



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Wednesday, April 17, 2019
6:30pm**

I. Swearing-in ceremony – Honorable Rick Brunk, Municipal Judge

Councilmember Barb McGuinness, Ward I

Councilmember Ben Keathley, Ward II

Councilmember Dan Hurt, Ward III

Councilmember Michelle Ohley, Ward IV

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

A. Next Meeting – April 18, 2019 (5:45pm)

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

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

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

A. Bill No. 3242 - An ordinance amending section 21-65 of the City of Chesterfield code of ordinances dealing with vandalizing public, private and abandoned family cemeteries. **(First Reading) Public Health & Safety Committee Recommends Approval (Blue Sheet Amendment)**

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

A. Bid Recommendation - Bridge Deck Sealing and Epoxy Overlay Project
Recommendation to authorize the City Administrator to enter into an Agreement with RV Wagner Incorporated in an amount not to exceed \$140,000. **(Roll Call Vote) Department of Public Works recommends approval.**

B. Bid Recommendation - Chipper Purchase Recommendation to authorize the City Administrator to approve a Purchase Order to Vermeer Midwest in

the amount of \$52,150. **(Roll Call Vote) Department of Public Works recommends approval.**

C. Bid Recommendation - Sidewalk Replacement Project B

Recommendation to authorize the City Administrator to enter into an Agreement with R.V. Wagner in an amount not to exceed \$207,650. **(Roll Call Vote) Department of Public Works recommends approval.**

VII. Other Legislation

- A. Bill No. 3243 - P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC)** An ordinance amending City of Chesterfield Ordinance 2682 for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing [P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC) 17T420027]. **(First Reading) Planning Commission recommends approval.**

VIII. Unfinished Business – Mayor Bob Nation

IX. New Business – Mayor Bob Nation

A. Selection of President Pro-tem

B. Committee Assignments (Council may act on this agenda item or may defer to the next regular meeting)

X. Adjourn –

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

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

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, April 17, 2019
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie Hass
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. Executive Session Meeting Minutes** – March 18, 2019
 - B. City Council Meeting Minutes** – March 18, 2019
- VI. INTRODUCTORY REMARKS (items not requiring action by City Council)** – Mayor Bob Nation
 - A. Thursday, April 18, 2019** – Planning & Public Works Committee (5:45pm)
 - B. Monday, April 22, 2019** – Planning Commission (7pm)
 - C. Monday, May 6, 2019** – Next City Council Meeting (7pm)
- VII. COMMUNICATIONS AND PETITIONS**
- VIII. SWEARING-IN CEREMONY – Honorable Rick Brunk, Municipal Judge**

Councilmember Barb McGuinness, Ward I
Councilmember Ben Keathley, Ward II
Councilmember Dan Hurt, Ward III
Councilmember Michelle Ohley, IV

IX. ROLL CALL – City Clerk Vickie Hass

X. TEMPORARY ADJOURNMENT – RECEPTION – Mayor Bob Nation

XI. RE-CONVENE MEETING – Mayor Bob Nation

XII. APPOINTMENTS – Mayor Bob Nation

XIII. STANDING COMMITTEE OF COUNCIL COMMITTEE REPORTS & ASSOCIATED LEGISLATION

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

1. Next Meeting – April 18, 2019 (5:45pm)

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

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

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

1. Bill No. 3242 - An ordinance amending section 21-65 of the City of Chesterfield code of ordinances dealing with vandalizing public, private and abandoned family cemeteries. (**First Reading**) **Public Health & Safety Committee Recommends Approval (Blue Sheet Amendment)**

XIV. REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL – Mike Geisel

A. Bid Recommendation - Bridge Deck Sealing and Epoxy Overlay
Project Recommendation to authorize the City Administrator to enter into an Agreement with RV Wagner Incorporated in an amount not to exceed \$140,000. (**Roll Call Vote**) **Department of Public Works recommends approval.**

B. Bid Recommendation - Chipper Purchase Recommendation to authorize the City Administrator to approve a Purchase Order to Vermeer Midwest in the amount of \$52,150. (**Roll Call Vote**) **Department of Public Works recommends approval.**

C. Bid Recommendation - Sidewalk Replacement Project B
Recommendation to authorize the City Administrator to enter into an Agreement with R.V. Wagner in an amount not to exceed \$207,650. (**Roll Call Vote**) **Department of Public Works recommends approval.**

XV. OTHER LEGISLATION

- A. Bill No. 3243 - P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC)** An ordinance amending City of Chesterfield Ordinance 2682 for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing [P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC) 17T420027]. **(First Reading) Planning Commission recommends approval.**

XVI. UNFINISHED BUSINESS – Mayor Bob Nation

XVII. NEW BUSINESS – Mayor Bob Nation

- A. Selection of President Pro-tem**

- B. Committee Assignments (Council may act on this agenda item or may defer to the next regular meeting)**

XVIII. ADJOURNMENT

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

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

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

AGENDA REVIEW – Wednesday 4/17/2019 – 6:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:30 pm, on Wednesday, April 17, 2019.**

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



RECORD OF PROCEEDING

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

MARCH 18, 2019

The meeting was called to order at 7:07 p.m.

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

A roll call was taken with the following results:

PRESENT

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

ABSENT

Councilmember Tom DeCampi

[Councilmember DeCampi participated via teleconference.]

APPROVAL OF MINUTES

The minutes of the March 4, 2019 Executive Session were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to

approve the March 4, 2019 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the March 4, 2019 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the March 4, 2019 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation recognized a Boy Scout in attendance and invited him to stay after the meeting to ask any questions he may have.

Mayor Nation announced a Town Hall meeting tentatively scheduled for Monday, April 15 at City Hall.

Mayor Nation announced that the next meeting of City Council is scheduled for Wednesday, April 17, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Jane Durrell, 135 Bellechasse Drive, spoke on behalf of the Heritage Foundation of Chesterfield, and asked for volunteers for the Chesterfield History Museum.

Mr. Edward Hamm, 14938 Royalbrook Drive, spoke in opposition to the proposed City-County merger.

Mayor Nation presented Ms. Wendy Geckeler as the 2018 Citizen of the Year. For years, Ms. Geckeler has given generously of her time and talent through volunteerism.

TEMPORARY ADJOURNMENT - RECEPTION

Mayor Nation temporarily adjourned the meeting at 7:31 p.m., for those in attendance to join a reception for the Citizen of the Year.

The meeting was reconvened at 8:08 p.m.

[Councilmember DeCampi did not participate via teleconference during this portion of the meeting.]

