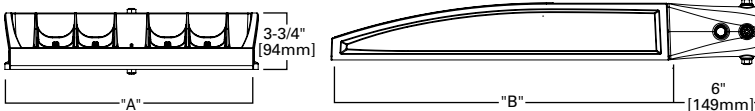
*NOTE: Use Type N drilling pattern

Upswept Arm (UP) *

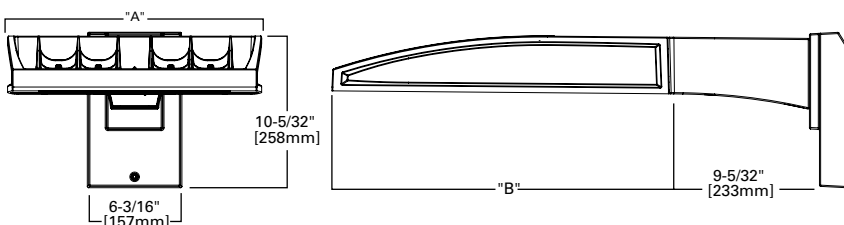


*NOTE: Use Type N, R or M drilling pattern

Mast Arm, Fixed (MA)

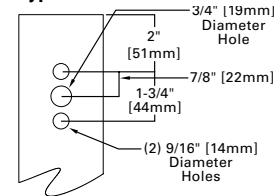


Wall Mount, Fixed (WM)

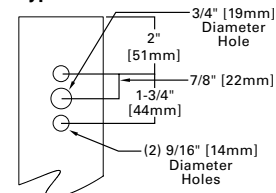


Pole Drilling Patterns

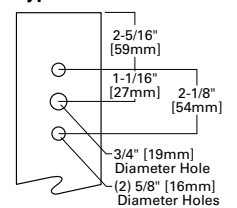
Type "N"



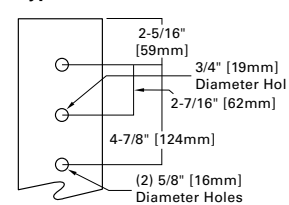
Type "N"



Type "R"

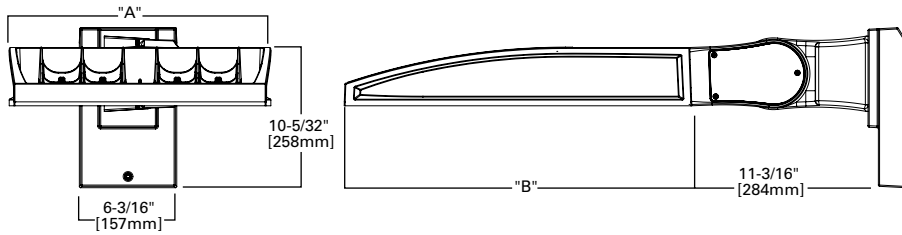


Type "M"

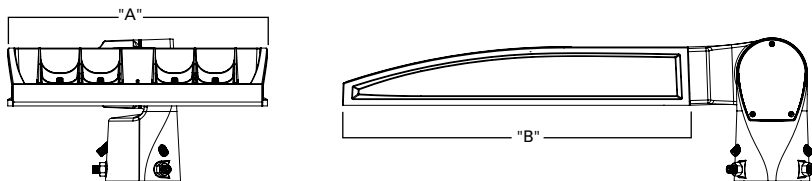


Mounting Details

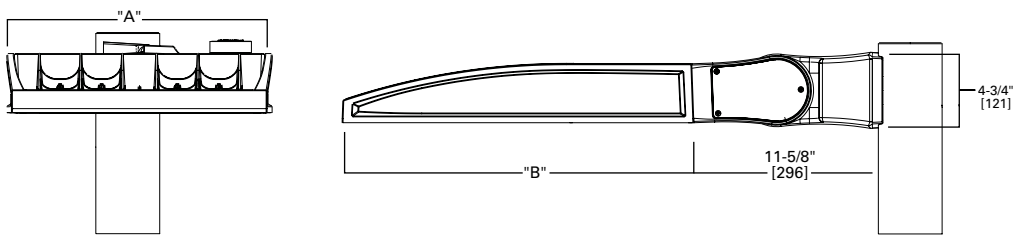
Wall Mount, Adjustable (WA)



Slipfitter, Adjustable (SP)

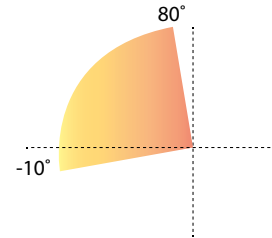


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

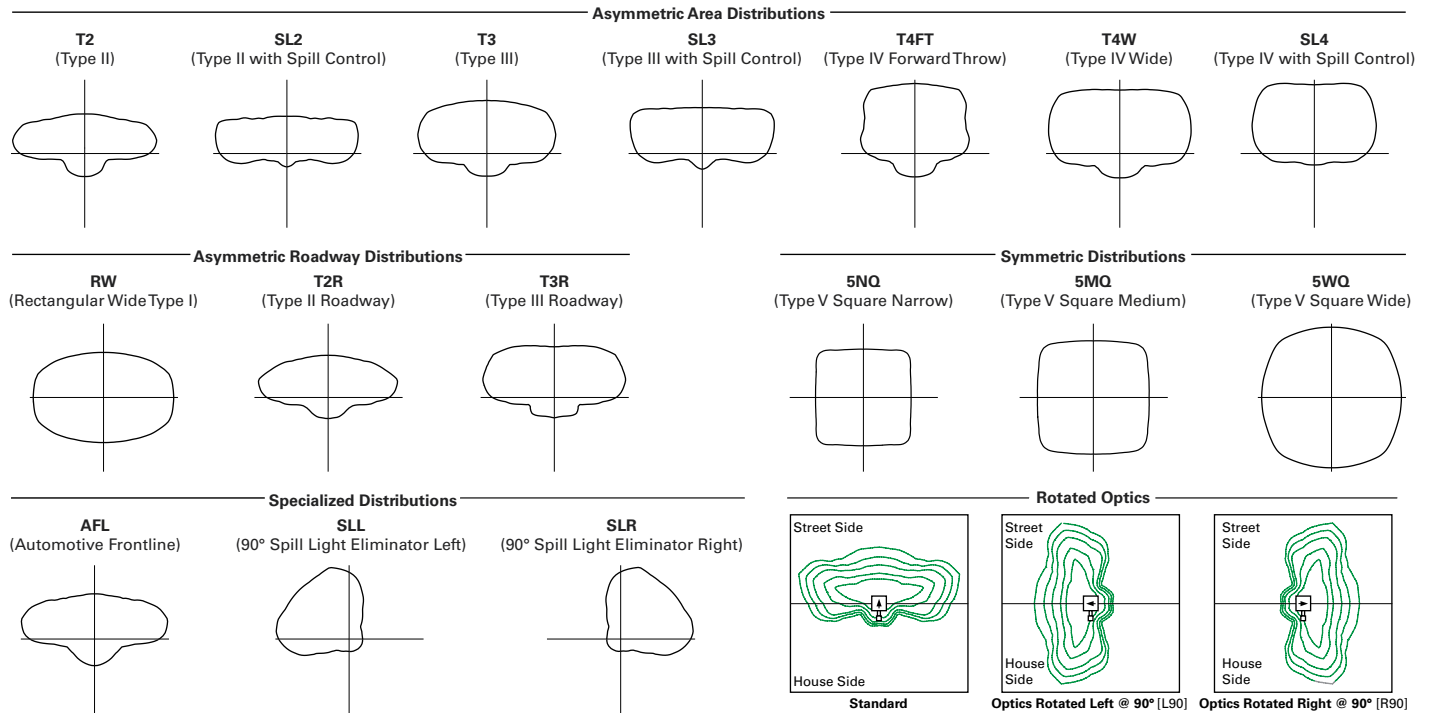
- Wall Mount (WA), Slipfitter (SP) and Pole Mount (PA)
- Adjustable in increments of 5°
- Must maintain downward facing orientation



Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Optical Distributions



Product Specifications

Construction

- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics

- High-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions for area site and roadway applications
- 3 shielding options include HSS, GRS and PFS
- IDA certified (3000K CCT and warmer only, arms at 0° tilt)

Electrical

- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module

- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration

Mounting

- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish

- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Typical Applications

- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

Warranty

- Five year limited warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

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

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

DESCRIPTION

The Arbor Bollard from Invue brings architectural style to the pedestrian level. The Arbor Bollard can be used along with Arbor post top luminaires to provide a coordinated look sure to enhance any architectural setting. WaveStream™ LED optics present a pixilation free image replacing visible glare, while providing high levels of pavement illumination.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction

Top Housing: Low copper, cast aluminum top maintains strength and precision while providing for: rapid heat dissipation, vandal resistance and superior dayform. Lower Housing: Heavy 0.188" wall seamless extruded aluminum 4" O.D. shaft attaches to base via stainless steel fasteners. BASE: Rugged corrosion resistant extruded aluminum base mounts to foundation with three anchor bolts. Base features a pliable 1/2" thick neoprene leveling pad fitted to the bottom of base allows for sealing against water and dirt ingress regardless of minor deviations in grade of concrete pad.

Optics

General purpose symmetric distribution is available using WaveStream LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control and visual comfort. Offered standard in 4000K (+/- 275K) CCT, optional 3000K minimum 80 CRI.

Electrical

LED driver(s) are mounted to electrical tray for easy installation

and maintenance for 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Offered standard with 0-10V dimming driver and Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge. Luminaire is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP66 rated against the ingress of dust and water.

Controls

The Arbor Bollard options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP/DIM) operation. An optional handheld remote (ISHH) allows custom programming to suit all needs.

Mounting

Luminaire is mounted to 3 x 1/2" anchor bolts on a 2-3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately (ABAnchor).

Finish

Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC

based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Cooper Lighting Solutions to serve functionally as well as decorative. Good film appearance combined with excellent mechanical and exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard. Options to meet Buy American Act requirements

Warranty

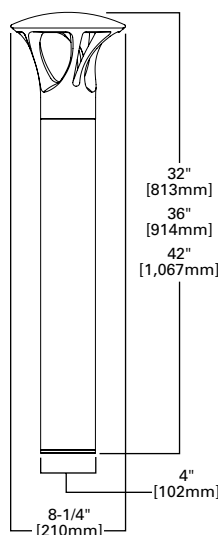
Five-year warranty.



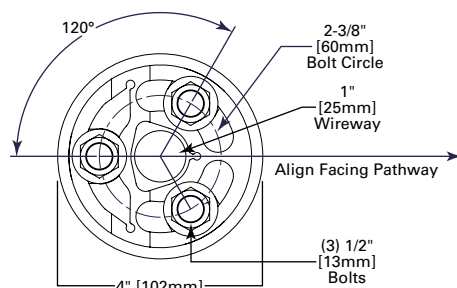
ABB ARBOR BOLLARD

PATHWAY LUMINAIRE

DIMENSIONS



BOLT CIRCLE ORIENTATION



CERTIFICATION DATA



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

Approximate Net Weight:
 19.25 lbs. [8.75 kgs.]

POWER AND LUMENS

Lumen/Distribution	B1 Symmetric	B2 Symmetric	B1 Asymmetric	B2 Asymmetric
Drive Current				
Power Wattage (Watts)	16W	32W	11W	23W
Input Current (mA) @ 120V	140	270	100	200
Input Current (mA) @ 208V	80	160	60	120
Input Current (mA) @ 240V	70	140	50	100
Input Current (mA) @ 277V	60	120	40	90
Power Wattage (Watts)	19W	37W	13W	27W
Input Current (mA) @ 347V	60	110	40	80
Input Current (mA) @ 480V	180	320	120	240
Optics				
Lumens	717	1,276	472	848
BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Calculated L70 (Hours)
25°C	>94%	>350,000
40°C	>93%	>250,000
50°C	>90%	>170,000

NOTE: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

LUMEN MULTIPLIER

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

COLOR TEMPERATURE

Color Temperature (CCT)	CRI (Nominal)	Multiplier (Hours)
4000	70	1.00
3000	80	0.87

ORDERING INFORMATION

Sample Number: ABB-B2-LED-42-D1-A-GM

Product Family	Lumen Output ¹	CRI / CCT	Source	Nominal Height	Voltage	Distribution	Color
ABB=Arbor Bollard BAA-ABB=Arbor Bollard Buy American Act Compliant ¹⁰	B1=Mid Lumen Output B2=High Lumen Output	727=70 CRI / 2700K 8030=80 CRI / 3000K CCT ⁶	LED	30=32" 36=36" 42=42"	D1=Dimming Driver (120-277V) ² 347=347V ³ 480=480V ^{3,4}	A=Asymmetric S=Symmetric	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color ⁵
Options (Add as Suffix)					Accessories (Order Separately) ¹¹		
8030=80 CRI / 3000K CCT ⁶ HA=High Ambient ⁷ MS/DIM-H8=Motion Sensor for Dimming or Bi-Level Operation (Horizontal Detection) ⁸ MS/DIM-2H8=Twin Motion Sensors for 360° Dimming or Bi-Level Operation (Horizontal Detection) ⁸ DIM=0-10V Dimming Driver Leads Brought Out from Fixture					ABAnchor=Anchor Bolt Kit and Template ⁹ ISHH=Wireless Configuration Tool for Integrated Sensor (Occupancy Sensor Settings)		

NOTES:

- Standard 4000K CCT nominal 70 CRI.
- Dimming driver standard.
- Requires the use of a step down transformer.
- 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).
- RAL and custom color matching available. Consult your lighting representative at Cooper Lighting Solutions for more information.
- Extended lead times apply. Use dedicated IES files when performing layouts.
- 50°C ambient rating.
- The ISHH configuration tool is required to adjust parameters including high and low dimming levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
- Contact your customer service representative at Cooper Lighting Solutions for advance shipping.
- Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

Elegant, contemporary LED outdoor wall sconce features a rectilinear white acrylic shade with metal base. Cosmo creates soft up light to highlight structural features on an architectural facade as well as creating subtle ambient wayfinding. Available in two sizes and two finishes.

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized white acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	1047
WATTS	17
VOLTAGE	Universal 120V-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall
PERFORMANCE OPTIONS	In-Line Fuse / Surge Protector
CCT	3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B0-U3-G1
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years
WEIGHT	4.1 lbs.

* Visit techlighting.com for specific warranty limitations and details.



COSMO 12
shown in bronze

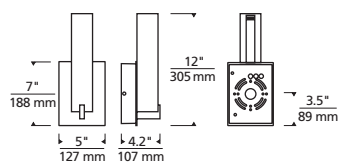


COSMO 12
shown in charcoal

ORDERING INFORMATION

PRODUCT	CRI/CCT	LENGTH	COLOR	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
7000WCOS	830 80 CRI, 3000K 840 80 CRI, 4000K	12 12"	Y WHITE ACRYLIC	Z BRONZE H CHARCOAL	UNV 120V-277V	S SYMMETRIC	NONE LF IN-LINE FUSE SP SURGE PROTECTION LFSP IN-LINE FUSE & SURGE PROTECTION

COSMO 12 WALL SCONCE

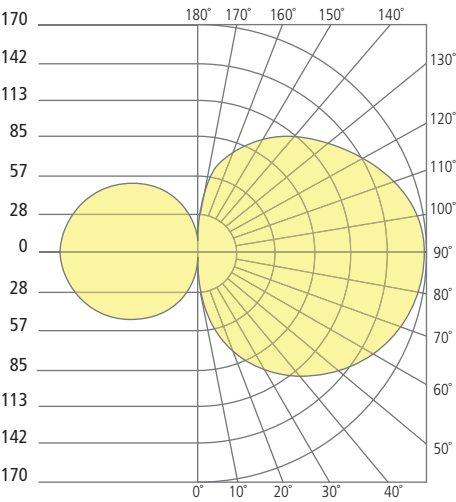


Cosmo 12

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

COSMO 12	
Total Lumen Output:	1047
Total Power:	17
Luminaire Efficacy:	61.3
Color Temp:	4000K
CRI:	80+
BUG Rating:	B0-U3-G1



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES



VISUAL COMFORT & CO.

7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400



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DESCRIPTION

4 inch LED recessed narrow, medium, or wide beam downlight designed for glare free even illumination. Featuring a two-stage diffused reflector system producing smooth distribution with excellent light control and low aperture brightness. Lumen packages range from 500 to 6000 with color temperatures of 2400K, 2700K, 3000K, 3500K, 4000K, and 5000K. VividTune: Dim-to-warm technology – similar to halogen at full power, the 3000K LED warms smoothly as dimmed to 1850K creating a rich warm glow within the space. Tunable white technology - adjust the color temperature from warm white to cool white while independently controlling intensity.

SPECIFICATION FEATURES

Lower Shielding Reflector

Painted die cast aluminum or spun aluminum lower reflector with a lensed upper optical chamber providing superior lumen output with minimal source brightness. Spun reflectors are offered in all Portfolio Alzak® finishes. Available with non-conductive polymer trim. Reflector is retained with two torsion springs holding the flange tight to the finished ceiling surface. Plaster lathing ring accessory offered for flush reflector transition.

Plaster Frame / Collar

Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2". Universal mounting bracket accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

Junction Box

Listed for (8) #12 AWG (four in, four out) 90°C conductors and feed thru branch wiring. (4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Lever connectors for simple push in wiring.

Thermal

Aluminum heat sink conducts heat away from the LED module for optimal performance and long life.

LED

Chip on board with a multitude of highly efficient white LED's, combined with a high reflectance upper reflector and convex transitional lens produce even distribution with no pixilation. Lumen output shall not decrease by more than 10% over the minimum life of 55,000 hours (L90 > 55,000 hours). Auto resetting, thermally protected,

LED's are turned off when safe operating temperatures are exceeded. Color variation within 2-step MacAdam ellipses. Quick disconnect allows for tool-less replacement of LED engine from below ceiling. Available in 80, 90 or 97 CRI. **D2W™** – dim-to-warm shifts CCT from 3000K to 1850K as fixture dims mimicking halogen sources. **W2N** - Tunable white CCT range 2700K to 6500K or 2000K to 5000K, 90 CRI.

Driver

Standard 120-277V 0-10V dimming driver provides flicker free dimming from 100% to 1%. Optional 120V leading edge, <1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem. Driver can be serviced from above or through the aperture. Distributed low voltage power system combines power, lighting, and controls with ease of installation.

Connected Lighting System Options

Two WaveLinX connected systems to choose from. Refer to WaveLinX system specifications and application guides for details.

WaveLinX Wireless System Tilemount Sensor Kit

- WaveLinX Wireless WTA tile mount sensor kit offers daylight dimming, PIR motion sensing, scene and zone configuration, automatic commissioning; and optional RLTS - Real Time Location Services available.

WaveLinX Lite System Tilemount Sensor Kit

- WaveLinX Lite WTK tile mount

sensor kit offers daylight dimming and PIR motion sensing, scene and grouping configuration.

WaveLinX Tilemount Kits Application

- The WTA and WTK tilemount kits include a control module mounted on the luminaire junction box via 1/2" knock-out, and a tilemount sensor on 54-inch whip; for ceiling installation by direct-mount spring clips or via mounting bracket in octagon ceiling boxes.
- The WTA and WTK tilemount kits may be ordered as factory installed on the luminaire, or ordered separately as a field installed accessory kit.

Code Compliance

Thermally protected and cULus listed for wet locations with covered ceiling. IP66 rated when used with IP66 gasket kit accessory. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/RFI emissions per FCC 47CFR Part 18 Class B consumer limits. 2000 lumen and above are Non-IC rated - Insulation must be kept 3" from top and sides of housing. IC rated up to 1500 lumens. 5000 lumen and above are marked spacing and must follow spacing requirements. RoHS Compliant. Photometric testing completed in accordance with IES LM 79. Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.

- Options to meet Buy American and other domestic preference requirements

Warranty

5-year warranty

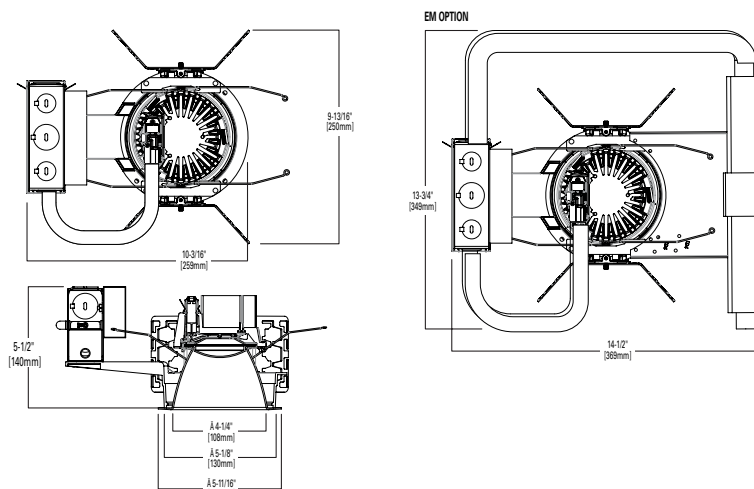


**LD4B EU4B
4LBW 4LBM
4LBN**

500-6000 Lumen LED

Narrow, Medium, or Wide Beam

New Construction



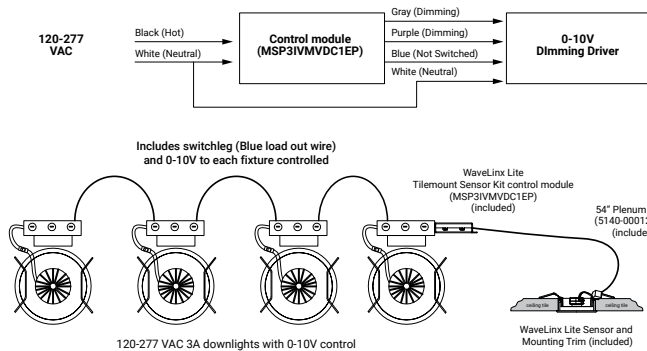
WaveLinX Lite - WTK Tilemount Sensor



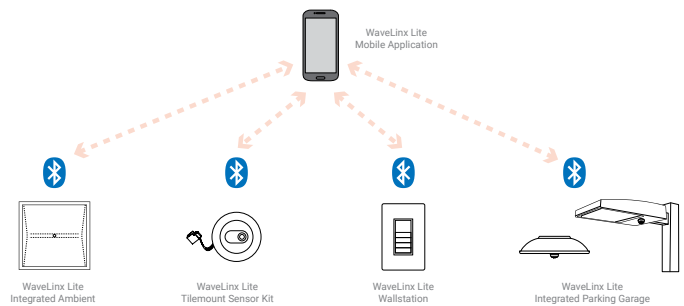
- Intuitive Android™ or Apple® iOS® app for basic system code compliant set up and configuration via Bluetooth
- Up to 28 unique areas per project site (WaveLinX Lite Bluetooth network)
- Up to 50 devices for an area, any one of 16 control zones, up to 6 occupancy sets, and custom lighting scenes
- Automatic occupancy or vacancy, sensor sensitivity, daylight dimming, etc. configurable through the app
- Refer to the WaveLinX system specifications for details



WaveLinX Lite WTK Tilemount Wiring Diagram



WaveLinX Lite Bluetooth Enabled System



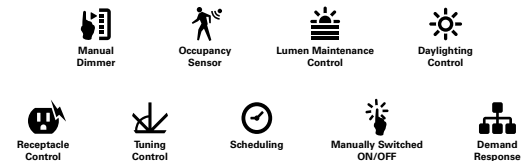
WaveLinX Wireless – WTA Tilemount Sensor



