



AGENDA REVIEW MEETING CHESTERFIELD CITY COUNCIL

Monday, May 18, 2015

6:45PM

- 1. Planning and Public Works Committee – Chairperson Connie Fults, Ward IV**
 - A. Bill No. 3036 – P.Z. 02-2015, Falling Leaves Estates II (1925 and 1921 Wilson Avenue) (FIRST READING)**
 - B. Bill No. 3031 – Authorizes Execution of Agreement and Funding re: **New Pedestrian Bridge over I-64 (SECOND READING)****
 - C. Bill No. 3032 – Approves Acceptance of Portions of **Oak Stand Path and Willow Weald Path** as Public Streets (Reserve at Chesterfield Village) (SECOND READING)**
 - D. Bill No. 3033 – Approves Acceptance of **Todd Evan Trail** as a Public Street Wilson Creek Subdivision (SECOND READING)**
 - E. Next Meeting – Thursday, May 21, 2015 (5:30pm)**
- 2. Report from the City Administrator – Michael G. Herring**
 - A. Liquor License Request – Long Road Fuels, 110 Long Road**
 - B. Bid Results - Asphalt Mill And Overlay Project**
 - C. Bid Results - Appalachian Trail, Phase 2**
 - D.**
- 3. New Business – Acting-Mayor Connie Fults**
- 4. Adjourn –**

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

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees within employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, May 18, 2015
7:00PM

- I. CALL TO ORDER** – Acting-Mayor Connie Fults
- II. PLEDGE OF ALLEGIANCE** – Acting-Mayor Connie Fults
- III. MOMENT OF SILENT PRAYER** – Acting-Mayor Connie Fults
- IV. ROLL CALL** – Deputy City Clerk Jeanie Black
- V. APPROVAL OF MINUTES** – May 4, 2015
- VI. INTRODUCTORY REMARKS** – Acting-Mayor Connie Fults
 - A. Monday, June 1** – Next City Council meeting (7pm)
- VII. COMMUNICATIONS AND PETITIONS** – Acting-Mayor Connie Fults
 - A. Proclamation** – National Public Works Week
- VIII. APPOINTMENTS** – Acting-Mayor Connie Fults

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Connie Fults, Ward IV

1. **Bill No. 3036** – P.Z. 02-2015, Falling Leaves Estates II (1925 and 1921 Wilson Avenue) (**FIRST READING**)
2. **Bill No. 3031** – Authorizes Execution of Agreement and Funding re: **New Pedestrian Bridge over I-64** (**SECOND READING**)
3. **Bill No. 3032** – Approves Acceptance of Portions of **Oak Stand Path and Willow Weald Path** as Public Streets (Reserve at Chesterfield Village) (**SECOND READING**)
4. **Bill No. 3033** – Approves Acceptance of **Todd Evan Trail** as a Public Street Wilson Creek Subdivision (**SECOND READING**)
5. **Next Meeting** – Thursday, May 21, 2015 (5:30pm)

X. REPORT FROM THE CITY ADMINISTRATOR – Michael G. Herring

- A. **Liquor License Request** – Long Road Fuels, 110 Long Road
- B. **Bid Results** - Asphalt Mill And Overlay Project
- C. **Bid Results** - Appalachian Trail, Phase 2
- D.

XI. OLD BUSINESS – Acting-Mayor Connie Fults

XII. NEW BUSINESS – Acting-Mayor Connie Fults

XIII. LEGISLATION

- A. **BILL NO. 3031** - AUTHORIZES THE CITY ADMINISTRATOR TO EXECUTE A TRANSPORTATION ALTERNATIVES FUNDS PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR CONSTRUCTION OF A NEW PEDESTRIAN BRIDGE OVER INTERSTATE 64 ADJACENT TO CHESTERFIELD PARKWAY EAST. (**SECOND READING; PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL**)
- B. **BILL NO. 3032** - PERTAINS TO THE ACCEPTANCE OF PORTIONS OF OAK STAND PATH AND WILLOW WEALD PATH AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD (**SECOND READING; PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL**)

- C. **BILL NO. 3033** - PERTAINS TO THE ACCEPTANCE OF TODD EVAN TRAIL AS A PUBLIC STREET IN THE CITY OF CHESTERFIELD (**SECOND READING; PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL**)

XIV. LEGISLATION – PLANNING COMMISSION

- A. **BILL NO. 3036** - AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "R-1" RESIDENCE DISTRICT TO A "PUD" PLANNED UNIT DEVELOPMENT FOR A 17.37 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF WILSON AVENUE AND NORTH OF ITS INTERSECTION WITH WILSON FARM DRIVE (P.Z. 02-2015, FALLING LEAVES ESTATES II (1925 AND 1921 WILSON AVENUE) (19T220214 & 19T210161)) (**FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL**)

XV. ADJOURNMENT

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

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.

AGENDA REVIEW – Monday, May 18 – 6:45PM

Please note that an AGENDA REVIEW meeting has been scheduled for **6:45pm**, on Monday, May 18, 2015. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

As always, if you have any questions regarding any of the items contained within said AGENDA, please let me know. Additionally, if there is anything that you would like ADDED to said AGENDA, please contact either Mayor Nation, or me, prior to Monday's meeting.

UPCOMING MEETINGS/EVENTS

Monday, May 18	HAPPY BIRTHDAY COUNCILMEMBER FLACHSBART!
Thursday, May 7	Planning & Public Works Committee (5:30pm)
Saturday, May 23	HAPPY BIRTHDAY MAYOR NATION!
Monday, May 25	HAPPY BIRTHDAY CITY ADMINISTRATOR MIKE HERRING!
Monday, May 25	Happy Memorial Day! (City Hall closed)
Wednesday, May 27	Planning Commission (7pm)
Monday, June 1	Next City Council meeting

PROCLAMATION

At Monday's meeting, Mayor Nation will present the enclosed PROCLAMATION, declaring the week of May 17 – May 23, 2015, as NATIONAL PUBLIC WORKS WEEK, in the City of Chesterfield.

Please contact Mayor Nation, or me, if you have any questions.



PROCLAMATION

- WHEREAS,** *the services provided by Public Works in our community are of vital importance to the health, safety, and well-being of the people of the City of Chesterfield; and,*
- WHEREAS,** *the quality and effectiveness of our public infrastructure is dependent upon the dedicated efforts of Public Works professionals, engineers, managers, and employees of the City of Chesterfield as well as employees from State, County, utilities, and the private sector, who are responsible for and who plan, design, build, operate, and maintain Public Works systems and programs such as water, sewers, street and highways, fleet services, public buildings, and waste collection; and,*
- WHEREAS,** *the support of an understanding and informed citizenry is vital to the efficient operation of Public Works systems and programs; and,*
- WHEREAS,** *the efficiency of the qualified and dedicated personnel who staff Public Works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform; and,*
- WHEREAS,** *this year's theme "**Community Begins Here**" is a tribute to all Public Works employees who create the foundation of a stronger, more livable, and sustainable community.*

NOW, THEREFORE, I, BOB NATION, MAYOR OF THE CITY OF CHESTERFIELD, DO HEREBY PROCLAIM THE WEEK OF MAY 17 THROUGH MAY 23, 2015 AS

NATIONAL PUBLIC WORKS WEEK IN THE CITY OF CHESTERFIELD

And I call upon all citizens and civic organizations to acquaint themselves with the challenges involved in providing Public Works services and to recognize the contributions which Public Works officials make every day to our health, safety, welfare, and quality of life.

Mayor Bob Nation

ATTEST:

Vickie Hass, City Clerk



RECORD OF PROCEEDING

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

MAY 4, 2015

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Nancy Greenwood
Councilmember Bridget Nations
Councilmember G. Elliot Grissom
Councilmember Mike Casey
Councilmember Dan Hurt
Councilmember Bruce DeGroot
Councilmember Connie Fults

APPROVAL OF MINUTES

The minutes of the April 22, 2015 City Council meeting were submitted for approval. Councilmember Greenwood made a motion, seconded by Councilmember Grissom, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, May 18, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mayor Nation presented a proclamation to Gokul Venkatachalam, an eighth-grader at Parkway West Middle School. Gokul won the St. Louis Post-Dispatch Spelling Bee for the fourth consecutive year, and will be competing at this year's Scripps National Spelling Bee held May 24-29 in Washington, DC.

Mr. Norman Baxter, 1879 Stenton Path, made comments pertaining to events of the previous Council meeting and Committee assignments procedure.

Mr. Jamey Henson, 5055 Baumgartner Road, St. Louis (The Sterling Co.), stated he was present to answer questions pertaining to Bill No. 3034 and Bill No. 3035 (Approves Record Plat and Escrow Agreements – Arbors at Kehrs Mill, Plats 1 and 2).

APPOINTMENTS

Mayor Nation asked for approval of Resolution No. 412, which re-appoints Assistant Prosecuting Attorney Anthony Pezzani for another four-year term, retroactive to May 7, 2013, when his previous appointment expired. Mr. Pezzani has continued to serve in this capacity since that time. Councilmember Flachsbart made a motion, seconded by Councilmember DeGroot, to adopt Resolution No. 412. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Connie Fults, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Hurt, to approve T.S.P. 46-2015, Sprint (7 Chesterfield Mall). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Fults made a motion, seconded by Councilmember DeGroot, to approve Resolution No. 413 (St. Louis Regional All-Hazard Mitigation Plan). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Fults reported that Bill No. 3031 (Authorizes Execution of Agreement and Funding re: New Pedestrian Bridge over I-64) will be read for the first time under the "Legislation" portion of the agenda.

Councilmember Fults made a motion, seconded by Councilmember Flachsbart, to Approve Funding for Replacement of HVAC Equipment at City Hall from General Fund – Fund Reserves. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Fults reported that Bill No. 3032 (Approves Acceptance of Portions of Oak Stand Path and Willow Weald Path as Public Streets [Reserve at Chesterfield Village]) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember Fults reported that Bill No. 3033 (Approves Acceptance of Todd Evan Trail as a Public Street [Wilson Creek Subdivision]) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember Fults made a motion, seconded by Councilmember Casey, to accept the petitioner’s request to withdraw Bill No. 3021 (P.Z. 11-2014 – THF Chesterfield Development LLC [The Commons], without prejudice. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Fults reported that Bill No. 3025 (P.Z. 01-2015 – Barat Academy Foundation [17831, 17815 and 17803 Wild Horse Creek Road]) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Fults reported that Bill No. 3026 (Authorizes/Approves Participation in Green Community Program) will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Fults reported that Bill No. 3034 (Approves Record Plat and Escrow Agreements – Arbors at Kehrs Mill, Plat 1) is scheduled for both first and second reading approval under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Fults reported that Bill No. 3035 (Approves Record Plat and Escrow Agreements – Arbors at Kehrs Mill, Plat 2) is scheduled for both first and second reading approval under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Fults announced that the next meeting of this Committee has been scheduled for Thursday, May 7, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that Staff prepared a list of budget adjustments for the FY2014 Budget. These adjustments are “house-keeping” in nature and include either amendments or re-appropriations of previously approved expenditures to bring the FY2014 Budget in line with actual activity. Councilmember Flachsbart made a motion, seconded by Councilmember Greenwood, to approve these budget amendments. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Koreana, located at 13456 Olive Blvd., has requested the addition of a Sunday liquor license to sell all kinds of intoxicating liquor by the drink. They currently hold a full liquor license for Monday through Saturday. Mr. Herring reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Planning/Public Services Division and Police Department. Councilmember DeGroot made a motion, seconded by Councilmember Nations, to approve issuance of this liquor license to Koreana. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Councilmember Grissom made a motion, seconded by Councilmember Flachsbart, to direct the City Administrator to schedule a special "Committee-of-the-Whole" meeting to discuss the current City Council Committee process, how Committees and Committee Chairpersons are selected and who can/should coordinate the process in the future. A roll call vote was taken with the following results: Ayes – Hurt, DeGroot, Casey, Nations, Grissom, Greenwood, Fults and Flachsbart. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Flachsbart stated that a resident has requested three ordinances be considered relative to Sweet Gum Trees. The resident is proposing that the trees be declared hazardous, that homeowners with this type of tree on their front lawn be required to keep the sidewalk clear of gumballs, and that homeowners be required to clean up gumballs within one hour of yard work. Councilmember Flachsbart stated that he will be directing this request to the Planning/Public Works Committee for further review.

LEGISLATION

**BILL NO. 3026 ESTABLISHES A GREEN COMMUNITY PROGRAM;
DESCRIBING THE PROJECTS AND PROGRAMS
AUTHORIZED TO BE FUNDED BY THE PROGRAM; AND
PROVIDING OTHER MATTERS RELATING THERETO.
(SECOND READING; PLANNING AND PUBLIC WORKS
COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3026. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3026 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3026 with the following results: Ayes – Casey, Fults, DeGroot, Hurt, Flachsbart, Greenwood, Grissom

and Nations. Nays – None. Whereupon Mayor Nation declared Bill No. 3026 approved, passed it and it became **ORDINANCE NO. 2846.**

BILL NO. 3031 AUTHORIZES THE CITY ADMINISTRATOR TO EXECUTE A TRANSPORTATION ALTERNATIVES FUNDS PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR CONSTRUCTION OF A NEW PEDESTRIAN BRIDGE OVER INTERSTATE 64 ADJACENT TO CHESTERFIELD PARKWAY EAST (**FIRST READING; PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL**)

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3031. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3031 was read for the first time.

BILL NO. 3032 PERTAINS TO THE ACCEPTANCE OF PORTIONS OF OAK STAND PATH AND WILLOW WEALD PATH AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD (**FIRST READING; PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL**)

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3032. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3032 was read for the first time.

BILL NO. 3033 PERTAINS TO THE ACCEPTANCE OF TODD EVAN TRAIL AS A PUBLIC STREET IN THE CITY OF CHESTERFIELD (**FIRST READING; PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL**)

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3033. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3033 was read for the first time.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3025 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “LLR” LARGE LOT RESIDENTIAL DISTRICT AND AN “NU” NON-URBAN DISTRICT TO A NEW “LLR” LARGE LOT RESIDENTIAL DISTRICT FOR A 35.097 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION OF GREYSTONE MANOR PARKWAY AND EAST OF ITS INTERSECTION WITH TARA OAKS DRIVE (P.Z. 01-2015)

BARAT ACADEMY FOUNDATION [17831, 17815, 17803 WILD
HORSE CREEK ROAD] – 18V130099, 18V140098, 18V140065)
**(SECOND READING; PLANNING COMMISSION
RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3025. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3025 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3025 with the following results: Ayes – DeGroot, Hurt, Fults, Greenwood, Casey, Nations, Grissom and Flachsbart. Nays – None. Whereupon Mayor Nation declared Bill No. 3025 approved, passed it and it became **ORDINANCE NO. 2847**.

**BILL NO. 3034 PROVIDES FOR THE APPROVAL OF A RECORD PLAT AND
ESCROW AGREEMENTS FOR THE ARBORS AT KEHRS MILL
PLAT 1, A 27.055 ACRE TRACT OF LAND ZONED “PUD”
PLANNED UNIT DEVELOPMENT DISTRICT LOCATED
NORTH OF THE INTERSECTION OF STRECKER ROAD AND
CHURCH ROAD (FIRST AND SECOND READINGS;
PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3034. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3034 was read for the first time.

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3034. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3034 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3034 with the following results: Ayes – Flachsbart, Hurt, Fults, Casey, DeGroot, Greenwood, Grissom and Nations. Nays – None. Whereupon Mayor Nation declared Bill No. 3034 approved, passed it and it became **ORDINANCE NO. 2848**.

**BILL NO. 3035 PROVIDES FOR THE APPROVAL OF A RECORD PLAT AND
ESCROW AGREEMENTS FOR THE ARBORS AT KEHRS MILL
PLAT 2, A 31.093 ACRE TRACT OF LAND ZONED “PUD”
PLANNED UNIT DEVELOPMENT DISTRICT LOCATED
NORTH OF THE INTERSECTION OF STRECKER ROAD AND
CHURCH ROAD (FIRST AND SECOND READINGS;
PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3035. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3035 was read for the first time.

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3035. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3035 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3035 with the following results: Ayes – Casey, Fults, Greenwood, Hurt, DeGroot, Flachsbart, Nations and Grissom. Nays – None. Whereupon Mayor Nation declared Bill No. 3035 approved, passed it and it became **ORDINANCE NO. 2849**.

ADJOURNMENT

Mayor Nation entertained a motion to adjourn the City Council meeting and reconvene into Executive Session. Councilmember Flachsbart made a motion, seconded by Councilmember DeGroot, to go into closed session, pursuant to RSMo 610.021(1) for the purpose of allowing for confidential communication among the City Attorney and the City's elected officials, regarding negotiated contracts and other matters. A roll call vote was taken with the following results: Ayes –Flachsbart, Grissom, DeGroot, Greenwood, Hurt, Casey, Fults and Nations. Naves – None. Whereupon Mayor Nation declared the motion passed.

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:37 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

RECOMMENDATIONS – PLANNING/PUBLIC WORKS COMMITTEE

As detailed in the enclosed MINUTES, prepared by Mike Geisel, Director of Public Services, the Planning/Public Works Committee met on Thursday, May 7, 2015.

The following items, recommended for approval by this Committee, will be discussed, in greater detail, at Monday's City Council meeting:

IIIA. Bill No. 3036 – P.Z. 02-2015, Falling Leaves Estates II (1925 and 1921 Wilson Avenue) (**FIRST READING**)

---- **Bill No. 3031** – Authorizes Execution of Agreement and Funding re: New Pedestrian Bridge over I-64 (**SECOND READING**)

---- **Bill No. 3032** – Approves Acceptance of Portions of Oak Stand Path and Willow Weald Path as Public Streets (Reserve at Chesterfield Village) (**SECOND READING**)

---- **Bill No. 3033** – Approves Acceptance of Todd Evan trail as a Public Street (Wilson Creek Subdivision) (**SECOND READING**)

Next Meeting: **Thursday, May 21, 2015 (5:30pm)**

If you have any questions, please contact Chairperson Connie Fults, any other member of this Committee, Mr. Geisel or me, prior to Monday's meeting.

MEMORANDUM

✓ MBH
5/10/15



TO: Michael G. Herring, City Administrator
FROM: Mike Geisel, Director of Public Services
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, May 7, 2015

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, May 7, 2015 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV), **Councilmember Bridget Nations** (Ward II) and **Councilmember Dan Hurt** (Ward III). **Councilmember Nancy Greenwood** (Ward I) was absent.

Also in attendance were: Councilmember Bruce DeGroot (Ward IV); Mike Geisel, Director of Public Services; Aimee Nassif, Planning & Development Services Director; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the April 23, 2015 Committee Meeting Summary.

Councilmember Hurt made a motion to approve the Meeting Summary of **April 23, 2015**. The motion was seconded by Councilmember Nations and **passed** by a voice vote of 3-0.

II. OLD BUSINESS - None

III. NEW BUSINESS

- A. **P.Z. 02-2015 Falling Leaves Estates II (1925 & 1921 Wilson Ave)**: A request for a zoning map amendment from a "R-1" Residential District to a "PUD" Planned Unit Development for 17.37 acres located on the west side of Wilson Avenue south of its intersection with Chamfers Farm Road and north of its intersection with Wilson Farm Drive (19T220214 & 19T210161).

STAFF REPORT

Ms. Aimee Nassif, Planning and Development Services Director, presented the request for a zoning map amendment to change the zoning from the "R-1" District to a "PUD" Planned Unit Development District for 17.37 acres of land located on the west side of Wilson Avenue. A Public Hearing for this petition was held on March 9, 2015. Issues identified at that time are summarized below:

- Density of the development. The Applicant has submitted an updated Preliminary Plan which reduced the number of lots from 17 to 16.
- The fence separating this development and Wilson Farm.
- Traffic impact. A traffic study will not be performed due to the small size of the development and because no improvements will be made to Wilson Avenue.
- Storm water. Staff determined the standing water concern is not related to this proposal.

All items were addressed by the Applicant and at the Planning Commission Vote Meeting on April 27, the project was unanimously approved.

Ms. Nassif further discussed the preliminary plan citing there are 16 lots that range in size from 22,000 sq. ft. to 27,205 sq. ft. with a 1-acre density. A private, gated street will run through the property with 30 foot landscape buffers around the perimeter. At the request of the Planning Commission, additional landscape buffers were added at the entrance to the development to provide more privacy for Lot 16 because of its proximity to the entrance gate. Ms. Nassif also pointed out that the existing lake on the site will be used as an amenity for the residents. In addition, the natural ground water pond on Lot 16 will be filled in when the site is developed.

With all issues having been addressed, Staff recommends approval of the petition.

Discussion

In response to Councilmember Hurt's questions, Mr. Mike Geisel, Public Services Director, confirmed there is a storm water culvert under Wilson Avenue. Further discussion took place regarding standing water on the sidewalk in this area and Mr. Geisel stated the problem can be alleviated by elevating the sidewalk.

Councilmember Hurt asked if this development would necessitate any further improvements to Wilson Avenue. Mr. Geisel stated no additional improvements are necessary or anticipated, and pointed out this section of Wilson Avenue is already fully improved to three lanes. However, he has concerns about other sections of Wilson Avenue that will be discussed in the future.

Chair Fults stated the residents along Chamfers Farm had concerns with the lot that had direct access off of Wilson Avenue, however, since that lot has been eliminated, most of their concerns have been alleviated.

Councilmember Hurt made a motion to forward P.Z. 02-2015 Falling Leaves Estates II (1925 and 1921 Wilson Avenue) to City Council with a recommendation to approve. The motion was seconded by Councilmember Nations and passed by a voice vote of 3-0.

**Note: One Bill, as recommended by the Planning Commission, will be needed for the May 18, 2015 City Council Meeting.
See Bill #**

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 02-2015 Falling Leaves Estates II.]

IV. OTHER

The Committee briefly discussed Sweet Gum trees within the right-of-way. Mr. Geisel explained that the City removes hazardous trees and if Sweet Gum trees are declared a "hazard" versus a "nuisance", there will be a substantial financial component associated with that determination. At the May 21 Committee meeting, Staff will provide a global update on street tree maintenance and will discuss the recent concern of Pin Oak gall.

V. ADJOURNMENT

The meeting adjourned at 5:48 p.m.