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Councilmember Michelle Ohley, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Flachsbart, to approve a new contract with Thomas and Hutton in an amount not to exceed \$250,000. Funding for this contract is provided from the Chesterfield Valley Special Projects fund and has no impact on the City's General Fund. A roll call vote was taken with the following results: Ayes – Ohley, Moore, Mastorakos, Keathley, McGuinness, Flachsbart and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Ohley announced that the next meeting of this Committee, scheduled for Thursday, March 21, at 5:45 p.m., has been canceled.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, indicated that she had no report this evening.

Parks, Recreation & Arts Committee

Councilmember Dan Hurt, Chairperson of the Parks, Recreation & Arts Committee, indicated that he had no report this evening.

Public Health & Safety Committee

Bill No. 3242	Amends section 21-65 of the City of Chesterfield code of ordinances dealing with vandalizing public, private and abandoned family cemeteries (First Reading) Public Health & Safety Committee Recommends Approval
---------------	--

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Ohley, to table Bill No. 3242 (Vandalizing Public, Private and Abandoned Family Cemeteries) until the April 17, 2019 City Council meeting for the purpose of allowing the City Attorney to propose necessary changes to the language. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that The Wine & Cheese Place, located at 14748 Clayton Road, has requested a new liquor license, for retail sale of all kinds of liquor by the drink, as well as packaged. Mr. Geisel reported that, per City policy, this application

has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Keathley made a motion, seconded by Councilmember Moore, to approve issuance of a new liquor license to The Wine & Cheese Place. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that, in order to close out the 2018 budget, several standard “housekeeping” adjustments need to be made. This is an annual process to re-appropriate existing contractual obligations as we cross fiscal years understanding that we utilize modified accrual accounting. These adjustments have no net impact on total expenditures, but amend the annual budget to reflect carry-over purchase orders and incorporate expenditures previously approved by Council. Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to approve the proposed 2019 budget amendment to reflect the fiscal close of 2018 and to authorize re-appropriation of previously approved purchase orders in the amount of \$2,577,062.76. A roll call vote was taken with the following results: Ayes – Moore, McGuinness, Ohley, Keathley, Mastorakos, Hurt and Flachsbart. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for 2019 Sidewalk Replacement Project Area A. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization for the City Administrator to execute an Agreement with Lamke Trenching and Excavating in an amount not to exceed \$307,100. While this bid is slightly higher than the \$300,000 budgeted for this project, there is no supplemental authorization required as \$7,100 will be deducted from the Sidewalk Replacement Project B budget, which will be bid on April 2, 2019. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Ohley, Flachsbart, Hurt, Keathley, Mastorakos, Moore and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3241	Provides for the approval of a Boundary Adjustment Plat for four tracts totaling 12.6 acres, with all tracts zoned “R6AA” Residence District (18T630205, 17T310016, 18T630173, 18T640226) (First & Second Readings) Department of Planning & Development Services recommends approval
---------------	--

Councilmember Keathley made a motion, seconded by Councilmember McGuinness, for the first reading of Bill No. 3241. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3241 was read for the first time.

Councilmember McGuinness made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3241. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3241 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3241 with the following results: Ayes – Mastorakos, Moore, McGuinness, Ohley, Keathley, Flachsbart and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3241 approved, passed it and it became **ORDINANCE NO. 3047**.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:19 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

A. Thursday, April 18, 2019 – Planning & Public Works Committee (5:45pm)

B. Monday, April 22, 2019 – Planning Commission (7pm)

C. Monday, May 6, 2019 – Next City Council Meeting (7pm)

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Ohley

Vice Chair: Councilmember Hurt

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, April 18, 2019 at 5:45 pm.

If you have any questions, please contact Director of Public Works/City Engineer Jim Eckrich, Director of Planning and Development Services Justin Wyse, or me prior to Wednesday's meeting.

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

The next meeting of the Finance & Administration Committee has not yet been scheduled.

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

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Hurt

Vice Chair: Councilmember Mastorakos

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

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

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Keathley

Vice Chair: Councilmember DeCampi

A. Bill No. 3242 - An ordinance amending section 21-65 of the City of Chesterfield code of ordinances dealing with vandalizing public, private and abandoned family cemeteries. (**First Reading**) **Public Health & Safety Committee Recommends Approval (Blue Sheet Amendment)**

As directed by Council at the last meeting, City Attorney Chris Graville has proposed a Blue Sheet version of the bill for your consideration. In the packet provided, the proposed bill, includes a “blue sheet” watermark. The original bill #3242 is also provided for your convenience and reference.

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

BILL NO. 3242

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 21-65 OF THE CITY OF CHESTERFIELD CODE OF ORDINANCES DEALING WITH VANDALIZING PUBLIC, PRIVATE AND ABANDONED FAMILY CEMETERIES.

WHEREAS, The Public Health and Safety Committee reviewed Section 21-65 of the Chesterfield City code; and,

WHEREAS, The Public Health and Safety Committee recommended amending the language within the Section 21-65 to include references to prehistoric Native American, or Slave-Era burial grounds; and,

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

SECTION 1: §21-65 (c) and (d) of the Municipal Code of the City of Chesterfield, Missouri, are hereby amended as follows:

SECTION 2: Add new section §21-65 (c) thereby moving existing section §21-65 (c) to section §21-65 (d) as follows:

(c) Any person knowing that unmarked human burial or human skeletal remains are being disturbed, destroyed, defaced, removed, excavated or exposed shall immediately notify either the Chesterfield Police Department, as required in Section 194.400-194.410 RSMo, which sections are incorporated herein by reference. Failure to immediately notify the Chesterfield Police Department as required herein shall be an ordinance violation and each day a violation of this ordinance occurs shall continue shall constitute a separate offense.

(d) Any person violating the provisions of this section shall, upon conviction, be punished by a fine of not less than five dollars (\$5.00) nor more than five hundred dollars (\$500.00) or by imprisonment for such a period of time not to exceed ninety (90) days or by both such fine and imprisonment.

SECTION 3: If any section, subsection, sentence, clause, phrase or portion of this amendment is for any reason held invalid or unconstitutional by a judgment of a court of competent jurisdiction, as to which no further appeal right exists, such portion shall be deemed separate, distinct and independent provision and such holding shall not affect the validity or remaining portions hereof.

SECTION 4: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5: This Ordinance shall take effect and be in full force from and after passage and approval thereof.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2019.

Presiding Officer

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD_____

BILL NO. 3242

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 21-65 OF THE CITY OF CHESTERFIELD CODE OF ORDINANCES DEALING WITH VANDALIZING PUBLIC, PRIVATE AND ABANDONED FAMILY CEMETERIES.