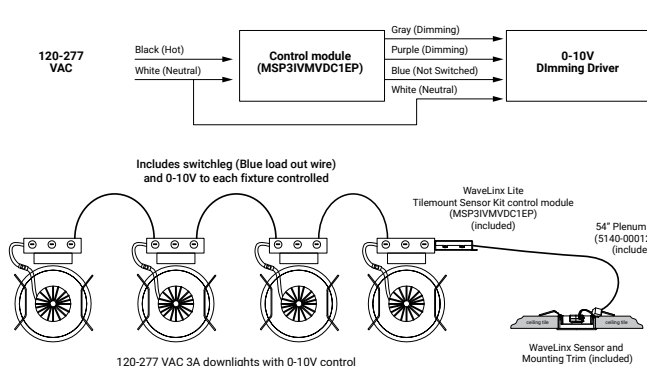
- WaveLinX Wireless functionality configures zones and customizes settings from one secure mobile app
- Automatic code commissioning that meets the strictest codes
- Fixtures and sensors integrate with Wireless Area Controller, Wall Stations, and Control Devices
- Stand-Alone Offices or Entire Building Network Installations



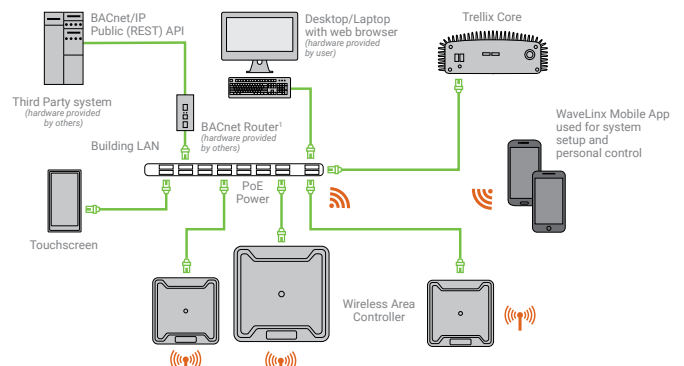
WaveLinX mobile app settings



WaveLinX Lite WTA Tilemount Wiring Diagram



WaveLinX Wireless Trellix Building Management Integration



Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Axcent

Wall Mount Luminaire

Product Features



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- Mounting Details [page 3](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

Product Certifications



Quick Facts

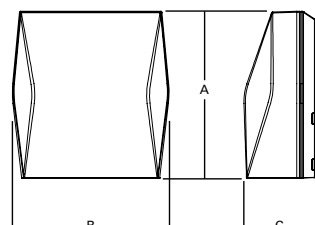
- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

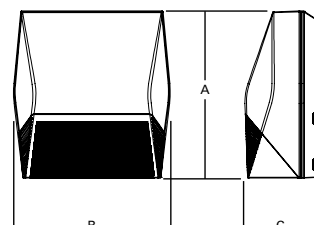
- WaveLinx Lite
- Enlighted

Dimensional Details

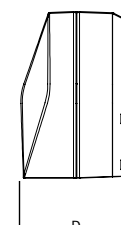
Full Cutoff



Refractive Lens



Deep Back Housing

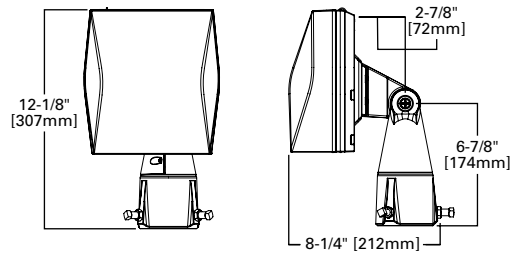


Dimensional Data

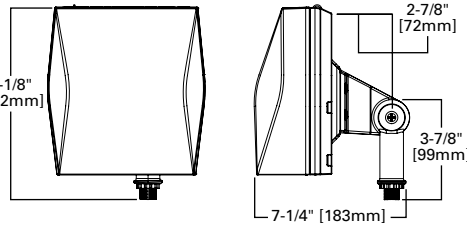
	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

Mounting Details

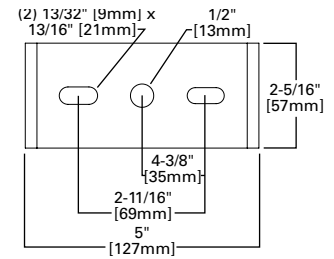
Slipfitter Mount (Small)
Tenon OD: 2-3/8" | EPA: 0.60



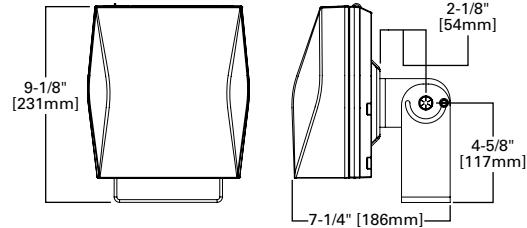
Knuckle Mount (Small)



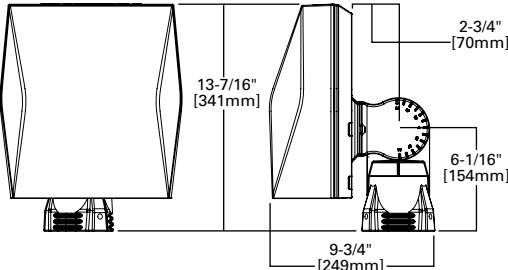
Trunnion Mount Detail



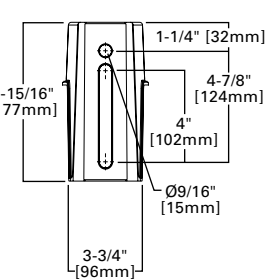
Trunnion Mount (Small)



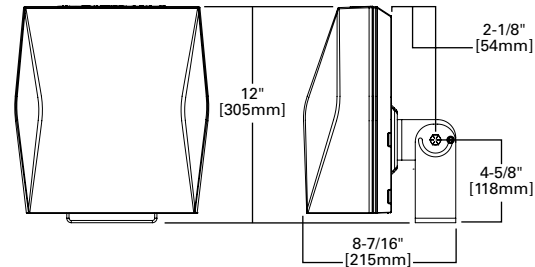
Slipfitter Mount (Large)
Tenon OD: 2-3/8" to 2-7/8" | EPA: 1.10



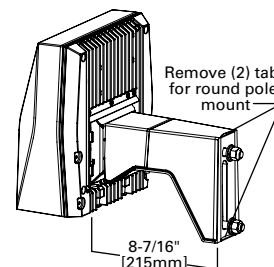
Pole Mount Arm Drill Pattern



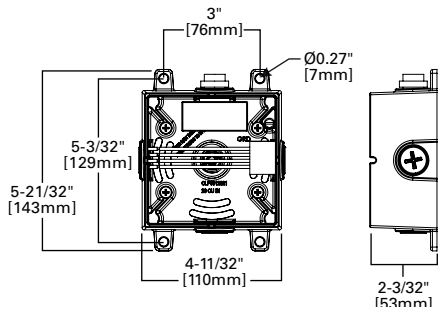
Trunnion Mount (Large)



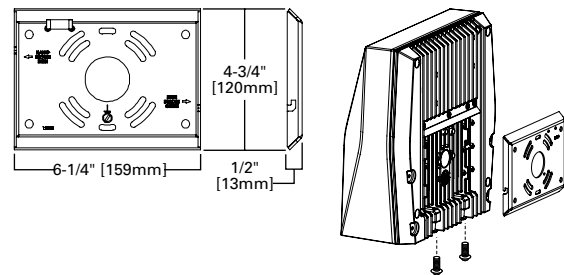
Pole Mount Arm (Large)
EPA: 1.10



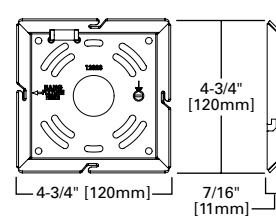
Lumen Select Back Box



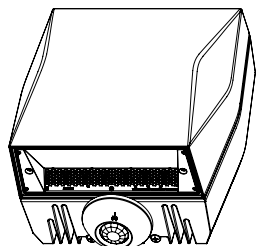
Wall Mount Plate Detail (Large)



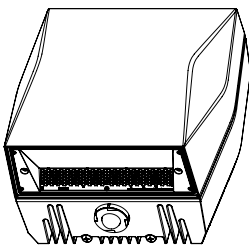
Wall Mount Plate Detail (Small)



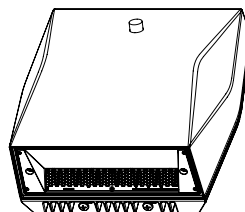
Enlighted Sensor



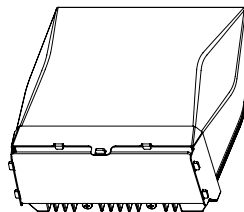
Occupancy Sensor



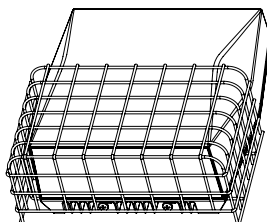
Button Photocontrol



Vandal Shield



Wire Guard



Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

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Product Certifications



Quick Facts

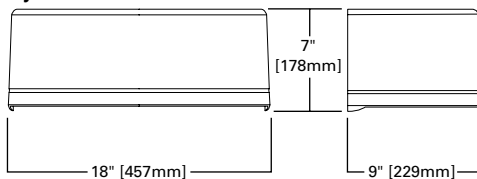
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

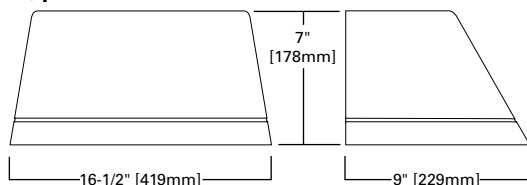
- WaveLinx
- Enlighted

Dimensional Details

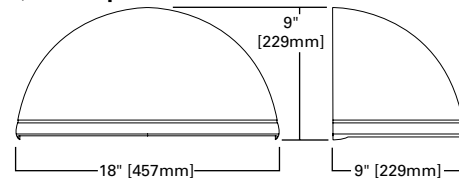
Cylinder



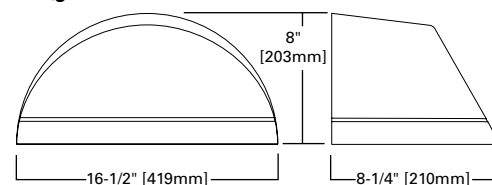
Trapezoid



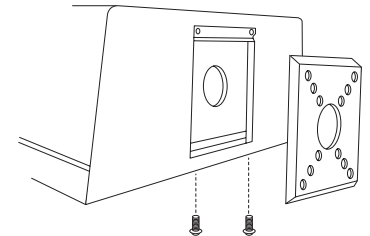
Quarter Sphere



Wedge



Hook -n- Lock



NOTES:

1. IDA Certified for 3000K CCT and warmer only.

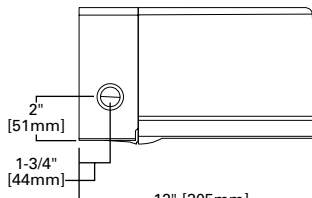
Ordering Information

SAMPLE NUMBER: ISC-SA1F-740-U-T3-BZ

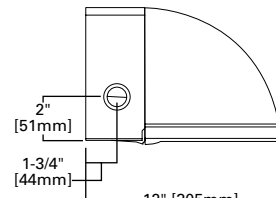
Product Family ¹	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
ISC =Impact Elite LED Small Cylinder ISS =Impact Elite LED Small Quarter Sphere IST =Impact Elite LED Small Trapezoid ISW =Impact Elite LED Small Wedge BAA-ISC =Impact Elite LED Small Cylinder Buy American Act Compliant ²⁴ TAA-ISC =Impact Elite LED Small Cylinder Trade Agreements Act Compliant ²⁴ BAA-ISS =Impact Elite LED Small Quarter Sphere Buy American Act Compliant ²⁴ TAA-ISS =Impact Elite LED Small Quarter Sphere Trade Agreements Act Compliant ²⁴ BAA-IST =Impact Elite LED Small Trapezoid Buy American Act Compliant ²⁴ TAA-IST =Impact Elite LED Small Trapezoid Trade Agreements Act Compliant ²⁴ BAA-ISW =Impact Elite LED Small Wedge Buy American Act Compliant ²⁴ TAA-ISW =Impact Elite LED Small Wedge Trade Agreements Act Compliant ²⁴	SA1 =1 Square	A =350mA B =450mA C =600mA D =800mA E =1000mA F =1200mA ²	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K AMB =Amber, 590nm ^{3, 4}	U =120-277V 1 =120V 2 =208V 3 =240V 4 =277V 8 =480V ^{2, 5} 9 =347V ²	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 SL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I	AP =Grey BZ =Bronze BK =Black DP =Dark GM =Graphite Metallic WH =White
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ²⁵		
X =Driver Surge Protection (6kV) Only ¹⁷ 20K =Series 20kV UL 1449 Surge Protective Device CBP =Battery Pack with Back Box, Cold Weather Rated ^{13, 15} CBP-CEC =Battery Pack with Back Box, Cold Weather Rated, CEC compliant ¹³ HSS =Factory Installed House Side Shield ¹⁶ ULG =Uplight Glow ^{6, 7} LCF =Light Square Trim Plate Painted to Match Housing TR =Tamper Resistant Hardware CC =Coastal Construction ²² HA =50°C High Ambient ⁴ AHD145 =After Hours Dim, 5 Hours, 50% ⁹ AHD245 =After Hours Dim, 6 Hours, 50% ⁹ AHD255 =After Hours Dim, 7 Hours, 50% ⁹ AHD355 =After Hours Dim, 8 Hours, 50% ⁹	BPC =Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ^{2, 6, 7} SPB1 =Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ^{12, 23} SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ^{12, 23} SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ^{12, 23} MS/DIM-LXX =Motion Sensor for Dimming Operation ^{7, 10, 11, 12} LWR-LW =Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height ^{6, 12, 13} LWR-LN =Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height ^{6, 12, 13} ZW =WaveLinx-Enabled Module and 4-PIN Receptacle ⁷ ZD =WaveLinx-Enabled Module with DALI Driver and 4-PIN Receptacle ⁷ ZW-SWPD4XX =WaveLinx Control Module and Wireless Sensor – 7'-15' ^{7, 18, 20} ZW-SWPD5XX =WaveLinx Control Module and Wireless Sensor – 15'-40' ^{7, 18, 20} ZW-WOBXX =WaveLinx Control Module and LC Bluetooth Sensor – 7'-15' ^{7, 18, 20} ZW-WOFXX =WaveLinx Control Module and LC Bluetooth Sensor – 15'-40' ^{7, 18, 20} ZD-SWPD4XX =WaveLinx with DALI Driver and Wireless Sensor – 7'-15' ^{7, 18, 20} ZD-SWPD5XX =WaveLinx with DALI Driver and Wireless Sensor – 15'-40' ^{7, 18, 20} ZD-WOBXX =WaveLinx with DALI Driver and LC Bluetooth Sensor – 7'-15' ^{7, 18, 20} ZD-WOFXX =WaveLinx with DALI Driver and LC Bluetooth Sensor – 15'-40' ^{7, 18, 20}			MA1253 =10kV Circuit Module Replacement MA1254-XX =Thruway Back Box - Impact Elite Trapezoid MA1255-XX =Thruway Back Box - Impact Elite Cylinder MA1256-XX =Thruway Back Box - Impact Elite Quarter Sphere MA1257-XX =Thruway Back Box - Impact Elite Wedge FSIR-100 =Wireless Configuration Tool for Occupancy Sensor WOLC-7P-10A =WaveLinx Outdoor Control Module (7-pin) ^{7, 19} SWPD4-XX =Wavelinx Wireless Sensor, 7' – 15' Mounting Height ^{7, 18, 20, 21} SWPD5-XX =Wavelinx Wireless Sensor, 15' – 40' Mounting Height ^{7, 18, 20, 21}		
NOTES: 1. DesignLight Consortium® Qualified. Refer to www.designlights.org . Qualified Products List under Family Models for details. 2. Not available with ULG option. 3. Choose Drive Current "B" for Amber 590nm, which is provided at 500mA only 4. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. Not available with ISS or ISW. 7. Cannot be used in conjunction with other control options. 8. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1000mA or less. 9. Requires the use of photocontrol. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information. 10. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.) 11. 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 Cooper Lighting Solutions for more information. 12. Includes integral photocell. 13. Enlighted wireless sensors are factory installed and require network components in appropriate quantities. 14. Battery pack operating temperature of -20C to +40C. Operates downlight for 90-minutes. 15. Must specify 120V or 277V. 16. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected. 17. Removes additional surge module. 18. Replace XX with sensor color (WH, BZ, or BK). 19. Requires PR7. 20. For WaveLinx applications, WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. Gateway not required for WaveLinx Lite Commercial (LC) applications. 21. Requires ZW or ZD receptacle. 22. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 23. Smart device with mobile application required to change system defaults. See controls section for details. 24. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information Components shipped separately may be separately analyzed under domestic preference requirements. 25. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.						

Thruway Back Box

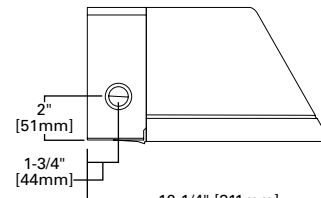
Cylinder



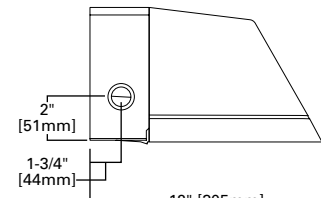
Quarter Sphere



Trapezoid



Wedge



Product Specifications

Construction

- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access

Optics

- High-efficiency injection-molded AccuLED optics technology
- 10 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge

- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment
- Two black oxide coated Allen set screws concealed but accessible from below

Finish

- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness

- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: June 07, 2022

RE: **P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield)**: A request for a zoning map amendment from the "R4" Residential District to "R6" Residential District for 1.01 acres located on the north side of Conway Road (18S330742).



Summary

Chabad at Chesterfield has submitted a request for a zoning map amendment from the "R4" Residential District to "R6" Residential District to develop the land for multifamily use.

A Public Hearing was held for this petition on April 11, 2022; there were two issues raised.

The petition was reviewed by Planning Commission on May 09, 2022. At that time, the Commission's recommendation to approve failed by a vote of 0-7.

As per the Unified Development Code, the applicant can file an appeal within eighteen (18) days after the Planning Commission decision. The applicant has submitted an appeal of recommendation of denial. A copy of the appeal is attached with this report.

Attachments: Appeal request



Figure 1: Subject Site Aerial



Chabad of Chesterfield, Inc.

137 Brighthurst Drive, Chesterfield, MO 63005

Under the auspices of Chabad of Greater St. Louis * Affiliated with Chabad on Campus and Lubavitch World Headquarters

ב"ה

Friday, July 17, 2020

To Whom It May Concern,

Let this letter serve as a Notice of appeal for the rezoning of our property at 15201 Conway Rd from R4 to R6.

Let me know when we can sit down to provide you with the details demonstrating why this should be approved.

Please confirm receipt of this appeal.

If you have any questions or concerns please contact me at

Very truly yours,

Rabbi Avi Rubinfeld

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

Revised F&A Policy No. 2 – Notary Public Fees (Voice Vote) Finance & Administration Committee recommends approval.

New F&A Policy – Debt Refunding (Voice Vote) Finance & Administration Committee recommends approval.

New F&A Policy – Public Participation at Standing Committee Meetings (Voice Vote) Finance & Administration Committee recommends approval.

Five Year Forecast – Receive and File (Voice Vote) Finance & Administration Committee recommends approval.

NEXT MEETING

The next meeting of the Finance and Administration Committee is scheduled for Monday, June 13th, 2022, at 4:00 pm.

If you have any questions or require additional information, please contact Finance Director Jeannette Kelly or me prior to Tuesday's meeting.



Finance and Administration Committee Record of Proceeding May 23, 2022

The Finance and Administration Committee met on Monday, May 23, 2022. Those in attendance included: Chairperson Barbara McGuinness, Ward I; Council Committee Member Michael Moore, Ward III; Council Committee Member Gary Budoor Ward IV; Council Committee Member Aaron Wahl, Ward II; City Administrator Mike Geisel; and Finance Director Jeannette Kelly. Those also in attendance included: Mayor Bob Nation; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Dan Hurt, Ward III; Councilmember Merrell Hansen, Ward IV; Asst. to City Administrator/Deputy City Clerk Molly Taylor; and one other additional guest.

Chairperson Barbara McGuinness called the meeting to order at 5:00 p.m.

Approval of Minutes

Councilmember Moore made a motion, seconded by Councilmember Budoor to approve the F&A Committee Meeting minutes from March 01, 2022. The motion passed unanimously, 4-0 by voice vote and was declared passed.

Designation of Vice-Chair and Council Liaisons

Vice-Chair – Councilmember McGuinness made a motion, seconded by Councilmember Wahl to appoint Councilmember Moore as the Vice-Chair of the Finance and Administration Committee. The motion passed unanimously, 4-0 by voice vote and was declared passed.

FACAC Liaison – The Committee concurred to appoint Councilmember Moore as the FACAC Council liaison.

MIS Citizens Advisory Liaison – The Committee concurred to appoint Councilmember Budoor as the MIS Citizens Advisory Council liaison.

Notary Public Fees

Councilmember Moore made a motion, seconded by Councilmember McGuinness to recommend revising City Council Policy FA-2, increasing the charge for notary fees, in accordance with Section 486.685, RSMo, which allows a notary to charge \$5.00 for each notary signature on a non-related City business document. The City does not charge for notarizing any City related business document. The motion passed unanimously, 4-0 by voice vote and

was declared passed. The revised policy will be forwarded to City Council for final review and approval.

Proposed Policy for Debt Refunding

Director of Finance, Jeannette Kelly, provided a brief explanation of the proposed policy for considering Debt Refunding, which describes periodic reviews of outstanding debt and under what conditions the debt should be reviewed for potential refunding opportunities. Councilmember McGuinness made a motion, seconded by Councilmember Moore to recommend adoption of the proposed Debt Refunding policy. The motion passed unanimously, 4-0 by voice vote and was declared passed. The policy will be forwarded to City Council for final review and approval.

Proposed Policy for Public Speakers at Standing Committee Meetings

Councilmember McGuinness made a motion, seconded by Councilmember Moore to recommend adoption of the proposed public speaker policy at standing committee meetings. The motion passed unanimously, 4-0 by voice vote and was declared passed. The policy will be forwarded to City Council for final review and approval.

ARPA Update

Director of Finance, Jeannette Kelly, provided an update on ARPA and provided the project and expenditure report which was submitted to the US-Treasury in April.

Financial Update

Director of Finance, Jeannette Kelly, presented the May monthly report and financial update.

Five Year Forecast

City Administrator, Mike Geisel, presented the five-year financial forecast. He explained that the core of the forecast consisted of five pages of very detailed sub-account annual revenue and expenditure assumptions. He further noted that the General Fund expenditures are projected to exceed revenues in fiscal year 2024. The City drops below the 40% fund reserve policy in fiscal year 2027. After considerable discussion the Committee directed staff to identify revenue options and strategies and report back to the Committee at a future date. The F&A Committee received and filed the five-year forecast.

Live Streaming of Council Meetings

City Administrator, Mike Geisel, presented various potential video streaming options of City Council meetings. Mr. Geisel also identified several policy issues that should be considered concurrently with any decision to stream Council meetings. After reviewing the proposed options Committee unanimously

endorsed the ZOOM, iPad option for video streaming and directed staff to develop a comprehensive set of policies for the next F&A Committee meeting.

Mobile Education Exhibit

Councilmember Hansen provided a brief description of WAA “Wreaths Across America” and asked if the City would consider promoting the Mobile Education Exhibit that is being held in November at Parkway Central. Councilmember Moore made a motion, seconded by Councilmember Wahl to approve promoting the exhibit in the Chesterfield newsletter and social media. The motion passed unanimously, 4-0 by voice vote and was declared passed.

Flipping Homes

Committee concurred to move the agenda item “Flipping Homes” to the next F&A meeting.

Enforcement – Signage in the ROW

Committee concurred to move the agenda item “Enforcement – signage in the ROW to the next F&A meeting.