City Council Memorandum

Department of Public Services



To: Michael Herring, City Administrator

From: Aimee Nassif, Planning and Development Services Director

Date: May 8, 2015

CC Date: May 18, 2015

RE: **P.Z. 02-2015 Falling Leaves Estates II (1925 & 1921 Wilson Ave)**: A request for a zoning map amendment from a "R-1" Residential District to a "PUD" Planned Unit Development for 17.37 acres located on the west side of Wilson Avenue south of its intersection with Chamfers Farm Road and north of its intersection with Wilson Farm Drive (19T220214 & 19T210161).

On March 9th, 2015 a Public Hearing was held for the above referenced project. The Petitioner is seeking a zoning map amendment to rezone 17.37 acres for a proposed single-family residential development. The tract is currently zoned "R-1" Residential District and the requested amendment is for a change of zoning to a "PUD" Planned Unit Development. As required for a "PUD" Planned Unit Development, a Preliminary Plan and Project Narrative are included for your review.

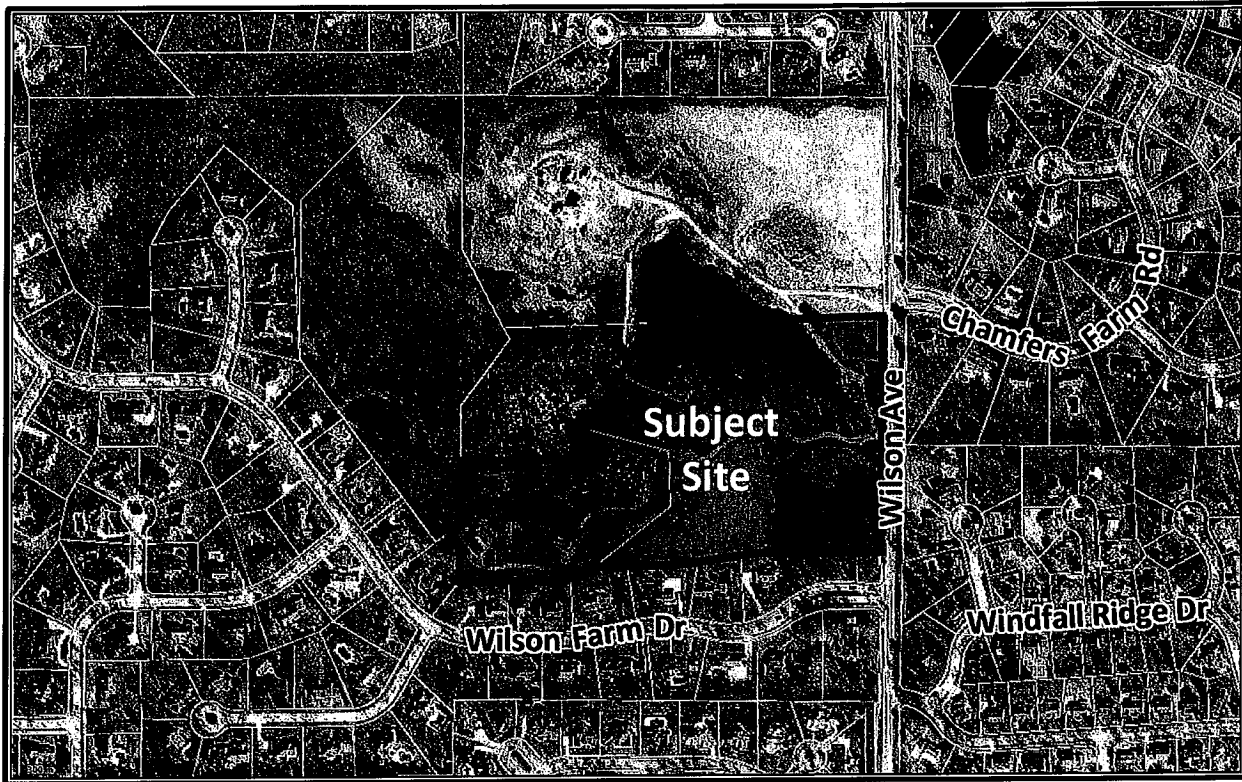
The "PUD" request is for a total of 16 lots which range in size from 22,000 square feet to 27,205 square feet with an average lot size of 24,232 square feet. Additional development characteristics proposed include 38% Common Open Space, 30 foot perimeter buffers, enhanced entrance with landscaping on either side of the private drive, as well as sidewalks within the development and along Wilson Avenue. Furthermore, the site is designed to take advantage of an existing lake on site.

At the Public Hearing, issues were identified that included, but were not limited to, justification for the "PUD" request, number of curb cuts along Wilson Avenue, proposed lot lay on the Preliminary Plan, and existing stormwater questions. A Planning Commission Issues Meeting was held on April 13th, 2015 to follow up on the issues identified at the Public Hearing and to examine if any further items needed to be resolved prior to a Vote Meeting. Additional questions were discussed and answered.

The Planning Commission Vote Meeting was held on April 27th, 2015 and at that time a motion recommending approval of the above-referenced matter passed by a vote of 8-0.

This petition was reviewed by the Planning and Public Works Committee on May 7th, 2014. A motion to forward P.Z. 02-2015 Falling Leaves Estates II (1925 & 1921 Wilson Ave) to City Council with a recommendation to approve was passed by a vote of 3-0.

Attached to the legislation, please find a copy of the Attachment A, Preliminary Plan and Project Narrative.



SEE BILL # 3036

✓ MBH
5/9/15

LIQUOR LICENSE

As noted within the attached MEMO, prepared by Andrea Majoros, Business Assistance Coordinator, the following business is seeking a **liquor license to sell liquor, in the ORIGINAL PACKAGE and SUNDAY SALES:**

Long Road Fuels, 110 Long Road (Formerly Long Station, Inc.)

Given the recommendation from both the Police Department and the Planning/Development Services Division of the Dept. of Public Services, I will ask for City Council approval, under my report, at Monday's meeting.

In the meantime, please let me know if you have any questions.



MEMORANDUM

DATE: May 8, 2015

TO: Michael G. Herring, City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator 

SUBJECT: Liquor License Request – Long Road Fuels

Long Road Fuels, 110 Long Rd ... (formerly Long Station Inc.) has requested a liquor license to sell Liquor in Original Package and Sunday Sales.

Mr. Cijo Mathews is the Managing Officer.

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

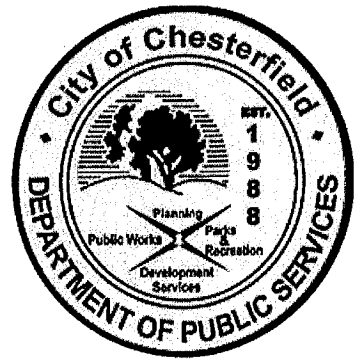
With City Council approval at the Monday, May 18, 2015 City Council meeting, I will immediately issue this license.

BID RESULTS - ASPHALT MILL AND OVERLAY PROJECT

As detailed in the enclosed MEMO, prepared by Jim Eckrich, Public Works Director/City Engineer, bids were recently sought for the **2015 Asphalt Mill and Overlay Project**.

Based upon a review of the information provided by Mr. Eckrich and attached to this paragraph, I join with him in recommending **award of a contract to Krupp Construction, in an amount-not-to-exceed \$90,000**. Please note that the FY2015 Budget contains an appropriation of \$125,000, for this project.

As always, please contact Mr. Eckrich or me, prior to Monday's meeting, if you have any questions.



DATE: May 6, 2015

TO: Michael G. Herring, ICMA-CM
City Administrator

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

RE: 2015 Asphalt Mill and Overlay Project

The Department of Public Services publicly opened bids for the 2015 Asphalt Mill and Overlay Project on May 5, 2015. The results of the bid opening are detailed in the attached memorandum from Project Manager Mark Wilson. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Krupp Construction, in the amount of \$90,000. The recommended allocation includes the low bid amount (\$75,650) and a modest contingency. Krupp Construction has performed similar projects for the City of Chesterfield in the past and is positively recommended by City Staff.

The streets to be overlaid as part of this project include Clayton Douglas Court and Hitchcock Road. This project was budgeted for \$125,000 within Account 120-079-5490. Should you have questions or require additional information on this project, please let me know.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Krupp Construction in the amount of \$90,000.

Concurrence:

Craig White

Craig White, Finance Director

Cc: Michael O. Geisel, Director of Public Services

✓ MBH
5/9/15

MEMORANDUM



DATE: May 5, 2015
TO: Jim Eckrich, Public Works Director
FROM: Mark Wilson, Project Manager
SUBJECT: 2015 Asphalt Mill and Overlay Project, 2015-PW-13

As you are aware, the Department of Public Services opened bids for the above referenced project today, May 5, 2015. Six bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Krupp Construction	\$75,650.00
Ford Asphalt Co., Inc	\$75,702.50
DuraSeal Paving	\$76,914.25
Spencer Contracting	\$77,483.75
Byrne & Jones Construction	\$78,885.05
E. Meier Contracting	\$81,837.50

The low bidder, Krupp Construction Co., Inc. has performed asphalt work for the City in the past, and I am satisfied they will be able to perform the work to the City's satisfaction.

Accordingly, I recommend acceptance of the bid of \$75,650.00 submitted by Krupp Construction Co., Inc. and request authorization of work up to the amount of \$90,000. Adequate funding remains available in the Capital Projects Street Improvements Acct 120-079-5490 to cover this amount.

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

cc: File- 13-PW-13

BID FORM

BID TIME: 10:00 a.m.

BID DATE: Tuesday, May 5, 2015

TO: THE CITY OF CHESTERFIELD

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

Asphalt Mill and Overlay Project
2015-PW-13

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 mill and resurface approximately 9,650 square yards of asphalt pavement.

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

Bid submitted by:Company Name: Krupp ConstructionAddress: 415 Old State Rd.City, State Ellisville, MO 63021Phone number: 636-391-8844 Fax: 636-391-7544E-mail address: markreizer@kruppmo.com

Type of Firm: Sole Partnership ☒ Partnership ☐
Corporation ☐ Other ☐

Officer Mark ReizerTitle PresidentSignature [Signature]Date May 5, 2015

**ITEMIZED BID
CITY OF CHESTERFIELD
2015 ASPHALT OVERLAY PROJECT
2015-PW-13**

ITEM				UNIT	EXTENDED
NO.	DESCRIPTION	UNIT	QUANTITY	PRICE	PRICE
412	COLDMILLING	Sq. Yd.	5,350	<u>2.60</u>	<u>13,910.00</u>
407	TACK COAT	Gal.	375	<u>4.00</u>	<u>1500.00</u>
403	GEOTEXTILE FABRIC	Sq. Yd.	5,350	<u>2.30</u>	<u>12,305.00</u>
405	TYPE "BP-1" ASPHALT	Ton	765	<u>59.00</u>	<u>45,135.00</u>
612	TRAFFIC CONTROL	L.S.	1	<u>2800.00</u>	<u>2800.00</u>
TOTAL BID				<u> </u>	<u>75,650.00</u>



**BID TABULATION
2015 ASPHALT OVERLAY PROJECT
2015-PW-13
May 5, 2015**

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE		KRUPP CONSTRUCTION		FORD ASPHALT		DURA SEAL PAVING	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
412	COLORMILLING	Sq. Yd.	5,350	\$1.80	\$9,630.00	\$2.60	\$13,910.00	\$2.70	\$14,445.00	\$2.65	\$14,177.50
407	TACK COAT	Gal.	375	\$1.00	\$374.50	\$4.00	\$1,500.00	\$1.00	\$375.00	\$0.01	\$3.75
403	GEOTEXTILE FABRIC	Sq. Yd.	5,350	\$2.40	\$12,840.00	\$2.30	\$12,305.00	\$2.16	\$11,502.50	\$2.27	\$12,144.50
405	TYPE "BP-1" ASPHALT	Ton	765	\$63.00	\$48,195.00	\$59.00	\$45,135.00	\$82.00	\$47,430.00	\$60.80	\$46,588.50
612	TRAFFIC CONTROL	L.S.	1	\$18,000.00	\$18,000.00	\$2,800.00	\$2,800.00	\$1,950.00	\$1,950.00	\$4,000.00	\$4,000.00
TOTAL BID					\$87,039.50		\$76,650.00		\$76,702.50		\$76,914.25



BID TABULATION
2015 ASPHALT OVERLAY PROJECT
2015-PW-13
May 5, 2015

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE		SPENCER CONTRACTING		BYRNE & JONES CONSTRUCTION		E. MEIER CONTRACTING	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
412	COLDMILLING	Sq. Yd.	5,350	\$1.80	\$9,630.00	\$2.75	\$14,712.50	\$3.22	\$17,227.00	\$2.50	\$13,375.00
407	TACK COAT	Gal.	375	\$1.00	\$374.50	\$0.01	\$3.75	\$0.002	\$0.75	\$4.00	\$1,500.00
403	GEOTEXTILE FABRIC	Sq. Yd.	5,350	\$2.40	\$12,840.00	\$2.25	\$12,037.50	\$2.32	\$12,412.00	\$2.15	\$11,502.50
405	TYPE "BP-1" ASPHALT	Ton	765	\$63.00	\$48,195.00	\$64.60	\$49,419.00	\$62.02	\$47,445.30	\$64.00	\$48,960.00
612	TRAFFIC CONTROL	L.S.	1	\$16,000.00	\$16,000.00	\$1,311.00	\$1,311.00	\$1,800.00	\$1,800.00	\$6,500.00	\$6,500.00
TOTAL BID					\$87,039.50		\$77,483.75		\$78,885.05		\$81,837.50

BID RESULTS - APPALACHIAN TRAIL, PHASE 2

As detailed in the enclosed MEMO, prepared by Jim Eckrich, Public Works Director/City Engineer, bids were recently sought for the **reconstruction of Appalachian Trail, from Beaver Creek Road to White Road, in Ward 2.**

Based upon a review of the information provided by Mr. Eckrich and attached to this paragraph, I join with him in **recommending award of a contract to Gershenson Construction Company**, in an amount-not-to-exceed **\$1,852,000**, which is the amount budgeted for this project, within the FY2015 Capital Improvement Sales Tax Fund Budget. As a reminder, **70% of the total cost for this project will be covered by grant funds obtained by Staff.**

Please note that approval of this recommendation will also **need to be accompanied by approval of a budget transfer of existing funds, within the Capital Improvement Sales Tax Fund, totaling \$130,000.** Again, the total contract amount, of \$1,852,000, is fully-funded within the Capital Improvement Sales Tax Fund, which includes this \$130,000.

As always, if you have any questions, please contact Mr. Eckrich or me, prior to Monday's meeting.



✓ MGH
5/9/15

DATE: May 6, 2015

TO: Michael G. Herring, ICMA-CM
City Administrator

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

RE: Appalachian Trail Phase 2

The Department of Public Services publicly opened bids for the reconstruction of Appalachian Trail from Beaver Creek Road to White Road on April 28, 2015. The results of the bid opening are detailed in the attached memorandum from Senior Civil Engineer Jeff Paskiewicz. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Gershenson Construction Company Incorporated, in the amount of \$1,852,000. This figure includes the bid amount (\$1,668,521.15) and a contingency to account for scope modifications and change orders. Gershenson has successfully worked for the City of Chesterfield in the past and is positively recommended by City Staff.

As you may recall, this project is funded through a Surface Transportation Program (STP-Urban) grant obtained through the Missouri Highways and Transportation Commission. Seventy percent of the project cost will be reimbursed to the City of Chesterfield. Construction of this project was budgeted within the Capital Improvement Sales Tax Fund (Account 120-079-5490) at \$1,852,000.

Construction Engineering Services, which were previously authorized not to exceed \$140,000 (see attached Council Memo and Meeting Minutes from the May 20, 2013 City Council Meeting) were also budgeted within Account 120-079-5490. However, that expenditure to CDG Engineering, which has been reduced to \$130,000, should technically have been budgeted in Account 120-079-5261. Accordingly, I am also recommending a budget transfer in the amount of \$130,000 from Account 120-079-5490 to Account 120-079-5261. Please note that Staff is requesting no additional funding at this time, this is simply a budget transfer. *CDW*

Should you have questions or require additional information on this project, please let me know.

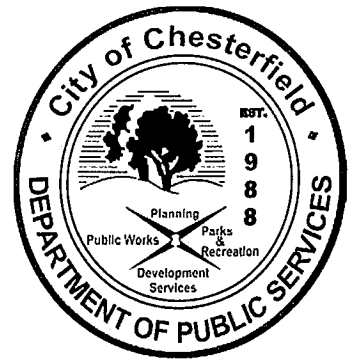
Concurrence:

[Signature]
Craig White, Finance Director

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Gershenson Construction Company Incorporated in the amount of \$1,852,000. Further, it should authorize the City Administrator to approve a budget transfer of \$130,000 for construction engineering services from Account 120-079-5490 to Account 120-079-5261. Seventy percent of all expenditures will be reimbursed through the STP grant.

Cc: Michael O. Geisel, Director of Public Services



MEMORANDUM

DATE: May 6, 2015
TO: James A. Eckrich, PE – Public Works Director/City Engineer
FROM: Jeff Paskiewicz, PE – Senior Civil Engineer *JSP*
RE: Appalachian Trail Phase 2 Project – STP 5410(618)
2013-PW-11

In January of 2013 City Council authorized execution of a Surface Transportation Agreement with the Missouri Highways and Transportation Committee for the reconstruction of Appalachian Trail from Beaver Creek Road to White Road (Ord. 2734). Per the STP agreement, the federal share for the project is 70% reimbursement not to exceed \$1,534,400.00. The total project cost was originally anticipated to be \$2,192,000.00.

Bids for the project were opened on April 28th, 2015 at 10:00am. There were two bidders on the project; Pavement Solutions, LLC and Gershenson Construction Company, Inc. Please see the attached bid tabulation.

Gershenson Construction Company, Inc. is the lowest, responsive and responsible bidder with a bid of \$1,668,521.15 (bid attached).

MoDOT must review the bids and project information and provide bid concurrence. The concurrence request was sent to MoDOT on May 1, 2015 for their review and approval.

I recommend requesting authorization to accept the low bid as submitted by Gershenson Construction Company, Inc., and award a contract in the amount of \$1,668,521.15, with a total funding authorization from the capital projects street improvement funds not to exceed \$1,852,000.00. This amount includes an approximate 11% allowance for contingency funding to account for any unforeseen conditions and/or additional work.

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

attachment

cc: File 2013-PW-11

ITEMIZED BID

Please see the plans, specification and bid package scopes of work for a detailed description of all work to be included in the itemized costs below:

Company Name

Coershenson Construction Co.

ITEM NO.	ST LOUIS COUNTY STANDARD SPEC.	JSP	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL COST
ROADWAY							
1	201		Clearing and Grubbing	LS	1	<u>1,425.00</u>	<u>1,425.00</u>
2	201		Tree Removal Up to 6"	EA	1	<u>80.30</u>	<u>80.30</u>
3	201		Tree Removal 6"-15"	EA	39	<u>214.00</u>	<u>8,346.00</u>
4	201		Tree Removal Over 15"	EA	7	<u>1,070.00</u>	<u>7,490.00</u>
5	201	18	Tree Protection	LS	1	<u>535.00</u>	<u>535.00</u>
6	202		Removal of Improvements	LS	1	<u>12,120.00</u>	<u>12,120.00</u>
7	202	1	Removal of Rigid Pavement	SY	18034	<u>14.30</u>	<u>257,886.20</u>
8	203	4	Undergrading	CF	5000	<u>2.00</u>	<u>10,000.00</u>
9	205	5	Modified Subgrade Repair (With Geogrid)	SY	500	<u>25.00</u>	<u>12,500.00</u>
10	207		Linear Grading, Class 1	STA	39	<u>963.00</u>	<u>37,557.00</u>
11	304	3	4" Type 5 Aggregate Base	SY	17757	<u>6.35</u>	<u>112,756.95</u>
12	502	1	Concrete Pavement (7" Non-Reinforced)	SY	16849	<u>34.50</u>	<u>581,290.50</u>
13	600	23	Remove and Replace Mailbox	EA	67	<u>161.00</u>	<u>10,787.00</u>
14	600	17	Adjust Service Covers to Grade	EA	18	<u>214.00</u>	<u>3,852.00</u>
15	608	9	Remove and Replace Paved Approach (6")	SY	1704	<u>63.00</u>	<u>107,352.00</u>
16	605	11	Underdrains	LF	160	<u>27.10</u>	<u>4,336.00</u>
17	619		Mobilization	LS	1	<u>94,000.00</u>	<u>94,000.00</u>
18	624	6	Geotextile Fabric	SY	17757	<u>1.60</u>	<u>28,411.20</u>
19	604	15	Adjust Manhole to Grade w/Adjustment Ring	EA	7	<u>616.00</u>	<u>4,312.00</u>

20	604	14	Replace Precast Inlet Stone	EA	23	<u>508.00</u>	<u>11,684.00</u>
21	604	13	Replace Inlet Sill	EA	23	<u>375.00</u>	<u>8,625.00</u>
22	803		Sodding	SY	5669	<u>4.75</u>	<u>26,927.75</u>
23	804	19	Root Pruning	EA	55	<u>428.00</u>	<u>23,540.00</u>
24	804	26	Top Soil Backfill	CY	315	<u>28.40</u>	<u>8,946.00</u>
25	804	24	Restoration	LS	1	<u>3,745.00</u>	<u>3,745.00</u>
26	806	7	SWPPP Design, Installation, Maintenance, & Removal	LS	1	<u>9,631.00</u>	<u>9,631.00</u>
27	806		Temporary Erosion Control Blanket (Class 1, Type A)	SY	5669	<u>1.50</u>	<u>8,503.50</u>
28	808	21	Sugar Maple (2.5" Caliper, B&B)	EA	9	<u>375.00</u>	<u>3,375.00</u>
29	808	21	Ginkgo (Male, 2.5" Caliper, B&B)	EA	9	<u>375.00</u>	<u>3,375.00</u>
30	808	21	Scarlet Oak (2.5" Caliper, B&B)	EA	9	<u>375.00</u>	<u>3,375.00</u>
31	808	21	Shingle Oak (2.5" Caliper, B&B)	EA	9	<u>375.00</u>	<u>3,375.00</u>
32	808	21	London (2.5" Caliper, B&B)	EA	10	<u>375.00</u>	<u>3,750.00</u>

SUBTOTAL ROADWAY 1,413,889.40

SIGNING/STRIPING/SIGNAL

33	MoDOT 903	U-Channel Post, 3 lb	LF	240	<u>21.40</u>	<u>5,136.00</u>
34	25	Street Signage	LS	1	<u>4,280.00</u>	<u>4,280.00</u>
35	612	8 Traffic Control and Construction Phasing (All Inclusive)	LS	1	<u>7,059.00</u>	<u>7,059.00</u>
36	620	4 in. White High Build Acrylic Waterborne Pavement Marking Paint	LF	6982	<u>0.27</u>	<u>1,885.14</u>
37	620	4 in. Yellow High Build Acrylic Waterborne Pavement Marking Paint	LF	3303	<u>0.27</u>	<u>891.81</u>