WHEREAS, The Public Health and Safety Committee reviewed Section 21-65 of the Chesterfield City code; and,

WHEREAS, The Public Health and Safety Committee recommended amending the language within the Section 21-65 to include references to prehistoric Native American, or Slave-Era burial grounds; and,

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

SECTION 1: §21-65 (a) of the Municipal Code of the City of Chesterfield, Missouri, is hereby amended by the addition of the words “prehistoric Native American, or Slave-Era burial grounds” to read as follows:

(a). Pursuant to the authority granted to the City of Chesterfield by RSMO. § 214.010, 1900, as amended, it shall be a crime for any individual who knowingly destroys, mutilates, disfigures, defaces, injures or removes any tomb, monument or gravestone, or other structure placed in a public, private, abandoned family cemetery or private burying ground, ***prehistoric Native American, or Slave-Era burial grounds***, or any fence railing or other work for the protection or ornamentation of any such cemetery or place of burial of any human being, or tomb, monument or gravestone, memento, or memorial or other structure aforesaid, or any lot within such cemetery.

SECTION 2: §21-65 (b) of the Municipal Code of the City of Chesterfield, Missouri, is hereby amended by the addition of the words “prehistoric Native American, or Slave-Era burial grounds” to read as follows:

(b). As used in this section, “abandoned or family cemetery or private burying ground” shall include those cemeteries or burying grounds, ***prehistoric Native American, or Slave-Era burial grounds*** which have not been deeded to the public and in which no body has been interred for at least ten (10) years.

SECTION 3: If any section, subsection, sentence, clause, phrase or portion of this amendment is for any reason held invalid or unconstitutional by a judgment of a court of competent jurisdiction, as to which no further appeal right exists, such portion shall be deemed separate, distinct and independent provision and such holding shall not affect the validity or remaining portions hereof.

SECTION 4: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5: This Ordinance shall take effect and be in full force from and after passage and approval thereof.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2019.

Presiding Officer

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD _____

REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL

A. Bridge Deck Sealing and Epoxy Overlay Project

Recommendation to authorize the City Administrator to enter into an Agreement with RV Wagner Incorporated in an amount not to exceed \$140,000.

(Roll Call Vote) Department of Public Works recommends approval.

B. Chipper Purchase

Recommendation to authorize the City Administrator to approve a Purchase Order to Vermeer Midwest in the amount of \$52,150.

(Roll Call Vote) Department of Public Works recommends approval.

C. Sidewalk Replacement Project B

Recommendation to authorize the City Administrator to enter into an Agreement with R.V. Wagner in an amount not to exceed \$207,650

(Roll Call Vote) Department of Public Works recommends approval.

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

McGeis 2019-4-4

Memorandum Department of Public Works



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

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

DATE: April 4, 2019

RE: 2019 Bridge Deck Sealing and Epoxy Overlay Project

As you know, the City of Chesterfield maintains 176 miles of public streets, including fourteen bridges. Each bridge is inspected biennially by the Missouri Department of Transportation, accompanied by a representative from the City of Chesterfield Public Works Department. The Engineering Staff uses the results of these inspections, along with our own analysis, to determine what work is necessary on each of the City's bridges.

In recent years the City has reconstructed the Timberlake Manor Bridge (2014) and the Schoettler Road Bridge (2018). While reconstruction eventually becomes necessary, the City's goal is to perform preventive maintenance on its bridges to extend the life of the bridges and decrease life cycle costs. In order to effectively manage its bridges, the Public Works Department created a Bridge Inspection and Maintenance Manual (Manual) in 2018. The Manual contains important information on each of the City bridges, as well as a ten year plan for major maintenance activities.

The bridge work planned for 2019 includes sealing the deck of four bridges (Timberlake Manor Bridge, Schoettler Road Bridge, Ladue Road Bridge, and Chesterfield Parkway Pedestrian Bridge) and installing an epoxy overlay on the Eagle Bluff Court Bridge. This work was included in the 2019 Capital Projects budget at an estimated cost of \$140,000.

The Department of Public Works publicly opened bids for the 2019 Bridge Deck Sealing and Epoxy Overlay Project on April 2, 2019. The results of the bid opening are detailed in the attached memorandum from Senior Civil Engineer Chris Krueger. After reviewing the bids, Staff recommends the project be awarded to the low bidder, RV Wagner Incorporated, in an amount not to exceed \$140,000. This includes the low bid amount (\$136,683.40) and a small contingency to account for change orders which may become necessary during construction of the project. RV Wagner has

successfully performed work for the City of Chesterfield in the past, and is positively recommended by City Staff.

A map showing the location of the affected bridges is attached. This project is budgeted within Account 120-079-5251 of the Capital Projects Fund.

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 RV Wagner Incorporated in an amount not to exceed \$140,000.

Memorandum

Department of Public Works



TO: Jim Eckrich, Public Works Director

FROM: Chris Krueger, Senior Civil Engineer

DATE: April 4, 2019

RE: Bridge Deck Sealing and Epoxy Overlay Project – 2019-PW-06

As you are aware, we opened bids for the above referenced project Tuesday, April 2, 2019. Two bids were received:

<u>Contractor</u>	<u>Total Bid</u>
RV Wagner	\$136,683.40
St. Louis Bridge Construction Co.	\$183,668.65

The low bidder, RV Wagner has successfully performed bridge sealing and coating throughout the St. Louis Area for both MoDOT and Saint Louis County in the past.

Accordingly, I recommend acceptance of the bid of \$136,990.60 submitted by RV Wagner and request authorization of work up to the amount of \$140,000.00. The funding is available in the Capital Projects Contractual account 120-079-5251, to fund this project.

A copy of the low bid from RV Wagner is attached and a map of bridges scheduled for work under this project are attached. Should you require additional information, please advise.