Future Meeting Schedule

Committee established a tentative monthly meeting schedule which will be the second Monday of each month at 4 PM. The intent was to establish a fixed and consistent schedule, with the understanding that if meetings were unnecessary they would be cancelled and should additional meetings be required, they could be scheduled independently. Budget workshops would be scheduled at a later time to facilitate the greatest participation by City Council.

Adjournment

The meeting was adjourned at 6:59 p.m.

Respectfully submitted:

Jeannette Kelly
Finance Director

Molly Taylor
Deputy City Clerk

Approved: _____

**CITY OF CHESTERFIELD
POLICY STATEMENT**

FINANCE AND ADMINISTRATION	NO.	2	
SUBJECT	Notary Public Fees	INDEX	FA
DATE	6/17/08	DATE	
ISSUED		REVISED	

POLICY:

The City of Chesterfield adopts Section 486.~~350~~685, RSMo, of the Missouri Notary Handbook, which allows a notary to charge ~~two-five~~ dollars (~~\$2.00~~ \$5.00) for each notary signature on a document and may charge ~~two-five~~ dollars (~~\$2.00~~ \$5.00) for each 8 ½ X 11 inch page that is certified as a facsimile of an original document. The notary and the person requesting the notarial act should agree upon the fee charge in advance of the notary affixing his/her official seal.

The City of Chesterfield will not charge a fee for notarizing City business-related documents.

RECOMMENDED BY:

Department Head/Director/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

**CITY OF CHESTERFIELD
POLICY STATEMENT**

FINANCE AND ADMINISTRATION

NO.

SUBJECT Debt Refunding

INDEX

FA

**DATE
ISSUED MAY 2022**

**DATE
REVISED**

POLICY:

Periodic reviews of all outstanding debt will be undertaken to determine refunding opportunities. Refunding will be considered (within the constraints of state and federal law) if, and when one or more of the following conditions exist:

- The present value of all refunding costs, including interest, call premium, bond counsel, financial advisor fees, underwriter's discount and any other issuance costs; are less than the present value of the current interest.
- The City wishes to restructure debt service to provide for further financing or to maximize its cash position.
- The City wishes to eliminate old bond covenants that may have become restrictive or incongruous to the City's policies.
- The refunding is essential to the operations and management of City facilities.

Any refunding with negative savings will not be considered unless there is a compelling public policy objective.

Desired Economic Savings

Advance refunding for economic savings will be undertaken when a net present value savings of at least five percent (5%) of the refunded debt can be achieved. *Current refunding* that produces a net present value savings of less than five (5%) percent will be considered on a case-by-case basis.

RECOMMENDED BY:

Department Head/Director/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

**CITY OF CHESTERFIELD
POLICY STATEMENT**

FINANCE AND ADMINISTRATION

NO.

SUBJECT

Public Participation at Standing Committee Meetings

INDEX

FA

**DATE
ISSUED**

**DATE
REVISED**

PURPOSE:

To encourage and allow meaningful, effective, and timely exchange of information and perspectives between residents and council members during council committee meetings. Concurrently, it is not intended to prolong committee meetings, violate Missouri sunshine law, or allow non-productive, or otherwise unprofessional discourse.

POLICY:

It is the policy and expectation of the Chesterfield Mayor and City Council to encourage and solicit public input into the decision-making process.

It is recognized and accepted that members of the public may have additional information previously unknown to the Mayor and\or City Councilmembers.

The Mayor and Councilmembers wish to create a welcoming and inclusive culture and atmosphere within the City of Chesterfield;

Committee chairs should provide opportunities for the public to ask questions and provide relevant information relative to agenda items during meetings of Council Standing Committee meetings.

In order to assure compliance with Missouri's sunshine law (RSMo 610.021) commentary and discussion may only relate to items on the Committee agenda. No discussion or debate is to be allowed on any topic or issue not directly related to a topic which is specifically included on the official committee agenda.

The purpose of public interaction is to ensure public participation, increase understanding, fact finding, analysis, and to perfect legislation and policy. It is

not the intent or purpose of this public interaction to encourage debate, interrogation, bloviating, pettifogging, or personal interactions. In order to maintain order and productivity, The Chair may, in their sole discretion, limit the duration and content of public comment and interaction as may be necessary to maintain decorum and productivity.

RECOMMENDED BY:

Department Head/Director/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

FIVE YEAR FORECAST ASSUMPTIONS

The five-year forecast was created based on several assumptions related to revenues and expenditures including:

Revenues

- Sales Tax revenues projected to increase 1% per year which takes into account the increase in online sales
- Telephone revenues projected to decrease 5% per year based on historical declines
- All other utility revenues projected to increase 1% per year
- Motor Fuel tax revenues scheduled to increase 2.5 cents per year through 2025 per recent legislation that went into effect in October 2021.
- Franchise fees projected to decrease 4% per year due to phase out per legislation
- Matching grant revenues were not forecasted
- Agreements based on CPI were estimated at 2.5% per year
- Pool revenues forecasted to decrease 0.5% per year
- All other license, permit, courts, and charges for services were forecasted with no increase

Expenditures

- Forecast does not include increase in headcount
- Salary merit increases and FOP step increases were forecast at 2.5% per year
- City benefits including medical, dental, life, and long term disability were projected to increase 4% per year
- Workers compensation insurance forecast to increase 5-15% through 2025 based on significant increases during the past few years. 15% increase in 2023, 10% in 2024-2025, and 5% increase projected for 2026-2027.
- General insurance forecast to increase 5% per year.
- Maintenance and repairs contractual services forecast at 3% annual increase
- Utilities and other contractual services forecast at 3% annual increase
- Gasoline and oil forecast at 4% annual increase
- All other commodities forecast at 3% annual increase
- Capital forecast based on the 10 year plan based on estimated life of current assets
- Debt service payments including principal, interest, and trustee / agent fees forecast based on scheduled debt payments and planned usage of pre-paid debt reserves.

The five-year forecast is included on the statement of revenues and expenditures for each fund. On the left is the 2019-2020 actual, 2021 projected, and 2022 budget. On the right is the forecast for 2023 - 2027.

In addition, the following pages provide a summary of all funds for forecast years 2023 - 2027.

Forecast Assumptions (5 year)											
as of March 10, 2022											
			2023	2024	2025	2026	2027				
			Yr 1	Yr 2	Yr 3	Yr 4	Yr 5				
								Comments / Explanations	Acct #		
Revenues											
Sales Tax			1.0%	1.0%	1.0%	1.0%	1.0%		4200		
Utility Tax											
	Non-Telephone		1.0%	1.0%	1.0%	1.0%	1.0%		4101 4102 4104		
	Telephone		-5.0%	-5.0%	-5.0%	-5.0%	-5.0%		4103		
Intergovernmental											
	Motor Fuel Tax		10.0%	8.0%	6.0%	4.0%	2.0%	2.5 cent increase for 5 years (2021 - 2025) - fluctuations in gas prices	4300		
	Vehicle Sales		2.0%	2.0%	2.0%	2.0%	2.0%	increase in vehicle sale prices	4310		
	Cigarette Tax		-0.5%	-0.5%	-0.5%	-0.5%	-0.5%	declining	4320		
	County Road and Bridge		1.0%	2.0%	4.0%	1.0%	1.0%	completion of Wildhorse Village in 2024 will increase 2025	4330		
	Other Intergovernmental (flat)		0.0%	0.0%	0.0%	0.0%	0.0%		4340-4380		
	Grants	\$	-	\$	-	\$	-	\$	-	assume no grants in subsequent years	4381
Licenses and Permits											
	Franchise Fees		-4.0%	-4.0%	-4.0%	-4.0%	-4.0%			4430	
	Business Licenses		3.0%	1.0%	1.0%	1.0%	1.0%			4400	
	All other licenses (flat)		0.0%	0.0%	0.0%	0.0%	0.0%			all other 44xx accounts	
Charges for Services											
	Parkway SRO agreement		0.0%	0.0%	0.0%	0.0%	0.0%			4350	
	Rockwood SRO agreement		0.0%	0.0%	0.0%	0.0%	0.0%			4354	
	Clarkson Valley Police Services		0.0%	0.0%	0.0%	0.0%	0.0%			4541	
	Concession revenues		0.0%	0.0%	0.0%	0.0%	0.0%	if PG MOU/agreement approved this changes		4620 4630	
	Pool revenues		-0.5%	-0.5%	-0.5%	-0.5%	-0.5%			4640	
	Field rentals		0.0%	0.0%	0.0%	0.0%	0.0%	if PG MOU/agreement approved this changes		4680	
	Amphitheater rentals		0.0%	0.0%	0.0%	0.0%	0.0%			4685	
	Sewer Lateral		0.0%	0.0%	0.0%	0.0%	0.0%				
	All other Services (flat)		0.0%	0.0%	0.0%	0.0%	0.0%			all other 45xx-46xx accounts	
Court Receipts (other)			0.0%	0.0%	0.0%	0.0%	0.0%			4810-4820	
	Court Fines & Fees		7.0%	0.0%	0.0%	0.0%	0.0%	increase in court fees now that court is in person		4800	
	Clarkson Valley Court Services		2.5%	2.5%	2.5%	2.5%	2.5%	based on CPI (estimated at 2.5% on average)		4825	
Property Taxes			0.0%	0.0%	0.0%	0.0%	0.0%			4050 4051	
Other Revenues											
	Investment Income		0.0%	0.0%	0.0%	0.0%	0.0%	rates expected to increase; however balances will also change		4901	
	Miscellaneous Revenues										
	IT Services - Frontenac		2.5%	2.5%	2.5%	2.5%	2.5%	based on CPI (estimated at 2.5% on average)		4925	
	NID Reimbursement		0.0%	0.0%	0.0%	0.0%	0.0%	assumes no one pays off in full during the year		4921	
	Other Miscellaneous (flat)		0.0%	0.0%	0.0%	0.0%	0.0%			all other 49xx accounts	
Expenditures											
Personnel Services											
	Headcount Increases		0.0%	0.0%	0.0%	0.0%	0.0%	Assumes no headcount increase during the 5 years			
	Salaries										
	Full-time/job share		2.5%	2.5%	2.5%	2.5%	2.5%	historically Council has approved 2.5%		5111	
	FOP salaries		2.5%	2.5%	2.5%	2.5%	2.5%	current FOP contract includes 2.5% step increases annually		5111	
	Part-time/seasonal		1.0%	1.0%	1.0%	1.0%	1.0%	adjusted for changes in minimum wage		5112	
	Overtime & Elected Officials		0.0%	0.0%	0.0%	0.0%	0.0%			5113/5114	
	Benefits										
	Health, Dental, Life, LTD		4.0%	4.0%	4.0%	4.0%	4.0%	on average the increase over the past few years		5124-5127	
	401a, SS/Medicare		2.5%	2.5%	2.5%	2.5%	2.5%	based on the increase to salaries (no other impact)		5130 5120	
	Workers compensation		15.0%	10.0%	10.0%	5.0%	5.0%	significant increases past few years. expect it to continue for 3 years		5122	
	Retiree Bridge to Medicare		4.0%	4.0%	4.0%	4.0%	4.0%	Change to premiums only; not including additional retirees		5124 5126	
	Health reimb/Ref. Forfeitures		0.0%	0.0%	0.0%	0.0%	0.0%				
	All other personnel related		2.5%	2.5%	2.5%	2.5%	2.5%			all other 51xx accounts	
Contractual Services											
	Advertising		1.0%	1.0%	1.0%	1.0%	1.0%			5210	
	Audit Services		2.5%	3.0%	2.5%	2.5%	3.0%	based on RFP in 2021		5211	
	Education Reimb/Training		0.0%	0.0%	0.0%	0.0%	0.0%	no planned increases at this time		5222	
	Election Expense		0.0%	0.0%	0.0%	0.0%	0.0%			5223	

Forecast Assumptions (5 year)								
as of March 10, 2022								
			2023	2024	2025	2026	2027	
			Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	
								Comments / Explanations
								Acct #
		Employee recruitment	2.5%	2.5%	2.5%	2.5%	2.5%	
		Environmental Expenses	0.0%	0.0%	0.0%	0.0%	0.0%	
		Parks Fund (CC fees)	10.0%	3.0%	3.0%	3.0%	3.0%	
		General Insurance	5.0%	5.0%	5.0%	5.0%	5.0%	
		Residential Street Tree Program	0.0%	0.0%	0.0%	0.0%	0.0%	
		Memberships & subscriptions	0.0%	0.0%	0.0%	0.0%	0.0%	
		Printing & binding	1.0%	1.0%	1.0%	1.0%	1.0%	
		Professional services	1.0%	1.0%	1.0%	1.0%	1.0%	
		Public Relations	1.0%	1.0%	1.0%	1.0%	1.0%	
		Subdivision beautification	0.0%	0.0%	0.0%	0.0%	0.0%	
		Legal services	4.0%	4.0%	4.0%	4.0%	4.0%	
		Rental equipment (Central Services only)	-40.0%	3.0%	3.0%	3.0%	3.0%	
		Inmate Security	0.0%	0.0%	0.0%	0.0%	0.0%	
		Telephone	1.0%	1.0%	1.0%	1.0%	1.0%	
		Training/continuing ed	0.0%	0.0%	0.0%	0.0%	0.0%	
		Training Post commission	0.0%	0.0%	0.0%	0.0%	0.0%	
		Maintenance & repairs	3.0%	3.0%	3.0%	3.0%	3.0%	
		Street lighting	0.0%	0.0%	0.0%	0.0%	0.0%	
		Taxes	0.0%	0.0%	0.0%	0.0%	0.0%	
		Utilities	3.0%	3.0%	3.0%	3.0%	3.0%	
		Snow removal reimbursement						
		137-072 (ARPA funding)	\$ 170,000	\$ 170,000	\$ -	\$ -	\$ -	
		001-072 (Non-ARPA funding)	\$ -	\$ -	\$ 170,000	\$ 170,000	\$ 170,000	
		Data Processing						
		137-037 (ARPA funding)	\$ 12,500	\$ 12,500	\$ -	\$ -	\$ -	
		001-034	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
		Special Projects	\$ -	\$ -	\$ -	\$ -	\$ -	
		Sewer Lateral maint. repairs	1.0%	1.0%	1.0%	1.0%	1.0%	
		Allocations	0.0%	0.0%	0.0%	0.0%	0.0%	
		Other contractual services	4.0%	3.0%	3.0%	3.0%	3.0%	
		Commodities						
		Gasoline & oil	4.0%	4.0%	4.0%	4.0%	4.0%	
		DOJ Forf Expense	\$ -	\$ -	\$ -	\$ -	\$ -	
		Treasury Forf Expense	\$ -	\$ -	\$ -	\$ -	\$ -	
		Office Supplies	0.0%	0.0%	0.0%	0.0%	0.0%	
		Salt & Abrasives	1.0%	1.0%	1.0%	1.0%	1.0%	
		Salt co-op	\$ -	\$ -	\$ -	\$ -	\$ -	
		Tools	0.0%	0.0%	0.0%	0.0%	0.0%	
		Uniforms	0.0%	0.0%	0.0%	0.0%	0.0%	
		Computers Under \$5k	1.0%	1.0%	1.0%	1.0%	1.0%	
		Department Supplies						
		137-084 (ARPA funding)	\$ 55,000	\$ 55,000	\$ -	\$ -	\$ -	
		137-085 (ARPA funding)	\$ 40,000	\$ 40,000	\$ -	\$ -	\$ -	
		General Fund	0.0%	0.0%	0.0%	0.0%	0.0%	
		Miscellaneous supplies						
		137-084 (ARPA funding)	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ -	
		137-084 (ARPA funding)	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	
		General Fund	0.0%	0.0%	0.0%	0.0%	0.0%	
		Other commodities	3.0%	3.0%	3.0%	3.0%	3.0%	
		Capital						
		Computer equipment						
		137-041 (ARPA funding)	\$ 50,000	\$ -	\$ -	\$ -	\$ -	
		Furniture						
		Machinery & equipment						
		072 - Streets	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	
		073 - Fleet	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	
		076 - Bldg Maint	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	
		079 - Capital	\$ -	\$ -	\$ -	\$ -	\$ -	
		Parks						

Forecast Assumptions (5 year)										
as of March 10, 2022										
			2023	2024	2025	2026	2027			
			Yr 1	Yr 2	Yr 3	Yr 4	Yr 5		Comments / Explanations	Acct #
Automobiles & trucks										5460
		072 - Streets	\$ -	\$ -	\$ -	\$ -	\$ -		per Jim's capital forecast email	
		073 - Fleet	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000		per Jim's capital forecast email	
		076 - Bldg Maint							per Jim's capital forecast email	
		079 - Capital	\$ 398,000	\$ 244,000	\$ 516,000	\$ 519,000	\$ 510,000		per Jim's capital forecast	
		Parks								
Improvements building & grounds									per Jim's capital forecast	5470
		079 - Capital	\$ 144,200	\$ 226,000	\$ 609,000	\$ 212,000	\$ 300,000		per Jim's capital forecast	
		137-076 (ARPA Funding)	\$ 240,000	\$ -	\$ -	\$ -	\$ -		City Hall flooring	
		Parks								
	Land									5475
Improvements other than building										5480
NID projects			0.0%	0.0%	0.0%	0.0%	0.0%		none planned at this time	5489
Street Improvements										5490
		079 - Capital	\$ 4,215,000	\$ 4,300,000	\$ 4,150,000	\$ 4,050,000	\$ 3,920,000		per Jim's spreadsheet (adjusted for grant funding)	
Storm sewer improvements										5495
		079 - Capital	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000		per Jim's spreadsheet	
Sidewalks improvements										5497
		079 - Capital	\$ 345,000	\$ 345,000	\$ 345,000	\$ 345,000	\$ 345,000		per Jim's spreadsheet	
Other capital			3.0%	3.0%	3.0%	3.0%	3.0%			all other 54xx accounts
									does not include unfunded projects list in Jim's spreadsheet	

Forecast Assumptions (5 year)								
	as of March 10, 2022							
		2023	2024	2025	2026	2027		
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Comments / Explanations	Acct #
Debt Service by COP/Bond								
Fund 422 - Parks COP 2013								
	Principal payment	\$ 2,180,000	\$ 2,365,000	\$ 2,510,000	\$ -	\$ -		5600
	Interest Expense	\$ 255,250	\$ 146,250	\$ 75,300	\$ -	\$ -		5601
	Trustee/Agent Fees	\$ 950	\$ 950	\$ 950	\$ -	\$ -	may have a pro-rated amount due	5602
	Transfers in	\$ (2,436,200)	\$ (2,512,200)	\$ (2,586,250)	\$ -	\$ -	from Parks Fund	4990
Fund 424 - Parks COP 2016								
	Principal payment	\$ 300,000	\$ 310,000	\$ 315,000	\$ 320,000	\$ 335,000		5600
	Interest Expense	\$ 45,428	\$ 39,428	\$ 33,228	\$ 23,778	\$ 14,178		5601
	Trustee/Agent Fees	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950		5602
	Transfers in	\$ (346,378)	\$ (350,378)	\$ (349,178)	\$ (344,728)	\$ (350,128)	from Parks Fund	4990
Fund 428 - Prepaid Debt Fund (was COP 2014)								
	Transfers in (add'l pre-paid)	\$ (1,000,000)					From General Fund (ARPA pays portion of Public Safety labor)	4990
	Transfers out (to use prepaid)	\$ 484,172	\$ 413,572	\$ 179,172	\$ 2,091	\$ 6,642	Debt Service funds 422, 424, 429, 430 (GF offsets)	5990
	Transfers out (to use prepaid)	\$ 2,060,000	\$ 2,132,100	\$ 2,211,900	\$ 69,740	\$ 71,189	Debt Service funds 422, 424, 429, 430 (Parks offsets)	
Fund 429 - Parks COP 2020A (non-taxable)								
	Principal payment	\$ -	\$ -	\$ -	\$ 1,470,000	\$ 1,500,000		5600
	Interest Expense	\$ 94,125	\$ 94,125	\$ 94,125	\$ 94,125	\$ 64,725		5601
	Trustee/Agent Fees	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950		5602
	Transfers in	\$ (95,075)	\$ (95,075)	\$ (95,075)	\$ (1,565,075)	\$ (1,565,675)	From Parks Fund / General Fund	4990
Fund 430 - Parks COP 2020B (taxable)								
	Principal payment	\$ 1,450,000	\$ 1,415,000	\$ 1,230,000	\$ -	\$ -		5600
	Interest Expense	\$ 122,850	\$ 79,350	\$ 36,900	\$ -	\$ -		5601
	Trustee/Agent Fees	\$ 950	\$ 950	\$ 950	\$ -	\$ -	may have a pro-rated amount due	5602
	Transfers in	\$ (1,573,800)	\$ (1,495,300)	\$ (1,267,850)	\$ -	\$ -	From Parks Fund / General Fund	4990
Fund 431 - Brandywine NID 2020								
	Principal payment	\$ 31,943	\$ 32,806	\$ 33,805	\$ 34,777	\$ 35,777		5600
	Interest Expense	\$ 21,256	\$ 20,393	\$ 19,395	\$ 18,423	\$ 17,423		5601
	Transfers in	\$ (53,199)	\$ (53,199)	\$ (53,200)	\$ (53,200)	\$ (53,200)		4990
	Transfers out (fund 020)	\$ 53,199	\$ 53,199	\$ 53,200	\$ 53,200	\$ 53,200		5990
	Estimated NID payments (fund 020)	\$ (52,481)	\$ (52,481)	\$ (52,481)	\$ (52,481)	\$ (52,481)	# of unpaid as of 2/22/2022) * \$391.65	4921
Operating Transfers in/out (Major Funds)								
General Fund 001-036-5990								
	Prepaid Debt Contribution	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	transfer to 428	
	2020B GF contribution	\$ 1,073,625	\$ 1,003,025	\$ 768,625	\$ -	\$ -	Fund 429	
	2020A GF contribution	\$ -	\$ -	\$ -	\$ 546,312	\$ 550,863	Fund 430	
	Use PPD Debt (Fund 428)	\$ (484,172)	\$ (413,572)	\$ (179,172)	\$ (2,091)	\$ (6,642)	per Debt Service schedule including trustee fees	
	Transfer to PD (Fund 121)	\$ 7,778,032	\$ 9,093,824	\$ 9,421,836	\$ 9,737,640	\$ 10,063,254		
Parks Fund 119								
	Fund 422 debt payment/trustee	\$ 2,436,200	\$ 2,512,200	\$ 2,586,250	\$ -	\$ -	per Debt Service schedule including trustee fees	5990
	Fund 424 debt payment/trustee	\$ 346,378	\$ 350,378	\$ 349,178	\$ 344,728	\$ 350,128	per Debt Service schedule including trustee fees	5990
	Fund 429 debt payment/trustee	\$ 95,075	\$ 95,075	\$ 95,075	\$ 1,018,763	\$ 1,014,812	per Debt Service schedule including trustee fees	5990
	Fund 430 debt payment/trustee	\$ 500,175	\$ 492,275	\$ 499,225	\$ -	\$ -	per Debt Service schedule including trustee fees	5990
	Use PPD Debt (Fund 428)	\$ (2,060,000)	\$ (2,132,100)	\$ (2,211,900)	\$ (69,740)	\$ (71,189)	per Debt Service schedule including trustee fees	
Public Safety Fund 121								
	4990 - transfer from ARPA	\$ (1,000,000)	\$ -	\$ -	\$ -	\$ -	Police salaries covered by ARPA	
	4990 - transfer from GF	\$ (7,778,032)	\$ (9,093,824)	\$ (9,421,836)	\$ (9,737,640)	\$ (10,063,254)	per policy	
ARPA Fund 137								
	5990 - transfer to Fund 121	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	transfer to Fund 121 to cover police salaries per ARPA strategy	