SUB-TOTAL SIGNING/ STRIPING/ SIGNAL 19,251.95

BICYCLE/PEDESTRIAN FACILITIES

38	608	12	Removal and Replacement of Carriage Walk	SF	260	<u>8.55</u>	<u>2,223.00</u>
39	608	12	Concrete Curb Ramp (7" Thick)	SY	449	<u>95.60</u>	<u>42,924.40</u>
40	608	12	Truncated Domes for Curb Ramps (New Construction)	SF	300	<u>13.90</u>	<u>4,170.00</u>
41	608	12	Remove and Replace Concrete Sidewalk (4" Thick)	SF	31536	<u>5.90</u>	<u>186,062.40</u>

SUB-TOTAL BICYCLE/ PEDESTRIAN FACILITIES 235,379.80

**GRAND
TOTAL**

Written: One million six hundred
sixty-eight thousand five
hundred twenty-one and
fifteen cents. Numbers: \$1,668,521.15



**BID TABULATION
APPALACHIAN TRAIL PHASE 2
2013-PW-11
April 28, 2015**

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE		GERSHENSON CONSTRUCTION CO.		PAVEMENT SOLUTIONS	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Clearing and Grubbing	LS	1	\$10,000.00	\$10,000.00	\$1,425.00	\$1,425.00	\$5,800.00	\$5,800.00
2	Tree Removal Up to 6"	EA	1	\$500.00	\$500.00	\$80.30	\$80.30	\$270.00	\$270.00
3	Tree Removal 6"-15"	EA	39	\$1,200.00	\$46,800.00	\$214.00	\$8,346.00	\$475.00	\$18,525.00
4	Tree Removal Over 15"	EA	7	\$2,000.00	\$14,000.00	\$1,070.00	\$7,490.00	\$675.00	\$4,725.00
5	Tree Protection	LS	1	\$10,000.00	\$10,000.00	\$535.00	\$535.00	\$2,500.00	\$2,500.00
6	Removal of Improvements	LS	1	\$10,500.00	\$10,500.00	\$12,120.00	\$12,120.00	\$169,300.00	\$169,300.00
7	Removal of Rigid Pavement	SY	18,034	\$11.00	\$198,374.00	\$14.30	\$257,886.20	\$11.40	\$205,587.60
8	Undergrading	CF	5,000	\$2.00	\$10,000.00	\$2.00	\$10,000.00	\$1.40	\$7,000.00
9	Modified Subgrade Repair (with Geotrid)	SY	500	\$32.00	\$16,000.00	\$25.00	\$12,500.00	\$23.00	\$11,500.00
10	Linear Grading, Class 1	STA	39	\$1,050.00	\$40,950.00	\$963.00	\$37,557.00	\$500.00	\$19,500.00
11	4" Type 5 Aggregate Base	SY	17757	\$5.00	\$88,785.00	\$6.35	\$112,756.95	\$5.00	\$88,785.00
12	Concrete Pavement (7" Non-Reinforced)	SY	16849	\$35.00	\$589,715.00	\$34.50	\$581,290.50	\$39.00	\$657,111.00
13	Remove and Replace Mailbox	EA	67	\$165.00	\$11,055.00	\$161.00	\$10,787.00	\$150.00	\$10,050.00
14	Adjust Service Covers to Grade	EA	18	\$180.00	\$3,240.00	\$214.00	\$3,852.00	\$75.00	\$1,350.00
15	Remove and Replace Paved Approach (6")	SY	1704	\$55.00	\$93,720.00	\$63.00	\$107,352.00	\$46.00	\$78,384.00
16	Underdrains	LF	160	\$24.00	\$3,840.00	\$27.10	\$4,336.00	\$26.00	\$4,160.00
17	Mobilization	LS	1	\$140,242.68	\$140,242.68	\$94,000.00	\$94,000.00	\$59,500.00	\$59,500.00
18	Geotextile Fabric	SY	17757	\$2.00	\$35,514.00	\$1.60	\$28,411.20	\$4.00	\$71,028.00
19	Adjust Manhole to Grade w/Adjustment Ring	EA	7	\$550.00	\$3,850.00	\$616.00	\$4,312.00	\$665.00	\$4,655.00
20	Replace Precast Inlet Stone	EA	23	\$500.00	\$11,500.00	\$508.00	\$11,684.00	\$700.00	\$16,100.00
21	Replace Inlet Sill & Adjust to Grade	EA	23	\$500.00	\$11,500.00	\$375.00	\$8,625.00	\$655.00	\$15,065.00
22	Sodding	SY	5669	\$6.00	\$34,014.00	\$4.75	\$26,927.75	\$10.00	\$56,690.00
23	Root Pruning	EA	55	\$350.00	\$19,250.00	\$428.00	\$23,540.00	\$75.00	\$4,125.00
24	Top Soil Backfill	CY	315	\$35.00	\$11,025.00	\$28.40	\$8,946.00	\$50.00	\$15,750.00
25	Restoration	LS	1	\$5,000.00	\$5,000.00	\$3,745.00	\$3,745.00	\$10,330.00	\$10,330.00
26	SVPPP Design, Installation, Maintenance & Removal	LS	1	\$10,000.00	\$10,000.00	\$9,631.00	\$9,631.00	\$6,100.00	\$6,100.00
27	Temporary Erosion Control Blanket (Class 1, Type A)	SY	5669	\$2.00	\$11,338.00	\$1.50	\$8,503.50	\$2.50	\$14,172.50
28	Sugar Maple (2.5" Caliper, B&B)	EA	9	\$350.00	\$3,150.00	\$375.00	\$3,375.00	\$600.00	\$5,400.00
29	Ginkgo (Male, 2.5" Caliper, B&B)	EA	9	\$350.00	\$3,150.00	\$375.00	\$3,375.00	\$600.00	\$5,400.00
30	Scarlet Oak (2.5" Caliper, B&B)	EA	9	\$350.00	\$3,150.00	\$375.00	\$3,375.00	\$600.00	\$5,400.00
31	Shingle Oak (2.5" Caliper, B&B)	EA	9	\$350.00	\$3,150.00	\$375.00	\$3,375.00	\$600.00	\$5,400.00
32	London (2.5" Caliper, B&B)	EA	10	\$350.00	\$3,500.00	\$375.00	\$3,750.00	\$600.00	\$6,000.00
33	U-Channel Post, 3 lb.	LF	240	\$9.75	\$2,340.00	\$21.40	\$5,136.00	\$4.95	\$1,188.00
34	Street Signage	LS	1	\$5,000.00	\$5,000.00	\$4,280.00	\$4,280.00	\$4,500.00	\$4,500.00
35	Traffic Control & Construction Phasing (All Inclusive)	LS	1	\$25,000.00	\$25,000.00	\$7,059.00	\$7,059.00	\$13,600.00	\$13,600.00
36	4 in. White High Build Acrylic Waterbourne Pavement Paint	LF	6982	\$0.35	\$2,443.70	\$0.27	\$1,885.14	\$3.25	\$22,691.50
37	4 in. Dbl Yellow High Build Acrylic Waterbourne Pavement P	LF	3303	\$0.35	\$1,156.05	\$0.27	\$891.81	\$3.25	\$10,734.75
38	Removal and Replacement of Carriage Walk	SF	260	\$6.00	\$1,560.00	\$8.55	\$2,223.00	\$20.00	\$5,200.00
39	Concrete Curb Ramp (7" Thick)	SY	449	\$93.00	\$41,757.00	\$95.60	\$42,924.40	\$113.00	\$50,737.00
40	Truncated Domes for Curb Ramps (New Construction)	SF	300	\$22.00	\$6,600.00	\$13.90	\$4,170.00	\$79.00	\$23,700.00
41	Remove and Replace Concrete Sidewalk (4" Thick)	SF	31536	\$5.50	\$173,448.00	\$5.90	\$186,062.40	\$7.54	\$237,781.44
TOTAL BID					\$1,716,117.43		\$1,668,521.15		\$1,955,795.79



DATE: May 9, 2013

TO: Michael G. Herring, ICMA-CM
City Administrator

FROM: James A. Eckrich, P.E.
Public Works Director / City Engineer

RE: Design and Construction Engineering Services
Appalachian Trail Phase II

The City of Chesterfield was previously awarded a Surface Transportation Program (STP) grant to reconstruct Appalachian Trail Drive from Beaver Creek Road to White Road, commonly referred to as Appalachian Trail Phase II. You will recall that Appalachian Trail Phase I encompassed the section of roadway from Olive Boulevard to Beaver Creek Road, and was constructed in 2012. Similar in scope, the Appalachian Trail Phase II Project will include the construction of a new concrete road, sidewalks, handicap ramps, and storm sewer improvements. The project is programmed for design engineering in 2013, right of way acquisition in 2014, and construction in 2015.

In accordance with MODOT requirements, the City of Chesterfield publicly advertised for qualification submittals for design and construction engineering services for this project in late 2013. A selection committee comprised of Public Works Staff reviewed each of the fourteen proposals submitted. Staff ultimately determined that CDG Engineers, Incorporated was the firm most qualified to perform the required engineering services. Accordingly, we entered into contract negotiations with CDG, and both parties have come to an agreement which is within the parameters allowed by the grant.

Attached is the Contract negotiated between the City and CDG Engineers, Incorporated, which has been submitted to MODOT for approval. Essentially the Contract provides for CDG Engineers to provide design and construction engineering services at a fee not to exceed \$285,647. To allow for any change orders which may become necessary, Staff has requested that funding be allocated up to a not to exceed amount of \$315,000. Because of the STP grant, up to seventy percent of this cost, or \$220,500, will be reimbursed to the City of Chesterfield by MODOT. This will result in a City expenditure not to exceed \$94,500. The breakdown in fees is described in detail within the attached memorandum from Principal Engineer Susan Mueller.

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 execute the attached Agreement with CDG Engineers authorizing a maximum expenditure of \$175,000 for design services and \$140,000 for construction engineering services.

Councilmember Fults then reported that Bill No. 2931 (Spirit Valley Business Park, Lot 1, Lot Split) is scheduled for both first and second reading approval, under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Fults announced that the next meeting of this Committee has been scheduled for Thursday, May 23, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that Public Works Staff has received and evaluated proposals regarding design/construction engineering services for the Appalachian Trail – Phase II project. He noted that Staff sought and successfully obtained grant funding equal to 70% of the total cost of this project. Based upon a review of information provided by Jim Eckrich, Public Works Director/City Engineer, Mr. Herring joined with him in recommending award of a contract to CDG Engineers, at a cost not to exceed \$315,000. As noted above, due to grant funding, the City's ultimate cost for this contract will not exceed \$94,500, which is funded within the context of the FY 2013 Budget. Councilmember Flachsbart made a motion, seconded by Councilmember Grier, to award a contract to CDG Engineers, in an amount not to exceed \$315,000, as noted above. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

NEW BUSINESS

There was no new business.

LEGISLATION

**BILL NO. 2927 AMENDS ORDINANCE NO. 35, SCHEDULE VII OF THE
ORDINANCES OF THE CITY OF CHESTERFIELD BY
ADDING YIELD CONTROL FOR THE WESTERN
INTERSECTION OF WEST MANOR DRIVE AND PENSHURST
PLACE (SECOND READING; PLANNING & PUBLIC
WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 2927. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2927 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2927 with the following results: Ayes – Grier, Casey, Greenwood, Grissom, DeGroot, Flachsbart, Fults and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 2927 approved, passed it and it became **ORDINANCE NO. 2744.**

LEGISLATION

- BILL NO. 3031** AUTHORIZES THE CITY ADMINISTRATOR TO EXECUTE A TRANSPORTATION ALTERNATIVES FUNDS PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR CONSRUCTION OF A NEW PEDESTRIAN BRIDGE OVER INTERSTATE 64 ADJACENT TO CHESTERFIELD PARKWAY EAST. **(SECOND READING; PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL)**
- BILL NO. 3032** PERTAINS TO THE ACCEPTANCE OF PORTIONS OF OAK STAND PATH AND WILLOW WEALD PATH AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(SECOND READING; PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL)**
- BILL NO. 3033** PERTAINS TO THE ACCEPTANCE OF TODD EVAN TRAIL AS A PUBLIC STREET IN THE CITY OF CHESTERFIELD **(SECOND READING; PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL)**

BILL NO. 303\

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A TRANSPORTATION ALTERNATIVES FUNDS PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR CONSRUCTION OF A NEW PEDESTRIAN BRIDGE OVER INTERSTATE 64 ADJACENT TO CHESTERFIELD PARKWAY EAST.

WHEREAS, the City of Chesterfield was successful in obtaining a reimbursement grant for the construction of a pedestrian bridge adjacent to Chesterfield Parkway East over Interstate 64; and

WHEREAS, in order to proceed with the project, TAP-5410(626), the City needs to enter into a TAP Program Agreement with the Missouri Highways and Transportation Commission; and

WHEREAS, the City Council of Chesterfield, Missouri, after careful consideration of the matter and thorough discussion with the City Attorney, authorized the City Administrator of Chesterfield to enter into a TAP Program Agreement similar in form to that attached as Exhibit A;

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

Section 1. The City Council of the City of Chesterfield hereby authorizes the City Administrator to act on behalf of the City of Chesterfield to enter into an Agreement with the Missouri Highways and Transportation Commission relative to the construction of a new pedestrian bridge over Interstate 64 adjacent to Chesterfield Parkway East.

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015.

MAYOR

ATTEST:

CITY CLERK

First Reading held _____

BILL NO. 3032

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF PORTIONS OF OAK STAND PATH AND WILLOW WEALD PATH AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Oak Stand Path, and Willow Weald Path; and

WHEREAS, the streets were intended to be public streets and were therefore constructed to the design standards of the Department of Public Services of the City of Chesterfield.

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

Section 1. The following streets are hereby accepted by the City of Chesterfield for future care and maintenance:

(1) Oak Stand Path: Approximately 755 feet; from
Pine Copse Path to Oak Stand Ct.
Book 359, Pages 195-196

(5) Willow Weald Path: Approximately 1,037 feet; from
Pine Copse Path to Oak Stand Ct.
Book 359, Pages 195-196 and
Book 361, Page 69

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015.

ATTEST:

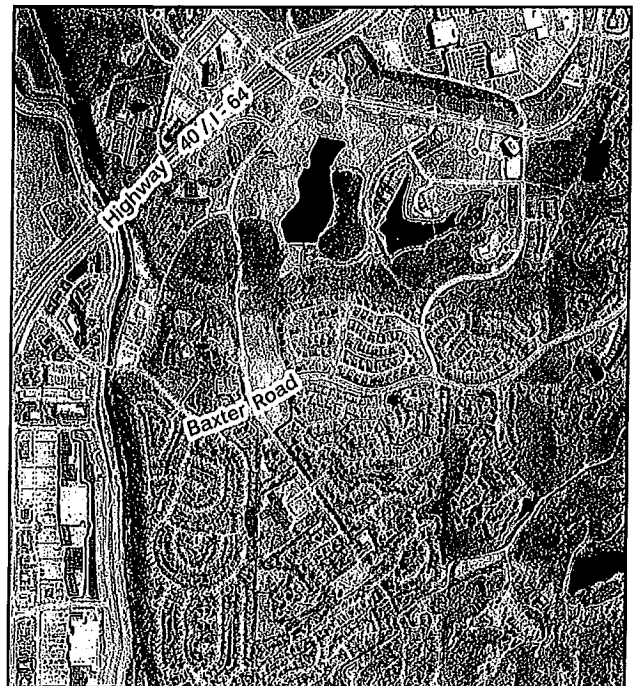
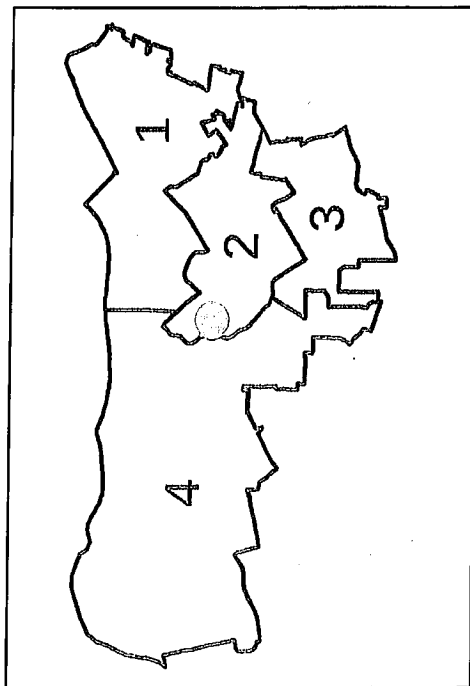
MAYOR

CITY CLERK

[FIRST READING HELD: 5/4/15]



Public Street Acceptance -
The Reserve at Chesterfield
Village (Plats 2 and 3)



III.F



DATE: March 20, 2015

TO: Michael G. Herring, ICMA-CM
City Administrator

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

RE: Public Street Acceptance
Reserve at Chesterfield Village Subdivision Plats 2 and 3

Public Services Staff has recently conducted inspections of the Reserve at Chesterfield Village Plats 2 and 3 Subdivision. As part of these inspections we have determined that the following streets meet the City of Chesterfield's design and construction standards for acceptance as a public street:

- Oak Stand Path
- Willow Weald Path

Attached are a draft ordinance and a map showing the above referenced streets.

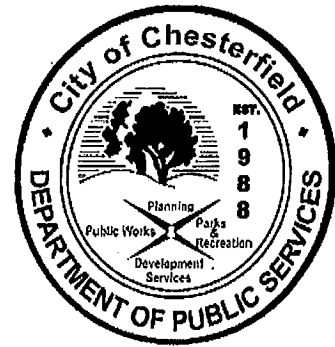
Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for its consideration of the attached ordinance authorizing acceptance of the above described streets. If the Planning and Public Works Committee recommends approval, the matter shall be forwarded to City Council.

[Signature]
3/22/15

Cc: Michael O. Geisel, Director of Public Services
Aimee Nassif, Planning and Development Services Director

MEMORANDUM



DATE: April 15, 2015

TO: Michael G. Herring, ICMA - CM
City Administrator

FROM: James A. Eckrich, P.E.
Public Works Director / City Engineer

RE: Chesterfield Parkway East Pedestrian Bridge
Funding Authorization
Program Agreement Acceptance
Contract for Engineering Services

As you are aware, for some time the City of Chesterfield has sought funding for the construction of an independent pedestrian bridge over Interstate 64 (Highway 40) adjacent to the Chesterfield Parkway East overpass. The City invested in the engineering design for a pedestrian bridge 2010, and plans were completed in 2012. At that time City Council reserved \$420,000 of the General Fund – Fund Reserves for this project, in the hopes that Staff could obtain a grant to fund at least a portion of the project. From 2010 through 2013 City Staff submitted multiple grant applications through various grant programs, none of which were successful.

In 2014, City Staff submitted yet another grant application seeking funding for this project through the Transportation Alternatives Program (TAP). I am pleased to report that this grant application was successful, and that the City has been approved to receive up to \$900,000 of TAP funds. The total project cost is estimated to be \$2,075,000. This includes the costs for updating the design, notifying and coordinating with other governmental agencies and the affected utilities, acquiring right of way and easements, constructing the project, material testing, and inspection services. The full City share to complete this project is estimated to be \$1,175,000. As such, the prior \$420,000 General Fund – Fund Reserve set aside must be supplemented by an additional allocation of \$755,000.

Accordingly, **I request that this information be placed on the next Planning and Public Works Committee agenda for discussion and recommendation.** It is my recommendation that the Committee recommend to the full City Council, **to fund the City share of the project with an additional allocation from the General Fund – Fund Reserve in excess of the 40% reserve**

policy, in the amount of \$755,000, which results in a cumulative budgetary transfer in the amount of \$1,175,000. As recommended, this action will concurrently authorize budgetary amendments to increase both the expenditure and grant revenues associated with this project.

As you are also aware, Finance Director Craig White has updated the estimated 2015 end of year General Fund – Fund Reserve balance to be \$4.28 million over the 40% reserve policy.

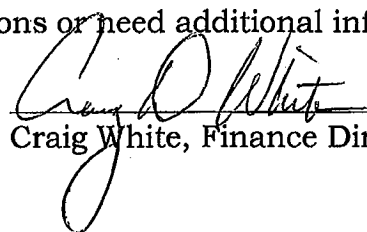
Assuming City Council desires to proceed with the project, and authorizes the funding, a Program Agreement must be executed by the City and returned to MODOT. The Program Agreement contains the same standard language used within the other federally funded projects (Appalachian Trail, Greentrails South Drive, Ladue Road, Timberlake Manor Drive), and has been reviewed by the City Attorney. A copy of the Agreement has not been included in this packet, but is available upon request. A memorandum from Civil Engineer Zachary Wolff detailing the Program Agreement is attached.

This project will require engineering services to review and revise the necessary plans to meet all current standards, resubmit the plans to utilities and other governmental agencies, create the right of way and easement exhibits, prepare the bidding and construction documents, and provide structural drawing review during construction. In accordance with MODOT standards, which must be met due to the TAP funding, the City of Chesterfield has selected HR Green to perform these services, and has negotiated a scope and corresponding fee of \$80,031. The scope does not include construction services and material testing, which will be contracted separately closer to the bid date. A memorandum from Civil Engineer Zachary Wolff is attached which provides further details on the proposed engineering services contract with HR Green. A copy of the contract has not been included in this packet, but has been reviewed by the City Attorney and is available upon request.

In addition to the recommendation above, I also recommend that the Planning and Public Works Committee recommend to the full City Council, **to approve the Program Agreement with the Missouri Highways and Transportation Commission (via ordinance) and authorize the City Administrator to execute an Engineering Services Contract with HR Green in the amount of \$84,000.** This amount is included in the funding authorization recommended above.

Should you have questions or need additional information, please let me know.