BID TABULATION
Bridge Deck Sealing and Epoxy Overlay Project
2019-PW-06
April 2, 2019

ITEM #	DESCRIPTION	UNITS	QTY	ENGINEER'S ESTIMATE		RV WAGNER		ST. LOUIS BRIDGE CONSTRUCTION CO	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
	Bridge Deck Sealing								
1	Timberlake Manor Parkway Bridge Deck, Barrier wall and Sidewalk	SF	5,214	\$1.90	\$9,906.60	\$0.90	\$4,692.60	\$2.00	\$10,428.00
2	Schoettler Road Bridge Deck, Barrier Wall, and Sidewalk	SF	9,186	\$1.90	\$17,453.40	\$0.75	\$6,889.50	\$1.75	\$16,075.50
3	Ladue Road Bridge Deck, Barrier Wall, and Sidewalk	SF	20,486	\$1.90	\$38,923.40	\$0.75	\$15,364.50	\$1.90	\$38,923.40
4	Chesterfield Parkway Pedestrian Bridge Deck and Wall	SF	3,000	\$1.90	\$5,700.00	\$1.30	\$3,900.00	\$4.50	\$13,500.00
5	Eagle Bluff Court Bridge Sidewalk and Barrier Wall	SF	3,000	\$1.90	\$5,700.00	\$1.60	\$4,800.00	\$3.00	\$9,000.00
6	Traffic Control	LS	1	\$2,000.00	\$2,000.00	\$16,500.00	\$16,500.00	\$29,000.00	\$29,000.00
	SUBTOTAL				\$79,683.40		\$52,146.60		\$116,926.90
	Epoxy Polymer Overlay								
7	Eagle Bluff Court Bridge	SF	6,893	\$5.80	\$40,000.00	\$8.00	\$55,144.00	\$4.75	\$32,741.75
8	Concrete Masonry Repair (Partial Depth)	SF	600	\$20.00	\$12,000.00	\$39.50	\$23,700.00	\$40.00	\$24,000.00
9	Traffic Control	LS	1	\$2,000.00	\$2,000.00	\$6,000.00	\$6,000.00	\$10,000.00	\$10,000.00
	SUBTOTAL				\$54,000.00		\$84,844.00		\$66,741.75
	TOTAL BID				\$133,683.40		\$136,990.60		\$183,668.65

EXHIBIT A

BID FORM

BID TIME: 10:00 a.m.

BID DATE: Tuesday, April 2, 2019

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda 4 through 4, for the

Bridge Deck Sealing and Epoxy Overlay Project
2019-PW-06

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 complete the deck sealing on four (4) bridges and an epoxy concrete overlay on one (1) bridge throughout the City of Chesterfield..

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

Bid submitted by:

Company Name: RV WAGNER INCAddress: 4712 GREEN PARK RDCity, State ST LOUIS MO 63123Phone number: 314-892-1600 Fax: 314-892-9496E-mail address: SCOTT@RVWAGNER.COM

Type of Firm: Sole Partnership _____ Partnership _____
Corporation X Other _____

Officer: SCOTT INSERNATitle: PRESIDENTSignature: [Signature]Date: 4/2/19

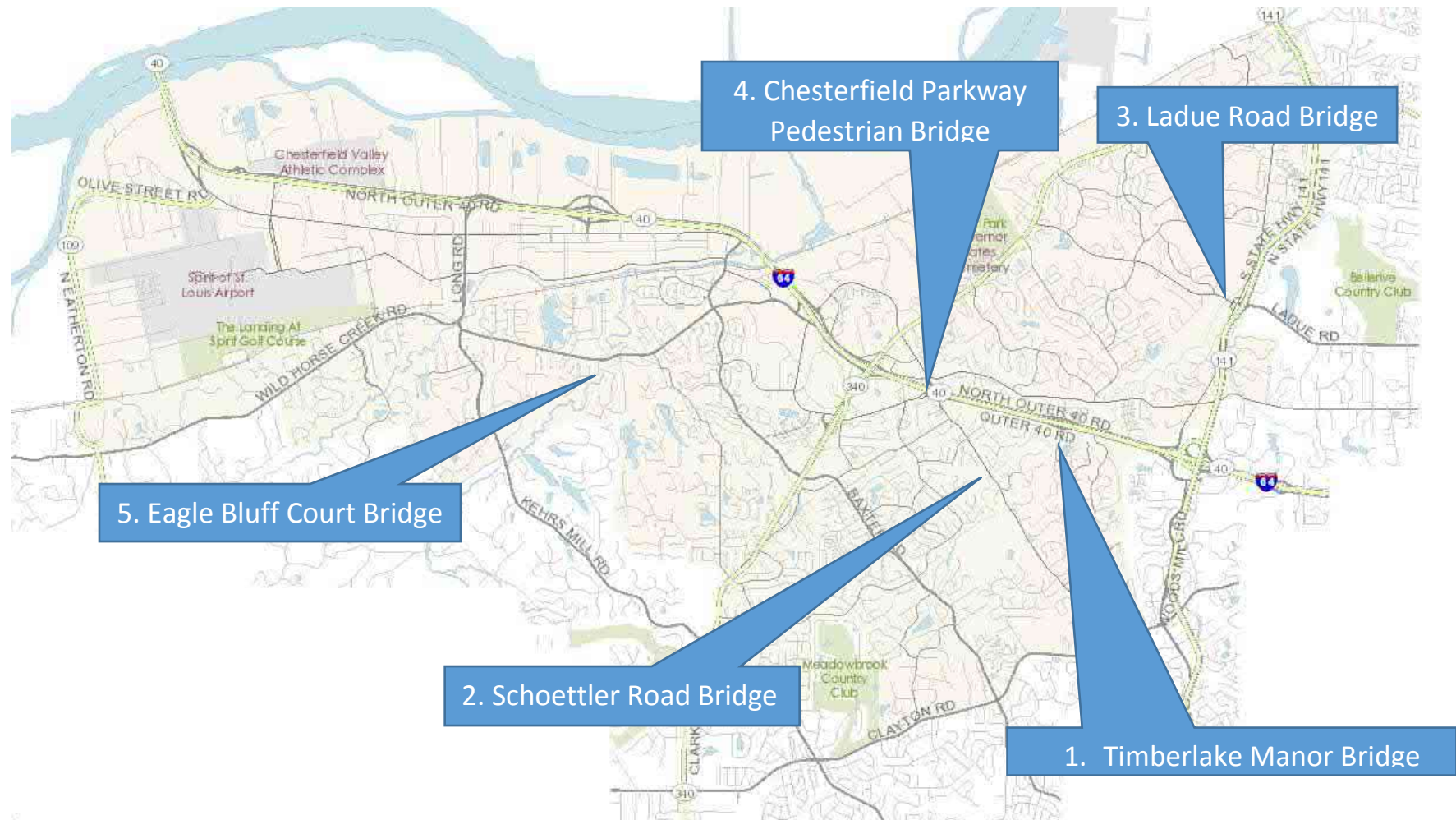
Bid Form

<u>No.</u>	<u>Bridge Sealing</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
1	Timberlake Manor Parkway Bridge Deck, Barrier wall and Sidewalk	SF	5,214	0.90	4692.60
2	Schoettler Road Bridge Deck, Barrier Wall, and Sidewalk	SF	9,186	0.75	6889.50
3	Ladue Road Bridge Deck, Barrier Wall, and Sidewalk	SF	20,486	0.75	15364.50
4	Chesterfield Parkway Pedestrian Bridge Deck and Wall	SF	3,000	1.30	3900.00
5	Eagle Bluff Court Bridge Sidewalk and Barrier Wall	SF	3,000	1.60	4800.00
6	Traffic Control	LS	1	16,500.00	16500.00
Subtotal					52146.60