GENERAL FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (ADOPTED)		FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 11,829,864	\$ 10,648,380	\$ 10,049,646	\$ 11,487,049	\$ 11,487,049		\$ 11,862,015	\$ 12,177,941	\$ 12,126,606	\$ 11,546,926	\$ 10,572,149
REVENUES:											
Sales Tax	\$7,193,842	\$6,447,574	\$7,516,503	\$6,915,000	\$6,915,000		\$6,984,150	\$7,053,992	\$7,124,531	\$7,195,777	\$7,267,734
Utility Taxes	6,715,585	6,344,049	6,551,257	6,373,000	6,373,000		6,393,230	6,415,837	6,440,737	6,467,848	6,497,096
Intergovernmental	4,047,508	3,994,013	4,279,837	4,285,500	4,285,500		4,458,655	4,636,669	4,835,413	4,942,478	5,016,717
Licenses and Permits	1,490,178	1,426,233	1,430,736	1,392,420	1,392,420		1,381,620	1,360,522	1,340,567	1,321,711	1,297,760
Charges for Services	107,313	85,575	100,937	92,100	92,100		92,100	92,100	92,100	92,100	92,100
Court Receipts	779,665	558,107	782,360	796,152	796,152		849,768	850,913	852,085	853,287	854,520
Other Revenues	666,828	344,085	549,025	318,183	318,183		319,113	320,067	321,044	322,046	323,073
TOTAL REVENUE	\$ 21,000,919	\$ 19,199,636	\$ 21,210,654	\$ 20,172,355	\$ 20,172,355		\$ 20,478,637	\$ 20,730,100	\$ 21,006,478	\$ 21,195,248	\$ 21,349,000
EXPENDITURES:											
Executive & Legislative	\$70,788	\$66,223	\$69,565	\$74,671	\$74,671		74,894	75,109	75,331	75,551	75,779
Department of Administration											
City Administrator	477,297	448,265	460,817	539,706	539,706		552,334	565,270	578,562	592,164	606,136
Finance	557,667	584,308	591,297	682,068	682,068		693,824	711,161	728,779	746,799	765,496
Information Technology	799,514	836,569	843,546	1,126,920	1,035,474		1,068,090	1,098,596	1,129,952	1,162,073	1,195,078
Courts	254,155	267,425	273,289	290,155	290,155		296,777	303,552	310,504	317,614	324,910
Central Services	1,242,256	1,242,747	1,222,295	1,411,284	1,338,262		1,367,700	1,423,422	1,481,608	1,542,372	1,605,832
Customer Service	70,376	65,546	70,385	84,996	84,996		87,190	89,436	91,743	94,101	96,523
Public Services											
Planning and Development	960,643	714,779	743,177	831,377	831,377		852,926	874,870	897,420	920,506	944,223
Public Works	5,578,580	4,913,907	5,077,876	6,165,656	5,782,001		5,954,211	6,120,973	6,463,917	6,631,805	6,804,804
Capital Items for All Departments	224,790	310,532	230,498	459,106	315,200		297,080	298,192	299,338	300,518	301,734
TOTAL EXPENDITURES	\$ 10,236,066	\$ 9,450,301	\$ 9,582,745	\$ 11,665,939	\$ 10,973,910		\$ 11,245,027	\$ 11,560,581	\$ 12,057,155	\$ 12,383,504	\$ 12,720,514
TRANSFERS TO / (FROM) OTHER FUNDS	11,946,338	10,348,068	10,190,507	8,598,087	8,578,314		9,367,485	9,683,277	10,011,289	10,281,861	10,607,475
TOTAL EXPENDITURES AND TRANSFERS	\$ 22,182,404	\$ 19,798,370	\$ 19,773,252	\$ 20,264,026	\$ 19,552,224		\$ 20,612,512	\$ 21,243,858	\$ 22,068,444	\$ 22,665,365	\$ 23,327,989
% of Annual Budget Spent based on historical trends	96%	Est. Ann. Savings	466,638	438,956			449,801	462,423	482,286	495,340	508,821
Net Change in Fund Balance	(1,181,484)	(598,733)	1,437,402	374,967	1,059,087		315,926	(51,335)	(579,680)	(974,777)	(1,470,169)
FUND BALANCE, DECEMBER 31	\$ 10,648,380	\$ 10,049,646	\$ 11,487,049	\$ 11,862,015	\$ 12,546,136		\$ 12,177,941	\$ 12,126,606	\$ 11,546,926	\$ 10,572,149	\$ 9,101,980
40% GENERAL FUND RESERVE POLICY REQUIREMENT							\$ 8,245,005	\$ 8,497,543	\$ 8,827,378	\$ 9,066,146	\$ 9,331,196



CAPITAL IMPROVEMENTS FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (ADOPTED)		FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 1,861,728	\$ 680,939	\$ 247,996	\$ 2,237,356	\$ 2,237,356		\$ 666,641	\$ 596,694	\$ 554,118	\$ 46,807	\$ 74,022
REVENUES:											
Sales Tax	\$5,709,344	\$4,966,930	\$5,871,160	\$5,502,900	\$5,502,900		\$5,557,929	\$5,613,508	\$5,669,643	\$5,726,340	\$5,783,603
Other Revenues	(188,423)	63,599	157,052	55,000	55,000		55,000	55,000	55,000	55,000	55,000
TOTAL REVENUE	\$ 5,520,922	\$ 5,030,529	\$ 6,028,213	\$ 5,557,900	\$ 5,557,900		\$ 5,612,929	\$ 5,668,508	\$ 5,724,643	\$ 5,781,340	\$ 5,838,603
EXPENDITURES:											
Public Services											
Public Works	830,045	851,683	865,588	967,753	523,171		540,676	556,084	571,954	588,125	604,762
Capital Items	3,927,416	5,507,675	4,019,198	6,160,862	4,903,000		5,142,200	5,155,000	5,660,000	5,166,000	5,115,000
TOTAL EXPENDITURES	\$ 4,757,461	\$ 6,359,359	\$ 4,884,786	\$ 7,128,615	\$ 5,426,171		\$ 5,682,876	\$ 5,711,084	\$ 6,231,954	\$ 5,754,125	\$ 5,719,762
TRANSFERS TO / (FROM) OTHER FUNDS	1,944,250	(895,885)	(845,934)	-	-		-	-	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	\$ 6,701,711	\$ 5,463,473	\$ 4,038,852	\$ 7,128,615	\$ 5,426,171		\$ 5,682,876	\$ 5,711,084	\$ 6,231,954	\$ 5,754,125	\$ 5,719,762
Net Change in Fund Balance	(1,180,789)	(432,944)	1,989,360	(1,570,715)	131,729		(69,947)	(42,576)	(507,311)	27,215	118,841
FUND BALANCE, DECEMBER 31	<u>\$ 680,939</u>	<u>\$ 247,996</u>	<u>\$ 2,237,356</u>	<u>\$ 666,641</u>	<u>\$ 2,369,085</u>		<u>\$ 596,694</u>	<u>\$ 554,118</u>	<u>\$ 46,807</u>	<u>\$ 74,022</u>	<u>\$ 192,864</u>
							Forecast 2026 includes \$1.7 million for unfunded Wilson Avenue project less \$1.15 million in grant funding				



PARKS FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (ADOPTED)	FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 931,748	\$ 2,325,576	\$ 1,545,482	\$ 2,407,472	\$ 2,407,472	\$ 2,394,071	\$ 3,053,685	\$ 3,583,449	\$ 3,977,416	\$ 4,262,495
<u>REVENUES:</u>										
Sales Tax	\$6,716,871	\$5,843,589	\$6,907,181	\$6,474,100	\$6,474,100	\$6,538,841	\$6,604,229	\$6,670,272	\$6,736,974	\$6,804,344
Intergovernmental	24,800	201,963	6,400	525,000	525,000	-	-	-	-	-
Charges for Services	2,093,035	255,067	2,210,479	2,125,600	2,125,600	2,124,521	2,123,447	2,122,379	2,121,316	2,120,259
Other Revenues	91,941	27,616	28,247	20,460	20,460	20,460	20,460	20,460	20,460	20,460
TOTAL REVENUE	\$ 8,926,647	\$ 6,328,235	\$ 9,152,308	\$ 9,145,160	\$ 9,145,160	\$ 8,683,822	\$ 8,748,137	\$ 8,813,111	\$ 8,878,751	\$ 8,945,063
<u>EXPENDITURES:</u>										
Parks Department										
Parks and Recreation	\$4,103,472	\$2,955,875	\$3,787,596	\$4,657,425	\$4,187,332	\$4,316,246	\$4,442,883	\$4,573,903	\$4,702,957	\$4,835,833
Arts and Entertainment	473,196	196,025	540,720	723,048	631,099	651,648	670,990	690,963	710,996	731,622
Aquatics	310,985	70,424	346,659	446,245	417,745	430,664	443,134	456,035	468,614	481,550
CVAC Concession	516,680	85,423	323,582	408,327	380,617	393,233	404,851	416,843	428,879	441,268
Central Park Concession	24,844	-	69,493	81,326	81,326	83,839	86,255	88,756	91,186	93,686
Sports and Wellness	-	-	332,888	401,418	401,418	413,716	425,886	438,474	450,859	463,606
Capital Items for All Departments	325,037	972,490	74,385	356,228	307,800	317,034	326,545	336,341	346,432	356,825
TOTAL EXPENDITURES	\$ 5,754,215	\$ 4,280,237	\$ 5,475,323	\$ 7,074,017	\$ 6,407,337	\$ 6,606,380	\$ 6,800,545	\$ 7,001,315	\$ 7,199,921	\$ 7,404,390
TRANSFERS TO / (FROM) OTHER FUNDS	1,778,604	2,678,092	2,714,994	\$1,984,544	1,984,544	1,317,828	1,317,828	1,317,828	1,293,751	1,293,751
TOTAL EXPENDITURES AND TRANSFERS	\$ 7,532,819	\$ 6,958,329	\$ 8,190,318	\$ 9,058,561	\$ 8,391,881	\$ 7,924,208	\$ 8,118,373	\$ 8,319,143	\$ 8,493,672	\$ 8,698,141
Net Change in Fund Balance	1,393,828	(630,094)	961,990	86,599	753,279	759,614	629,764	493,968	385,078	246,922
Contribution to Restricted Fund - Synthetic Field Replacement		(150,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
FUND BALANCE, DECEMBER 31	<u>\$ 2,325,576</u>	<u>\$ 1,545,482</u>	<u>\$ 2,407,472</u>	<u>\$ 2,394,071</u>	<u>\$ 3,160,751</u>	<u>\$ 3,053,685</u>	<u>\$ 3,583,449</u>	<u>\$ 3,977,416</u>	<u>\$ 4,262,495</u>	<u>\$ 4,409,417</u>
Restricted Funds - Synthetic Field Replacement - \$350,000 as of 12/31/2022						\$10 million Aquatics Center expenditure not included in forecast				



PUBLIC SAFETY FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (ADOPTED)	FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 64,652	\$ (310,187)	\$ 51,636	\$ 51,636	\$ 52,767	\$ 43,307	\$ 43,307	\$ 43,307	\$ 43,307	\$ 43,307
<u>REVENUES:</u>										
Sales Tax	2,639,884	2,442,115	2,758,312	2,636,000	2,636,000	2,662,360	2,688,984	2,715,873	2,743,032	2,770,462
Intergovernmental	569,579	3,801,549	664,606	500,453	500,453	500,453	500,453	500,453	500,453	500,453
Charges for Services	484,697	447,862	520,779	456,753	456,753	456,753	456,753	456,753	456,753	456,753
Court Receipts	2,808	15,501	23,538	20,000	20,000	20,000	20,000	20,000	20,000	20,000
TOTAL REVENUE	\$ 3,696,968	\$ 6,707,026	\$ 3,967,235	\$ 3,613,206	\$ 3,613,206	\$ 3,639,566	\$ 3,666,190	\$ 3,693,079	\$ 3,720,238	\$ 3,747,668
<u>EXPENDITURES:</u>										
Police Department	10,776,154	10,713,791	10,906,572	11,700,123	11,691,794	12,032,378	12,363,237	12,706,236	13,036,938	13,377,354
Capital Items	308,617	365,711	366,549	393,773	374,000	385,220	396,777	408,680	420,940	433,569
TOTAL EXPENDITURES	\$ 11,084,771	\$ 11,079,502	\$ 11,273,120	\$ 12,093,896	\$ 12,065,794	\$ 12,417,598	\$ 12,760,014	\$ 13,114,915	\$ 13,457,878	\$ 13,810,922
TRANSFERS TO / (FROM) OTHER FUNDS	(7,012,963)	(4,734,299)	(7,307,016)	(8,472,361)	(8,452,588)	(8,778,032)	(9,093,824)	(9,421,836)	(9,737,640)	(10,063,254)
TOTAL EXPENDITURES AND TRANSFERS	\$ 4,071,808	\$ 6,345,203	\$ 3,966,105	\$ 3,621,535	\$ 3,613,206	\$ 3,639,566	\$ 3,666,190	\$ 3,693,079	\$ 3,720,238	\$ 3,747,668
Net Change in Fund Balance	(374,840)	361,824	1,130	(8,329)	-	-	-	-	-	-
FUND BALANCE, DECEMBER 31	<u>\$ (310,187)</u>	<u>\$ 51,636</u>	<u>\$ 52,767</u>	<u>\$ 43,307</u>	<u>\$ 52,767</u>	<u>\$ 43,307</u>	<u>\$ 43,307</u>	<u>\$ 43,307</u>	<u>\$ 43,307</u>	<u>\$ 43,307</u>
Fund Balance includes restricted funds of \$52,767 as of 12/31/2021 for POST Commission and Inmate Security										



SEWER LATERAL FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (ADOPTED)		FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 386,974	\$ 378,442	\$ 373,587	\$ 411,351	\$ 411,351		\$ 411,351	\$ 406,951	\$ 398,107	\$ 384,775	\$ 366,909
REVENUES:											
Sales Tax	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0
Charges for Services	435,598	437,375	437,762	440,000	440,000		440,000	440,000	440,000	440,000	440,000
TOTAL REVENUE	\$ 435,598	\$ 437,375	\$ 437,762	\$ 440,000	\$ 440,000		\$ 440,000	\$ 440,000	\$ 440,000	\$ 440,000	\$ 440,000
EXPENDITURES:											
Public Services											
Public Works	\$ 444,131	\$ 442,230	\$ 399,998	\$ 440,000	\$ 440,000		\$ 444,400	\$ 448,844	\$ 453,332	\$ 457,866	\$ 462,444
Capital Items for All Departments	-	-	-	-	-		-	-	-	-	-
TOTAL EXPENDITURES	\$ 444,131	\$ 442,230	\$ 399,998	\$ 440,000	\$ 440,000		\$ 444,400	\$ 448,844	\$ 453,332	\$ 457,866	\$ 462,444
TRANSFERS TO / (FROM) OTHER FUNDS											
TOTAL EXPENDITURES AND TRANSFERS	\$ 444,131	\$ 442,230	\$ 399,998	\$ 440,000	\$ 440,000		\$ 444,400	\$ 448,844	\$ 453,332	\$ 457,866	\$ 462,444
Net Change in Fund Balance	(8,533)	(4,855)	37,764	-	-		(4,400)	(8,844)	(13,332)	(17,866)	(22,444)
FUND BALANCE, DECEMBER 31	<u>\$ 378,442</u>	<u>\$ 373,587</u>	<u>\$ 411,351</u>	<u>\$ 411,351</u>	<u>\$ 411,351</u>		<u>\$ 406,951</u>	<u>\$ 398,107</u>	<u>\$ 384,775</u>	<u>\$ 366,909</u>	<u>\$ 344,464</u>



POLICE FORFEITURES FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (ADOPTED)		FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 74,117	\$ 50,000	\$ 26,366	\$ 11,249	\$ 11,249		\$ 13,749	\$ 13,749	\$ 13,749	\$ 13,749	\$ 13,749
<u>REVENUES:</u>											
Sales Tax	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0
Intergovernmental	5,378	5,249	-	5,000	5,000		5,000	5,000	5,000	5,000	5,000
TOTAL REVENUE	\$ 5,378	\$ 5,249	\$ -	\$ 5,000	\$ 5,000		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<u>EXPENDITURES:</u>											
Police Department	29,495	-	15,117	-	-		2,500	2,500	2,500	2,500	2,500
Capital Items for All Departments	-	28,883	-	2,500	2,500		2,500	2,500	2,500	2,500	2,500
TOTAL EXPENDITURES	\$ 29,495	\$ 28,883	\$ 15,117	\$ 2,500	\$ 2,500		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
TRANSFERS TO / (FROM) OTHER FUNDS	-	-	-	-	-		-	-	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	\$ 29,495	\$ 28,883	\$ 15,117	\$ 2,500	\$ 2,500		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Net Change in Fund Balance	(24,117)	(23,634)	(15,117)	2,500	2,500		-	-	-	-	-
FUND BALANCE, DECEMBER 31	<u>\$ 50,000</u>	<u>\$ 26,366</u>	<u>\$ 11,249</u>	<u>\$ 13,749</u>	<u>\$ 13,749</u>		<u>\$ 13,749</u>	<u>\$ 13,749</u>	<u>\$ 13,749</u>	<u>\$ 13,749</u>	<u>\$ 13,749</u>



ARPA FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (ADOPTED)	FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ -	\$ -	\$ -	\$ 3,416	\$ 3,416	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)
<u>REVENUES:</u>										
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intergovernmental	-	-	2,055,100	5,471,806	5,401,821	1,627,500	337,500	-	-	-
Other Revenues	-	-	3,417	-	-	-	-	-	-	-
TOTAL REVENUE	\$ -	\$ -	\$ 2,058,517	\$ 5,471,806	\$ 5,401,821	\$ 1,627,500	\$ 337,500	\$ -	\$ -	\$ -
<u>EXPENDITURES:</u>										
Department of Administration										
Information Technology	-	-	12,500	12,500	12,500	12,500	12,500	-	-	-
Police Department	-	-	-	115,643	81,737	-	-	-	-	-
Public Services										
Public Works	-	-	-	170,000	170,000	170,000	170,000	-	-	-
Capital Improvements	-	-	-	-	-	-	-	-	-	-
Parks Department										
Parks and Recreation	-	-	20,233	635,000	635,000	115,000	115,000	-	-	-
Arts and Entertainment	-	-	7,798	898,000	890,000	40,000	40,000	-	-	-
Aquatics	-	-	-	25,000	25,000	-	-	-	-	-
Sports and Wellness	-	-	-	500,000	500,000	-	-	-	-	-
Capital Items for All Departments	-	-	13,913	2,119,079	2,091,000	290,000	-	-	-	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ 54,444	\$ 4,475,222	\$ 4,405,237	\$ 627,500	\$ 337,500	\$ -	\$ -	\$ -
TRANSFERS TO / (FROM) OTHER FUNDS	-	-	2,000,656	1,000,000	1,000,000	1,000,000	-	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	\$ -	\$ -	\$ 2,055,100	\$ 5,475,222	\$ 5,405,237	\$ 1,627,500	\$ 337,500	\$ -	\$ -	\$ -
Net Change in Fund Balance	-	-	3,416	(3,417)	(3,417)	-	-	-	-	-
FUND BALANCE, DECEMBER 31	\$ -	\$ -	\$ 3,416	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)
\$2,741,141 deferred revenue as of 12/31/2021. Per Guidelines we recognize revenue as expenditures are incurred.										



CHESTERFIELD VALLEY SPECIAL ALLOCATION FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (ADOPTED)		FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 384,814	\$ 350,290	\$ 337,090	\$ 320,886	\$ 320,886		\$ 177,805	\$ 177,805	\$ 177,805	\$ 177,805	\$ 177,805
REVENUES:											
Sales Tax	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0
Other Revenues	81,658	1,840	14,041	10,000	10,000		10,000	10,000	10,000	10,000	10,000
TOTAL REVENUE	\$ 81,658	\$ 1,840	\$ 14,041	\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
EXPENDITURES:											
Public Services											
Public Works	\$116,182	\$15,040	\$30,245	\$153,081	\$10,000		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Capital Items for All Departments											
TOTAL EXPENDITURES	\$ 116,182	\$ 15,040	\$ 30,245	\$ 153,081	\$ 10,000		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
TRANSFERS TO / (FROM) OTHER FUNDS											
TOTAL EXPENDITURES AND TRANSFERS	\$ 116,182	\$ 15,040	\$ 30,245	\$ 153,081	\$ 10,000		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Net Change in Fund Balance	(34,524)	(13,200)	(16,204)	(143,081)	-		-	-	-	-	-
FUND BALANCE, DECEMBER 31	<u>\$ 350,290</u>	<u>\$ 337,090</u>	<u>\$ 320,886</u>	<u>\$ 177,805</u>	<u>\$ 320,886</u>		<u>\$ 177,805</u>	<u>\$ 177,805</u>	<u>\$ 177,805</u>	<u>\$ 177,805</u>	<u>\$ 177,805</u>



PARKS CONSTRUCTION 2020

STATEMENT OF REVENUES AND EXPENDITURES



BRANDYWINE NEIGHBORHOOD IMPROVEMENT (NID) FUNDS
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (APPROVED)		FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ -	\$ -	\$ 36,637	\$ 68,302	\$ 68,302		\$ 67,584	\$ 66,866	\$ 66,147	\$ 65,429	\$ 64,710
REVENUES:											
Sales Tax	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0
Other Revenues	-	985,000	269,450	52,482	52,482		52,481	52,481	52,481	52,481	52,481
TOTAL REVENUE	\$ -	\$ 985,000	\$ 269,450	\$ 52,482	\$ 52,482		\$ 52,481	\$ 52,481	\$ 52,481	\$ 52,481	\$ 52,481
EXPENDITURES:											
Public Services											
Public Works	\$0	\$52,478	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0
Capital Items for All Departments											
Debt Service	\$0	\$0	\$237,785	\$53,200	\$53,200		\$53,199	\$53,199	\$53,200	\$53,200	\$53,200
TOTAL EXPENDITURES	\$ -	\$ 52,478	\$ 237,785	\$ 53,200	\$ 53,200		\$ 53,199	\$ 53,199	\$ 53,200	\$ 53,200	\$ 53,200
TRANSFERS TO / (FROM) OTHER FUNDS	-	895,885	-	-	-		-	-	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	\$ -	\$ 948,363	\$ 237,785	\$ 53,200	\$ 53,200		\$ 53,199	\$ 53,199	\$ 53,200	\$ 53,200	\$ 53,200
Net Change in Fund Balance	-	36,637	31,665	(718)	(718)		(718)	(718)	(718)	(719)	(719)
FUND BALANCE, DECEMBER 31	<u>\$ -</u>	<u>\$ 36,637</u>	<u>\$ 68,302</u>	<u>\$ 67,584</u>	<u>\$ 67,584</u>		<u>\$ 66,866</u>	<u>\$ 66,147</u>	<u>\$ 65,429</u>	<u>\$ 64,710</u>	<u>\$ 63,992</u>



PARKS 1998 DEBT SERVICE FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (APPROVED)	FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ (3,610)	\$ (3,114)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:										
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	(322)	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	\$ (322)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES:										
Parks Department										
Capital Items for All Departments										
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS TO / (FROM) OTHER FUNDS	(818)	(3,114)	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	\$ (818)	\$ (3,114)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	496	3,114	-	-	-	-	-	-	-	-
FUND BALANCE, DECEMBER 31	<u>\$ (3,114)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
This fund collected a property tax to make debt service payments on debt that matured in 2016. The negative fund balance was eliminated in 2020.										