Concurrence:


Craig White, Finance Director

✓ M64
4/15/15

Chesterfield Parkway East Pedestrian Bridge
April 15, 2015
Page 3

Cc Michael O. Geisel, Director of Public Servcies

MEMORANDUM



DATE: April 14, 2015
TO: James A. Eckrich, PE – Public Works Director/City Engineer
FROM: Zachary S. Wolff, PE - Civil Engineer
RE: Chesterfield Parkway Pedestrian Bridge – TAP-5410(621)
Transportation Alternatives Funds - Program Agreement

Original plans for the Chesterfield Parkway Pedestrian Bridge (2009-PW-19) were completed in 2012 by HR Green. As you are aware, the City of Chesterfield applied for and was recently awarded Transportation Alternative Program (TAP) funds in an amount up to \$900,000 for the construction of this project. The project includes a new pedestrian bridge along Chesterfield Parkway over US-40, replacing and adding sidewalk along the west side of Chesterfield Parkway from approximately 500 feet north of Conway Road to Schoettler Valley Drive, and ADA improvements to the traffic signals and curb ramps at the Conway Road intersection. With these improvements the only link missing to complete the "Pathway on the Parkway" would be from Schoettler Valley Drive to Clarkson Road.

The total estimated project cost is \$2,075,000. This amount includes an estimated \$125,000 for final design and right-of-way/easement acquisition, \$1,800,000 for construction, and \$150,000 for construction engineering and materials testing. The City is responsible for 100% of the cost for preliminary engineering, right-of-way and easement acquisition, and construction engineering, and 50% of the cost of construction (up to a maximum match of \$900,000). The City's total estimated share for the project is \$1,175,000. The anticipated project schedule includes final design and right-of-way acquisition in 2015 and construction in 2016-2017.

In order for MoDOT to obligate the federal funds for construction of this project the City of Chesterfield needs to enter into a TAP program agreement with the Missouri Highways and Transportation Commission (attached). **I recommend requesting authorization to execute the enclosed TAP program agreement and appropriate the necessary funding for all portions of the project. In accordance with the attached April 6th letter from MoDOT, the agreement must be approved via ordinance and a minimum of three (3) executed copies of the agreement and ordinance need to be returned to MoDOT.**

Provided this TAP program agreement is approved and executed there will be at least three (3) separate agreements (preliminary engineering, construction, and construction engineering) with consultants and contractors to successfully carry out this project.

If you have questions or need additional information, please let me know. Thanks.

Attachments: TAP Program Agreement

cc: File - 2009-PW-19A Chesterfield Parkway Pedestrian Bridge

Missouri Department of Transportation

1590 Woodlake Drive
Chesterfield, Missouri 63017-5712
314.275.1500
Fax: 573.522.6475
1.888.ASK MODOT (275.6636)

April 6, 2015

James A. Eckrich, P.E.
Public Works Director / City Engineer
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760

RE: City of Chesterfield
Chesterfield Pkwy Sidewalk and Ped. Bridge
Federal Project No. TAP-5410(626)
TIP# 6542-16
Draft Program Agreement, Programming Comments

Dear Mr. Eckrich:

This federal aid project is shown in the regional Transportation Improvement Program (TIP) and has been assigned a federal project number of TAP-5410(626). Please use this number on all future project correspondence. **In order for the City to remain eligible for federal reimbursement for Design, Right of Way, or Construction activities, the City must first obtain MoDOT approval.** This project will be administered per the direction given in the Local Public Agency (LPA) Manual. The LPA Manual can be viewed at MoDOT's website.

Federal Aid Program Agreement

Enclosed for your review is a draft copy of the TAP program agreement for the above noted project. This agreement must be fully executed by the City and by the Missouri Highways and Transportation Commission (MHTC) before obligation of federal funds and authorization of reimbursable work. Federal Form 1273, 'Required Contract Provisions for Federal Aid Construction Contracts' (which outlines the requirements of the Federal-Aid process) is attached to the draft program agreement. If this program agreement is acceptable to the City, then please return a minimum of three executed copies of the agreement to this office. You may send more than three copies if your agency prefers more than one fully executed copy. Each copy of the program agreement must include a copy of the location map labeled "Exhibit A" and a copy of Form 1273 labeled "Exhibit B". Also submit a copy of the City's applicable enabling ordinance. Please note that the person authorized to sign the agreement per the enabling ordinance will be required to provide signatures on the executed program agreements. MoDOT will forward the agreements to the MHTC for execution and will return a fully executed program agreement to your office.

Consultant Contracts/Preliminary Engineering/Construction Engineering Costs

Federal funds for Preliminary Engineering have not been programmed for this project. Design work may begin at any time since this work is not reimbursable.



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delights our customers and promotes a prosperous Missouri.*

www.modot.org

Design Criteria

The City's engineer of record for this project will be considered responsible for determining the appropriate design parameters chosen, see LPA 136.7.2.7. If any improvements are to occur on MoDOT right of way, the project design criteria that will be used will need to be approved by MoDOT.

Environmental Requirements

The TIP application for this project has been forwarded to MoDOT Environmental Division to determine if a programmatic Categorical Exclusion (CE-2) will be applied for this project. The status of the CE-2 determination will be forwarded to your office as soon as possible.

Utilities, Public Meetings, Preliminary Plan Submittal

All utility companies that are affected by this project should be notified of the project scope and project schedule at this time. Utility company comments may affect preliminary plan development. As stated in the LPA manual, public hearings are required for certain projects. If a public hearing is required for this project, please provide this office with a copy of the advertisement for the public hearing that is to be published.

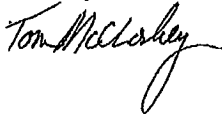
ADA requirements

The Americans with Disabilities Act (ADA) requires that all facilities must be designed to current accessibility standards. When final plans for this project are submitted to MoDOT for review, the plans will need to include enough detail to show that sidewalks, curb cuts, detectable warning panels, etc., meet ADA requirements.

Once preliminary plans are complete, please submit an electronic copy of the plans via CD for review/approval.

If you have any questions please contact me at Thomas.McCloskey@modot.mo.gov or (314) 453-1831.

Sincerely,



Tom McCloskey
District Design Liaison
MoDOT

Copy: Sonya Pointer – East West Gateway

MEMORANDUM



DATE: April 14, 2015
TO: James A. Eckrich, PE – Public Works Director/City Engineer
FROM: Zachary S. Wolff, PE - Civil Engineer
RE: Chesterfield Parkway Pedestrian Bridge – TAP-5410(621)
Engineering Services Contract 2009-PW-19A

Original plans for the Chesterfield Parkway Pedestrian Bridge project (2009-PW-19) were completed in 2012 by HR Green. As you are aware, the City of Chesterfield was recently awarded a Transportation Alternatives Program (TAP) grant in an amount up to \$900,000 for the construction of this project. A separate memo recommending approval of the TAP program agreement and associated project funding has been provided to you.

The TAP program agreement includes federal funding for construction of the project. The preliminary engineering, right-of-way, and construction engineering portions of the project will be paid for with City funds only. According to MoDOT's April 6th letter, preliminary engineering work for the project may begin at any time.

In order for the City to remain eligible for federal reimbursement for construction of the project all work must be done in accordance with the Local Public Agency (LPA) Manual. Since the consultant contract was anticipated to be less than \$100,000 the City utilized the LPA On-Call Consultant selection option. This option allowed the City to select a firm directly from the LPA On-Call Consultant list. Since HR Green provided the original design and the original designer is still employed by HR Green, they were the logical choice to review and revise the original engineering plans and prepare them for construction.

Staff has negotiated a scope and corresponding fee of \$80,031.00 with HR Green to provide the necessary engineering services to review and revise the existing plans, resubmit the plans to outside agencies for review and approval, prepare the right-of-way, easement, bidding and construction documents, and provide engineering drawing review during construction.

Contingent upon approval of the TAP program agreement for the Chesterfield Parkway Pedestrian Bridge and appropriation of the necessary funding, I recommend requesting authorization to execute the enclosed Engineering Services Contract with HR Green, Inc. in an amount not to exceed \$84,000.00. This amount includes an approximate 5% allowance for contingency funding to account for unforeseen conditions and/or additional work.

If you have questions or need additional information, please let me know. Thanks.

Attachments: HR Green Engineering Services Contract

cc: File - 2009-PW-19A Chesterfield Parkway Pedestrian Bridge

BILL NO. 3033

ORDINANCE NO. _____

**AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF TODD EVAN TRAIL AS
A PUBLIC STREET IN THE CITY OF CHESTERFIELD**

WHEREAS, the City of Chesterfield has approved the construction of Todd Evan Trail;
and

WHEREAS, the street was intended to be a public street and was therefore constructed to
the design standards of the Department of Public Services of the City of Chesterfield.

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

Section 1. The following street is hereby accepted by the City of Chesterfield for future
care and maintenance:

Todd Evan Trail:

Approximately 1560 feet; from
Wilson Avenue to cul-de-sac.
Book 355, Page 406

Section 2. This Ordinance shall be in full force and effect from and after its passage and
approval.

Passed and approved this _____ day of _____, 2015.

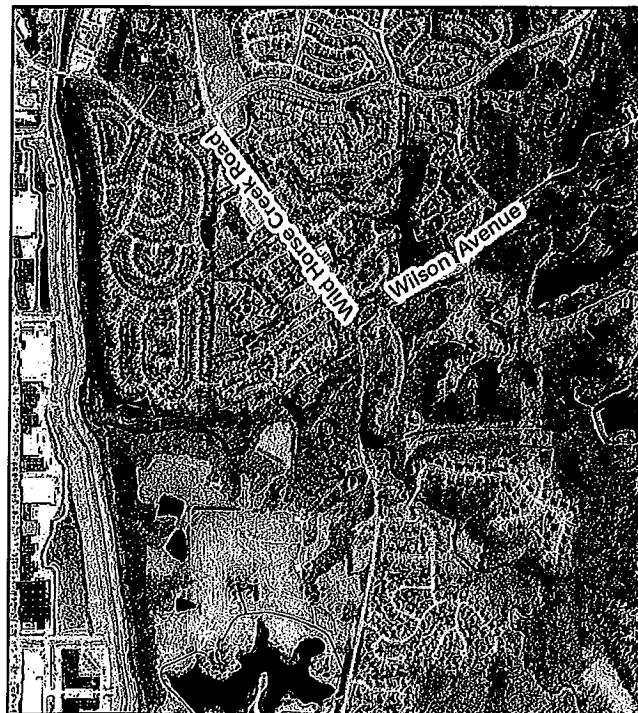
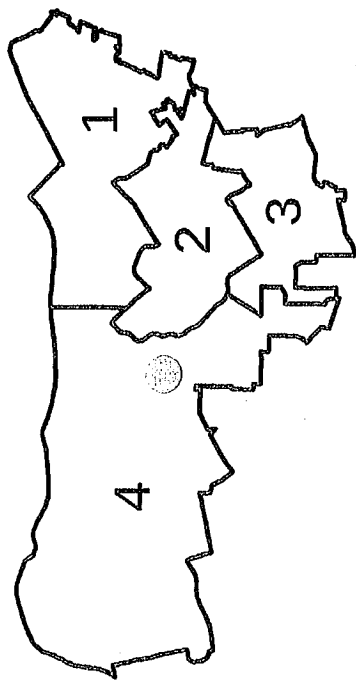
ATTEST:

MAYOR

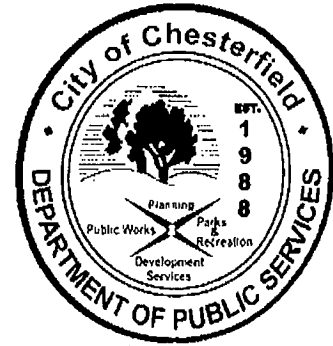
CITY CLERK

[FIRST READING HELD: _____]

Public Street Acceptance -
Todd Evan Trail



HLG



DATE: April 16, 2015

TO: Michael G. Herring, ICMA-CM
City Administrator

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

RE: Public Street Acceptance
Wilson Creek

Public Services Staff has recently conducted an inspection of the Wilson Creek Subdivision. As part of this inspection we have determined that the following street meets the City of Chesterfield's design and construction standards for acceptance as a public street:

- Todd Evan Trail

Attached are a draft ordinance and a map showing the above referenced street.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for its consideration of the attached ordinance authorizing acceptance of the above described street. If the Planning and Public Works Committee recommends approval, the matter shall be forwarded to City Council.

*ok'd
JMS
4/17/15*

Cc: Michael O. Geisel, Director of Public Services
Aimee Nassif, Planning and Development Services Director

LEGISLATION - PLANNING COMMISSION

BILL NO. 3036 - AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "R-1" RESIDENCE DISTRICT TO A "PUD" PLANNED UNIT DEVELOPMENT FOR A 17.37 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF WILSON AVENUE AND NORTH OF ITS INTERSECTION WITH WILSON FARM DRIVE (P.Z. 02-2015, FALLING LEAVES ESTATES II (1925 AND 1921 WILSON AVENUE) (19T220214 & 19T210161)) (**FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL**)

BILL NO. 3036

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "R-1" RESIDENCE DISTRICT TO A "PUD" PLANNED UNIT DEVELOPMENT FOR A 17.37 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF WILSON AVENUE AND NORTH OF ITS INTERSECTION WITH WILSON FARM DRIVE. (P.Z. 02-2015 FALLING LEAVES ESTATES II {1925 & 1921 WILSON AVENUE} 19T220214 & 19T210161).

WHEREAS, the petitioner, Fisher & Frichtel, Inc. has requested a change in zoning from "R-1" Residence District to "PUD" Planned Unit Development for a 17.37 acre tract of land located on the west side of Wilson Avenue and north of its intersection with Wilson Farm Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 9, 2015; and,

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

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

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

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

Section 1. City of Chesterfield Zoning Ordinance and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PUD" Planned Unit Development for a 17.37 acre tract of land located at 1925 & 1921 Wilson Avenue and as described as follows:

A tract of land being all of Lots 1 and 1A of "a Resubdivision of Lot 1 of Falling Leaves Estates" according to the plat thereof recorded in Plat Book 327, Page 88 of said records, located in Sections 16 and 21, Township 45 North, range 4 East of the fifth principal meridian, City of

Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the northwest corner of above said Lot 1 of said resubdivision, thence along the north line of said Lot 1, north 88 degrees 02 minutes 40 seconds east, 714.14 feet to a point on the west line of Wilson Avenue, as widened, said point also being the northeast corner of said Lot 1; thence leaving last said north line and along the west right-of-way line of said Wilson Avenue, south 00 degrees 15 minutes 50 seconds west, 710.17 feet to the southeast corner of said Lot 1, said corner also being the northeast corner of common ground of "Wilson Farm Estates Plat 1", a subdivision according to the plat thereof recorded in Plat Book 217 Page 90 of said records; thence leaving last said west right-of-way line and along the south line of said Lot 1 and above said Lot 1a, said line also being the north line of said "Wilson Farm Estates Plat One" the following courses and distances: north 89 degrees 45 minutes 00 seconds west, 385.00 feet; south 82 degrees 26 minutes 58 seconds west, 261.68 feet; south 88 degrees 00 minutes 00 seconds west, 237.22 feet; south 65 degrees 53 minutes 25 seconds west, 108.09 feet and north 89 degrees 24 minutes 40 seconds west, 310.31 feet to a point being the southwest corner of said Lot 1a, said point also being the northwest corner of Lot 130 of said "Wilson Farm Estates Plat One"; thence leaving last said line and along the west line of said Lot 1a the following courses and distances: north 00 degrees 35 minutes 00 seconds east, 106.67 feet; north 41 degrees 00 minutes 00 seconds west, 52.26 feet; north 37 degrees 00 minutes 00 seconds east, 56.88 feet; north 00 degrees 04 minutes 20 seconds west, 169.58 feet to the northwest corner of said Lot 1a; thence with the north line of said Lot 1a and the northwest line of said Lot 1, north 89 degrees 55 minutes 40 seconds east, 325.00 feet; and north 32 degrees 02 minutes 02 seconds east, 479.18 feet to the point of beginning and containing 17.37 acres, more or less according to record information and subject to the results of a future property boundary survey.

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

Section 3. The City Council, pursuant to the petition filed by Fisher & Frichtel, Inc. in P.Z. 02-2015, 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 9th day of March 2015, 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 _____, 2015.

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Unit Development (PUD) District shall be:
 - a. Dwellings, Single Family Detached.

B. DENSITY REQUIREMENTS

The total number of single family residential units shall not exceed sixteen (16) units.

C. DEVELOPMENT STANDARDS

1. Minimum lot size for this development shall be 22,000 square feet.
2. Maximum height of all structures shall be forty-five (45) feet.
3. Structure setbacks shall be as follows:
 - a. Twenty-five (25) feet from the front yard.
 - b. Ten (10) feet from the side yard.
 - c. Twenty (20) feet from the rear yard
4. No building or structure, other than: a freestanding project identification sign, light standards, retaining walls or flag poles shall be located within the above listed setbacks.

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 the right of way or on any existing roadways surrounding the development including but not limited to Wilson Avenue. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape Buffer requirements:
 - a. A thirty (30) foot Landscape Buffer shall be required around the entire perimeter of the PUD except as identified on the Preliminary Plan attached hereto and marked as Attachment B.
 - b. The required Landscape Buffer shall be outside of any developed lot and shall be dedicated as Common Open Space as identified on the Preliminary Plan attached hereto and marked as Attachment B.
3. Landscape and Entry Monument Easements are established as a protected area for vegetative landscaping and entrance monument structures. Landscaping as approved by the City of Chesterfield during site development plan review is required to be maintained and preserved indefinitely by the resident or Home Owners Association. Failure to maintain or preserve landscape easements may result in inspection and issuance of fines by the City of Chesterfield. This language shall be included on all plans, plats, ordinances, subdivision indentures and other appropriate (written) documents for this development.
4. A minimum of thirty-eight percent (38%) Common Open Space shall be required for this PUD.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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 from Wilson Avenue, as shown on the Preliminary Plan attached hereto and marked as Attachment B, and adequate sight distance shall be provided, as directed by the City of Chesterfield.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield.
3. No lot shall be allowed direct access to Wilson Avenue.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed if other than the City of Chesterfield. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide street connections to the adjoining properties as shown on the Preliminary Plan and as directed by the City of Chesterfield. Stub street signage, in conformance with Section 31-04-09 of the City of Chesterfield Municipal Code, shall be posted within thirty (30) days of the street pavement being placed.
4. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding sixty percent (60%) for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of sixty percent (60%).
5. Obtain approvals from the City of Chesterfield and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Provide access rights to the existing property west of this development to ensure future access to the proposed private roadway.

7. Additional right of way and road improvements shall be provided, as required by the City of Chesterfield.
8. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Wilson Avenue frontage of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
9. Provide a four (4) foot wide sidewalk, conforming to ADA standards, along the private drive, as shown on the Preliminary Plan attached hereto and marked as Attachment B.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the Site Development Plan, Site Development Section Plan, Site Development Concept Plan, Landscape Plan, Lighting Plans, Architectural Elevations, Sign Package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention, channel protection, and water quality measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

The storm water management facilities shall be operational prior to issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.

3. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
4. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. On-site storm water piping must be adequately designed to accommodate offsite storm water to be piped through the site as applicable.
6. The lowest opening of all structures shall be set at least two (2) feet higher than the 100-year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the 100-year high water.
7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District (MSD).
8. Storm sewers shall be as approved by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and other entities as necessary.
9. Provide necessary off-site easements for construction and maintenance of off-site storm sewers.
10. Formal project development plans shall be submitted to MSD for review, approval, and permits. These facilities shall be designed in accordance with the MSD Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Drainage Facilities that apply at the time of formal submission to MSD.
11. Easement to MSD will be required for any public sewers. The project is located in the Caulks Creek Impact area and subject to applicable fees.

12. Stormwater quality, channel protection, and flood detention requirements will apply. Controls shall be designed and implemented to reasonably mimic pre-construction runoff conditions (including runoff volume) to the maximum extent practicable. MSD will assess stormwater quality and flood detention effectiveness based on the site's January 2000 pre-construction condition.
13. The site is tributary to MSD's Wheatley Ct. Pump Station (P-748). The developer may be required to provide improvements to the pump station in order to accommodate the additional demand placed on the facility by this development.
14. A stream/drainage ditch, pond, and lake are identified on the Natural Resource Map. The developer should investigate for and assess the jurisdictional nature of these features, and confirm with the U.S. Army Corps of Engineers and Missouri Department of Natural Resources the applicability of their requirements. If jurisdictional, efforts should be made to protect these natural resources.

N. SANITARY SEWER

1. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).
2. Sanitary sewers shall be as approved by the Metropolitan St. Louis Sewer District, the City of Chesterfield, and other entities as necessary.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Obtain any and all necessary determinations, approvals, and permits from USACE, the Missouri Department of Natural Resources, and other entities, as necessary, for work impacting or in close proximity to jurisdictional waterways and/or wetlands.

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

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

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

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for not more than two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals 100 feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.

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

18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

- A.** The developer shall contribute a Traffic Generation Assessment (TGA) to the Eatherton-Kehrs Mill Road Trust Fund (No. 522). 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>
Single Family Dwelling	\$1,085.70/Parking Space

(Parking Space as required by the site-specific ordinance or by section 1003.165 of the St. Louis County Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

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

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

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

- C.** Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.
- D.** The amount of the required contribution/improvements, if not approved for construction by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

VI. RECORDING

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

VII. ENFORCEMENT

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

Falling Leaves Estates II

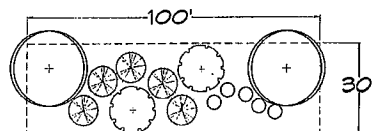
A Tract Of Land Being Located in
Sections 16 & 21, Township 45 North, Range 4 East,
City Of Chesterfield,
St. Louis County, Missouri
Preliminary Development Plan

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD R-8 SCHOOL DISTRICT
WARD 4
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMEREN UE
AT&T
LACLEDE GAS COMPANY
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY MSD ORTHOTOPO.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- NEAREST MAJOR INTERSECTION IS WILSON AVENUE AND CLARKSON ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
- EXISTING OWNERS: FISCHER FAMILY INVESTMENTS L.P.
695 TRADE CENTER BLVD 200
CHESTERFIELD, MO 63005
- SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
- MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 45 FEET.
- LANDSCAPE AND ENTRY MONUMENT EASEMENTS ARE ESTABLISHED AS A PROTECTED AREA FOR VEGETATIVE LANDSCAPING AND ENTRANCE MONUMENT STRUCTURES. LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE RESIDENT OR HOME OWNERS ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE LANDSCAPE EASEMENTS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD. THIS LANGUAGE SHALL BE INCLUDED ON ALL PLANS, PLATS, ORDINANCES, SUBDIVISION INDENTURES AND OTHER APPROPRIATE (WRITTEN) DOCUMENTS FOR THIS DEVELOPMENT.