<u>No.</u>	<u>Epoxy Polymer Overlay</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
7	Eagle Bluff Court Bridge	SF	6,893	8.00	55144.00
8	Concrete Masonry Repair (Partial Depth)	SF	600	39.50	23,700.00
9	Traffic Control	LS	1	6000.00	6000.00
Subtotal					84,844.00

Total

136,990.60



Memorandum

Department of Public Works



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

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

DATE: March 15, 2019

RE: Purchase of a Chipper

Please forward for review and recommendation at the April 2019 meeting of City Council. 3/15/2019
MO Geisel

The Department of Public Works publicly opened bids for a Vermeer BC1800XL Chipper on March 13, 2019. The results of the bid opening are detailed in the attached memorandum from Superintendent of Maintenance Mike O'Connor. After reviewing the bids, Staff recommends we purchase the Chipper from the low bidder, Vermeer Midwest, at a net cost of \$52,150. This includes the low bid amount (\$72,150) less a \$20,000 trade in for the Chipper which it will replace. The Chipper to be replaced is a 2009 model with an estimated ten-year service life.

The purchase of this Chipper is budgeted within Account 001-072-5440 in the amount of \$58,000. If you have questions or require additional information on this project, please let me know.

Concurrence:

CHD.R
Chris DesPlanques, 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 approve a Purchase Order to Vermeer Midwest in the amount of \$52,150.



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

Date: March 14, 2019

To: Jim Eckrich, Public Works Director

From: Mike O'Connor, Superintendent of Maintenance Operations

Re: Bid recommendation for "Brush Chipper"

A handwritten signature in black ink, appearing to read 'MO' or 'Mike O'Connor', located to the right of the 'From' line.

We recently advertised and posted advertisement on the City of Chesterfield, Mo. web site for the bids for a 2019 "Brush Chipper."

We received and opened two bids on March 13, 2019. One from Vermeer Midwest, and one from Fabick Cat. (see attached bid tab)

Vermeer Midwest is low bidder, and is offering a brush chipper which meets our specification for a base price of \$72,150, less the trade in of \$20,000 on our old unit. The final price would be \$52,150.00.

I recommend that we purchase the "Brush Chipper" from Vermeer Midwest. This piece of equipment is approved in the 2019 budget.

BID RESULTS ONLY

NEW TRAILER-MOUNTED DRUM CHIPPER OF THE 19 INCH CAPACITY CLASS

10:00 A.M., WEDNESDAY, MARCH 13, 2019

Vermeer Midwest 621 Spirit Valley East Drive Chesterfield, MO 63005	\$52,150.00* *Base including freight and prep \$72,150.00 minus trade in of \$20,000
FABICK CAT One Fabick Drive Fenton, MO 63026	\$52,330.00 *Base \$75,830.00 minus trade in of 23,500.00

NOTICE: Bids were read randomly – These are bid tabulations – NOT AWARDS

BID FORM FOR VERMEER BC1800XL

Please submit bid no later than 10:00 a.m. on March 13, 2019, at which time bids will be publically opened and read. Submit bid to the attention of Mike O'Connor, City of Chesterfield, 690 Chesterfield Parkway West, Chesterfield, MO 63017-0760.

NAME AND ADDRESS OF BIDDING COMPANY: _____

VERMEER MIDWEST - 621 SPIRIT VALLEY EAST DR

NAME OF SALES REPRESENTATIVE: JASON BASTUNAS

TELEPHONE AND E-ADDRESS: 314-420-6425 jason.bastunas@vermeermidwest.com

BASE BID FOR CHIPPER MEETING THE ATTACHED SPECIFICATION: _____

\$71,400 + \$750 FREIGHT & PEEP = \$72,150

TRADE IN ALLOWANCE FOR 2009 VERMEER BC 1800XL CHIPPER

WITH 2900 +/- HOURS: \$20,000

FINAL BID PRICE AFTER TRADE IN: \$52,150.00

BID FORM FOR VERMEER BC1800XL

Please submit bid no later than 10:00 a.m. on March 13, 2019, at which time bids will be publically opened and read. Submit bid to the attention of Mike O'Connor, City of Chesterfield, 690 Chesterfield Parkway West, Chesterfield, MO 63017-0760.

NAME AND ADDRESS OF BIDDING COMPANY: Fabick Cat / #1 Fabick Drive, Fenton MO 63026

NAME OF SALES REPRESENTATIVE: Craig Harris / Territory Manager

TELEPHONE AND E-ADDRESS: 314-591-7342 / craig.harris@fabickcat.com

**BASE BID FOR CHIPPER MEETING THE ATTACHED SPECIFICATION:
\$75,830.00**

TRADE IN ALLOWANCE FOR 2009 VERMEER BC 1800XL CHIPPER

WITH 2900 +/- HOURS: \$23,500

FINAL BID PRICE AFTER TRADE IN: \$52,330.00

McTeish 2019-4-3

Memorandum

Department of Public Works



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

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

DATE: April 3, 2019

RE: 2019 Sidewalk Replacement Project B

As you know, due to the impacts of the Emerald Ash Borer (EAB) the Public Works Department has directed one street maintenance crew to work exclusively on the removal of Ash Trees located within the public right of way, as detailed in the EAB Action Plan approved by City Council in late 2015. Because the maintenance division will be concentrating its efforts on tree removal, the funding for 2019 contractual sidewalk repair was increased from \$200,000 to \$500,000. The Public Works Department plans to address sidewalk deficiencies through two separate projects contracts in 2019. The first of these projects, known as the 2019 Sidewalk Replacement Project A, will concentrate on sidewalk deficiencies within the Clarkson Woods, Claymont Manor, and Bluffs of Wildhorse subdivisions. This project was approved by City Council at its March 18, 2019 meeting in an amount not to exceed \$307,100.