R&S SERIES I DEBT SERVICE FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (APPROVED)	FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 59,431	\$ 59,431	\$ 59,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:										
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	-	-	-	-	-	-	-	-	-	-
Other Revenues	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES:										
Public Services										
Capital Items for All Departments										
Debt Service	\$1,944,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$ 1,944,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS TO / (FROM) OTHER FUNDS	(1,944,250)	-	59,431	-	-	-	-	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	\$ -	\$ -	\$ 59,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	-	-	(59,431)	-	-	-	-	-	-	-
FUND BALANCE, DECEMBER 31	\$ 59,431	\$ 59,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



CITY HALL DEBT SERVICE FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (APPROVED)	FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 2,019,760	\$ 3,090,835	\$ 2,504,519	\$ 1,025,001	\$ 1,025,001	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
REVENUES:										
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenues	259	600	6	-	-	-	-	-	-	-
TOTAL REVENUE	\$ 259	\$ 600	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES:										
Department of Administration										
Capital Items for All Departments										
Debt Service	\$1,632,789	\$1,660,150	\$1,487,650	\$1,025,001	\$1,025,001	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$ 1,632,789	\$ 1,660,150	\$ 1,487,650	\$ 1,025,001	\$ 1,025,001	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS TO / (FROM) OTHER FUNDS	(2,703,605)	(1,073,234)	(8,126)	(1)	(1)	-	-	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	\$ (1,070,816)	\$ 586,916	\$ 1,479,524	\$ 1,025,000	\$ 1,025,000	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	1,071,075	(586,316)	(1,479,518)	(1,025,000)	(1,025,000)	-	-	-	-	-
FUND BALANCE, DECEMBER 31	<u>\$ 3,090,835</u>	<u>\$ 2,504,519</u>	<u>\$ 1,025,001</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>
Funds have been transferred for future debt payments above the current year's required payments beginning in 2018. This debt was paid off on February 15, 2022.										



	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (APPROVED)		FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 285	\$ (317)	\$ (993)	\$ 7	\$ 7		\$ 7	\$ 7	\$ 7	\$ 7	\$ 7
REVENUES:											
Sales Tax	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0
Other Revenues	1,173	60	7	-	-		-	-	-	-	-
TOTAL REVENUE	\$ 1,173	\$ 60	\$ 7	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES:											
Parks Department											
Capital Items for All Departments											
Debt Service	\$2,157,975	\$2,225,375	\$2,295,625	\$2,361,500	\$2,361,500		\$2,436,200	\$2,512,200	\$2,586,250	\$0	\$0
TOTAL EXPENDITURES	\$ 2,157,975	\$ 2,225,375	\$ 2,295,625	\$ 2,361,500	\$ 2,361,500		\$ 2,436,200	\$ 2,512,200	\$ 2,586,250	\$ -	\$ -
TRANSFERS TO / (FROM) OTHER FUNDS	(2,156,201)	(2,224,639)	(2,296,618)	(2,361,500)	(2,361,500)		(2,436,200)	(2,512,200)	(2,586,250)	-	-
TOTAL EXPENDITURES AND TRANSFERS	\$ 1,774	\$ 736	\$ (993)	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	(601)	(676)	1,000	-	-		-	-	-	-	-
FUND BALANCE, DECEMBER 31	\$ (317)	\$ (993)	\$ 7	\$ 7	\$ 7		\$ 7	\$ 7	\$ 7	\$ 7	\$ 7
Debt is scheduled to be paid off in December 2025											



2016 PARKS BOND DEBT SERVICE FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (APPROVED)	FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 406	\$ 256	\$ 272	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
REVENUES:										
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenues	326	16	1	-	-	-	-	-	-	-
TOTAL REVENUE	\$ 326	\$ 16	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES:										
Parks Department										
Capital Items for All Departments										
Debt Service	\$347,540	\$350,728	\$350,028	\$351,578	\$351,178	\$346,378	\$350,378	\$349,178	\$344,728	\$350,128
TOTAL EXPENDITURES	\$ 347,540	\$ 350,728	\$ 350,028	\$ 351,578	\$ 351,178	\$ 346,378	\$ 350,378	\$ 349,178	\$ 344,728	\$ 350,128
TRANSFERS TO / (FROM) OTHER FUNDS	(347,064)	(350,728)	(349,756)	(351,178)	(351,178)	(346,378)	(350,378)	(349,178)	(344,728)	(350,128)
TOTAL EXPENDITURES AND TRANSFERS	\$ 476	\$ -	\$ 272	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	(150)	16	(270)	(400)	-	-	-	-	-	-
FUND BALANCE, DECEMBER 31	<u>\$ 256</u>	<u>\$ 272</u>	<u>\$ 1</u>	<u>\$ (399)</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>



2014 PARKS BOND DEBT SERVICE FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (APPROVED)	FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 2,094,416	\$ 3,020,899	\$ 3,559,127	\$ 7,305,522	\$ 7,305,522	\$ 6,989,838	\$ 5,445,666	\$ 2,899,994	\$ 508,922	\$ 437,091
REVENUES:										
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenues	353	28	0	(24)	-	-	-	-	-	-
TOTAL REVENUE	\$ 353	\$ 28	\$ 0	\$ (24)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES:										
Parks Department										
Capital Items for All Departments										
Debt Service	\$577,900	\$576,950	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$ 577,900	\$ 576,950	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS TO / (FROM) OTHER FUNDS	(1,504,030)	(1,115,150)	(3,747,144)	315,684	315,684	1,544,172	2,545,672	2,391,072	71,831	77,831
TOTAL EXPENDITURES AND TRANSFERS	\$ (926,130)	\$ (538,200)	\$ (3,746,394)	\$ 315,684	\$ 315,684	\$ 1,544,172	\$ 2,545,672	\$ 2,391,072	\$ 71,831	\$ 77,831
Net Change in Fund Balance	926,483	538,228	3,746,394	(315,708)	(315,684)	(1,544,172)	(2,545,672)	(2,391,072)	(71,831)	(77,831)
FUND BALANCE, DECEMBER 31	<u>\$ 3,020,899</u>	<u>\$ 3,559,127</u>	<u>\$ 7,305,522</u>	<u>\$ 6,989,814</u>	<u>\$ 6,989,838</u>	<u>\$ 5,445,666</u>	<u>\$ 2,899,994</u>	<u>\$ 508,922</u>	<u>\$ 437,091</u>	<u>\$ 359,260</u>
The fund balance includes pre-paid debt reserve for Parks debt to be paid off in 2029.										



2020A PARKS BOND DEBT SERVICE FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2019 ACTUAL (AUDITED)	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2022 BUDGET (APPROVED)	FORECAST 2023	FORECAST 2024	FORECAST 2025	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ -	\$ -	\$ 2,418	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
REVENUES:										
Sales Tax	\$0	\$0	\$0	\$0	\$0	-	-	-	-	-
Other Revenues	-	6,344,016	0	-	-	-	-	-	-	-
TOTAL REVENUE	\$ -	\$ 6,344,016	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES:										
Parks Department										
Capital Items for All Departments										
Debt Service	-	117,373	104,492	97,305	95,075	95,075	95,075	95,075	1,565,075	1,565,675
TOTAL EXPENDITURES	\$ -	\$ 117,373	\$ 104,492	\$ 97,305	\$ 95,075	\$ 95,075	\$ 95,075	\$ 95,075	\$ 1,565,075	\$ 1,565,675
TRANSFERS TO / (FROM) OTHER FUNDS	-	6,224,225	(102,074)	(95,075)	(95,075)	(95,075)	(95,075)	(95,075)	(1,565,075)	(1,565,675)
TOTAL EXPENDITURES AND TRANSFERS	\$ -	\$ 6,341,598	\$ 2,418	\$ 2,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	-	2,418	(2,418)	(2,230)	-	-	-	-	-	-
FUND BALANCE, DECEMBER 31	<u>\$ -</u>	<u>\$ 2,418</u>	<u>\$ 0</u>	<u>\$ (2,230)</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>



Debt scheduled to be paid off in 2025.



		Special Revenue						Capital Projects		Limited GO Bond	Debt Service					Total Government
		Public Safety Fund	Capital Improvements Fund	Parks Fund	Sewer Lateral Fund	Police Forfeiture Fund	ARPA Fund	Chesterfield Valley Special Allocation	Parks 2020	Brandywine NID	City Hall Bonds 2004	2013 Parks Bonds	2016 Parks Bonds	2020 A/B Parks Bonds	Parks Debt Reserve (Pre-Paid)	
Fund Balance, January 1	\$11,862	\$43	\$667	\$2,394	\$411	\$14	(\$0)	\$178	\$0	\$68	\$0	\$0	\$0	\$0	\$6,990	\$22,626
Revenues																
Sales Tax	6,984	2,662	5,558	6,539	-	-	-	-	-	-	-	-	-	-	-	\$21,743
Utility Taxes	6,393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$6,393
Intergovernmental	4,459	500	-	-	-	5	1,628	-	-	-	-	-	-	-	-	\$6,592
Licenses and Permits	1,382	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$1,382
Charges for Services	92	457	-	2,125	440	-	-	-	-	-	-	-	-	-	-	\$3,113
Court Receipts	850	20	-	-	-	-	-	-	-	-	-	-	-	-	-	\$870
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0
Other Revenues	319	-	55	20	-	-	-	10	-	52	-	-	-	-	-	\$457
Total Revenue	\$ 20,479	\$3,640	\$5,613	\$8,684	\$440	\$5	\$1,628	\$10	\$0	52	\$0	\$0	\$0	\$0	\$0	\$40,550
Expenditures																
Executive & Legislative	75						-									\$75
Department of Administration																
City Administrator	552						-									\$552
Finance	694						-									\$694
Information Technology	1,068						13									\$1,081
Courts	297						-									\$297
Central Services	1,368						-									\$1,368
Customer Service	87						-									\$87
Police Department		12,032				3	-									\$12,035
Public Services																
Planning and Development	853						-									\$853
Public Works	5,954		541		444		170	10		0						\$7,119
Capital Improvements							-									\$0
Parks Department																
Parks and Recreation				4,316			115		-							\$4,431
Arts and Entertainment				652			40									\$692
Aquatics				431			-									\$431
CVAC Concession				393			-									\$393
Central Park Concession				84			-									\$84
Sports and Wellness				414			-									\$414
Capital Items for All Departments	297	385	5,142	317	-	3	290	-		53	-	2,436	346	1,669	-	\$6,434
Debt Service																\$4,505
Total Expenditures	\$ 11,245	\$12,418	\$5,683	\$6,606	\$444	\$5	\$628	\$10	\$0	\$53	\$0	\$2,436	\$346	\$1,669	\$0	\$41,543
Transfers To / (From) Other Funds	9,367	(8,778)	-	1,318	-	-	1,000	-	-	-	-	(2,436)	(346)	(1,669)	1,544	\$0
Estimated Annual Savings	450															\$450
Change in Fund Balance	316	-	(70)	760	(4)	-	-	-	-	(1)	-	-	-	-	(1,544)	(544)
Synthetic Field Replacement Contribution				(100)												(\$100)
Fund Balance, December 31	\$12,178	\$43	\$597	\$3,054	\$407	\$14	(\$0)	\$178	\$0	\$67	\$0	\$0	\$0	\$0	\$5,446	\$2



40% GENERAL FUND RESERVE POLICY REQUIREMENT	\$8,245					
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40% GENERAL FUND RESERVE POLICY REQUIREMENT	\$8,827				
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		Special Revenue						Capital Projects		Limited GO Bond	Debt Service					Total Government
		Public Safety Fund	Capital Improvements Fund	Parks Fund	Sewer Lateral Fund	Police Forfeiture Fund	ARPA Fund	Chesterfield Valley Special Allocation	Parks 2020	Brandywine NID	City Hall Bonds 2004	2013 Parks Bonds	2016 Parks Bonds	2020 A/B Parks Bonds	Parks Debt Reserve (Pre-Paid)	
Fund Balance, January 1	\$11,547	\$43	\$47	\$3,977	\$385	\$14	(\$0)	\$178	\$0	\$65	\$0	\$0	\$0	\$0	\$509	\$16,765
Revenues																
Sales Tax	7,196	2,743	5,726	6,737	-	-	-	-	-	-	-	-	-	-	-	\$22,402
Utility Taxes	6,468	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$6,468
Intergovernmental	4,942	500	-	-	-	5	-	-	-	-	-	-	-	-	-	\$5,448
Licenses and Permits	1,322	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$1,322
Charges for Services	92	457	-	2,121	440	-	-	-	-	-	-	-	-	-	-	\$3,110
Court Receipts	853	20	-	-	-	-	-	-	-	-	-	-	-	-	-	\$873
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0
Other Revenues	322	-	55	20	-	-	-	10	-	52	-	-	-	-	-	\$460
Total Revenue	\$ 21,195	\$3,720	\$5,781	\$8,879	\$440	\$5	\$0	\$10	\$0	52	\$0	\$0	\$0	\$0	\$0	\$40,083
Expenditures																
Executive & Legislative	76						-									\$76
Department of Administration																
City Administrator	592						-									\$592
Finance	747						-									\$747
Information Technology	1,162						-									\$1,162
Courts	318						-									\$318
Central Services	1,542						-									\$1,542
Customer Service	94						-									\$94
Police Department		13,037				3	-									\$13,039
Public Services																
Planning and Development	921						-									\$921
Public Works	6,632		588		458		-	10		0						\$7,688
Capital Improvements							-									\$0
Parks Department																
Parks and Recreation				4,703			-		-							\$4,703
Arts and Entertainment				711			-									\$711
Aquatics				469			-									\$469
CVAC Concession				429			-									\$429
Central Park Concession				91			-									\$91
Sports and Wellness				451			-									\$451
Capital Items for All Departments	301	421	5,166	346	-	3	-	-		53	-	-	345	1,565	-	\$6,236
Debt Service																\$1,963
Total Expenditures	\$ 12,384	\$13,458	\$5,754	\$7,200	\$458	\$5	\$0	\$10	\$0	\$53	\$0	\$0	\$345	\$1,565	\$0	\$41,231
Transfers To / (From) Other Funds	10,282	(9,738)	-	1,294	-	-	-	-	-	-	-	-	(345)	(1,565)	72	(\$0)
Estimated Annual Savings	495															\$495
Change in Fund Balance	(975)	-	27	385	(18)	-	-	-	-	(1)	-	-	-	-	(72)	(653)
Synthetic Field Replacement Contribution				(100)												(\$100)
Fund Balance, December 31	\$10,572	\$43	\$74	\$4,262	\$367	\$14	(\$0)	\$178	\$0	\$65	\$0	\$0	\$0	\$0	\$437	\$16,012
40% GENERAL FUND RESERVE POLICY REQUIREMENT	\$9,066															



		Special Revenue						Capital Projects		Limited GO Bond	Debt Service					Total Government
		Public Safety Fund	Capital Improvements Fund	Parks Fund	Sewer Lateral Fund	Police Forfeiture Fund	ARPA Fund	Chesterfield Valley Special Allocation	Parks 2020	Brandywine NID	City Hall Bonds 2004	2013 Parks Bonds	2016 Parks Bonds	2020 A/B Parks Bonds	Parks Debt Reserve (Pre-Paid)	
Fund Balance, January 1	\$10,572	\$43	\$74	\$4,262	\$367	\$14	(\$0)	\$178	\$0	\$65	\$0	\$0	\$0	\$0	\$437	\$16,012
Revenues																
Sales Tax	7,268	2,770	5,784	6,804	-	-	-	-	-	-	-	-	-	-	-	\$22,626
Utility Taxes	6,497	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$6,497
Intergovernmental	5,017	500	-	-	-	5	-	-	-	-	-	-	-	-	-	\$5,522
Licenses and Permits	1,298	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$1,298
Charges for Services	92	457	-	2,120	440	-	-	-	-	-	-	-	-	-	-	\$3,109
Court Receipts	855	20	-	-	-	-	-	-	-	-	-	-	-	-	-	\$875
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0
Other Revenues	323	-	55	20	-	-	-	10	-	52	-	-	-	-	-	\$461
Total Revenue	\$ 21,349	\$3,748	\$5,839	\$8,945	\$440	\$5	\$0	\$10	\$0	52	\$0	\$0	\$0	\$0	\$0	\$40,388
Expenditures																
Executive & Legislative	76						-									\$76
Department of Administration																
City Administrator	606						-									\$606
Finance	765						-									\$765
Information Technology	1,195						-									\$1,195
Courts	325						-									\$325
Central Services	1,606						-									\$1,606
Customer Service	97						-									\$97
Police Department		13,377				3	-									\$13,380
Public Services																
Planning and Development	944						-									\$944
Public Works	6,805		605		462		-	10		0						\$7,882
Capital Improvements							-									\$0
Parks Department																
Parks and Recreation				4,836			-		-							\$4,836
Arts and Entertainment				732			-									\$732
Aquatics				482			-									\$482
CVAC Concession				441			-									\$441
Central Park Concession				94			-									\$94
Sports and Wellness				464			-									\$464
Capital Items for All Departments	302	434	5,115	357	-	3	-	-		53	-	-	350	1,566	-	\$6,210
Debt Service																\$1,969
Total Expenditures	\$ 12,721	\$13,811	\$5,720	\$7,404	\$462	\$5	\$0	\$10	\$0	\$53	\$0	\$0	\$350	\$1,566	\$0	\$42,102
Transfers To / (From) Other Funds	10,607	(10,063)	-	1,294	-	-	-	-	-	-	-	-	(350)	(1,566)	78	(\$0)
Estimated Annual Savings	509															\$509
Change in Fund Balance	(1,470)	-	119	247	(22)	-	-	-	-	(1)	-	-	-	-	(78)	(1,205)
Synthetic Field Replacement Contribution				(100)												(\$100)
Fund Balance, December 31	\$9,102	\$43	\$193	\$4,409	\$344	\$14	(\$0)	\$178	\$0	\$64	\$0	\$0	\$0	\$0	\$359	\$14,707
40% GENERAL FUND RESERVE POLICY REQUIREMENT	\$9,331															

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Budoor

Vice Chair: Councilmember Moore

There are no Parks, Recreation and Arts Committee action items scheduled for this meeting.

NEXT MEETING

The next meeting of the Parks, Recreation and Arts Committee is scheduled for Tuesday, June 14th, 2022, at 5:15 pm.

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

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Aaron Wahl

Vice Chair:

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

NEXT MEETING

The next meeting of the Public Health and Safety Committee has not yet been scheduled.

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

REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL

Bid Recommendation – 2022 Deicing Salt – Recommendation to accept the low bid from Compass Minerals, on behalf of the St. Louis Metro APWA Salt Co-op, for the purchase, unloading, and delivery of deicing salt **(Roll Call Vote) Department of Public Works recommends approval**

Eberwein Park Construction –

- Council previously authorized using ARPA funding to complete the remediation of the Eberwein park trails, rather than reconstruct them over multiple years. Unfortunately, the bids came in well above budget, but in our assessment, competitive. As such, I concur with Director of Public Works\City Engineer Jim Eckrich in recommending that City Council authorize me, as City Administrator to enter into an agreement with the low bidder, Kozeny-Wagner, Inc. to construct the Eberwein Park Trail Restoration Project in an amount not to exceed \$840,000.00; with the increased costs funded by budget adjustments using prior cost savings within the ARPA projects fund. A Budget Amendment in the amount of \$240,000 in Account 137-079-5470, funded from underruns associated with prior ARPA expenditures. This Budget Amendment will create a line-item expenditure of \$840,000 in order to fully fund the Eberwein Park construction project.

I also join with Director of Public Works\City Engineer Jim Eckrich in recommending that Council authorize an agreement with Horner and Shifrin for construction engineering services necessary to ensure proper construction of this project. That will include constructing inspection services, overseeing material testing, and ensuring compliance with the project plans, in an amount not to exceed \$70,000.00. Funds in the amount of \$600,000 are budgeted in the 2022 Budget within Account 137-079-5470. A Budget Amendment in the amount of \$64,117 in Account 120-079-5261, funded from the remaining unallocated 2022 revenues within the Capital Projects Fund. This Budget Amendment and anticipated budgetary underruns within this account will fund the \$70,000 necessary for construction engineering services. **(Roll Call Vote) Department of Public Works recommends approval**

- Recommendation to approve two Budget Amendments to fund the cost overruns associated with the project **(Roll Call Vote) Department of Public Works recommends approval**

Purchase of Dump Truck and Tandem Dump Truck –

- Recommendation to authorize the City Administrator to approve a Purchase Order in the amount of \$413,723 for the purchase of a replacement, new 2.5 ton dump truck and a replacement, new 2.5 ton tandem dump truck. Funds in the amount of \$346,111 are budgeted within Account 120-079-5460 which requires a budget transfer from current Capital Project Fund – Fund Reserves in the amount of \$67,612. **(Roll Call Vote) Department of Public Works recommends approval**

Memorandum

Department of Public Works



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

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

DATE: May 18, 2022

RE: St. Louis Metro APWA Salt Cooperative

As you know, the City of Chesterfield coordinates the purchase and delivery of deicing salt for all members of the St. Louis Metro APWA Salt Cooperative (Co-op). The Co-op is comprised of 49 cities and eight school districts which combine their purchasing power to obtain the best price possible for deicing salt.

On behalf of the Co-op, the City of Chesterfield publicly opened bids for the purchase of an estimated 28,000 tons of salt on May 18, 2022. Two companies submitted bids, as detailed in the attached bid tab, with Compass Minerals submitting the low bid of \$78.37 per ton. Compass Minerals has provided excellent service and high quality salt to the Co-op for a number of years. Therefore, **I recommend that the City of Chesterfield accept the low bid of \$78.37 per ton from Compass Minerals, on behalf of the Co-op.** Please note that this is an increase over the \$63.63 per ton paid by the City of Chesterfield last year.

You may recall in the past that there were two separate bids for salt – one for the salt itself and one for delivery. We changed that process in 2022 in consultation with the members of the Co-op, the salt providers, and the City's Finance Department. The primary reason for the change is that there was only one company in the area willing to provide delivery service to the Co-op. Because there was only one bidder, and the company knew it, their bid did not have to be competitive. You may recall that last year we negotiated a delivery rate increase of twelve percent. Indications are that a negotiated rate in 2022 would have been much higher. A secondary benefit of making this change is that the City of Chesterfield no longer has to pay the salt costs up-front and then collect payments from the Co-op members. This will relieve a significant burden from Finance / Public Works Staff and alleviate accounting concerns associated with the prior process.

The salt will be provided to all Co-op members, including the City of Chesterfield, within two separate deliveries; a fall 2022 delivery and a winter 2023 delivery. The

City of Chesterfield salt dome is full, and we will not need to order any salt for the fall order. We do anticipate the need for additional salt throughout the winter, and will plan to place an order for 2,500 tons of salt for the winter 2023 delivery. This will result in a total cost to the City of Chesterfield of \$195,925, which is slightly below the budgeted amount (\$201,000). If you have questions or need additional information, please let me know.

Action Recommended

This matter should be forwarded to City Council for its consideration of approval of the purchase of salt from Compass Minerals, on behalf of the St. Louis Metro APWA Salt Cooperative.

BID RESULTS ONLY

ST. LOUIS METRO APWA SALT COOPERATIVE DE-ICING SALT BID **1:00 p.m. Wednesday, May 18, 2022**

Compass Minerals 9900 W 109th Street, Suite 100 Overland Park, KS 66210	\$78.37 average per ton
Morton Salt Inc. 444 West Lake Street, Suite 3000 Chicago, IL 60606	\$80.22 average per ton

These are bid tabulations – NOT AWARDS

2022-2023 BID FORM – DEICING SALT

Bid submitted by:

Compass Minerals America Inc.
Company

9900 W 109th St
Address

Overland Park, KS 66210
City/State/Zip Code

800-323-1641
Phone


Signature

5/16/22
Date

48-1047632
Federal Ta ID#

Net 30
Terms

highwaygroup@compassminerals.com
Email Address

Director US Highway Sales
Title

The following bid for DEICING SALT is submitted in response to the Invitation to Bid – Deicing Salt, the bids of which are to be publicly opened on **Wednesday, May 18, 2022 at 1:00 pm.**

Bidder shall provide one price to each Co-op member for the Fall Order (October 1, 2022 to December 20, 2022) and the Winter Order (February 1, 2023 to March 1, 2023). Deicing salt shall be treated with anti-caking agent and in accordance with ASTM D632, F.O.B. delivery site. The approximate quantity of salt for each delivery will be 14,000 tons (28,000 tons total) based upon a five-year average. The specific totals for both the Fall Order and the Winter Order will be provided to the successful bidder from the City of Chesterfield by August 15. Co-op members maintain the right to adjust the amount of the Winter Order, with a revised total provided to the successful bidder from the City of Chesterfield by January 15. The line-items on the Bid Form show a five-year average for each Co-op member. *These totals have been provided for informational purposes only to assist bidders in submitting their bid. The actual totals ordered will vary from this number.*

The bid prices provided shall include all costs associated with the provision of salt, the loading of salt onto barges (if applicable) or trucks, dispatching, coordinating delivery with Co-op members, salt delivery, and billing.