SITE INFORMATION

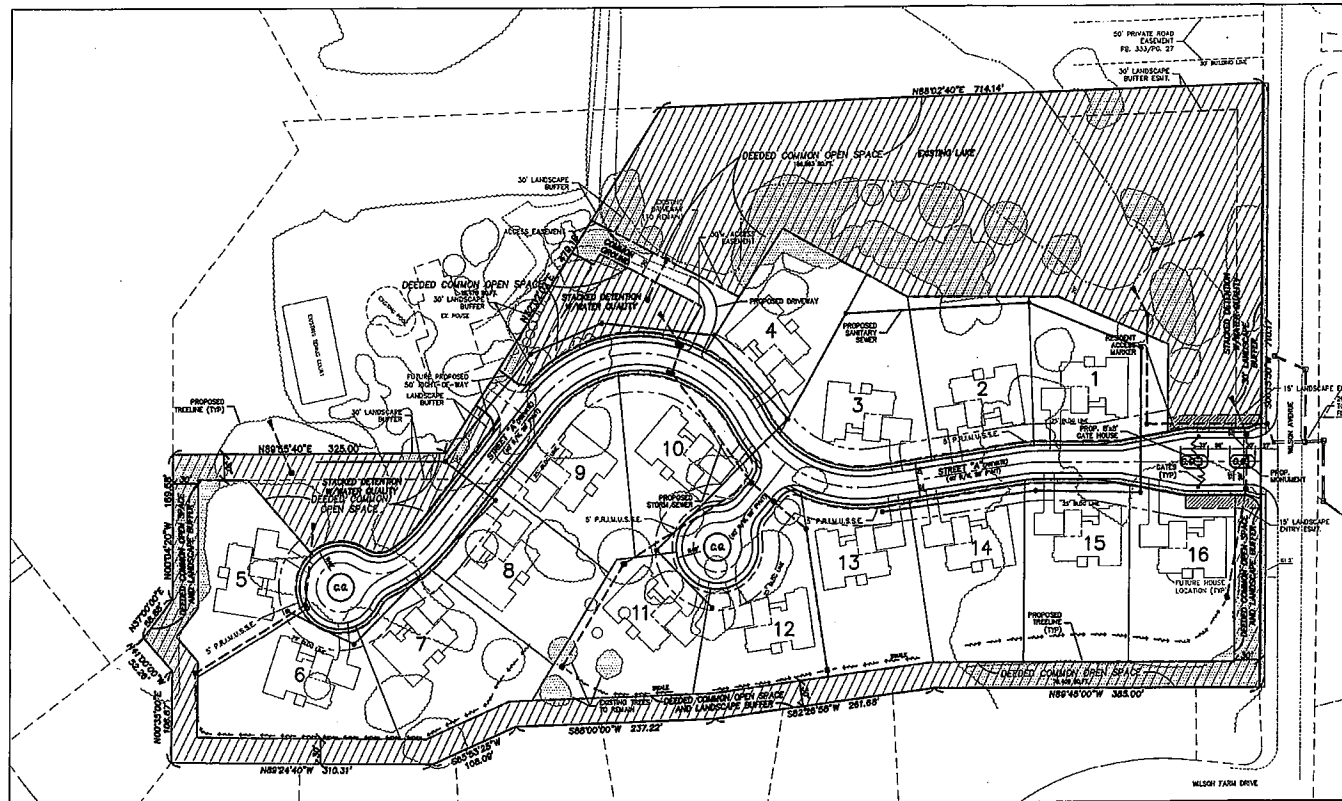
LOCATOR NUMBERS: 197220214, 197210161
PROPERTY ADDRESS: 1921, & 1925 WILSON AVENUE
CHESTERFIELD, MO 63005
EXISTING ZONING: R1 - RESIDENCE DISTRICT
PROPOSED ZONING: P.U.D. PLANNED UNIT DEVELOPMENT
GROSS AREA OF SITE: 17.37 ACRES
DENSITY CALCULATIONS: $17.37 \text{ AC} \times 43,560 \text{ SQ.FT./AC.} = 756,805.2 \text{ SQ.FT.}$
(43,560 SQ.FT./LOT) = 17 LOTS ALLOWED
AVERAGE LOT SIZE: 24,232 S.F.
MAXIMUM NUMBER OF UNITS ALLOWED: 17
NUMBER OF UNITS PROPOSED: 16
LOT DEVELOPMENT REQUIREMENTS:
FRONT YARD SETBACK 25'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 20'
MIN. LOTS SIZE 22,000 SQ. FT.
NUMBER OF PARKING SPACES: TWO PER UNIT = 32 SPACES.
PROPOSED STREETS SHALL BE PRIVATE 26' WIDE PAVEMENT WITH 40' WIDE R.O.W.
DEEDED COMMON OPEN SPACE = 6.52 ACRES WHICH EQUALS 38% OF THE SITE.
COMMON GROUND = 0.23 ACRES WHICH EQUALS 1% OF THE SITE.
TOTAL TREE AREA = 4.44± ACRES
TOTAL TREES REQUIRED TO BE RETAINED = 1.33 ACRES (30% OF EXISTING TREE CANOPY)
TOTAL TREE AREA REMOVED = 3.11± ACRES
TOTAL TREE AREA RETAINED = 1.33 ACRES (APPROX. 30% OF EXISTING TREE CANOPY)
FLOOD MAP: FIRM NO. 29169C0164K DATED 02-04-15



Typical 100' section of
Landscaped Buffer

- 2 - 2 1/2" Deciduous Canopy Trees
- 2 - 2 1/2" Flowering Trees
- 5 - 6" High Evergreen Trees
- 5 - 18" Evergreen Shrubs

* Actual arrangement of plants may be varies within each section to create a more natural feel.



PROJECT ZIP CODE: 63005

LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOTS 1 AND 1A OF "A RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 327, PAGE 88 OF SAID RECORDS, LOCATED IN SECTIONS 16 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 1 OF SAID RESUBDIVISION, THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 88 DEGREES 02 MINUTES 40 SECONDS EAST, 714.14 FEET TO A POINT ON THE WEST LINE OF WILSON AVENUE, AS WIDENED, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE LEAVING LAST SAID NORTH LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WILSON AVENUE, SOUTH 00 DEGREES 15 MINUTES 50 SECONDS WEST, 710.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF COMMON GROUND OF "WILSON FARM ESTATES PLAT 1", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 217 PAGE 90 OF SAID RECORDS; THENCE LEAVING LAST SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1 AND ABOVE SAID LOT 1A, SAID LINE ALSO BEING THE NORTH LINE OF SAID "WILSON FARM ESTATES PLAT ONE" THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, 385.00 FEET; SOUTH 82 DEGREES 28 MINUTES 58 SECONDS WEST, 261.68 FEET; SOUTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, 237.22 FEET; SOUTH 65 DEGREES 53 MINUTES 25 SECONDS WEST, 108.09 FEET AND NORTH 89 DEGREES 24 MINUTES 40 SECONDS WEST, 310.31 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1A, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 130 OF SAID "WILSON FARM ESTATES PLAT ONE"; THENCE LEAVING LAST SAID LINE AND ALONG THE WEST LINE OF SAID LOT 1A THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, 106.67 FEET; NORTH 41 DEGREES 00 MINUTES 00 SECONDS WEST, 52.28 FEET; NORTH 37 DEGREES 00 MINUTES 00 SECONDS EAST, 56.88 FEET; NORTH 00 DEGREES 04 MINUTES 20 SECONDS WEST, 169.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 1A; THENCE WITH THE NORTH LINE OF SAID LOT 1A AND THE NORTHWEST LINE OF SAID LOT 1, NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST, 325.00 FEET; AND NORTH 32 DEGREES 02 MINUTES 02 SECONDS EAST, 479.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.37 ACRES, MORE OR LESS ACCORDING TO RECORD INFORMATION AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.

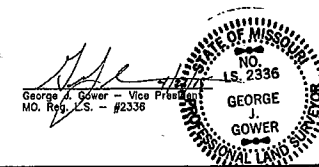
SHEET INDEX

- 1.1 COVER SHEET
- 2.1 PRELIMINARY DEVELOPMENT PLAN
- 3.1 NATURAL RESOURCES MAP

SURVEYORS CERTIFICATION

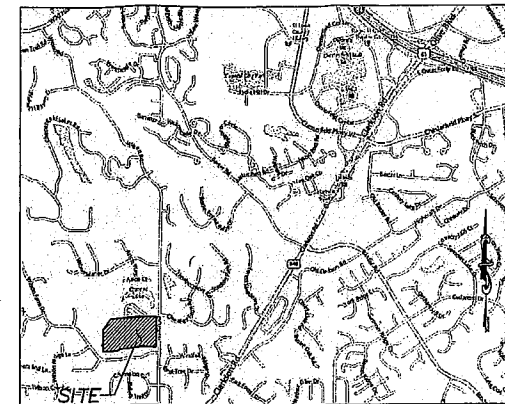
THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY, 2015, AT THE REQUEST OF FISCHER CUSTOM HOMES LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "FALLING LEAVES ESTATES II", A TRACT OF LAND BEING A PART OF SECTIONS 16 & 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY



MSD Base Map - 19T, 20T

Attachment B



LOCATION MAP
N.T.S.

EXISTING

LEGEND

PROPOSED

5/15	CONTOURS	(542)
X 5/15	SPOT ELEVATIONS	XXX X
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
	FENCE	
	SILTATION CONTROL FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	DOUBLE CURB INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
	GAS MAIN & SIZE	
	WATER MAIN & SIZE	
	TELEPHONE	
	ELECTRIC (U) UNDERGROUND	
	ELECTRIC (O) OVERHEAD	
	FIBER OPTIC	
	FLOW LINE	
	TO BE REMOVED	
	TO BE REMOVED & RELOCATED/REPLACED	
	TOP OF CURB	
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
	PARKING STALLS	
	YARD LIGHT	

ISSUE	REMARKS/DATE
1	PRELIM DEV PLAN SUBMITTAL 01-19-15
2	REVISED PER CITY COMMENTS 02-02-15
3	REVISED PER CITY COMMENTS 03-04-15
4	REVISED PER CITY COMMENTS 04-07-15
5	REVISED PER CITY COMMENTS 04-20-15

Fischer Custom Homes LLC
695 TRADE CENTER BLVD STE. 200
CHESTERFIELD, MO 63005
Ph. 314-576-0500
Fax 314-576-0502

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001948

Falling Leaves Estates II

Preliminary Development Plan
Cover Sheet

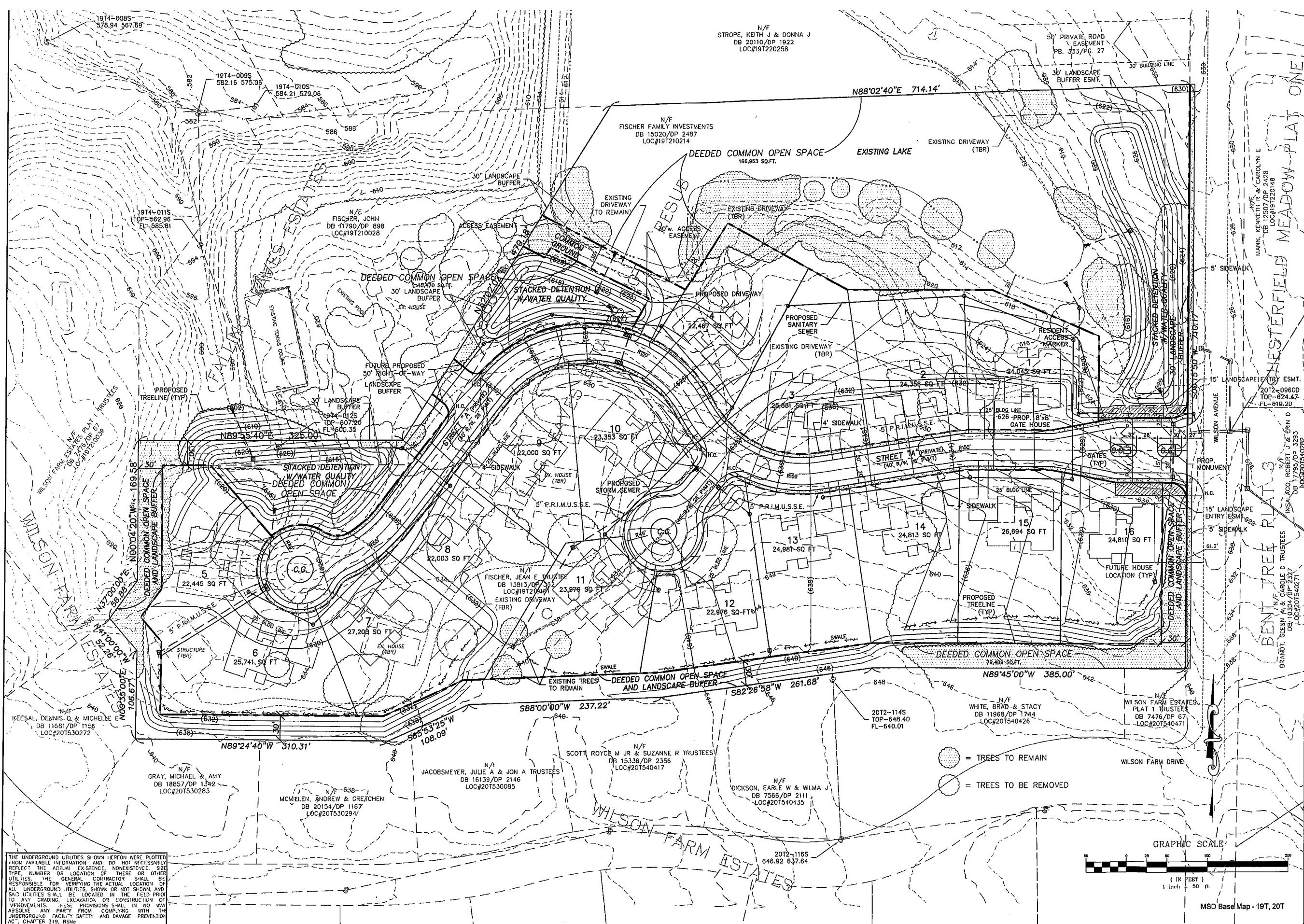
The Professional Engineer's seal and signature are used to certify that the engineer is a duly licensed and qualified person and that the engineer is responsible for the accuracy and completeness of the information and data furnished to him and that the engineer is not aware of any falsification of the information and data furnished to him.

Date: 04-20-15
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer

Job Number
12-06-162
Date
Apr. 20, 2015
Designed: MF
Drawn: LG
Checked: PRE

Drawing Name: C:\Users\michael\OneDrive\Documents\170616102016.dwg Plotted on: Apr 21, 2016 7:51am Plotted by: graham

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION 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 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.



ISSUE	REMARKS/DATE
1	PRELIM PLAN SUBMITTAL 01-15-15
2	REVISED PER CITY COMMENTS 02-03-15
3	REVISED PER CITY COMMENTS 03-24-15
4	REVISED PER CITY COMMENTS 04-07-15
5	REVISED PER CITY COMMENTS 04-20-15

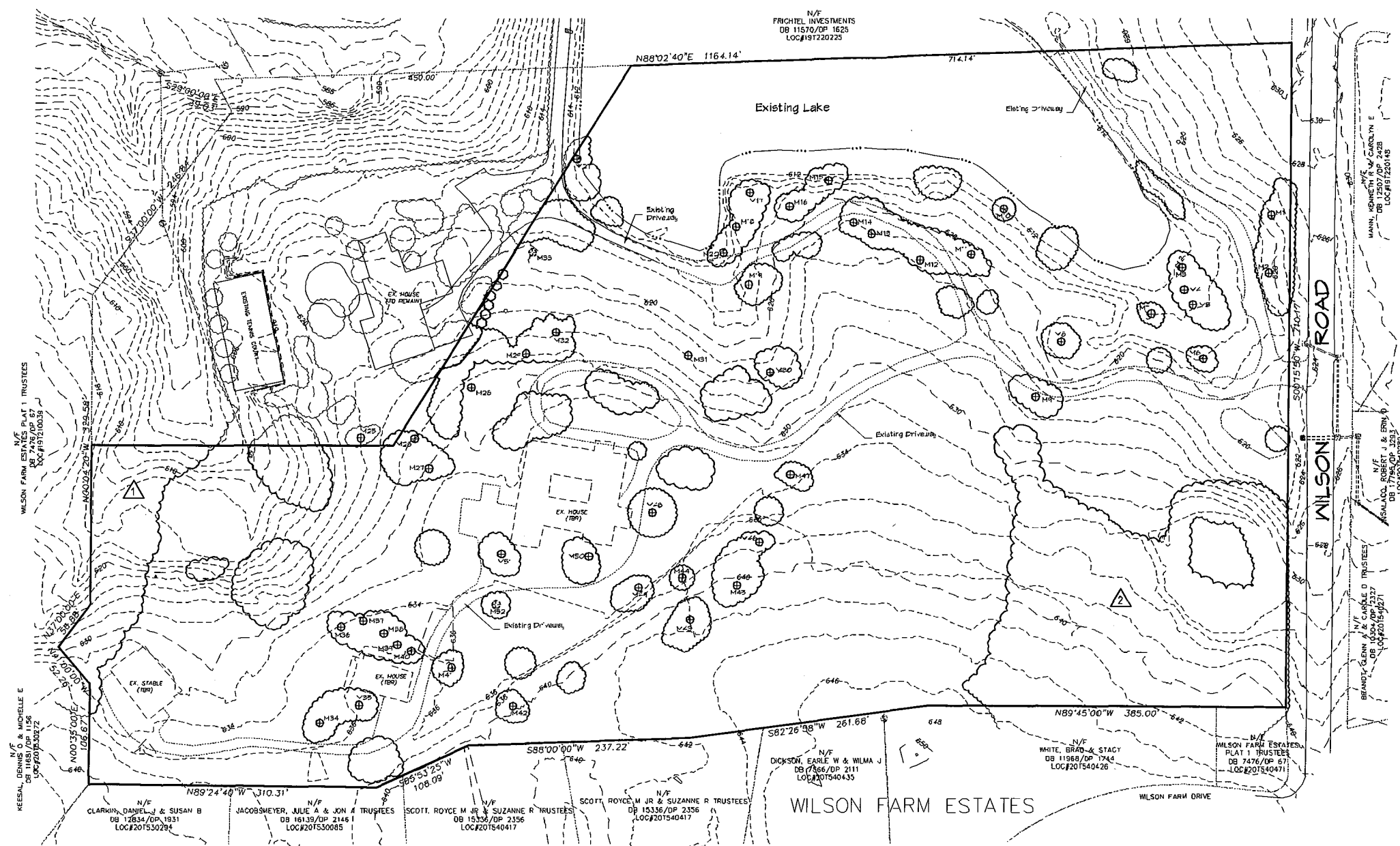
Fischer Custom Homes LLC
685 TRADE CENTER BLVD STE 200
CHESTERFIELD, MO 63005
Ph. 314 576-0500
Fax 314 576-0502

THE STERLING CO.
ENGINEERS & SURVEYORS
5065 New Baumgartner Road
St. Louis, MO 63122
Ph. 314-487-0440 Fax 314-487-8844
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Falling Leaves Estates II
CHESTERFIELD, MISSOURI
Preliminary Development Plan

Date: 04-20-15
MICHAEL G. BOERDING
License No. MO E-28843
Civil Engineer

Job Number
12-06-162
Date
Apr. 20, 2015
Designed: MF Sheet
Drawn: LG **2.1**
Checked: PRE



- Legend:
- Existing tree or tree mass
 - Existing monarch tree
 - BAF Sample Point

Monarch Trees

Tree#	Species	dbh	Cond
M1	E. Redcedar	20	Fair
M2	E. Redcedar	20	Fair
M3	Silver Maple	30	Fair
M4	Silver Maple	31	Fair
M5	Silver Maple	20	Fair
M6	White Pine	23	Good
M7	Boxwood	26	Fair
M8	Boxwood	20x20x22	Fair
M9	Pin Oak	30	Fair
M10	Super Maple	25	Fair
M11	White Pine	22	Fair
M12	White Pine	20	Fair
M13	Pin Oak	26	Fair
M14	White Pine	31	Fair
M15	Black Cherry	22	Fair
M16	White Pine	25	Fair
M17	Ash	38	Fair
M18	Sycamore	25	Fair
M19	Ash	32	Fair
M20	Sycamore	26	Fair
M21	White Pine	24	Fair
M22	Pin Oak	29	Fair
M23	Pin Oak	26	Fair
M24	Tulip Poplar	20	Fair
M25	White Pine	23	Fair
M26	Ash	23	Fair
M27	Pin Oak	28	Fair
M28	Red Oak	25	Fair
M29	Super Maple	22	Fair
M30	River Birch	23	Fair
M31	Silver Maple	21	Fair
M32	Silver Maple	28	Fair
M33	Silver Maple	40	Fair
M34	Silver Maple	24	Fair
M35	Silver Maple	40	Fair
M36	Pin Oak	26	Fair
M37	Sweetgum	22	Fair
M38	River Birch	21	Fair
M39	Silver Maple	25	Fair
M40	Pin Oak	28	Fair
M41	Sweetgum	23	Fair
M42	Sweetgum	31	Fair
M43	Ash	31	Fair
M44	Pin Oak	22	Fair
M45	Sweetgum	20	Fair
M46	Sweetgum	21	Fair
M47	Sweetgum	25	Fair
M48	Pin Oak	31	Fair
M49	Red Oak	28	Fair
M50	Ginkgo	21	Fair

Tree Preservation Calculations:

- Size of Tract: 7.31 acres (1/4)
- Existing Tree canopy: 4.44 acres (1/4)
- Trees req. to be retained: 33 trees (50% of existing tree canopy)
- Source of Data Information: On-site survey, topographic and preliminary engineering information obtained from available records, and as provided by the State of Missouri Engineers Surveyors.