The second project, Sidewalk Replacement Project B, is an annual contract intended to address work orders and sidewalk deficiencies which the City becomes aware of throughout the year. The Department of Public Works publicly opened bids for the 2019 Sidewalk Replacement Project B on April 2, 2019. The results of the bid opening are detailed in the attached memorandum from Project Manager Matt Dooley. After reviewing the bids, Staff recommends the project be awarded to the low bidder, R.V. Wagner Incorporated, in the bid amount of \$207,650. R.V. Wagner has performed similar work for the City of Chesterfield in the past, and is positively recommended by City Staff. Please note that there was only one bid received for this project. However, that bid was very close to the Engineer's Estimate (within four percent), and after closely reviewing the bid I recommend its acceptance.

Similar to Project A, the low bid for Project B is slightly higher than the \$200,000 budgeted for this sidewalk replacement project. In order to compensate for the overage within both projects, the Purchase Order for the 2018 Sidewalk Replacement Project A, which was rolled into 2019, will be reduced by \$15,000. Accordingly, no supplemental authorization will be required within the Capital Projects Fund.

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 R.V. Wagner in an amount not to exceed \$207,650. In conjunction with the execution of this Agreement, the remaining 2018 Purchase Order to Aztec Construction Specialties will be reduced by \$15,000 to ensure there is sufficient funding within the 2019 Capital Projects budget.

MEMORANDUM



DATE: April 3, 2019
TO: Jim Eckrich, Public Works Director
FROM: Matt Dooley, Project Manager
SUBJECT: 2019 Sidewalk Replacement Project, 2019-PW-04B

As you are aware, we opened bids for the above referenced project on April 2, 2019. One bid was received:

<u>Contractor</u>	<u>Total Bid</u>
R.V. Wagner	\$207,650.00

The only bidder, R.V. Wagner has successfully performed sidewalk work in the past for other municipalities as well as the City of Chesterfield. **Accordingly, I recommend acceptance of the bid of \$207,650.00 submitted by R.V. Wagner. This bid is a little higher than the engineer's estimate, however, the excess can be deducted from the 2018-PW-04B purchase order.** Adequate funding is available in the Capital Projects Sidewalk Improvements account, 120-079-5497, to fund this project.

A copy of the only 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.



BID TABULATION
2019 SIDEWALK REPLACEMENT PROJECT
2019-PW-04B
April 2, 2019

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE		RV WAGNER	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1.1	Removal and Replacement of 4" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	25,000	\$7.25	\$181,250.00	\$7.49	\$187,250.00
2.1	Removal and Replacement of 6" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	1,500	\$8.25	\$12,375.00	\$8.00	\$12,000.00
3.1	Removal and Replacement Accessible Curb Ramps	L.S.	2	\$1,200.00	\$2,400.00	\$3,000.00	\$6,000.00
4.1	Removal and Replacement of Drive Approach	L.S.	2	\$1,500.00	\$3,000.00	\$1,200.00	\$2,400.00
	TOTAL BID				\$199,025.00		\$207,650.00

EXHIBIT A

BID FORM

BID TIME: 10:00 a.m.

BID DATE: Tuesday, April 2, 2019

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda NONE through ---, for the

Sidewalk Replacement Project
2019-PW-04 B

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

The City is requesting unit price proposals for this work, consisting of all work necessary to remove and reconstruct 4" thick, 6" thick existing sidewalk, handicap ramps, and concrete aprons, including all necessary property restoration in various locations, as designated by the City.

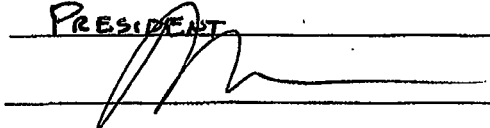
This project is intended to address sidewalk deficiencies throughout the City for the period of May 1, 2019 to April 30, 2020. Sidewalk quantity will vary based upon need; an estimate is provided in the bid tab for the purpose of comparing bids. The City intends to construct \$200,000 worth of sidewalk improvements with this project.

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

Bid submitted by:

Company Name: RV WAGNER, INCAddress: 4712 GREEN PARK RDCity, State: ST. LOUIS MO 63123Phone number: 314-892-1600 Fax: 314-892-9496E-mail address: RWAGNER@RVWAGNER.COM

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

Officer: SCOTT INSEKRATitle: PRESIDENTSignature: Date: 4-2-2019

**ITEMIZED BID
CITY OF CHESTERFIELD
2019 SIDEWALK REPLACEMENT PROJECT
2019-PW-04 B**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1.1	Removal and Replacement of 4" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	25,000	<u>7.49</u>	<u>187250.00</u>
2.1	Removal and Replacement of 6" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	1,500	<u>8.00</u>	<u>12000.00</u>
3.1	Removal and Replacement Accessible Curb Ramps	Each	2	<u>3000.00</u>	<u>6000.00</u>
4.1	Removal and Replacement of Drive Approach	Each	2	<u>1200.00</u>	<u>2400.00</u>
				TOTAL BID	<u>207650.00</u>

OTHER LEGISLATION

- A. Bill No. 3243 - P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC)** An ordinance amending City of Chesterfield Ordinance 2682 for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing [P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC) 17T420027]. **(First Reading) Planning Commission recommends approval.**

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: April 17, 2019

RE: **P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC):**
An ordinance amending City of Chesterfield Ordinance 2682 for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T420027)

Summary

TSG Chesterfield Lifestyle, LLC is requesting to amend City of Chesterfield Ordinance 2682 and establish a new "PC" Planned Commercial District for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. The 48 acre tract of land is currently made up of one lot and is functioning as the Chesterfield Outlets.

The primary purpose of this request is that the pavilion and indoor theatre proposed to be constructed on the property, including rooftop mechanical equipment, screening, and architectural features shall not exceed 60 feet. The current height requirement states that the maximum height of the building, exclusive of rooftop mechanical equipment and screening, shall not exceed 45 feet; however, architectural features, including but not limited to towers, that do not add usable floor area may be a maximum of 60 feet in height.

Also in conjunction with this request, the updated Preliminary Development Plan reflects an improvement to the access of the western portion of the subject site. This would be accomplished through the elimination of an existing access point and installation of a new, full access point aligning with the entrance to the development directly across North Outer 40 Road.

A public hearing was held on March 11, 2019. At this meeting there was some general discussion over the request by the Planning Commission and no opposition brought forward from the public.

On March 25, 2019 this petition was next brought before the Planning Commission. At that meeting, a motion was made to approve P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC) with the proposed Attachment A language included with the March 25, 2019 Staff Report. The motion passed by a vote of 7-0.

Per City Council policy #19, those amendments to existing planned district ordinances which receive a vote of $\frac{3}{4}$ of those present with a minimum of 5 votes, will go directly to City Council.

Attached to this report please find a copy of the associated legislation, Attachment A, and Attachment B (Preliminary Plan).