The Co-op members are broken into two categories. The first group contains members who can accommodate deliveries from large trucks. The second group contains members who can only receive deliveries via tandem trucks.

2022-2023 BID FORM - DEICING SALT

MEMBER	5-YEAR AVERAGE ORDER TONS	2022/2023 BID PRICE PER TON
Arnold	810	\$ 78.37
Ballwin	1570	\$ 78.37
Brentwood	340	\$ 78.37
Bridgeton	1100	\$ 78.37
Chesterfield	2810	\$ 78.37
Clayton	420	\$ 78.37
Crestwood	550	\$ 78.37
Creve Coeur	880	\$ 78.37
Des Peres	530	\$ 78.37
Ellisville	670	\$ 78.37
Fairview Heights	150	\$ 78.37
Fenton	390	\$ 78.37
Ferguson	910	\$ 78.37
Glendale	260	\$ 78.37
Grantwood Village	NEW	\$ 78.37
Green Park	350	\$ 78.37
Greendale	30	\$ 78.37
Hazelwood	1180	\$ 78.37
Ladue	200	\$ 78.37
Manchester	720	\$ 78.37
Maryland Heights	1200	\$ 78.37
Pine Lawn	60	\$ 78.37
Richmond Heights	220	\$ 78.37
St. Ann	630	\$ 78.37
St. Peters	2450	\$ 78.37
Shrewsbury	190	\$ 78.37
Town & Country	700	\$ 78.37
Wesbster Grove	710	\$ 78.37
Winchester	100	\$ 78.37

2022-2023 BID FORM - DEICING SALT

TANDEM DELIVERIES

MEMBER	5-YEAR AVERAGE ORDER TONS	2022/2023 BID PRICE PER TON
Bel-Nor	60	\$ 78.37
Bel-Ridge	80	\$ 78.37
Berkeley	180	\$ 78.37
Black Jack	150	\$ 78.37
Breckenridge Hills	120	\$ 78.37
Charlack	30	\$ 78.37
Cool Valley	25	\$ 78.37
Frontenac	120	\$ 78.37
Maplewood	420	\$ 78.37
Normandy	130	\$ 78.37
Northwoods	80	\$ 78.37
Olivette	220	\$ 78.37
Overland	440	\$ 78.37
Pagedale	40	\$ 78.37
Rock Hill	240	\$ 78.37
St. John	210	\$ 78.37
Sunset Hills	470	\$ 78.37
University City	560	\$ 78.37
Vinta Park	70	\$ 78.37
Wildwood	3000	\$ 78.37
Ferguson-Florissant School District	160	\$ 78.37
Francis Howell School District	200	\$ 78.37
Kirkwood School District	40	\$ 78.37
Lindberg School District	150	\$ 78.37
Parkway School District	150	\$ 78.37
Pattonville School District	120	\$ 78.37
Rockwood School District	410	\$ 78.37
Webster Groves District	80	\$ 78.37

Memorandum

Department of Public Works



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

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

DATE: May 27, 2022

RE: Eberwein Park Improvement Project

As you know, in early 2021 the City of Chesterfield City Council authorized Staff to pursue the reconstruction of the aggregate trails in Eberwein Park. These trails have been experiencing large-scale erosion problems for some time and portions of the trails have been closed since 2020. On May 3, 2021 City Council authorized a contract for engineering design services with Horner and Shifrin in order to design improvements to permanently fix the problems in Eberwein Park. Horner and Shifrin completed design of the Plans, Specifications, and Estimate (PS&E) earlier this year, at which time the project was advertised for bid. As detailed in the attached memorandum from Senior Civil Engineer Jeff Paskiewicz, bids were publicly opened on May 25, 2022 with Kozeny Wagner submitting the low bid of \$799,100. The memo from Mr. Paskiewicz includes a site plan and summary of the improvements contemplated as part of the Eberwein Park Improvement Project.

This project was originally intended for construction over a three-year period due to its unplanned nature and the magnitude of the work required. However, when American Rescue Plan Act (ARPA) funding became available, the project was reconstituted into a one-year project to be constructed in 2022. Doing so would allow the trails to re-open in a more reasonable timeframe and avoid the park being a “construction zone” for multiple years. Accordingly, \$600,000 was budgeted in the 2022 Budget within Account 137-079-5470. Unfortunately, since the time of the creation of the 2022 Budget construction costs have skyrocketed, and this project is now substantially over budget.

While the Department of Public Works has thus far been successfully able to navigate increased construction costs by making appropriate scope reductions, I do not believe this is possible in this case. As stated above, once the ARPA funding became available the project was designed as a one-year project. In order to reduce the project costs, we would have to break apart the project into multiple phases, incurring substantial design fees. Additionally, if we extend the project the trail

closures, which have been negatively received by park users, would be extended. Finally, you can see from the attached bid tab that we only received two bids for this project. Rebidding the project would not be positively received by contractors and it is likely that we would receive fewer (and possibly zero) bids if the project were to be re-bid.

After reviewing this matter extensively, it is my recommendation that we pursue construction of the Eberwein Park project in 2022. That will necessitate the following actions:

- 1) Approval of a construction contract with Kozeny Wagner in an amount not to exceed \$840,000. This includes the low bid amount of \$799,100 and a modest contingency to account for any necessary change orders.
- 2) Approval of a professional services contract with Horner and Shifrin in an amount not to exceed \$70,000 for construction engineering services necessary to ensure proper construction of this project. That will include constructing inspection services, overseeing material testing, and ensuring compliance with the project plans.
- 3) Approval of two Budget Amendments:
 - a. A Budget Amendment in the amount of \$64,117 in Account 120-079-5261, funded from the remaining unallocated 2022 revenues within the Capital Projects Fund. This Budget Amendment and anticipated budgetary underruns within this account will fund the \$70,000 necessary for construction engineering services.
 - b. A Budget Amendment in the amount of \$240,000 in Account 137-079-5470, funded from underruns associated with prior ARPA expenditures. This Budget Amendment will create a line-item expenditure of \$840,000 in order to fully fund the Eberwein Park construction project.

If this recommendation is approved, construction of the Eberwein Park Improvement Project will commence later this year. The project is designed such that the dog park and community garden will remain open throughout the project duration.

Action Recommended

This matter should be considered by the full City Council. Should City Council concur with Staff's recommendation it should authorize the City Administrator to execute the necessary contracts and Budget Amendments. If City Council desires an alternate course of action it should advise Staff of such.

Concurrence:


Jeanrette Kelly, Director of Finance

Memorandum

Department of Public Works



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

FROM: Jeff Paskiewicz, PE – Senior Civil
Engineer *JJP*

DATE: May 26, 2022

RE: Eberwein Park Trail Restoration
2021-PW-10

As you are aware, sealed bids for the project were opened on May 25, 2022 at 10:00 AM. There were two bidders on the project; E. Meier Contracting, Inc. and Kozeny-Wager, Inc. The project bid tabulation is attached. Kozeny-Wagner is the lowest, responsive and responsible bidder with a bid of \$799,099.99 (bid attached). Kozeny-Wagner has positive references for this type of work and has completed concrete and storm sewer related projects in the St. Louis area. You will note that the low bid is over the engineers estimate. The low bid is also over the \$600,000 line item that was approved for this project as part of the 2022 budget.

This project involves removing the aggregate trails located throughout Eberwein Park and replacing them with new concrete trails. The trail will be relocated in some areas in an effort to minimize the grade and stabilize the trail. This project will correct the erosion issues that have been affecting the Eberwein Park trails since they were originally constructed. See attached plan sheets.

It is unusual for the low bid to substantially exceed the engineer's estimate and budget allocation; however, this year, the City and other agencies have experienced similar problems on other projects bid this year. For example, the City's Selective Slab replacement project was estimated at \$55.00 per square yard and the lowest bid received was for \$63.50 per square yard. That equates to a 15.5% increase over the estimate. Those prices are solely for the removal and replacement of the pavement and with all other bid items factored in, the selective slab projects as a whole were 17.5% over estimated costs. It should be noted that the concrete thickness for the slab replacement projects is 7 inches while the proposed concrete trail thickness at Eberwein is 6 inches.

For the Eberwein Trail Restoration project, the low bid exceeded the estimate by 24.8%. The cost per square yard of concrete was estimated at \$60.00 and the low bid was \$60.10. While the increase in concrete costs was accounted for in the estimate, the costs of other items associated with the project have risen higher than anticipated.

Typically, when a project bid is this high over the estimated cost, we would reject the bid, reevaluate to reduce the project scope, and then rebid the project. Based on the current state of the construction industry and the nature of this project, I do not recommend that course of action. Since the scope of the project is to remove and replace the eroded trails within Eberwein Park, there is no opportunity to reduce the scope of the project. Items contained in the scope are necessary to address the issues.

Based on the information presented above, I recommend requesting authorization to enter into an agreement with Kozeny-Wagner, Inc. to construct the Eberwein Park Trail Restoration Project in an amount not to exceed \$840,000.00. This amount includes an approximate 5% contingency to allow for any unforeseen conditions and/or additional work as may be necessary to complete this project. My recommendation is contingent on additional funding being available to account for the deficit between the requested authorization amount and the allocated 2022 budget amount. Additional funding in the amount of \$240,000.00 would be required.

In addition to the construction contract, construction inspection services will also be necessary for this project. At the May 3, 2021 meeting, City Council authorized execution of an engineering services contract with Horner and Shifrin which included design services for the Eberwein Park Trail project. Typically for a project such as this Staff would include construction inspection services with the engineering services contract, but at the time of the contract, the construction schedule was not known; therefore, construction inspection services were omitted from the contract. With Horner and Shifrin being the engineer of record for the project, contracting with them for inspection services provides an efficient method to ensure the project is constructed according to the design plans and specifications. Staff has negotiated an inspection services proposal with Horner and Shifrin and it is attached to this memo. The contract is for a total amount not to exceed \$69,915.00.

Accordingly, I recommend requesting authorization to enter into an agreement with Horner and Shifrin for construction inspection services associated with construction of the Eberwein Park Trail Restoration Project in an amount not to exceed \$70,000.00. My recommendation is contingent on funding being available as funding for construction inspection services associated with this project was not allocated in the 2022 budget.

Attachments: Eberwein Park Trail Restoration Project Bid Tabulation
Kozeny-Wagner Construction Bid
Horner and Shifrin Construction Inspection Services Proposal
Eberwein Park Project Plans Sheets C2.1 & C2.2

Cc: Zach Wolff, Assistant City Engineer
File 2021-PW-10



**BID TABULATION
EBERWEIN PARK TRAIL RESTORATION
2022-PW-10**

ITEM #	DESCRIPTION	UNIT	QUANTITY	PROJECT ESTIMATE		KOZENY WAGNER		E.MEIER CONSTRUCTION	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	EXCAVATION	CY	3,915	\$20.00	\$78,300.00	\$16.83	\$65,889.45	\$10.50	\$41,107.50
2	REMOVAL OF TEMPORARY BARRICADES	EA	5	\$200.00	\$1,000.00	\$432.34	\$2,161.70	\$875.00	\$4,375.00
3	REMOVAL AND HAUL OFF EXCESS	CY	976	\$10.00	\$9,760.00	\$28.49	\$27,806.24	\$23.00	\$22,448.00
4	CLEARING AND GRUBBING	LS	1	\$10,000.00	\$10,000.00	\$37,379.55	\$37,379.55	\$15,750.00	\$15,750.00
5	COMPACTING EMBANKMENT	CY	2,939	\$12.00	\$35,268.00	\$15.57	\$45,760.23	\$3.75	\$11,021.25
6	6" CONCRETE NON-REINFORCED TRAIL	SY	3,111	\$60.00	\$186,660.00	\$60.10	\$186,971.10	\$115.00	\$357,765.00
7	5" CONCRETE NON-REINFORCED SIDEWALK	SY	109.0	\$50.00	\$5,450.00	\$68.17	\$7,430.53	\$131.00	\$14,279.00
8	REMOVE AND REPLACE EXISTING CONC. SIDEWALK	SY	6.0	\$100.00	\$600.00	\$169.21	\$1,015.26	\$398.00	\$2,388.00
9	REMOVE AND REPLACE EXISTING CONC. DRIVE	SY	49.0	\$100.00	\$4,900.00	\$156.44	\$7,665.56	\$161.00	\$7,889.00
10	ADA RAMPS	EA	1	\$2,500.00	\$2,500.00	\$1,981.55	\$1,981.55	\$2,550.00	\$2,550.00
11	4" TYPE 5 AGGREGATE BASE	SY	3,733	\$6.00	\$22,398.00	\$10.19	\$38,039.27	\$8.75	\$32,663.75
12	ADS INLET	EA	12	\$1,500.00	\$18,000.00	\$3,747.73	\$44,972.76	\$2,667.00	\$32,004.00
13A	8-INCH PP STORM PIPE	LF	31.0	\$60.00	\$1,860.00	\$104.38	\$3,235.78	\$48.50	\$1,503.50
13B	12-INCH PP STORM PIPE	LF	678.0	\$70.00	\$47,460.00	\$81.03	\$54,938.34	\$52.50	\$35,595.00
13C	15-INCH PP STORM PIPE	LF	93	\$80.00	\$7,440.00	\$84.13	\$7,824.09	\$62.00	\$5,766.00
14	CONNECTION TO EXISTING INLET (12" THRU 24" PIPE)	EA	1	\$2,365.00	\$2,365.00	\$3,390.65	\$3,390.65	\$1,260.00	\$1,260.00
15	TREE REMOVAL	LS	1	\$20,000.00	\$20,000.00	\$2,521.06	\$2,521.06	\$5,670.00	\$5,670.00
16	TYPE 2 ROCK BLANKET - FURNISH AND PLACE	TON	370	\$20.00	\$7,400.00	\$61.67	\$22,817.90	\$78.75	\$29,137.50
17	UNSUITABLE SUBGRADE	CY	50	\$10.00	\$500.00	\$132.93	\$6,646.50	\$65.00	\$3,250.00
18	EROSION CONTROL	LS	1	\$18,000.00	\$18,000.00	\$19,968.08	\$19,968.08	\$21,500.00	\$21,500.00
19	TEMPORARY SEEDING	AC	2.5	\$5,000.00	\$12,500.00	\$3,138.21	\$7,845.53	\$3,200.00	\$8,000.00
20	TEMPORARY WASH DOWN AREA	EA	1	\$1,000.00	\$1,000.00	\$16,553.58	\$16,553.58	\$5,000.00	\$5,000.00
21	TEMPORARY INLET PROTECTION	EA	1	\$500.00	\$500.00	\$2,405.52	\$2,405.52	\$200.00	\$200.00
22	TEMPORARY CONSTRUCTION FENCING	LS	1	\$5,000.00	\$5,000.00	\$9,368.73	\$9,368.73	\$6,500.00	\$6,500.00
23	NATIVE SEEDING	AC	2.5	\$10,000.00	\$25,000.00	\$15,465.17	\$38,662.93	\$16,000.00	\$40,000.00
24	CLEARING OF DEBRIS FROM BIORETENTION BASINS	CY	178	\$20.00	\$3,560.00	\$20.50	\$3,649.00	\$50.00	\$8,900.00



**BID TABULATION
EBERWEIN PARK TRAIL RESTORATION
2022-PW-10**

ITEM #	DESCRIPTION	UNIT	QUANTITY	PROJECT ESTIMATE		KOZENY WAGNER		E.MEIER CONSTRUCTION	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
25	2" PEA GRAVEL TO RESTORE BIORETENTION BASINS	SY	535	\$4.00	\$2,140.00	\$8.67	\$4,638.45	\$10.00	\$5,350.00
26	MOBILIZATION AND PERMITS	LS	1.0	\$42,521.22	\$42,521.22	\$112,386.81	\$112,386.81	\$110,000.00	\$110,000.00
27	NATIVE SEEDING QUALITY ASSURANCE	LS	1	\$2,000.00	\$2,000.00	\$6,131.21	\$6,131.21	\$13,250.00	\$13,250.00
JSP E	UTLITY ALLOWANCE	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
JSP I	AS-BUILT DRAWINGS	LS	1	\$3,000.00	\$3,000.00	\$4,042.64	\$4,042.64	\$8,500.00	\$8,500.00
	10% Contingency				\$58,208.22				
	BID FORM TOTAL				\$640,290.44		\$799,099.99		\$858,622.50

EXHIBIT A**BID FORM**

BID TIME: 10:00 a.m.

BID DATE: Wednesday, May 25, 2022

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda 1 through 1, for the

Eberwein Park Trail Restoration
2021-PW-10

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

The City is requesting unit price proposals for this work, consisting of all work necessary to remove the existing aggregate trails located throughout Eberwein Park and replace them with new concrete trails..

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

Bid submitted by:Company Name: Kozeny-Wagner, IncAddress: 951 West Outer RoadCity, State Arnold, MO 63010Phone number: 636-296-2012 Fax: 636-296-2409E-mail address: pkozeny@kozenywagner.com

Type of Firm: Sole Partnership _____ Partnership _____
Corporation X _____ Other _____

Officer Patrick J. KozenyTitle President and CEO

Signature Patrick Kozeny
DocuSigned by:
EB888BC1D3614CC...

Date May 25, 2022

**ITEMIZED BID
CITY OF CHESTERFIELD
EBERWEIN PARK TRAIL RESTORATION
2021-PW-10**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	EXCAVATION	CY	3,915	\$16.83	\$65,889.45
2	REMOVAL OF TEMPORARY BARRICADES	EA	5	\$432.34	\$2,161.70
3	REMOVAL AND HAUL OFF EXCESS	CY	976	\$28.49	\$27,806.24
4	CLEARING AND GRUBBING	LS	1	\$37,379.55	\$37,379.55
5	COMPACTING EMBANKMENT	CY	2,939	\$15.57	\$45,760.23
6	6" CONCRETE NON-REINFORCED TRAIL	SY	3,111	\$60.10	\$186,971.10
7	5" CONCRETE NON-REINFORCED SIDEWALK	SY	109.0	\$68.17	\$7,430.53
8	REMOVE AND REPLACE EXISTING CONC. SIDEWALK	SY	6.0	\$169.21	\$1,015.26
9	REMOVE AND REPLACE EXISTING CONC. DRIVE	SY	49.0	\$156.44	\$7,665.56
10	ADA RAMPS	EA	1	\$1,981.55	\$1,981.55
11	4" TYPE 5 AGGREGATE BASE	SY	3,733	\$10.19	\$38,039.27
12	ADS INLET	EA	12	\$3,747.73	\$44,972.76
13A	8-INCH PP STORM PIPE	LF	31.0	\$104.38	\$3,235.78
13B	12-INCH PP STORM PIPE	LF	678.0	\$81.03	\$54,938.34
13C	15-INCH PP STORM PIPE	LF	93	\$84.13	\$7,824.09
14	CONNECTION TO EXISTING INLET (12" THRU 24" PIPE)	EA	1	\$3,390.65	\$3,390.65
15	TREE REMOVAL	LS	1	\$2,521.06	\$2,521.06
16	TYPE 2 ROCK BLANKET - FURNISH AND PLACE	TON	370	\$61.67	\$22,817.90
17	UNSUITABLE SUBGRADE	CY	50	\$132.93	\$6,646.50
18	EROSION CONTROL	LS	1	\$19,968.08	\$19,968.08

19	TEMPORARY SEEDING	AC	2.5	<u>\$3,138.21</u>	<u>\$7,845.53</u>
20	TEMPORARY WASH DOWN AREA	EA	1	<u>\$16,553.58</u>	<u>\$16,553.58</u>
21	TEMPORARY INLET PROTECTION	EA	1	<u>\$2,405.52</u>	<u>\$2,405.52</u>
22	TEMPORARY CONSTRUCTION FENCING	LS	1	<u>\$9,368.73</u>	<u>\$9,368.73</u>
23	NATIVE SEEDING	AC	2.5	<u>\$15,465.17</u>	<u>\$38,662.93</u>
24	CLEARING OF DEBRIS FROM BIORETENTION BASINS	CY	178	<u>\$20.50</u>	<u>\$3,649.00</u>
25	2" PEA GRAVEL TO RESTORE BIORETENTION BASINS	SY	535	<u>\$8.67</u>	<u>\$4,638.45</u>
26	MOBILIZATION AND PERMITS	LS	1	<u>\$112,386.81</u>	<u>\$112,386.81</u>
27	NATIVE SEEDING QUALITY ASSURANCE	LS	1	<u>\$6,131.21</u>	<u>\$6,131.21</u>
JSP E	UTILITY ALLOWANCE	LS	1	<u>\$5,000.00</u>	<u>\$5,000.00</u>
JSP I	AS-BUILT DRAWINGS	LS	1	<u>\$4,042.64</u>	<u>\$4,042.64</u>
TOTAL BID					<u>\$799,100.00</u>



101 LAURA K DRIVE, STE. 101 • O'FALLON, MISSOURI 63366-3991
636-329-9296 • FAX 844-339-2910 • www.HornerShifrin.com

May 25, 2022

Mr. Jeff Paskiewicz, PE
City of Chesterfield, Missouri
690 Chesterfield Parkway W
Chesterfield, MO 63017-0760

Re: **Eberwein Park Trail**
Proposal to Provide Construction Administration Services
H&S Project Number 2021401

Dear Mr. Paskiewicz,

Horner & Shifrin, Inc. is pleased to submit our proposal to provide construction administration services for the trail reconstruction at Eberwein Park located in Chesterfield, Missouri.

At the project review meeting, the City requested daily part-time (4-hour) on-site construction inspection for the earthwork grading operations and full-time (8-hour) on-site construction inspection during concrete placement. The City anticipates a four (4) month construction duration, and we estimate concrete placement will account for approximately one (1) month of that time. Drive time and mileage is added to each of these visits. We anticipate our staff will not be required every day, but this is a not-to-exceed maximum contract. Therefore, if the City requests our presence, we have accounted for it in our fee, but if it is not requested, the remaining fee will be unbilled. Daily field diaries and pay diaries will be in bound handwritten books similar to those required for LPA documentation.

We also anticipate Horner & Shifrin may be requested to assist the City's Engineering staff with review of shop drawings. Therefore, this proposal provides a small fee to assist with shop drawings if requested, in addition to providing on-site construction inspection services.

With these parameters in mind, our scope of services is as follows:

Scope of Services:

The Engineer understands the project to include the following scope of services:

1. Construction Administration.
 - a. Project management.
 - b. Coordinate with Contractor for attendance on site with City and Contractor.
 - c. Pre-Construction Meeting.
 - d. Construction Inspection and reporting.
 - i. 3 months of 4-hour inspections with 1-hour total drive time each trip.
 - ii. 1 month of 8-hour inspections for concrete placement with 1-hour drive time each trip.
 - e. Project Meetings
 - f. Material Submittals Review (from plant, etc.)



- g. Review of Construction Change Orders
- h. Coordination with Client and Contractor.
- i. Pre-Final Inspection/Punch List.
- j. Final inspection.
- k. Project Closeout.
- l. Mileage as a direct cost.

Fee:

Construction Administration services can be performed for a Cost-Plus-Not-to-Exceed Fee of **\$69,915.00**. Please see attached manhour estimate and fee spreadsheet for additional information. Our previous discussions regarding Construction Administration fees assumed part time inspections for three months. Therefore, this fee can be revised if you would like us to revise our assumptions to reduce the total fee.

Schedule:

It is anticipated the project will be constructed in the summer/fall of 2022.

Additional Services:

Additional services beyond those anticipated, including additional construction site visits and support can be performed at current hourly rates.