Sample Point Information

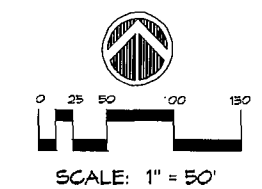
Tree#	Species	dbh	Cond	Comments
1	Hickory	7"	Fair	BAF Point 1
2	Hickory	8x11x12"	Poor	BAF Point 1
3	Hickory	6"	Poor	BAF Point 1
4	Hickory	6"	Fair	BAF Point 1
5	Hickory	11"	Fair	BAF Point 1
6	Pin Oak	10"	Fair	BAF Point 1
7	Hickory	7"	Fair	BAF Point 1
8	Hickory	10"	Fair	BAF Point 1
9	Elm	8"	Dead	BAF Point 1
10	Elm	10"	Dead	BAF Point 1
11	White Oak	37"	Fair	BAF Point 1
12	Hickory	12"	Fair	BAF Point 1
13	Hickory	14"	Fair	BAF Point 1
14	Hickory	13x14x15"	Fair	BAF Point 1
M15	White Oak	30"	Fair	BAF Point 1
M16	White Oak	30"	Fair	BAF Point 1
1	Red Maple	10"	Very Poor	BAF Point 2
2	Elm	11"	Poor	BAF Point 2
3	Red Maple	15"	Poor	BAF Point 2
4	White Pine	23"	Fair	BAF Point 2
5	Silver Maple	64"	Poor	BAF Point 2
6	Red Maple	6"	Very Poor	BAF Point 2
7	Mulberry	16"	Very Poor	BAF Point 2

BAF Point 1

Elm	2	13%
Hickory	7	48%
Hickory	3	10%
Pin Oak	1	8%
White Oak	1	18%

BAF Point 2

Silver Maple	1	14%
Pin	1	14%
White Pine	1	14%
Red Maple	3	32%
Mulberry	1	14%



Arborist/Forester:

Bruce Vauter
Forestry Consultant Services
4321 Manor Oak Drive
St. Louis, Missouri 63126
314/849-2753
Certified Arborist: # MN-04694
Certified Forester: # 2501

Bruce Vauter

Falling Leaves Estates II
Tree Stand Delineation

HALL & ASSOCIATES, L.L.C.
LAND PLANNING
LANDSCAPE ARCHITECTURE
424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63177 314.906.5577

Drawn by: JR	Checked by: JR	Project Number: 13004	Sheet Number: 1 OF 1
Scale: 1/4" = 1'			
Revisions: 3-25-9			

Prepared for:
FISCHER & FRICHEL CUSTOM HOMES, LLC.
695 Trade Center Boulevard
Suite 200
Chesterfield, Missouri 63005

APR 20 2015

Department of Public Services

**Narrative Statement
Falling Leaves Estates II**

a. General Description

John Fischer is proposing to develop 17.37 acres of property off Wilson Road. John Fischer and family live on the site. John Fischer's home and associated acreage would not be a lot in the development. The development will be constructed in two phases. Commencement of phase one has not yet been determined. Phase one may include lots from the main entrance up to and including lots served by or adjacent to the first cul-de-sac. John Fischer does not intend at this time to commence construction until his Mother no longer lives on the site. The existing zoning is R-1 (one acre density) A PUD is requested to accommodate this development which would consist of 16 lots. Fischer & Frichtel Homes' luxury home product line would be built in this development, and that product line will be compatible with the adjacent and nearby subdivisions. Every effort will be made to preserve and enhance existing features of the site, and the development will meet or exceed all applicable PUD requirements. The plan complies with the requirements and guidelines of the PUD Ordinance.

b. Requested use

John Fischer is requesting single family detached residential use for the development. Sample renderings are attached. The maximum height of any structure is 45 feet or 3 stories. The development will also contain common ground, common open space and meandering streets.

c. Proposed land uses and development standards, density and height limitations, yard requirements (compatible with nearby uses and Comprehensive Plan):

John Fischer is requesting a single family detached residential use for the site. The development standards are reflected in the plan. The proposed density is one-acre. The plan includes 16 lots on 17.37 acres. The lots will range in size from 22,000 sq. ft. to 27,205 sq. ft. The average lot size is 24,232 sq. ft.

d. Exceptions or variations from the requirement of the Zoning Ordinance:

John Fischer is not asking for any exceptions or variations.

e. Table showing number of acres in the proposed development and each proposed land use including public features.

The site contains 17.37 acres and will be entirely devoted to residential use. The plan includes 6.52 acres of deeded common open space which is 38% of the site. The plan also includes .23 acres of common ground which is 1% of the site.

f. Proposed dedication or reservation of land for public use, including streets and easements.

The plan provides for private streets, 40 foot right-of-way including 26 foot wide pavement, and John Fischer will establish all of the necessary easements.

g. Plans for parking, loading, access ways, and means of protecting adjacent areas from lighting and other potential, adverse effects.

The plan provides for one main gated entrance at Wilson Road. The entrance will be landscaped and include two landscaped islands, one of which will contain an entrance monument. The landscaped islands are included in common ground. The plan also includes two cul-de-sacs with landscaped islands, one at the end of the street and one mid-way to the end. The landscaped islands are included in common ground. The main entrance will be gated. No lots will have direct access to Wilson Road.

h. Landscaping and Tree Preservation:

John Fischer will preserve at least 30% of the existing woodland tree canopy.

In addition to the tree preservation, extensive landscaping will be provided throughout the community. A 30 ft. wide deeded and common open space with landscaping is provided at the perimeter.

The following are John Fischer's responses to the "suggested" design features listed in Section 31-03-04.K.5 of the City of Chesterfield Municipal Code:

(a) Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.

The Petitioner plans to take advantage of the existing rolling topography and site features in locating residences within the development. Grading will follow as much as possible the existing contours, and the meandering streets will follow the general route of the existing driveways on the site. The development plan will take advantage of the existing lake and provide substantial accessible open space next to the lake that residents may enjoy that amenity. Storm water drainage and detention will take advantage of existing natural drainways.

(b) Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses.

Landscaped open space will be created at the perimeter of the development, and, as noted in (a) above, substantial open space will be created next to the existing lake so that residents may take advantage of this amenity. The open space next to the lake will be passive and will be

maintained so that residents can walk over it and enjoy the natural beauty of this setting. No permanent walkway or trail will be provided, but a pedestrian access point with marker and parking area for bicycles and strollers will be provided. There are existing, beautiful mature trees in this area that will be maintained. There will also be a landscaped and gated entrance with gatehouse that will provide an attractive front door to this new community.

- (c) Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of.**

Existing mature trees will be preserved, and John Fischer will comply with the City's tree preservation requirements.

- (d) Enhanced landscaping, deeper and opaque buffers, and increased planting along public rights-of-way, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses.**

Enhanced landscaping will be planted in the open space buffer and along Wilson Road to provide a buffer and an attractive scape for the viewing of the residents, adjacent residents and passersby.

- (e) Utilization of mixed-use buildings.**

This is not applicable to this development.

- (f) Utilization of traditional neighborhood design (TND) techniques in the layout and spatial organization of the development.**

This is not applicable to this development.

- (g) Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield.**

Yes. John Fischer builds residences of the highest design and quality. They will exceed the "typical" within the City of Chesterfield.

- (h) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures.**

This is not applicable to this development.

- (i) Incorporation of transit-oriented development (TOD) or direct access to public transportation.**

This is not applicable to this development.

- (j) Provision of affordable housing.**

This is not applicable to this development.

- (k) Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the United States Green Building Council within the PUD.**

This is not applicable to this development.

- (l) Inclusion of community facilities and the access thereto.**

The substantial open space next to the existing lake will be accessible to the residents by a marked access point that will have a parking area for bicycles and strollers. This open space will be maintained so that residents can walk over it and enjoy the beauty of the mature trees and the lake.

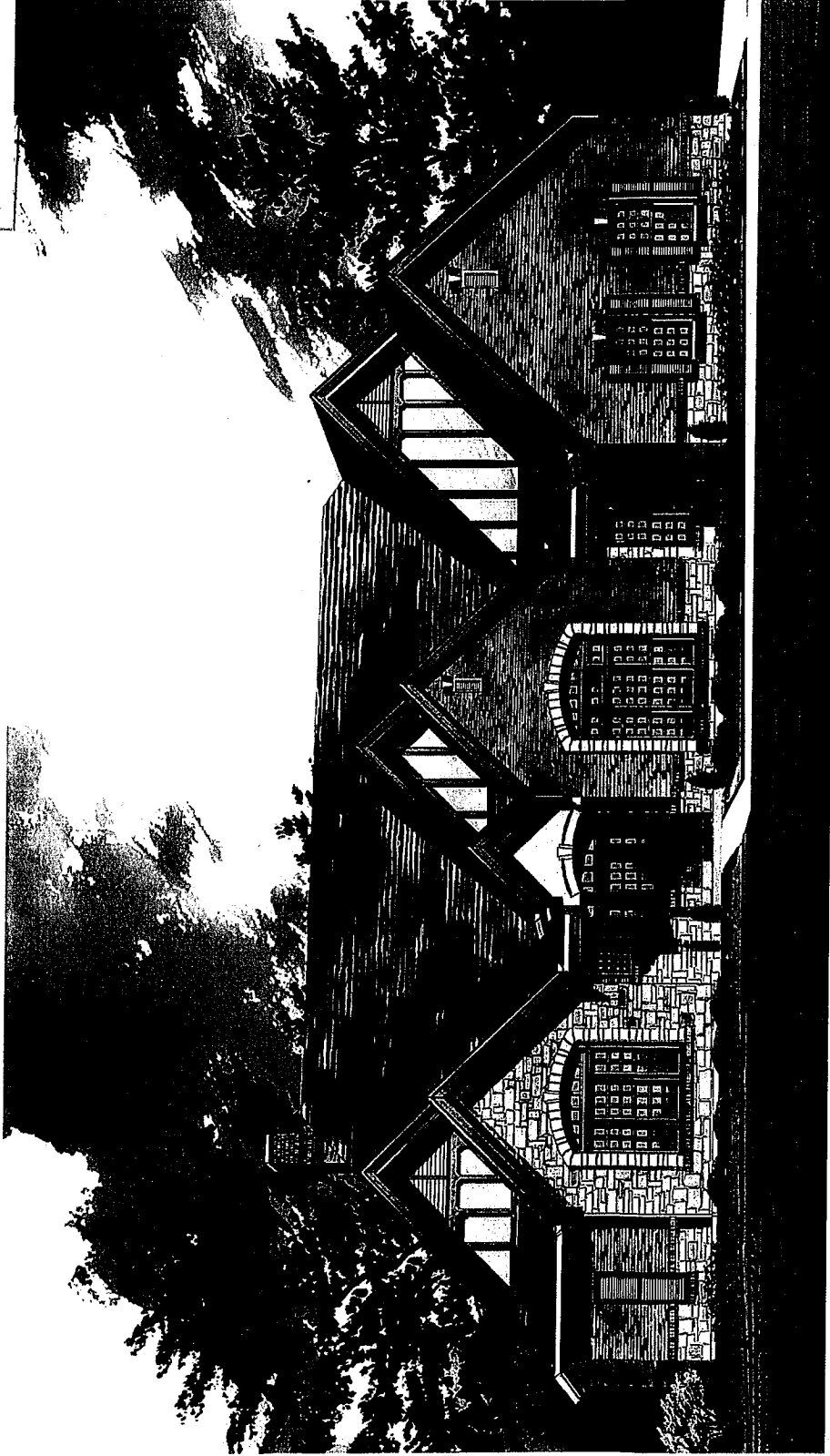
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City of Chesterfield

APR 07 2015

Department of Public Services

ARCHITECTURAL DESIGN

NANTUCKET - BRICK / STONE



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

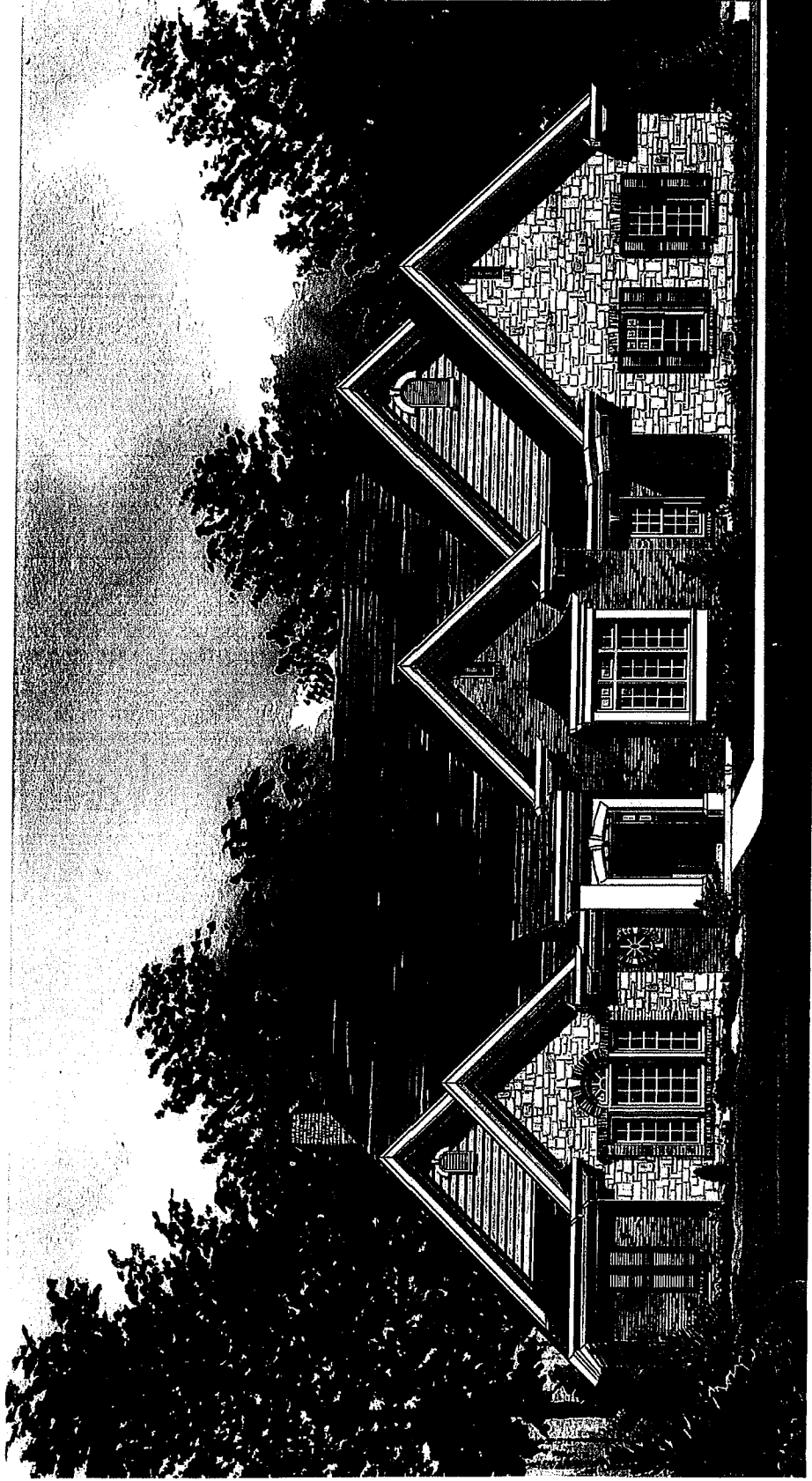
Falling Leaves

Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

NANTUCKET - STONE / BRICK



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

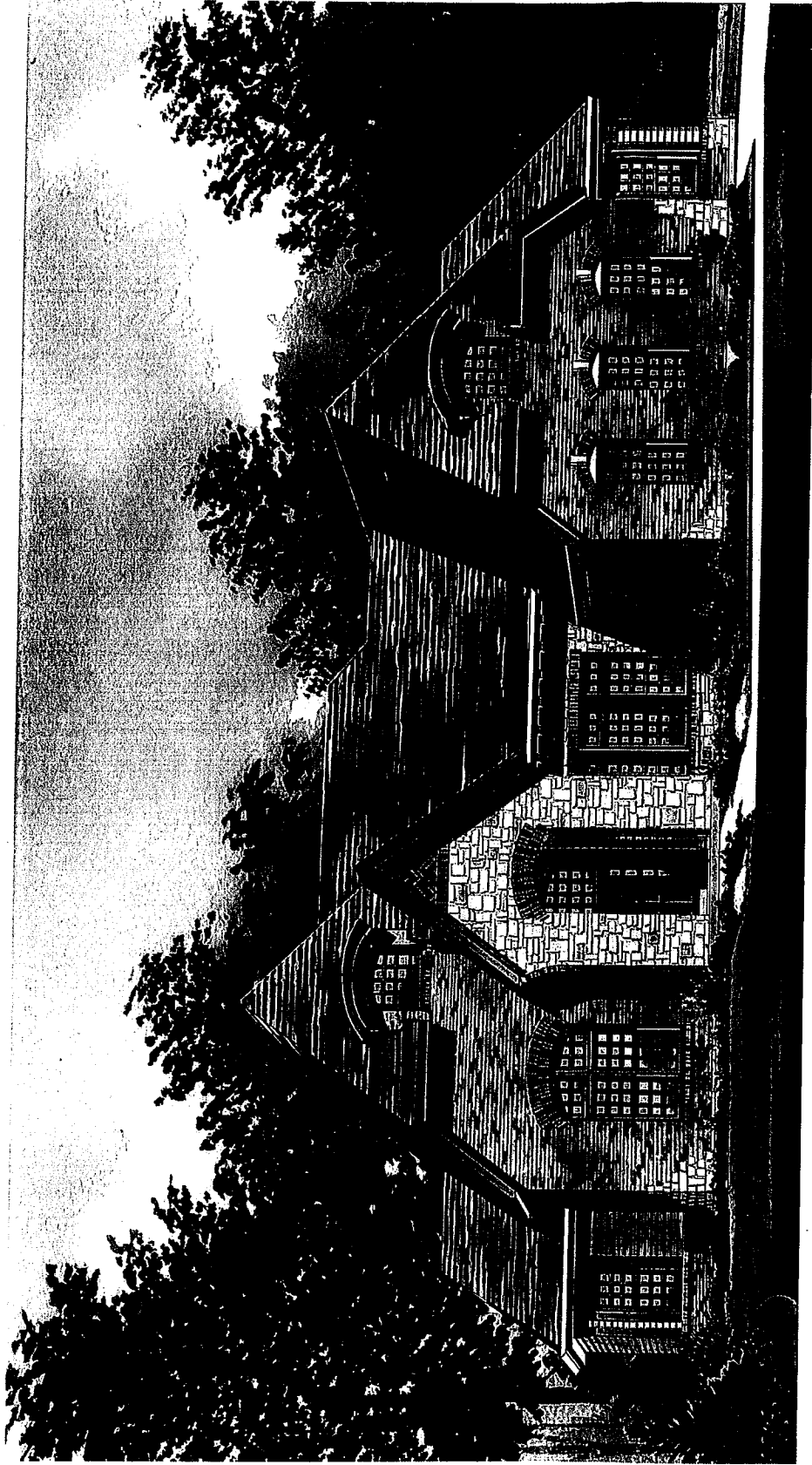
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Chesterfield, Missouri

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ARCHITECTURAL DESIGN

PROVIDENCE - BRICK / STONE



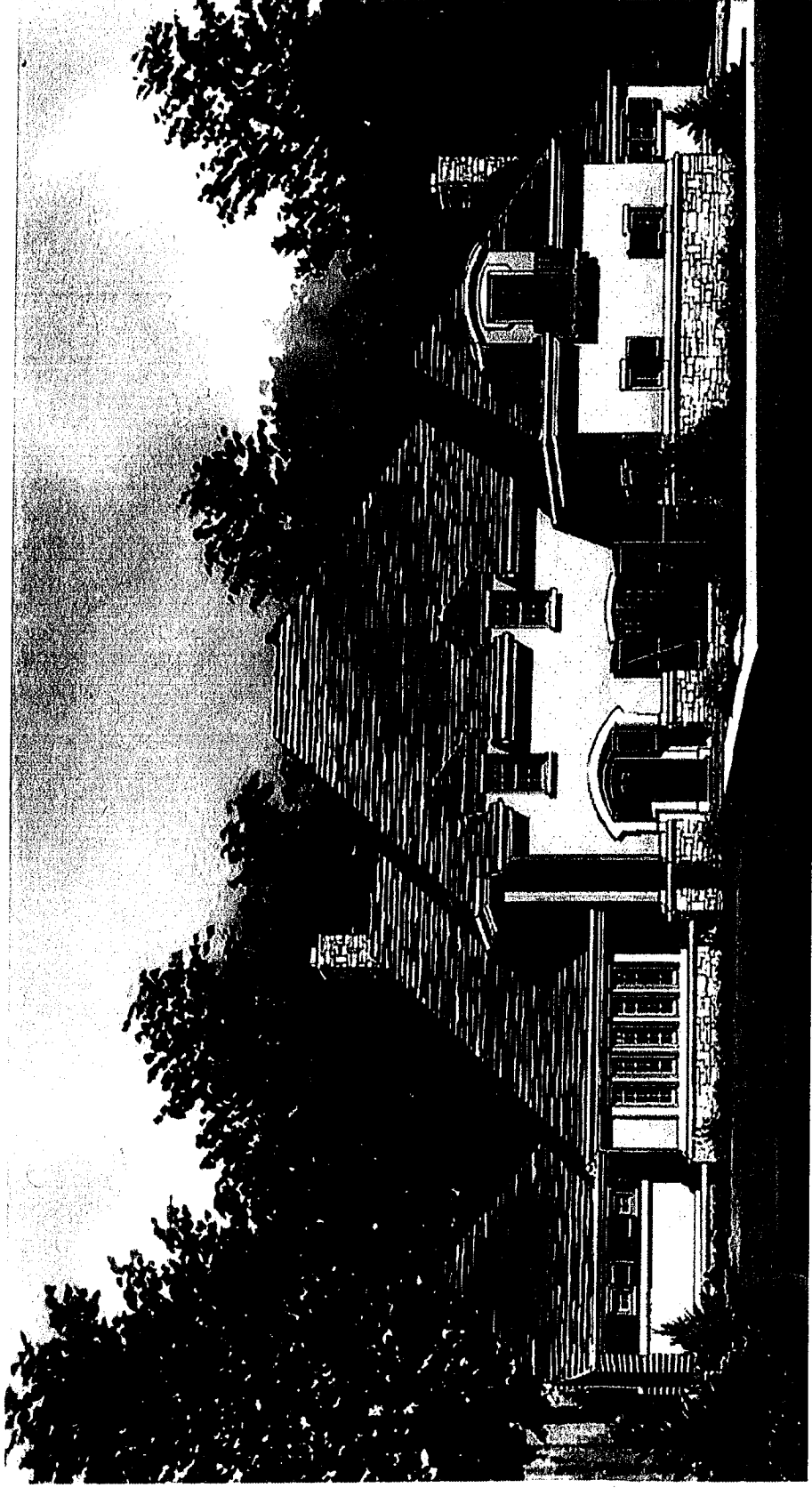
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Chesterfield, Missouri 63005