Attachments: Legislation
Attachment A
Attachment B (Preliminary Plan)



Figure 1: Subject Site Aerial

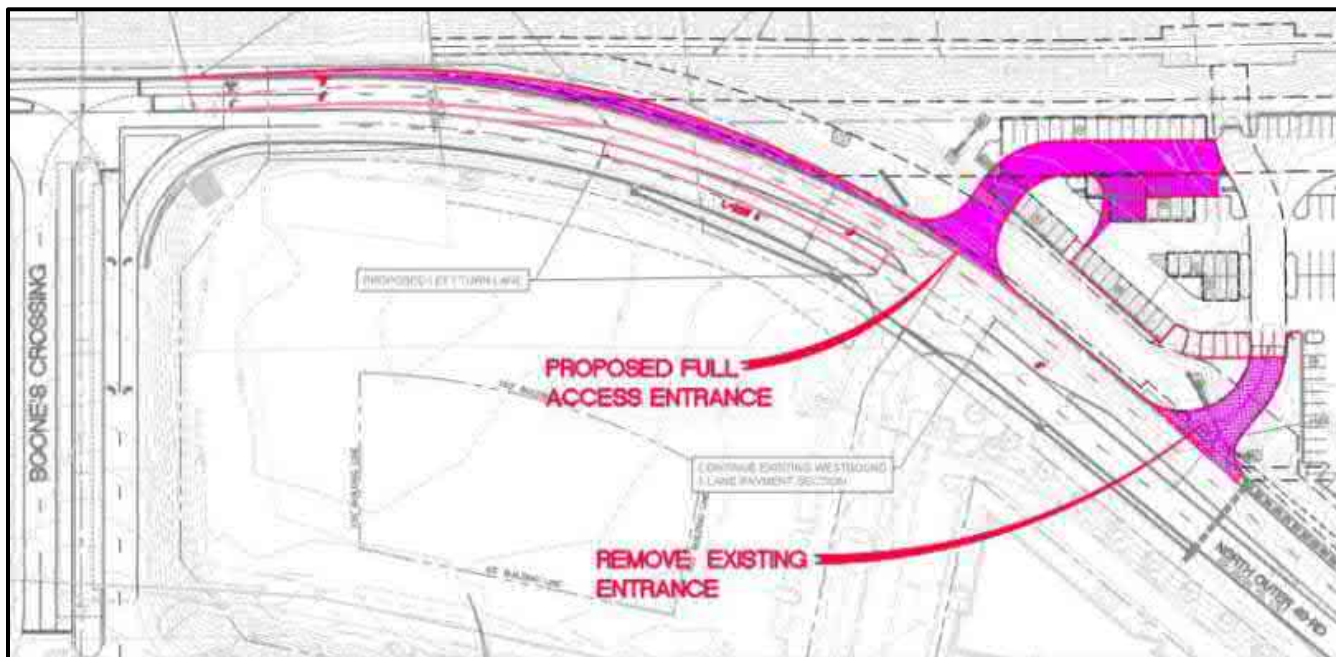


Figure 2: Updated Western Access

BILL NO. 3243

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 2682 FOR A 48.125 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD AND EAST OF BOONE'S CROSSING. (P.Z. 01-2019 CHESTERFIELD OUTLETS [TSG CHESTERFIELD LIFESTYLE, LLC] - 17T420027).

WHEREAS, the petitioner, TSG Chesterfield Lifestyle, LLC, has requested a zoning map amendment to amend City of Chesterfield Ordinance 2682 and establish a new "PC" Planned Commercial District for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 11, 2019; and,

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

WHEREAS, Per City Council policy #19, those amendments to existing planned district ordinances which receive a vote of $\frac{3}{4}$ of those present with a minimum of 5 votes, will go directly to City Council; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District designation for 48.125 acres located north of North Outer 40 Road and east of Boone's Crossing and as described as follows:

A tract of land being Adjusted Lot 1 of the Boundary Adjustment Plat of Lot 4 and 5 of the James Long's Estate and Part of Lots 1 and 2 of the Subdivision of Ludwell Bacon's Estate, and Lots 6, 7, 8 and 9 of Herman Ficke Estate Subdivision and a tract of land as conveyed to Taubman Prestige Outlets of Chesterfield, LLC by instrument recorded in Book 20516, Page 2999 of the St. Louis County records, located in U.S. Survey 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the southeast corner of above said Adjusted Lot 1, South 01 degree 38 minutes 15 seconds West, 32.40 feet to the southeast corner of above said Taubman tract, said point being located on the north right-of-way line of North Outer 40 Road, variable width; thence along said right-of-way line the following courses and distances: North 84 degrees 18 minutes 34 seconds West, 260.09 feet to a point of curvature to the left having a radius of 5,020.50 feet; along said curve with an arc length of 117.62 feet and a