If this proposal is acceptable, please provide a contract for the above stated work. If you would like any revisions made to our assumptions and fee estimate, please just let us know. Your contact for this phase of the project will be Mike Harizal, Business Unit Leader – Construction Services. He can be contacted at mcharizal@hornershifrin.com, (314)335-8649 (Direct), or (314) 803-5334 (mobile) for construction services coordination. As always, you can also reach out to me. We look forward to working with you on the successful completion of this project. Thank you again for the opportunity to serve you.

Respectfully Submitted,

April M. Giesmann, PE, CFM
Associate Vice President, Business Unit Leader – Civil/Site
636-439-2393 (direct) 314-374-5755 (cell)
amgiesmann@hornershifrin.com

City of Chesterfield
Eberwein Park Trail Reconstruction

CONSTRUCTION PHASE

\$ 66,315.00

**Construction services are based on a total 4 months part time inspection (half days, approx. 5 hours/day), full time inspection during all concrete placement (approx 1 month full time 8 hr/day).

Subject:	Eberwein Park Trail Reconstruction Old Baxter Road Chesterfield, MO								
By: AMG	5/25/2022								
HS No.: P210090									
TASK	Civil Eng Manager CS02							Hours Total	Cost Total
	225.00								
CA - Shop Drawing review									
Shop Drawing Review	16							16	\$ 3,600
	16	0	0	0	0	0		16	\$ 3,600
TOTAL	16	0	0	0	0	0		16	\$ 3,600.00

Notes/Assumptions

1 Estimated shop drawing reviews for storm sewer and pavement mix design

SUMMARY

CA - Shop Drawing review

TOTAL CA

TOTAL Design/Construction Combined

Reimbursable Expenses

Printing (plans/reports/delivery for submittals if necessary)

Mileage (approximate)

TOTAL with Estimated Reimbursable Expenses

Hours

16.0

16.0

Cost

\$ 3,600

\$ 3,600

\$ 3,600

\$ -

\$ -

\$ -

\$ 3,600

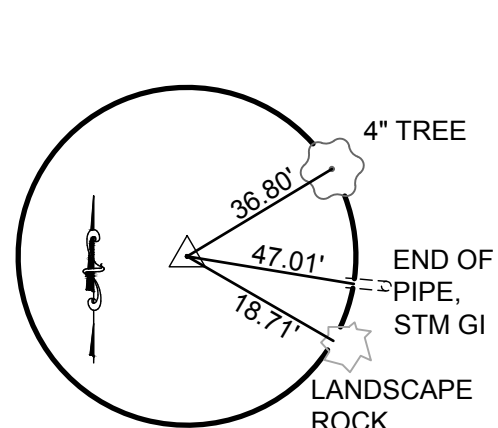


- ### REMOVE AND REPLACE OR REHAIR

THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF EXISTING STRUCTURES WILL BE DETERMINED BY THE MSD FIELD INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE, THEN THE TOP SHALL BE ADJUSTED TO GRADE, IF NEEDED.

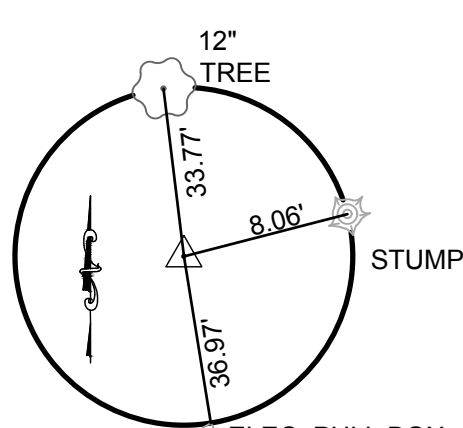
LIMITS OF DISTURBANCE

THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.



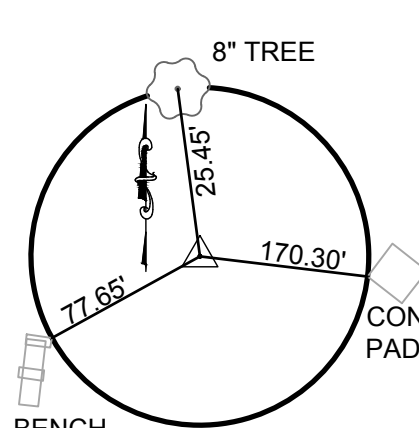
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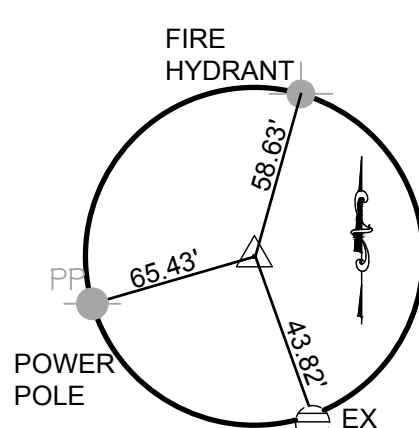
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CONTROL POINT 115

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REFERENCE TIE
CONTROL POINT 116

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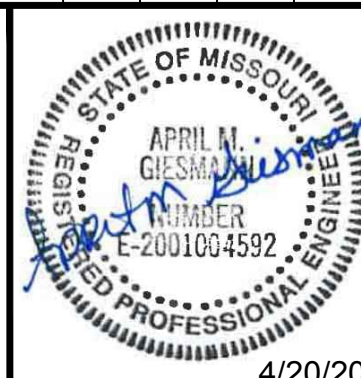


REFERENCE TIE
CONTROL POINT 117

NAIL
ELEV = 601.943'
N = 1,022,852.7220
E = 801,519.4940



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1-800-DIG-RITE OR 811
www.mo1call.com

[illegible]

4/20/2022

ENGINEER: **HORNER
SHIFRIN**

101 LAURA K DRIVE, STE. 101 O'FALLON, MO 63366-3991
336-329-9236 • FAX 844-339-2910 • WWW.HORNERSHIFIRN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2021

CITY OF CHESTERFIELD
EBERWEIN PARK TRAIL RECONSTRUCTION
 1627 OLD BAXTER ROAD, CHESTERFIELD, MO, 63017

1627 OLD BAXTER ROAD, CHESTERFIELD, MO, 63017

SITE PLAN

MSD PROJECT #: 21MSD-00549

DATE: 04/20/2022

DESIGNED: JMU/AMG
DRAWN: MNH
CHECKED: AMG

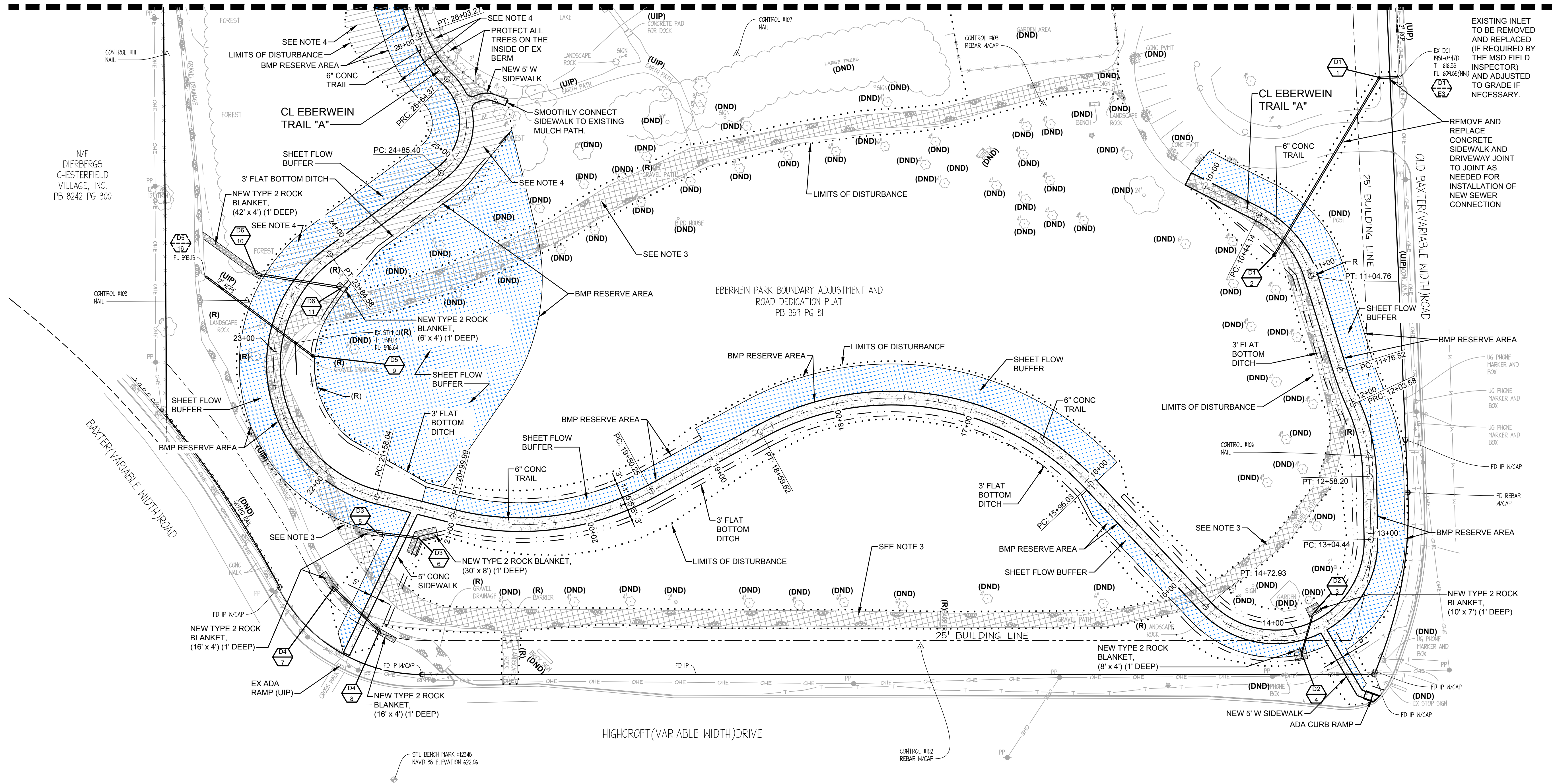
JOB NO. 2021401

SHEET 7 OF 47

C2.1

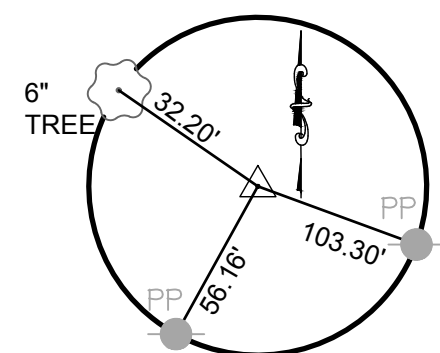
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CTB: Trans-std.ctb
PAGE SETUP NAME: ---
SAVE DATE: 4/12/2022 11:35:39 AM
OPERATOR: MNH/ENERGY

MATCHLINE (SEE SHEET C2.1)

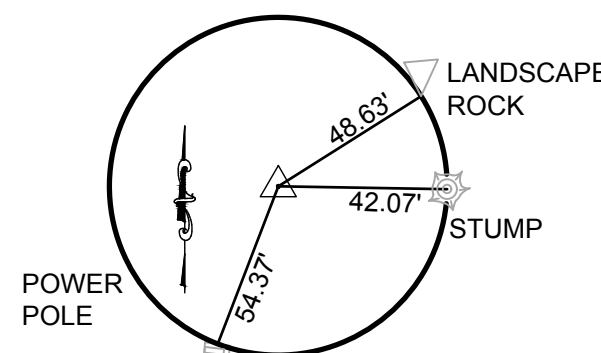


NOTES:

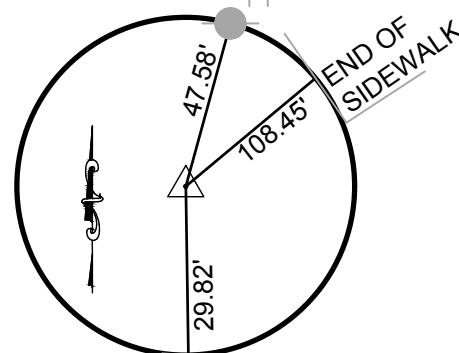
- SEE SHEETS C0.0 AND C0.2 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.
- GRAVEL TRAIL TO BE REMOVED AND GRADED SMOOTH AND SEEDED
- REMOVE ALL TREES AND VEGETATION WITH LIMITS OF DISTURBANCE



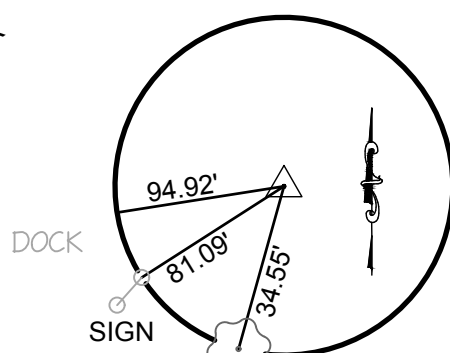
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REBAR WITH CAP
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N = 1,022,318.9610
E = 802,443.4340



**REFERENCE TIE
CONTROL POINT 103**
REBAR WITH CAP
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N = 1,022,703.4890
E = 802,309.8620



**REFERENCE TIE
CONTROL POINT 106**
NAIL
ELEV = 629.926'
N = 1,022,610.7110
E = 802,648.2740



**REFERENCE TIE
CONTROL POINT 107**
NAIL
ELEV = 609.374'
N = 1,022,615.9210
E = 802,099.8020

REMOVE AND REPLACE OR REHAB

THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF EXISTING STRUCTURES WILL BE DETERMINED BY THE MSD FIELD INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE, THEN THE TOP SHALL BE ADJUSTED TO GRADE, IF NEEDED.

LIMITS OF DISTURBANCE

THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.

EXISTING INLET TO BE REMOVED AND REPLACED (IF REQUIRED BY THE MSD FIELD INSPECTOR) AND ADJUSTED TO GRADE IF NECESSARY.

REMOVE AND REPLACE CONCRETE SIDEWALK AND DRIVEWAY JOINT AS NEEDED FOR INSTALLATION OF NEW SEWER CONNECTION



ENGINEER: HORNER SHAFER
101 LAUREL DRIVE, STE. 101, OFallon, MO 63306-3991
636-328-0296 • FAX 636-328-2010 • WWW.HORNERSHAFER.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2021

CITY OF CHESTERFIELD
EBERWEIN PARK TRAIL RECONSTRUCTION
1627 OLD BAXTER ROAD, CHESTERFIELD, MO, 63017

SITE PLAN

MSD BASEMAP: 19S1, 19S4 MSD PROJECT #: 21MSD-00549

DATE: 04/20/2022

DESIGNED: JMU/AMG
DRAWN: MNH
CHECKED: AMG

JOB NO. 2021401

SHEET 8 OF 47

C2.2

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1-800-DIG-RITE or 811
www.mo1call.com



Jim Eckrich

From: Jeannette Kelly
Sent: Wednesday, June 1, 2022 4:27 PM
To: Jim Eckrich
Cc: Mike Geisel
Subject: ARPA Funds available to use for Eberwein

Jim,

Per our conversation, below is a list of project savings and unallocated funds available to use for the Eberwein project through a budget amendment

- | | |
|--------------------------------|-----------------|
| • Load Bearing Vests | \$2,004 |
| • Holiday Festival 2021 | \$3,836 |
| • Fall Festival 2021 | \$40,000 |
| • Replica (2022-2024) | \$37,500 |
| • Backhoe Replacement | \$28,513 |
| • Originally not allocated | \$71,858 |
| • ARPA Subsequent Distribution | <u>\$92,433</u> |

Total Available	\$276,144
-----------------	-----------

Jeannette Kelly
Finance Director
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
Phone: 636.537.4726



Memorandum

Department of Public Works



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

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

DATE: May 27, 2022

RE: Purchase of 2.5 Ton Dump Truck & Tandem Dump Truck

As you know, the 2022 Budget includes \$431,000 in Account 120-079-5460 for the purchase of three trucks. One of those trucks was a 1.5 ton dump truck which has already been purchased within budget. The remaining two trucks planned for replacement are a 2.5 ton dump truck and a 2.5 ton tandem dump truck. These are heavy-duty trucks used throughout the year by the Street Maintenance Division. Both trucks are used for snow and ice removal services, and will be equipped with stainless steel dump bodies, stainless steel spreaders, plows, and hydraulics. If approved, the trucks would be purchased through the MODOT cooperative purchasing program.

The attached memorandum from Superintendent of Maintenance David Barley explains the need to replace these trucks at this time, including photographs and detailed explanations of the existing deficiencies. Please note that the trucks to be replaced (S-105 and S-142) have reached or exceeded their expected life and have received a rating of 28 and 31 in the City's Vehicle Replacement Plant Points System. As you may recall, any vehicle receiving a rating of 28 or higher qualifies for immediate replacement. Points are awarded based upon a vehicle's age, mileage, type, reliability, maintenance and repair costs, and condition.

After the purchase of the above-reference 1.5 ton dump truck, there is \$346,111 remaining in Account 120-079-5460. As you can see from the attached memorandum from Mr. Barley, the purchase price to acquire two new trucks (with the necessary equipment) has risen to \$413,723. Accordingly, these two trucks are \$67,612 over budget. The reason for the budget over-run is that the cost to purchase trucks and vehicles has increased dramatically since the creation of the 2022 Budget.

After reviewing this matter in detail, I concur with the Superintendent of Maintenance and recommend that these trucks be purchased at this time despite being over budget. As you may recall, the 2022 Capital Projects Budget was

budgeted with revenues over expenditures in the amount of \$131,729. Because we have made scope adjustments on previous projects, this funding is still available and could be allocated for the purchase of these two trucks. If that occurs, the Capital Projects Fund will still be budgeted with revenues over expenditures of \$64,117.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to approve a Purchase Order in the amount of \$413,723 for the purchase of a new 2.5 ton dump truck and a new 2.5 ton tandem dump truck. This will also require a Budget Amendment in Account 120-079-5460 for \$67,612.

Concurrence:



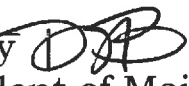
Jeannette Kelly, Director of Finance

Memorandum

Department of Public Works



TO: James A. Eckrich, P.E.
Public Works Director / City Engineer

FROM: David Barley 
Superintendent of Maintenance Operations

DATE: May 27, 2022

RE: Purchase of a 2.5-ton Dump Truck and Tandem Dump Truck

The 2022 Budget contains \$346,000 for the purchase of a new 2.5-ton dump truck and a new Tandem dump truck, including hydraulic powered salt spreaders and plows. Both trucks will be purchased with Stainless-Steel dump bodies and Stainless-Steel salt spreaders.

The existing 2.5-ton dump truck (S-105) to be replaced is 10 years old, and the existing Tandem dump truck (S-142) to be replaced is 9 years old. Both trucks are in a 10-year replacement cycle and are recommended for replacement at this time due to a number of deficiencies explained in detail in the attachment. Both trucks qualify for immediate replacement with a rating of '28' and '31' in the City's Fleet Points system.

The MoDOT Co-operative Purchasing Program has awarded the purchase of the 2.5-ton series, and tandem series of trucks to Truck Centers Inc, Co-op bid contract #IFB605CO19001978. Viking-Cives Midwest will provide the other dealer installed options including a Stainless-Steel dump body, Stainless-Steel salt spreader, and plow.

The Freightliner cab and chassis (2.5-ton) which meet the City of Chesterfield's specifications will cost \$96,864. Other dealer installed options including a Stainless-Steel dump body, Stainless-Steel salt spreader, and plow from Viking-Cives Midwest will cost an additional \$101,777. The price for this dump truck will be \$198,641.

The Freightliner cab and chassis (Tandem) which meet the City of Chesterfield's specifications will cost \$107,649. Other dealer installed options including a Stainless-Steel dump body, Stainless-Steel salt spreader, and plow from Viking-Cives

Midwest will cost an additional \$107,433. The price for this dump truck will be \$215,082.

Total cost of both trucks will be \$413,723. This amount is \$67,723 over the 2022 budgeted amount. The overage is attributed to labor, material costs, and supply shortages caused by the current economy which could not be predicted when the 2022 Budget was prepared and approved.

I recommend that we purchase the 2.5-ton series, and Tandem series trucks with the stainless-steel dump body, stainless steel salt spreader, and plow from Truck Centers, Inc. If the purchase is approved at this time, I estimate that the new trucks will arrive and be placed into service Spring 2023.

cc:

Prepared for:
Ryan Reed IFB605CO19001978
MISSOURI DOT
830 MoDOT Drive
JEFFERSON CITY, MO 65109



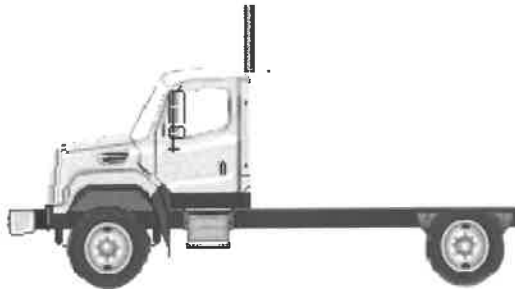
Prepared by:
Matt Pace
TRUCK CENTERS, INC.
2280 FORMOSA RD.
TROY, IL 62294
Phone: 618-667-3454

A proposal for
MISSOURI DOT

Prepared by
TRUCK CENTERS, INC.
Matt Pace

May 25, 2022

Freightliner 108SD



Components shown may not reflect all spec'd options and are not to scale



Prepared for:
 Ryan Reed IFB605CO19001978
 MISSOURI DOT
 830 MoDOT Drive
 JEFFERSON CITY, MO 65109



Prepared by:
 Matt Pace
 TRUCK CENTERS, INC.
 2280 FORMOSA RD.
 TROY, IL 62294
 Phone: 618-667-3454

Q U O T A T I O N

108SD CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK CUM L9 300 HP @ 2200 RPM; 2200 GOV RPM, 860 LB-FT @ 1200 RPM ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION RS-23-160 23,000# R-SERIES SINGLE REAR AXLE 23,000# FLAT LEAF SPRING REAR SUSPENSION WITH HELPER AND RADIUS ROD DETROIT DA-F-14.7-3 14,700# FF1 71.5 KPI/3.74 DROP SINGLE FRONT AXLE	14,600# TAPERLEAF FRONT SUSPENSION 108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB 3825MM (151 INCH) WHEELBASE 7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI 1650MM (65 INCH) REAR FRAME OVERHANG TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT
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			PER UNIT		TOTAL
VEHICLE PRICE	TOTAL # OF UNITS (1)	\$	96,664	\$	96,664
EXTENDED WARRANTY		\$	200	\$	200
DEALER INSTALLED OPTIONS		\$	101,777	\$	101,777
CUSTOMER PRICE BEFORE TAX		\$	198,641	\$	198,641

TAXES AND FEES

TAXES AND FEES	\$	0	\$	0
OTHER CHARGES	\$	0	\$	0

TRADE-IN

TRADE-IN ALLOWANCE	\$	(0)	\$	(0)
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BALANCE DUE	(LOCAL CURRENCY)	\$	198,641	\$	198,641
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COMMENTS:

Projected delivery on ___ / ___ / ___ provided the order is received before ___ / ___ / ___.

APPROVAL:

Please indicate your acceptance of this quotation by signing below:

Customer: X_____ Date: ___ / ___ / ___.