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Chesterfield, Missouri

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ARCHITECTURAL DESIGN

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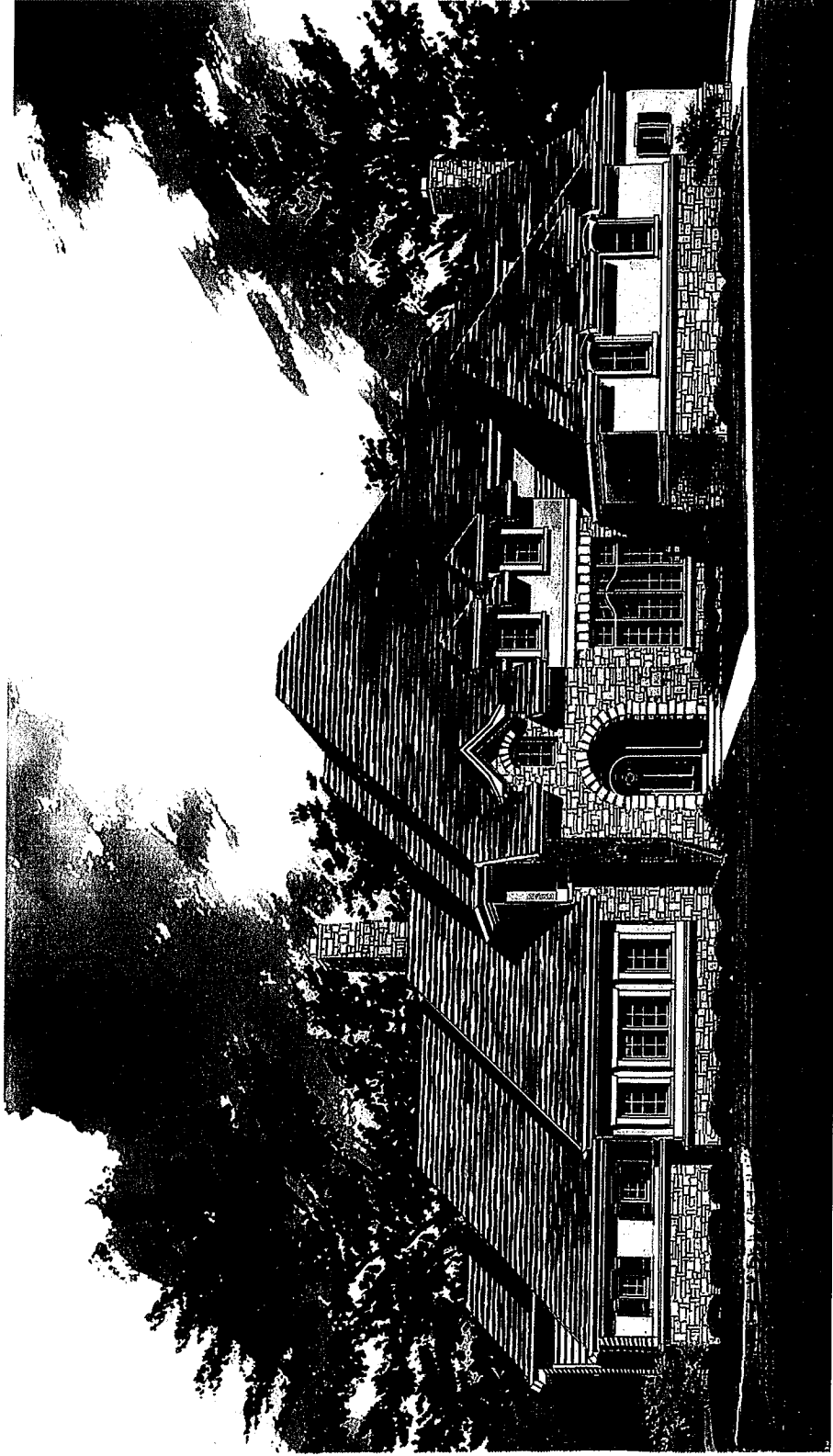
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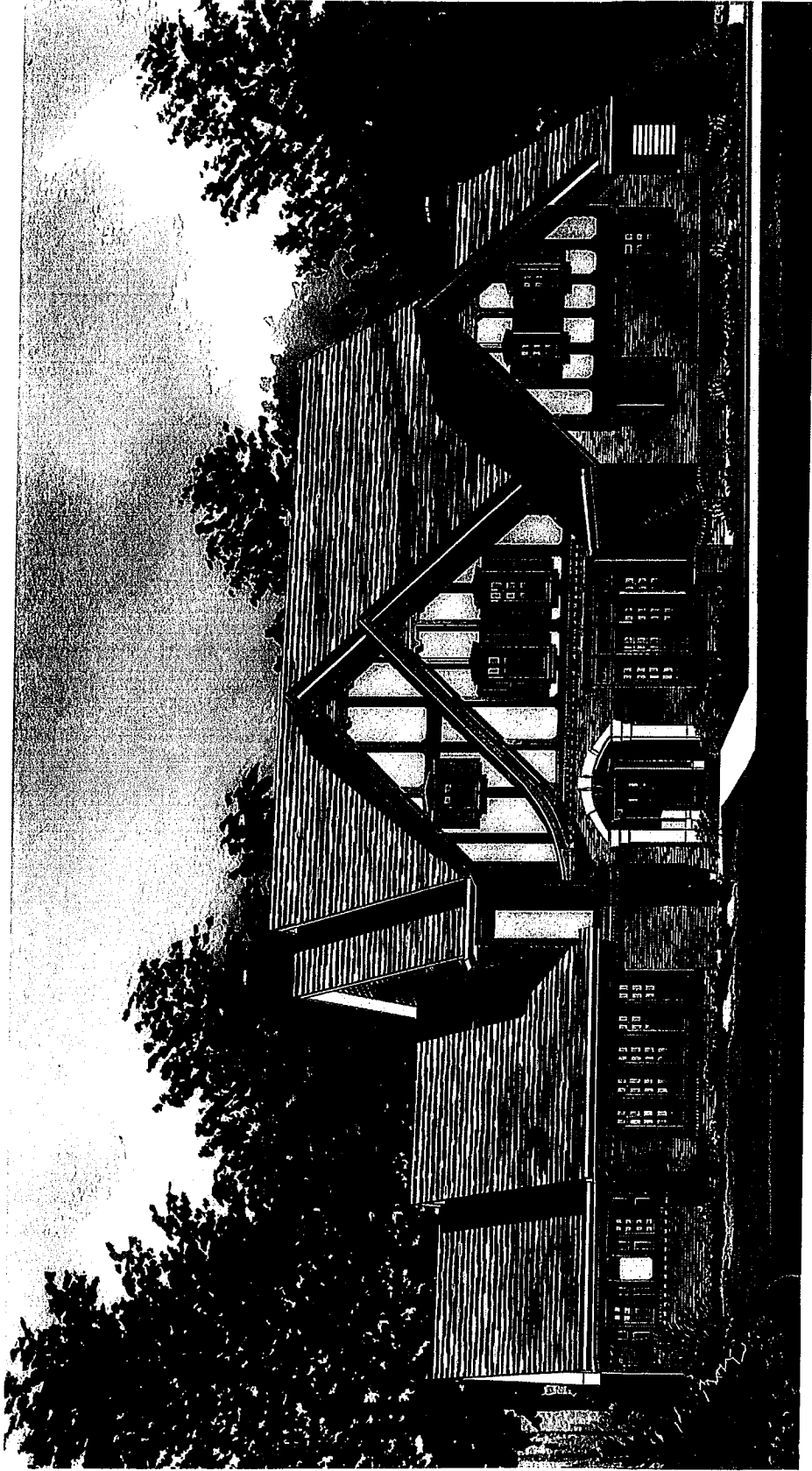
Falling Leaves

Chesterfield, Missouri

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Signature Homes

ARCHITECTURAL DESIGN

GREENBRIAR - BRICK / STUCCO



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Falling Leaves

Chesterfield, Missouri

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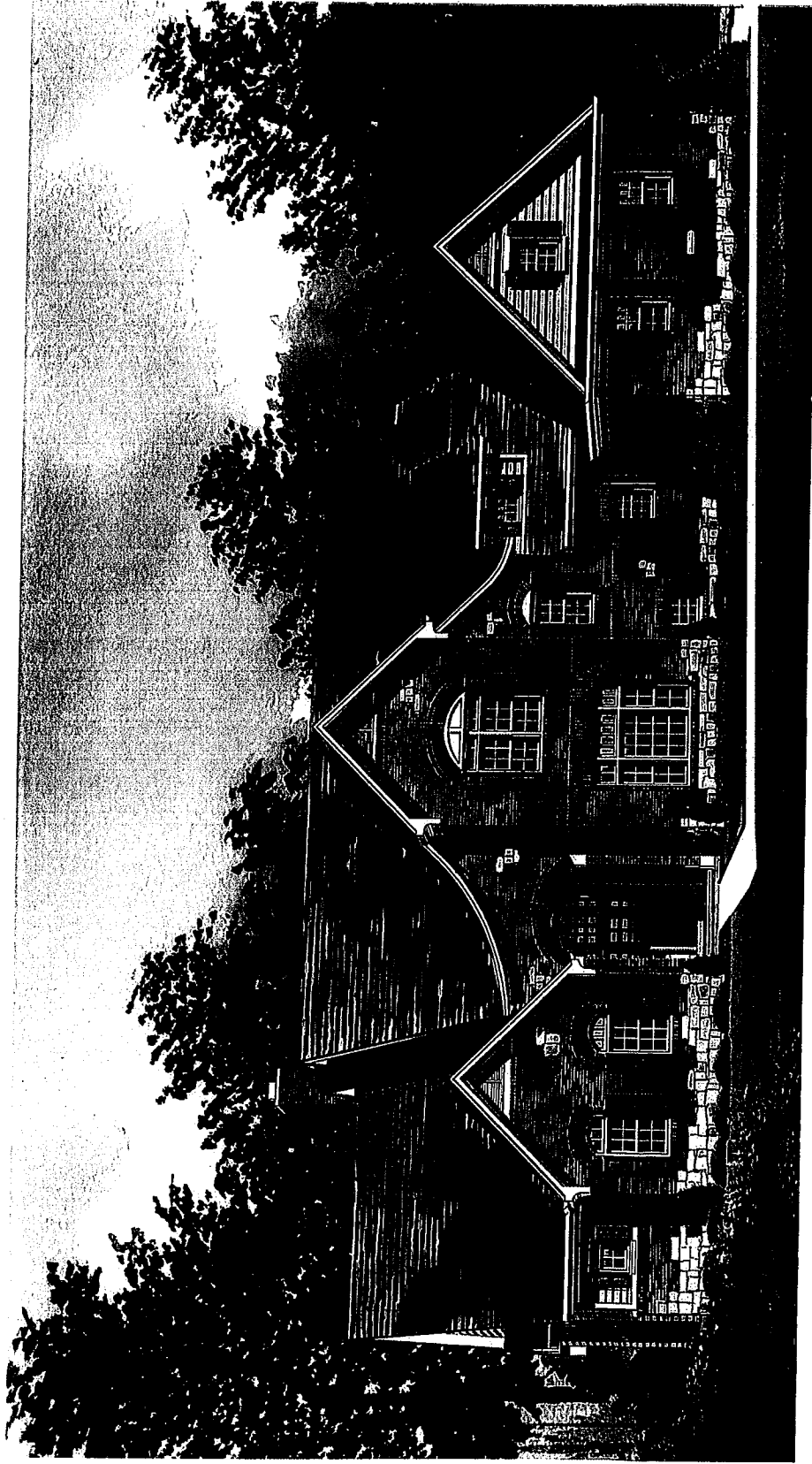
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Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

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Signature Homes

ARCHITECTURAL DESIGN

CALAIS - BRICK / STONE



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695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

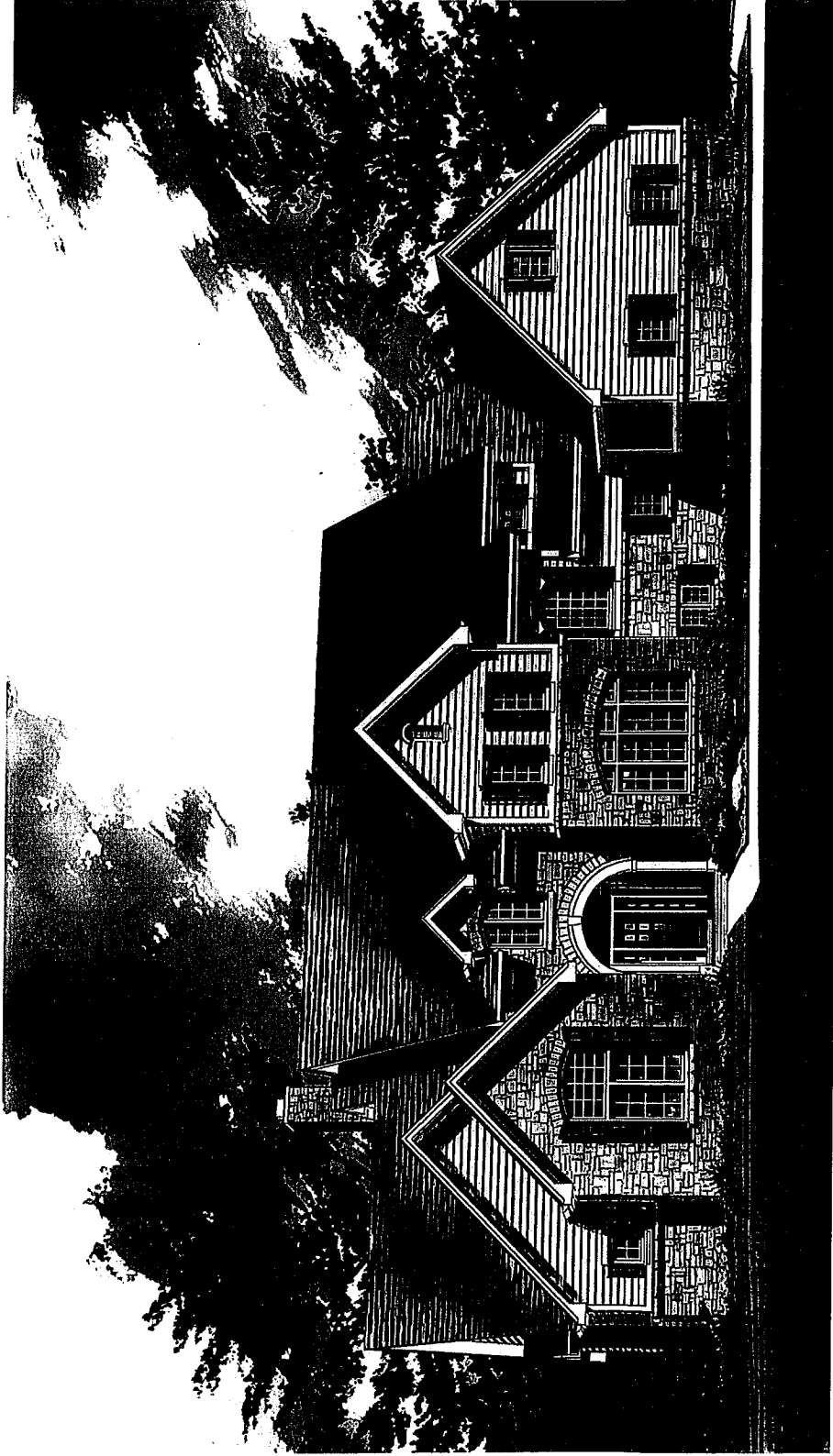
Falling Leaves

Chesterfield, Missouri

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Signature Homes

ARCHITECTURAL DESIGN

CALAIS - STONE



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695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

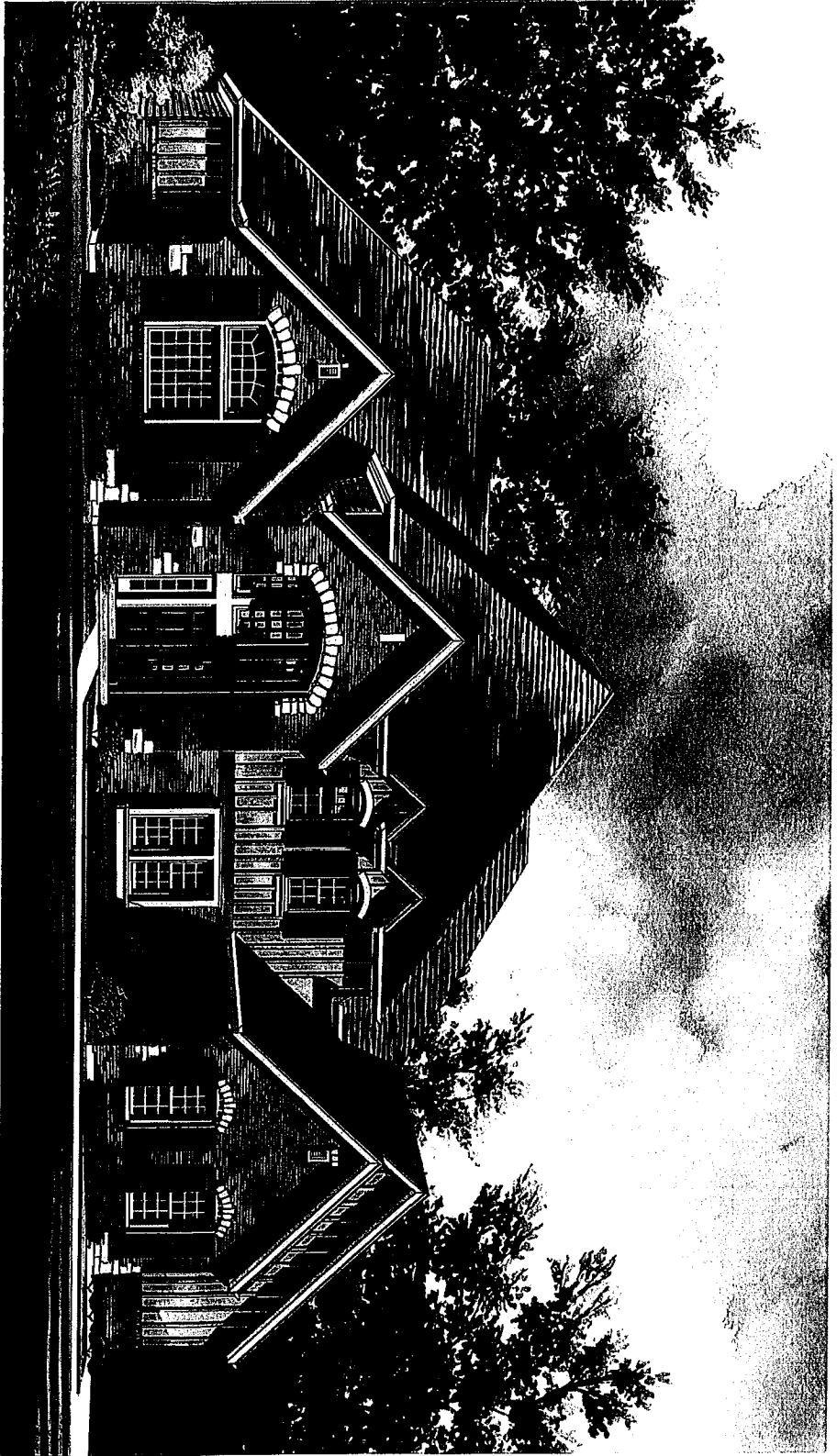
Falling Leaves

Chesterfield, Missouri

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GLEN EAGLE - BRICK



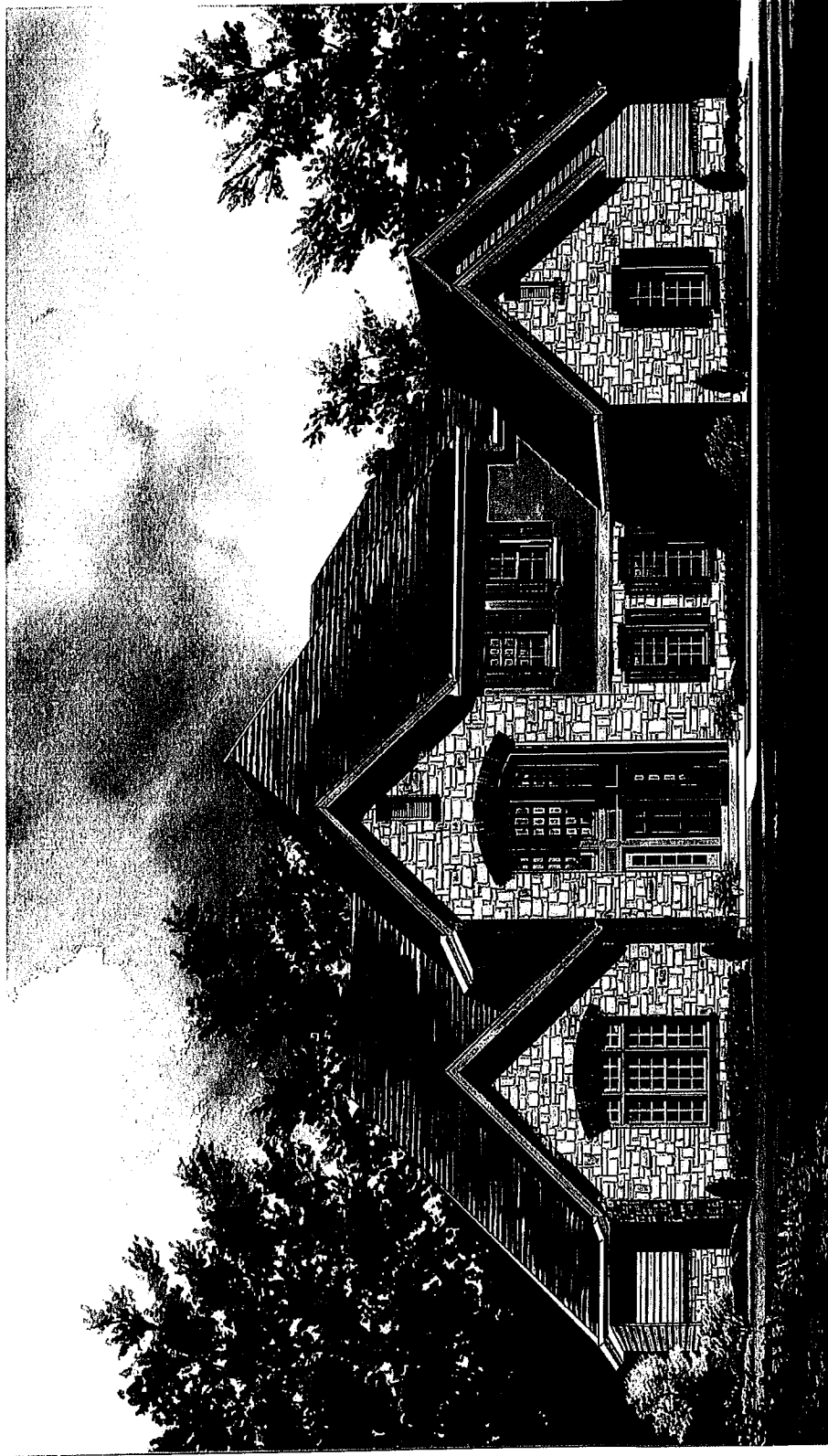
Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

GLEN EAGLE - STONE / STUCCO



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Chesterfield, Missouri 63005

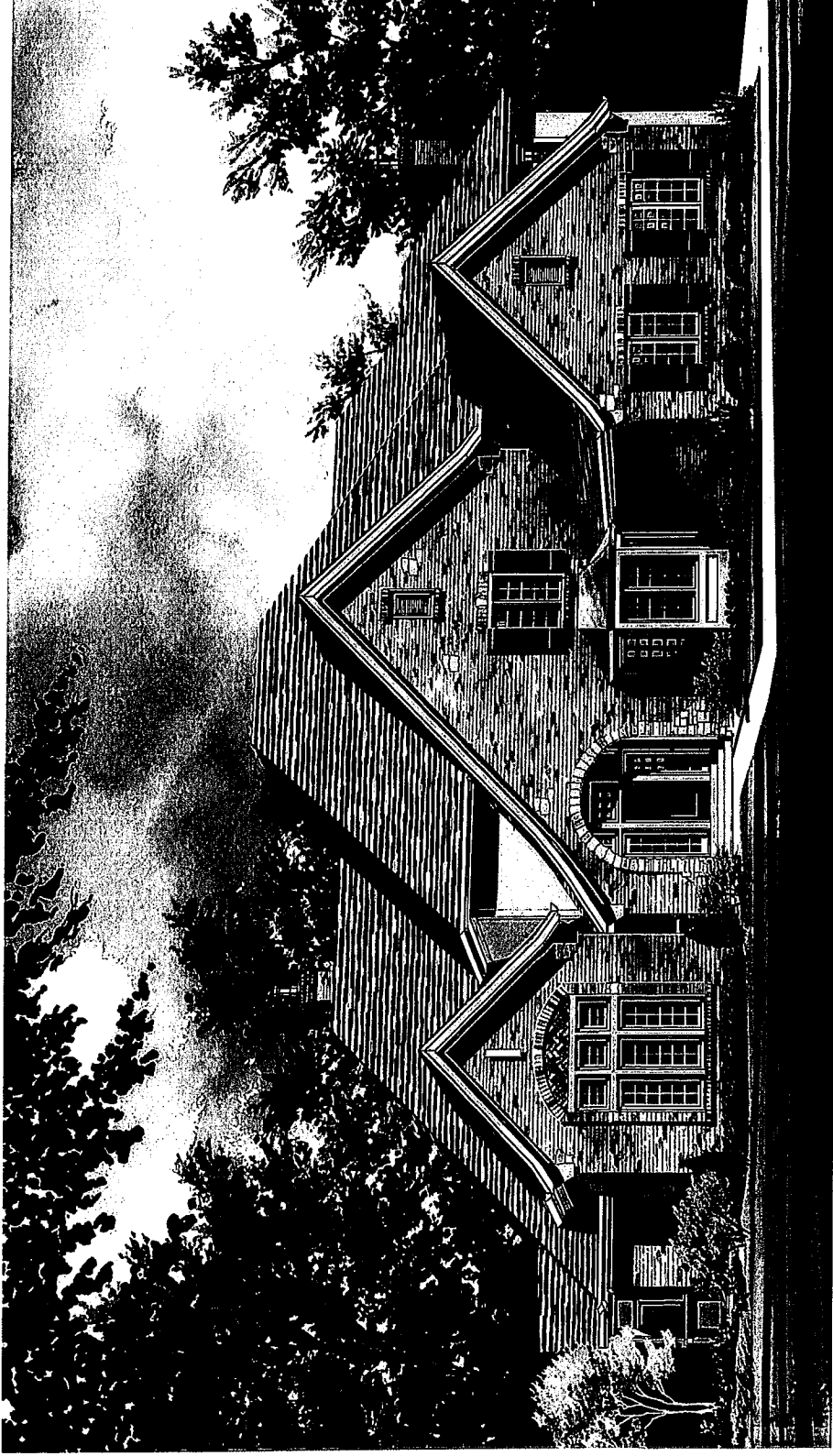
Falling Leaves

Chesterfield, Missouri

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Signature Homes

ARCHITECTURAL DESIGN

DAVENPORT - BRICK



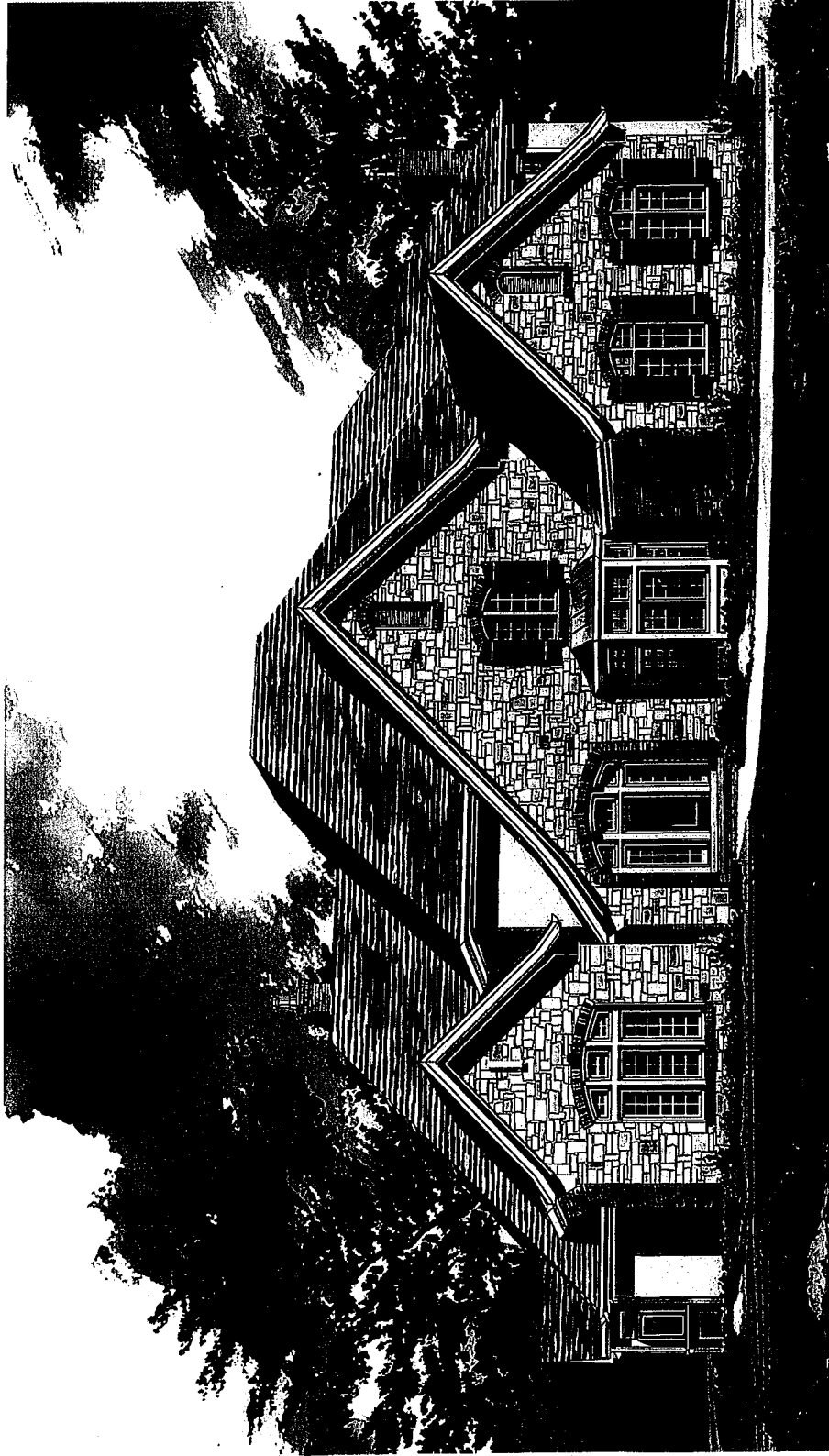
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Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

DAVENPORT - STONE



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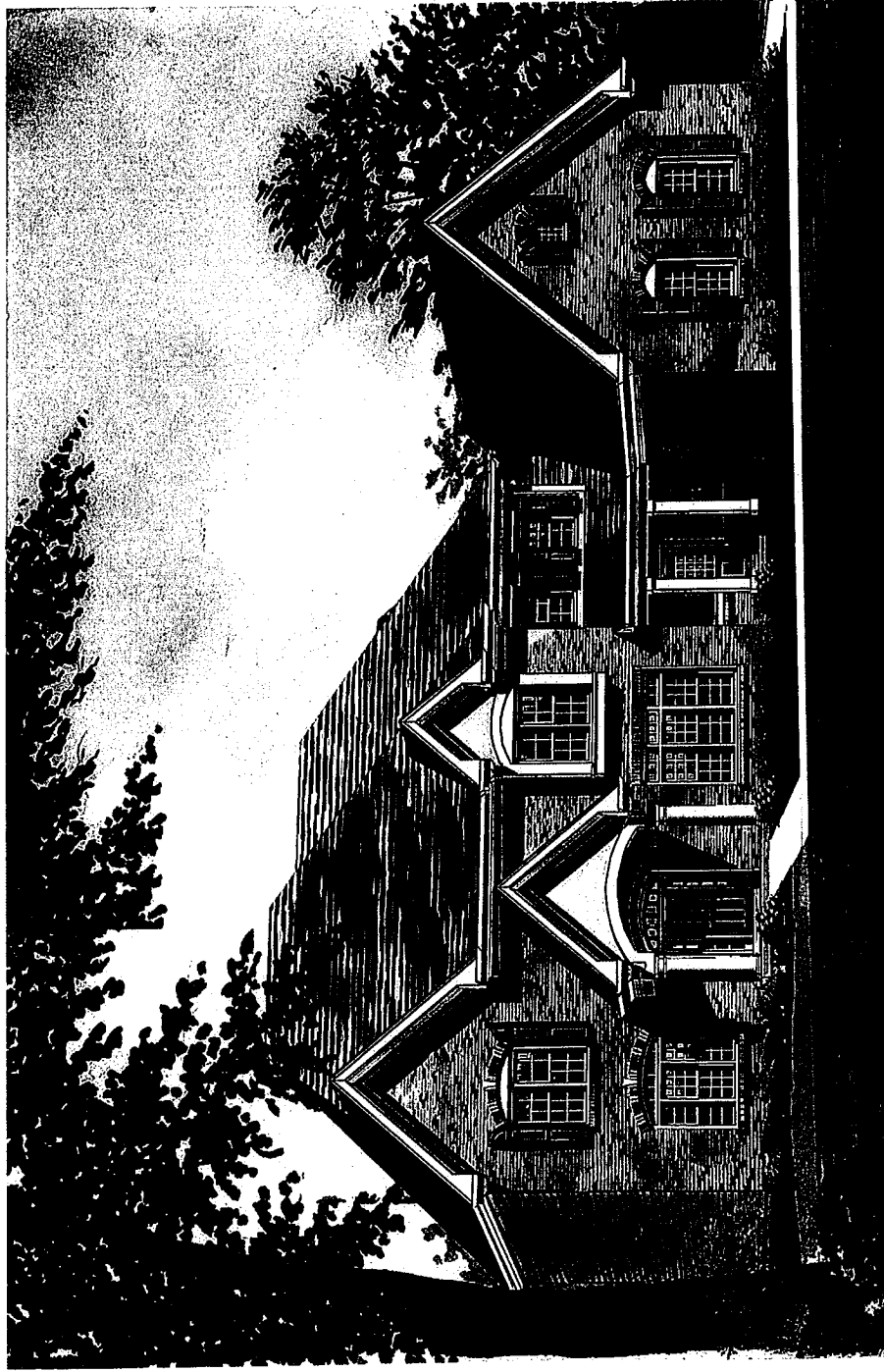
Falling Leaves

Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

NORTHFIELD - BRICK



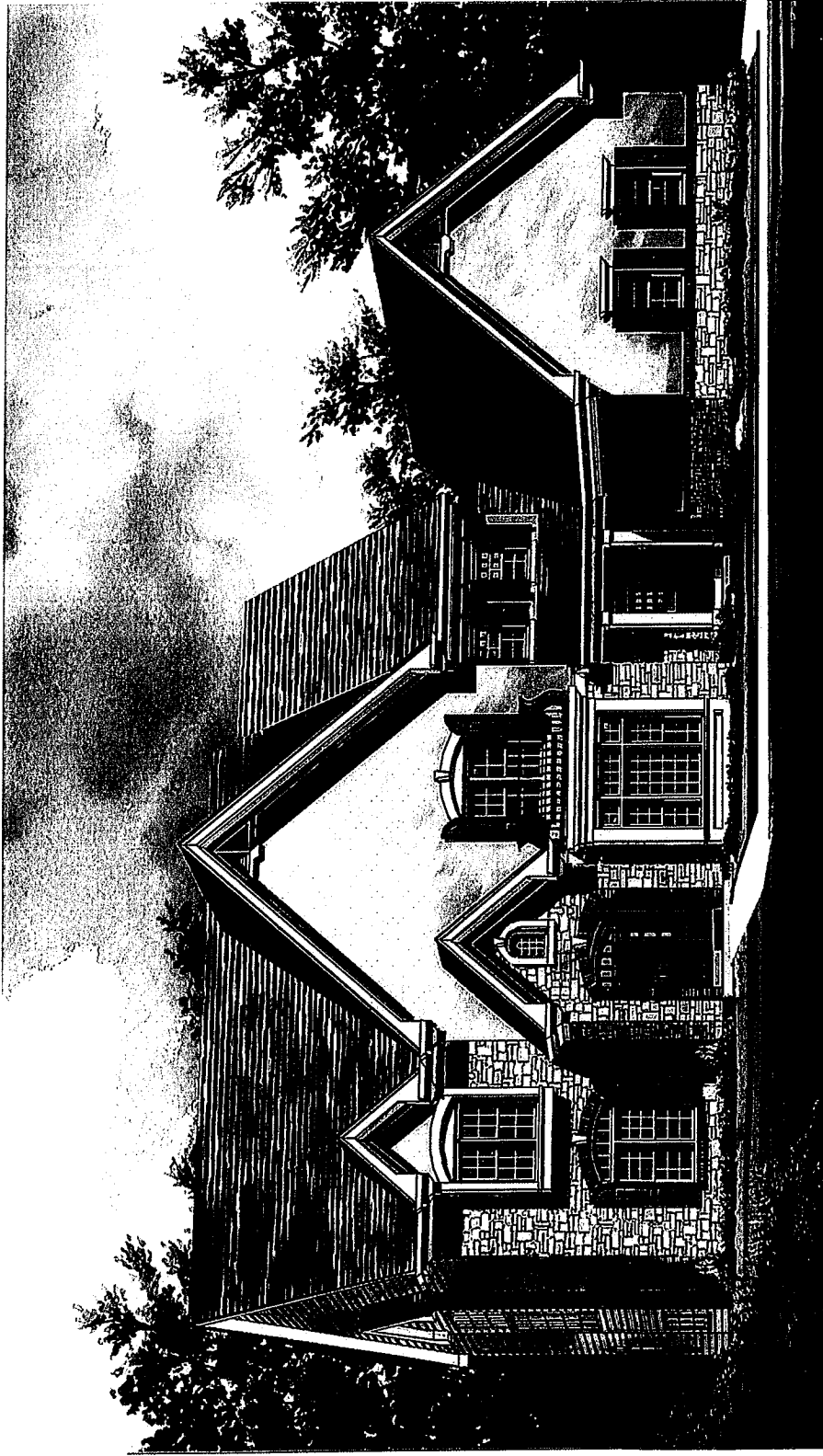
Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves

Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN
NORTHFIELD - STONE / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves

Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes



NEWSLETTER - CITY COUNCIL MEETING

AGENDA REVIEW – Monday, May 18 – 6:45PM

Please note that an AGENDA REVIEW meeting has been scheduled for **6:45pm**, on Monday, May 18, 2015. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

As always, if you have any questions regarding any of the items contained within said AGENDA, please let me know. Additionally, if there is anything that you would like ADDED to said AGENDA, please contact either Mayor Nation, or me, prior to Monday's meeting.

UPCOMING MEETINGS/EVENTS

Monday, May 18	HAPPY BIRTHDAY COUNCILMEMBER FLACHSBART!
Thursday, May 7	Planning & Public Works Committee (5:30pm)
Saturday, May 23	HAPPY BIRTHDAY MAYOR NATION!
Monday, May 25	HAPPY BIRTHDAY CITY ADMINISTRATOR MIKE HERRING!
Monday, May 25	Happy Memorial Day! (City Hall closed)
Wednesday, May 27	Planning Commission (7pm)
Monday, June 1	Next City Council meeting

PROCLAMATION

At Monday's meeting, Mayor Nation will present the enclosed PROCLAMATION, declaring the week of May 17 – May 23, 2014, as NATIONAL PUBLIC WORKS WEEK, in the City of Chesterfield.

Please contact Mayor Nation, or me, if you have any questions.

RECOMMENDATIONS – PLANNING/PUBLIC WORKS COMMITTEE

As detailed in the enclosed MINUTES, prepared by Mike Geisel, Director of Public Services, the Planning/Public Works Committee met on Thursday, May 7, 2015.

The following items, recommended for approval by this Committee, will be discussed, in greater detail, at Monday's City Council meeting:

IIIA. Bill No. 3036 – P.Z. 02-2015, Falling Leaves Estates II (1925 and 1921 Wilson Avenue) (**FIRST READING**)

---- **Bill No. 3031** – Authorizes Execution of Agreement and Funding re: New Pedestrian Bridge over I-64 (**SECOND READING**)

---- **Bill No. 3032** – Approves Acceptance of Portions of Oak Stand Path and Willow Weald Path as Public Streets (Reserve at Chesterfield Village) (**SECOND READING**)

---- **Bill No. 3033** – Approves Acceptance of Todd Evan trail as a Public Street (Wilson Creek Subdivision) (**SECOND READING**)

Next Meeting: **Thursday, May 21, 2015 (5:30pm)**

If you have any questions, please contact Chairperson Connie Fults, any other member of this Committee, Mr. Geisel or me, prior to Monday's meeting.

LIQUOR LICENSE

As noted within the attached MEMO, prepared by Andrea Majoros, Business Assistance Coordinator, the following business is seeking a **liquor license to sell liquor, in the ORIGINAL PACKAGE and SUNDAY SALES**:

Long Road Fuels, 110 Long Road (Formerly Long Station, Inc.)

Given the recommendation from both the Police Department and the Planning/Development Services Division of the Dept. of Public Services, I will ask for City Council approval, under my report, at Monday's meeting.

In the meantime, please let me know if you have any questions.

BID RESULTS - ASPHALT MILL AND OVERLAY PROJECT

As detailed in the enclosed MEMO, prepared by Jim Eckrich, Public Works Director/City Engineer, bids were recently sought for the **2015 Asphalt Mill and Overlay Project**.

Based upon a review of the information provided by Mr. Eckrich and attached to this paragraph, I join with him in recommending **award of a contract to Krupp Construction, in an amount-not-to-exceed \$90,000**. Please note that the FY2015 Budget contains an appropriation of \$125,000, for this project.

As always, please contact Mr. Eckrich or me, prior to Monday's meeting, if you have any questions.

BID RESULTS - APPALACHIAN TRAIL, PHASE 2

As detailed in the enclosed MEMO, prepared by Jim Eckrich, Public Works Director/City Engineer, bids were recently sought for the **reconstruction of Appalachian Trail, from Beaver Creek Road to White Road, in Ward 2.**

Based upon a review of the information provided by Mr. Eckrich and attached to this paragraph, I join with him in **recommending award of a contract to Gershenson Construction Company**, in an amount-not-to-exceed **\$1,852,000**, which is the amount budgeted for this project, within the FY2015 Capital Improvement Sales Tax Fund Budget. As a reminder, **70% of the total cost for this project will be covered by grant funds obtained by Staff.**

Please note that approval of this recommendation will also **need to be accompanied by approval of a budget transfer of existing funds, within the Capital Improvement Sales Tax Fund, totaling \$130,000.** Again, the total contract amount, of \$1,852,000, is fully-funded within the Capital Improvement Sales Tax Fund, which includes this \$130,000.

As always, if you have any questions, please contact Mr. Eckrich or me, prior to Monday's meeting.

LEGISLATION

- BILL NO. 3031** AUTHORIZES THE CITY ADMINISTRATOR TO EXECUTE A TRANSPORTATION ALTERNATIVES FUNDS PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR CONSRUCTION OF A NEW PEDESTRIAN BRIDGE OVER INTERSTATE 64 ADJACENT TO CHESTERFIELD PARKWAY EAST. **(SECOND READING; PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL)**
- BILL NO. 3032** PERTAINS TO THE ACCEPTANCE OF PORTIONS OF OAK STAND PATH AND WILLOW WEALD PATH AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(SECOND READING; PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL)**
- BILL NO. 3033** PERTAINS TO THE ACCEPTANCE OF TODD EVAN TRAIL AS A PUBLIC STREET IN THE CITY OF CHESTERFIELD **(SECOND READING; PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL)**

LEGISLATION - PLANNING COMMISSION

- BILL NO. 3036** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "R-1" RESIDENCE DISTRICT TO A "PUD" PLANNED UNIT DEVELOPMENT FOR A 17.37 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF WILSON AVENUE AND NORTH OF ITS INTERSECTION WITH WILSON FARM DRIVE (P.Z. 02-2015, FALLING LEAVES ESTATES II (1925 AND 1921 WILSON AVENUE) (19T220214 & 19T210161)) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**