PRICE MAY CHANGE DEPENDING ON MANUFACTURER SURCHARGES AND MODEL YEAR



Prepared for:
Ryan Reed IFB605CO19001978
MISSOURI DOT
830 MoDOT Drive
JEFFERSON CITY, MO 65109



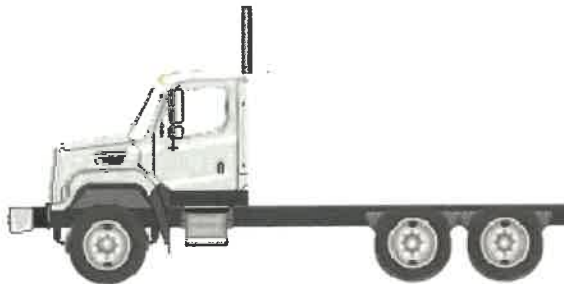
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A proposal for
MISSOURI DOT

Prepared by
TRUCK CENTERS, INC.
Matt Pace

May 25, 2022

Freightliner 108SD



Components shown may not reflect all spec'd options and are not to scale



Prepared for:
 Ryan Reed IFB605CO19001978
 MISSOURI DOT
 830 MoDOT Drive
 JEFFERSON CITY, MO 65109



Prepared by:
 Matt Pace
 TRUCK CENTERS, INC.
 2280 FORMOSA RD.
 TROY, IL 62294
 Phone: 618-667-3454

Q U O T A T I O N

108SD CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK
 CUM L9 330 HP @ 2200 RPM; 2200 GOV RPM, 1000 LB-
 FT @ 1200 RPM
 ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH
 PTO PROVISION
 MT-40-14X 40,000# R-SERIES TANDEM REAR AXLE
 TUFTRAC GEN2 40,000# REAR SPRING SUSPENSION
 DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP
 SINGLE FRONT AXLE
 18,000# TAPERLEAF FRONT SUSPENSION

108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL
 CAB
 4875MM (192 INCH) WHEELBASE
 7/16X3-9/16X11-1/8 INCH STEEL FRAME
 (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI
 1650MM (65 INCH) REAR FRAME OVERHANG
 TEM TO EVALUATE AND INSTALL FRAME RAIL
 REINFORCEMENT AS NEEDED FOR FRONT
 FRAME MOUNTED EQUIPMENT

			PER UNIT		TOTAL
VEHICLE PRICE	TOTAL # OF UNITS (1)	\$	107,449	\$	107,449
EXTENDED WARRANTY		\$	200	\$	200
DEALER INSTALLED OPTIONS		\$	107,433	\$	107,433
CUSTOMER PRICE BEFORE TAX		\$	215,082	\$	215,082

TAXES AND FEES

TAXES AND FEES	\$	0	\$	0
OTHER CHARGES	\$	0	\$	0

TRADE-IN

TRADE-IN ALLOWANCE	\$	(0)	\$	(0)
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BALANCE DUE	(LOCAL CURRENCY)	\$	215,082	\$	215,082
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COMMENTS:

Projected delivery on ___ / ___ / ___ provided the order is received before ___ / ___ / ___.

APPROVAL:

Please indicate your acceptance of this quotation by signing below:

Customer: X _____ Date: ___ / ___ / ___

PRICE MAY CHANGE DEPENDING ON MANUFACTURER SURCHARGES AND MODEL YEAR



S-105 DEFICIENCIES

Fleet Points Replacement Score "31"

M/R costs have been \$48,419. 71% of those costs came in the last 4 years.

Bed of truck is in poor condition, including rust damage.



Salt Spreader is almost structurally deficient, this spreader should be able to be used during the 2022/2023 snow season if temporary patching is done during winter-prep, but is not expected to be able to be removed from truck without major structural damage to spreader in Spring 2023.



All four rear tires, and hydraulic hoses on plow and spreader are in need of replacement.

I anticipate a high usage of this truck during 2022/2023 snow season. The tires will be switched with marginal/good tires from another truck when replacing with new tires. Hydraulic lines will be replaced as they fail during the upcoming snow season, and all will need full replacement if truck is kept another year.



S-142 DEFICIENCIES

Fleet Points Replacement Score "28"

M/R costs have been \$46,895. 77% of those costs came in the last 3 years.

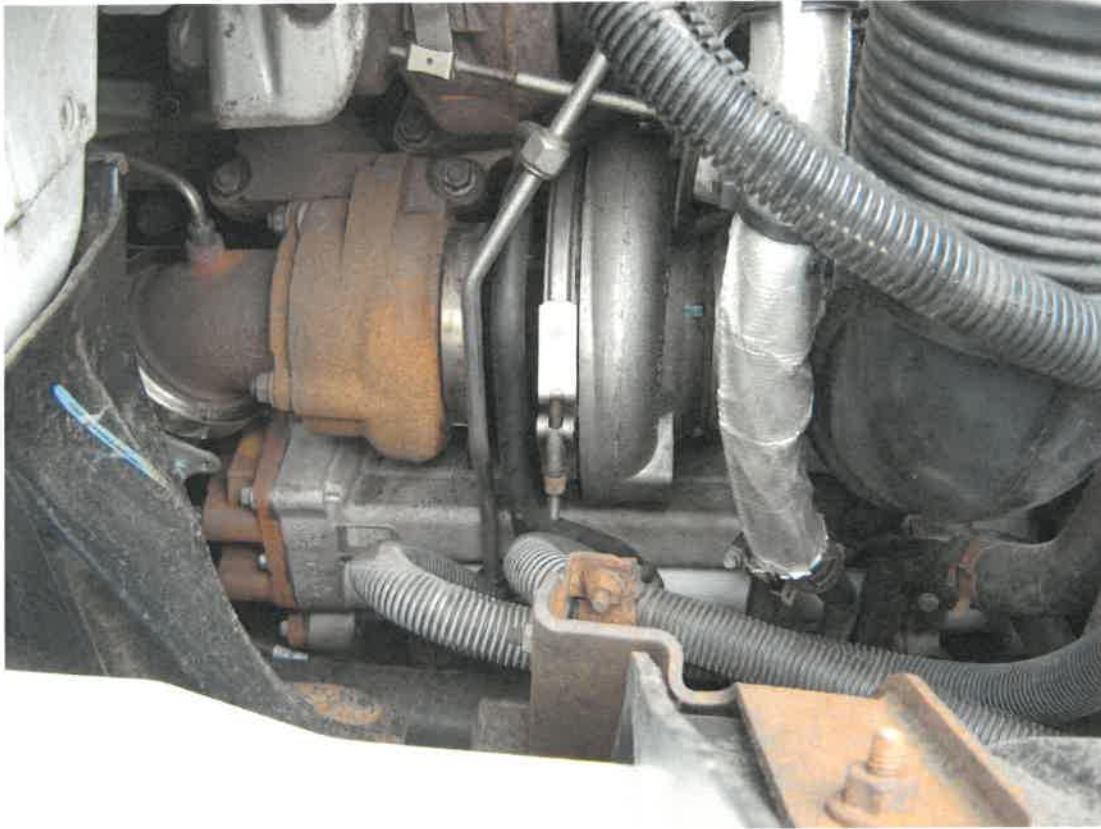
Bed of truck is in poor condition.



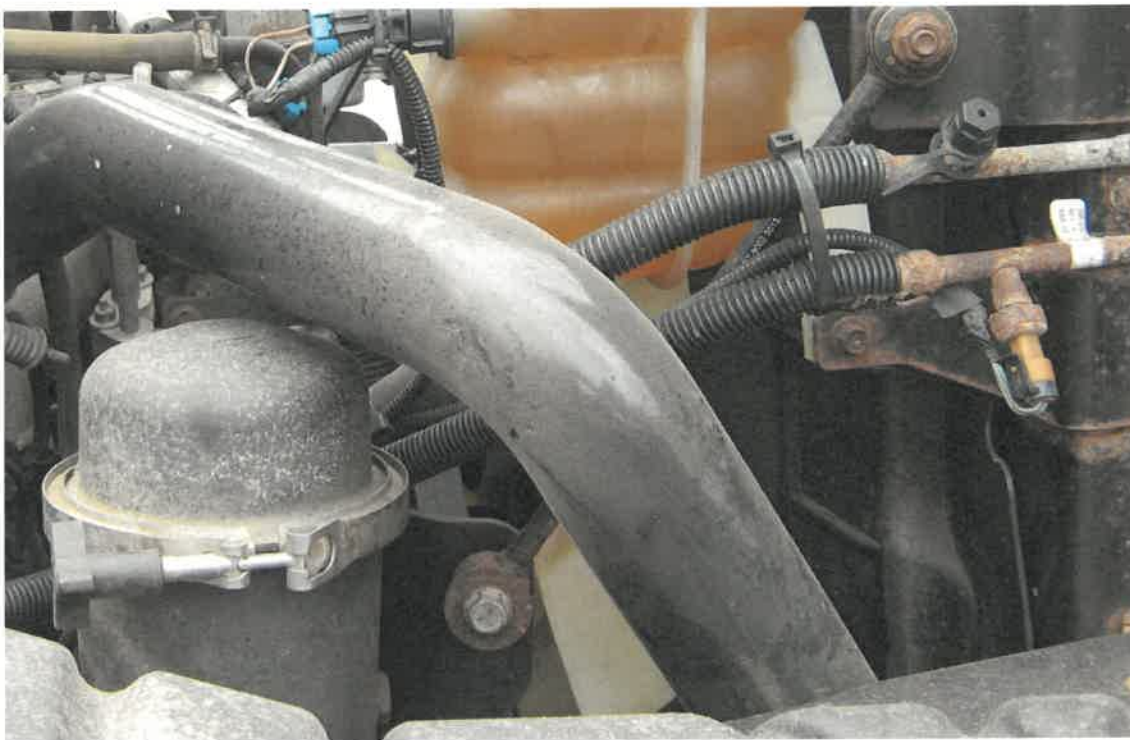
Salt Spreader is becoming structurally deficient. This spreader can be used during 2022/2023 snow season, but will need major repairs for continued use beyond next season.



Oil is bypassing seals in turbo assembly, which is a sign the assembly will need to be replaced in the near future.



A/C lines are corroding/ rusting and need to be replaced.



All four tires on the first rear axle need to be replaced before winter season.

Based on our current staffing issues, I don't anticipate a high usage of this truck during 2022/2023 snow season, but the tires will be switched with marginal/good tires from another truck when replacing with new tires.



OTHER LEGISLATION

Bill No. 3394 – Lot Split Plat – Wildhorse Village (Lot 2B) – An ordinance providing for the approval of a Lot Split Plat of Lot 2B of Wildhorse Village totaling 1.5 acres, with all tracts zoned “PC&R” Planned Commercial and Residence District **(First & Second Readings) Department of Planning recommends approval**

Bill No. 3395 – Boundary Adjustment Plat – Incarnate Word – An ordinance providing for the approval of a Boundary Adjustment Plat for two tracts of land totaling 13.08 acres zoned “R3” Residence District and “PC” – Planned Commercial District located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770; 16Q330911) **(First & Second Readings) Department of Planning recommends approval**

UNFINISHED BUSINESS

There is no “Unfinished Business” scheduled for action at this meeting.

NEW BUSINESS

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: June 07, 2022

RE: **Wildhorse Village (Lot 2B) Lot Split Plat:** A Lot Split Plat for a 1.5 acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.



Summary

This request is for a Lot Split Plat for Lot 2B of Wildhorse Village totalling 1.5 acres zoned "PC&R" – Planned Commercial and Residence District.

The purpose of the Lot Split Plat is to create two lots (Lot 2B-1 and Lot 2B-2) in the same area of the recorded Lot 2B of Wildhorse Village. The total land area of Lot 2B is 1.5 acres. If approved, Lot 2B-1 will be 0.8 acres and Lot 2B-2 will be 0.7 acres.

The Amended Site Development Concept Plan allocates the density for the lots. The total allocated density incorporated into the 3rd Amended Site Development Concept Plan is 16 units for each lot totalling 32 units. The total allocated density approved on the 2nd Amended Site Development Concept Plan is also 32 units.

For your information, Lot Split Plats are only reviewed by the City of Chesterfield City Council.

Attached to the legislation, please find a copy of the Lot Split Plat.

Attachments: Legislation

Lot Split Plat

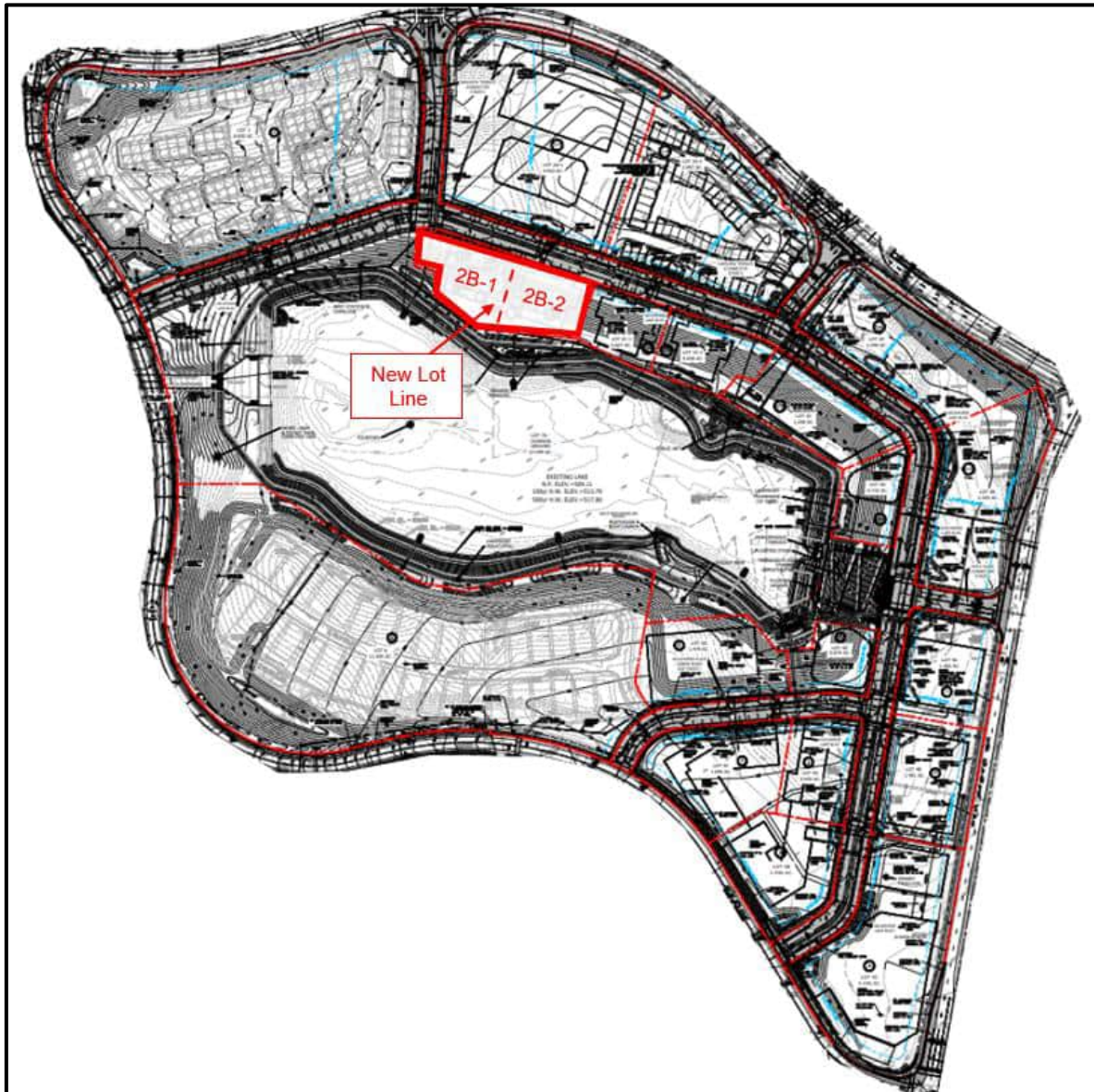


Figure 1: Location of Subject Site

BILL NO. 3394

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT OF LOT 2B OF WILDHORSE VILLAGE TOTALING 1.5 ACRES, WITH ALL TRACTS ZONED "PC&R" PLANNED COMMERCIAL AND RESIDENCE DISTRICT.

WHEREAS, Stock and Associates Consulting Engineers, Inc. has submitted for review and approval of a Lot Split Plat for a tract of land totaling 1.5 acres, with all tracts zoned "PC&R" Planned Commercial and Residence District; and,

WHEREAS, the purpose of this Lot Split Plat is to create two lots (Lot 2B-1 and Lot 2B-2) in the same area of the recorded Lot 2B of Wildhorse Village; and,

WHEREAS, the Department of Planning has reviewed the Lot Split Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Lot Split Plat to the City Council.

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

Section 1. The Lot Split Plat for a tract of land totaling 1.5 acres, which is made part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Lot Split Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this _____ day of _____, 2022.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 06/07/2022

EXHIBIT 1

OWNER'S CERTIFICATION

We, the undersigned, owners of the tract of land herein plated and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as

"LOT SPLIT PLAT OF LOT 2B OF WILDHORSE VILLAGE".

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

The Cross Access Ingress/Egress Easement shown crossed hatched hereon is hereby reserved by the present and future owners of Lot 2B-1 and Lot 2B-2 and to their perspective successors and assigns, the nonexclusive right, privilege and easement to use for ingress and egress to and from the private roadway (Wildhorse Lake Boulevard). Said owners agree not to obstruct the aforesaid easement by means of a fence or other barrier, and further, to keep said easement open and usable on their property leading to and from the aforesaid private road so that there will be continuing access to the private road through the aforesaid Lots. No such access way shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lots 2B-1 and Lot 2B-2, and the easement hereby established shall apply fully to such altered access way, and said easement shall be perpetual, and further shall run with the real estate. This easement is hereby dedicated to Missouri-American Water Company, Spire (f.k.a. Laclede Gas Company), Union Electric Company, d.b.a. Ameren Missouri, Southwestern Bell Telephone Company, d.b.a. AT&T Missouri, Metropolitan St. Louis Sewer District, and Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing, public utilities and sewer, storm water improvements, and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers, storm water improvements, and drainage facilities.

All easements as shown hereon hatched are hereby dedicated to Metropolitan St. Louis Sewer District, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers storm water improvements and drainage facilities.

The utility easement is hereby dedicated to Missouri-American Water Company, Spire (f.k.a. Laclede Gas Company), Union Electric Company, d.b.a. Ameren Missouri, Southwestern Bell Telephone Company, d.b.a. AT&T Missouri, Metropolitan St. Louis Sewer District, and Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing, public utilities and sewer, storm water improvements, and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers, storm water improvements, and drainage facilities.

Permanent and/or semi-permanent monuments will be set at all lot corners within twelve (12) months after the recording of this Lot Split Plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

This subdivision is subject to the Declaration of Covenants, Conditions, Easements and Restrictions for WILDHORSE VILLAGE dated December 18, 2021 and recorded as Document # 2021121300471 with the Recorder's Office.

IN WITNESS THEREOF, I have hereunto set my hand this ____ day of ____ 2022.

Wildhorse Village, LP

By: _____
Mr. Jeff Tegethoff
Manager of the General Partner

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS

On this ____ day of ____ in the year 2022 before me, _____ a Notary Public in and for said state, personally appeared Mr. Jeff Tegethoff, the Manager of the General Partner, of Wildhorse Village L.P., known to me to be the person who executed the foregoing instrument in behalf of said Limited Partnership and said _____ acknowledged said instrument to be the free act and deed of said Limited Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public
My commission expires: _____

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note as secured by Deed of Trust, recorded in Book ____ Page ____ of the St. Louis County Records, does hereby join in and consent to the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this ____ day of ____ 2022.

By: _____
Print Name: _____
Print Title: _____

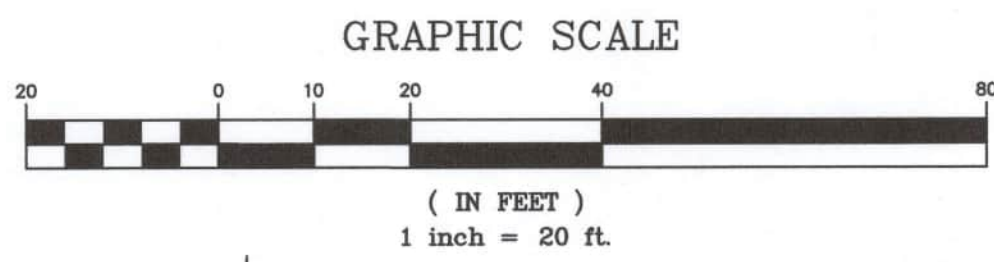
STATE OF ____ }
COUNTY OF ____ } SS

On this ____ day of ____ 2022, before me appeared _____ to me personally known, who, being by me first duly sworn, did say that he/she is the _____ of _____, a national banking association, and that said instrument was signed in behalf of said national banking association, by authority of its _____ and said _____ acknowledged said instrument to be the free act and deed of said national banking association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires: _____ Notary Public

PREPARED FOR:
WILDHORSE VILLAGE, LP
7800 FORSYTH BOULEVARD
ST. LOUIS, MO 63105
PHONE 314-429-5100
ATTN: MR. JEFF TEGETHOFF OPERATING PARTNER



PARKVIEW TERRACE
(63'W)

LOT 2B
67,047 Sq. Ft.
1.539 Acres±

LOT 2B-1
36,660 Sq. Ft.
0.842 Acres±

LOT 2B-2
30,387 Sq. Ft.
0.698 Acres±

LOT 2C

LOT 7A

LOT 2A-1

LOT 2A-2

LOT 2A-3

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LOT 2A-204

LOT 2A-205

LOT 2A-206

LOT 2A-207

LOT 2A-208

LOT 2A-209

LOT 2A-210

LOT 2A-211

LOT 2A-212

LOT 2A-213

LOT 2A-214

LOT 2A-215

LOT 2A-216

LOT 2A-217

LOT 2A-218

LOT 2A-219

LOT 2A-220

LOT 2A-221

LOT 2A-222

LOT 2A-223

LOT 2A-224

LOT 2A-225

LOT 2A-226

LOT 2A-227

LOT 2A-228

LOT 2A-229

LOT 2A-230

LOT 2A-231

LOT 2A-232

LOT 2A-233

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: June 7, 2022

RE: **Incarnate Word BAP:** A Boundary Adjustment Plat for two tracts of land totaling 13.08 acres zoned “R3” Residence District and “PC”—Planned Commercial District located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770; 16Q330911).

Summary

BFA, Inc, on behalf of Incarnate Word Parish, has submitted a request for a Boundary Adjustment Plat for two (2) properties located on the south side of Olive Boulevard, west of State Highway 141.

The purpose of this request is to transfer a tract of land totaling 0.32 acres from 13426 Olive Blvd. (TAUC Properties LLC) to 13416 Olive Blvd. (Incarnate Word). The resulting lots will comply with all requirements for the “R3”—Residence District and the “PC”—Planned Commercial District.

Attached to the legislation, please find a copy of the Boundary Adjustment Plat.



Figure 1: Subject Site Aerial



BILL NO. 3395

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR TWO TRACTS OF LAND TOTALING 13.08 ACRES ZONED “R3” RESIDENCE DISTRICT AND “PC”—PLANNED COMMERCIAL DISTRICT LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD, WEST OF STATE HIGHWAY 141 (16Q311770; 16Q330911).

WHEREAS, BFA Inc., on behalf of Incarnate Word Parish and TAUC Properties, LLC, has submitted for review and approval a Boundary Adjustment Plat for the above referenced property located on the south side of Olive Boulevard, west of State Highway 141; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to transfer a tract of land totaling 0.32 acres from 13426 Olive Blvd., known as Tract B to 13416 Olive Blvd., known as Tract A; and,

WHEREAS, the Department of Planning has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

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

Section 1. The Boundary Adjustment Plat which is attached hereto as “Exhibit 1” and made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this _____ day of _____, 2022.

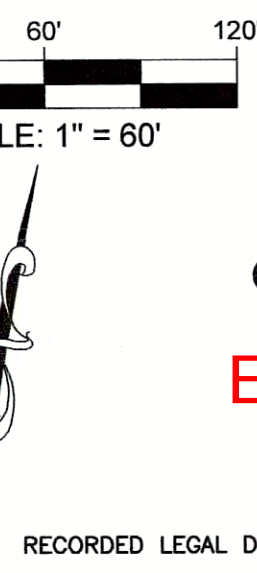
PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 06/07/2022



STATE OF MISSOURI
MARK RAYMOND FRANKENBERG
NUMBER
LS-2385
REGISTERED LAND SURVEYOR