chord which bears, North 84 degrees 58 minutes 50 seconds West, 117.62 feet; North 85 degrees 39 minutes 06 seconds West, 509.93 feet to a point of curvature to the right having a radius of 5,005.00 feet; along said curve with an arc length of 130.86 feet and a chord which bears, North 84 degrees 54 minutes 10 seconds West, 130.85 feet; North 84 degrees 09 minutes 13 seconds West, 1,030.57 feet; North 05 degrees 50 minutes 47 seconds East, 12.00 feet; North 84 degrees 09 minutes 13 seconds West, 389.67 feet to a point of curvature to the right having a radius of 668.00 feet and along said curve with an arc length of 123.52 feet and a chord which bears, North 78 degrees 51 minutes 23 seconds West, 123.34 feet to the southwestern corner of above said Adjusted Lot 1, said point also being located on the northeastern right-of-way line of said North Outer 40 Road; thence continuing in a northwesterly direction, along said right-of-way line and the western line of said Adjusted Lot 1, the following courses and distances: along said curve, with an arc length of 339.14 feet and a chord which bears North 59 degrees 00 minutes 53 seconds West, 335.51 feet; North 44 degrees 28 minutes 14 seconds West, 31.47 feet; North 42 degrees 33 minutes 41 seconds West, 359.33 feet; South 47 degrees 26 minutes 19 seconds West 6.47 feet; North 44 degrees 28 minutes 14 seconds West, 102.46 feet to a point of curvature to the left having a radius of 812.50 feet; along said curve with an arc length of 36.26 feet and a chord which bears, North 45 degrees 44 minutes 56 seconds West, 36.25 feet to a point of compound curvature to the left having a radius of 100.00 feet; along said curve with an arc length of 4.92 feet and a chord which bears North 48 degrees 26 minutes 15 seconds West, 4.92 feet to a point of compound curvature to the left having a radius of 805.52 feet; along said curve with an arc length of 268.82 feet and a chord which bears North 59 degrees 24 minutes 30 seconds West, 267.57 feet to a point of reverse curvature to the right having a radius of 100.00 feet; along said curve with an arc length of 3.90 feet and a chord which bears, North 67 degrees 51 minutes 02 seconds West, 3.90 feet to a point of reverse curvature to the left having a radius of 800.50 feet and along said curve with an arc length of 177.04 feet and a chord which bears, North 73 degrees 04 minutes 06 seconds West, 176.68 feet to its intersection with the west line of said Adjusted Lot 1; thence along said west line, North 00 degrees 21 minutes 46 seconds East, 18.67 feet to the northwest corner thereof; thence along the northern lines of said Adjusted Lot 1 the following courses and distances: South 84 degrees 50 minutes 26 seconds East, 75.65 feet; South 83 degrees 33 minutes 04 seconds East, 203.31 feet; South 83 degrees 57 minutes 15 seconds East 199.86 feet; South 85 degrees 08 minutes 30 seconds East, 70.09 feet; South 04 degrees 51 minutes 30 seconds West, 9.00 feet; South 85 degrees 32 minutes 19 seconds East, 99.85 feet; North 05 degrees 25 minutes 52 seconds East, 9.00 feet; South 84 degrees 34 minutes 08 seconds East 230.73 feet; South 84 degrees 33 minutes 54 seconds East 799.19 feet; South 84 degrees 35 minutes 06 seconds East, 699.37 feet; South 84 degrees 39 minutes 13 seconds East, 1,101.32 feet; South 84 degrees 23 minutes 27 seconds East, 81.27 feet; South 05 degrees 36 minutes 33 seconds West, 6.80 feet; South 84 degrees 38 minutes 09 seconds East, 119.38 feet; North 05 degrees 17 minutes 33 seconds East, 8.00 feet; South 84 degrees 42 minutes 27 seconds East, 95.20 feet; South 84 degrees 22 minutes 35 seconds East,

98.38 feet; South 87 degrees 39 minutes 27 seconds East 96.96 feet and North 85 degrees 20 minutes 22 seconds East, 14.76 feet to the northeastern corner of said Adjusted Lot 1; thence along the eastern and southeastern lines of said Adjusted Lot 1, the following courses and distances: South 07 degrees 30 minutes 12 seconds West 22.65 feet; South 50 degrees 31 minutes 21 seconds West, 99.71 feet; South 38 degrees 40 minutes 37 seconds West, 130.29 feet; South 43 degrees 35 minutes 48 seconds West, 119.08 feet; South 52 degrees 55 minutes 22 seconds West, 83.69 feet; South 66 degrees 52 minutes 23 seconds West 42.59 feet and South 01 degree 38 minutes 15 seconds West, 288.83 feet to the POINT OF BEGINNING. Containing 2,152,505 square feet or 49.415 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on January 30, 2019.

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 TSG Chesterfield Lifestyle, LLC in P.Z. 01-2019, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 11th day of March 2019, 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 _____, 2019.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 04/17/2019

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this PC District shall be:
 - a. Administrative office for educational or religious facility
 - b. Art gallery
 - c. Art studio
 - d. Bakery
 - e. Bar
 - f. Barber or beauty shop
 - g. Bowling center
 - h. Brewpub
 - i. Coffee shop
 - j. Commercial service facility
 - k. Community center
 - l. Drug store and pharmacy
 - m. Dry cleaning establishment
 - n. Education facility-specialized private schools
 - o. Education facility-vocational school
 - p. Educational facility-college/university
 - q. Educational facility – kindergarten or nursery school
 - r. Film drop-off and pick-up station
 - s. Financial institution
 - t. Grocery-community
 - u. Grocery-neighborhood
 - v. Grocery-supercenter
 - w. Gymnasium
 - x. Hospital
 - y. Hotel and motel
 - z. Hotel and motel, extended stay
 - aa. Office, dental
 - bb. Office, general
 - cc. Office, medical
 - dd. Professional and technical service facility
 - ee. Recreation facility
 - ff. Restaurant, fast food
 - gg. Restaurant, outdoor customer dining area
 - hh. Restaurant, sit down
 - ii. Restaurant, take out
 - jj. Retail sales establishment, community

- kk. Retail sales establishment, neighborhood
 - ll. Retail sales establishment, regional
 - mm. Retail sales, outdoor
 - nn. Tackle and bait shop
 - oo. Theater, indoor
2. Accessory uses for this development shall include, but not be limited to:
- a. Cafeteria for employees and guests only
 - b. Day care center, child
 - c. Donation collection bin
 - d. Farmers market
 - e. Kennel, boarding
 - f. Newspaper stand
 - g. Parking area, including garages, for automobiles
 - h. Sales yard operated by a church, school, or other not for profit
 - i. Theater, outdoor
 - j. Veterinary clinic
3. The above uses in the PC District shall be restricted as follows:
- a. No single tenant shall occupy more than 75,000 square feet within this PC District.
4. Hours of Operation.
- a. Hours of operation for retail sales will be limited to 6 a.m. to midnight.

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

1. Floor Area
- a. Total building floor area shall not exceed 500,000 square feet.
2. Height
- a. The maximum height of the building, exclusive of rooftop mechanical equipment and screening, shall not exceed 45 feet; however, architectural features, including but not limited to towers, that do not add any usable floor area may be a maximum of 60 feet in height.
 - b. Notwithstanding the limitation set forth in subsection B.2.a., the maximum height of the pavilion and the indoor theatre to be constructed on the property, including rooftop mechanical equipment, architectural features and screening, shall not exceed 60 feet.

3. Open Space

- a. A minimum of 35% open space is required for this development. 30% open space shall be required if the required storm water improvements, per the current version of the Chesterfield Valley Master Storm Water Plan, along the southern portion of this District are enclosed.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: freestanding project identification signs, light standards, or flag poles will be located within the following setbacks:

- a. 75 feet from the southern boundary of the PC District.
- b. 25 feet from the north, east and west boundaries of the PC District.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. 30 feet from the north, south, and west boundaries of the PC District.
- b. 0 feet from the eastern boundary of the PC District.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- 3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation (or MoDOT), for sight distance considerations prior to installation or construction.
3. The maximum height from grade of any wall sign shall not exceed 45 feet.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping or as directed by the City of Chesterfield. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Ingress and egress must conform to the Missouri Department of Transportation's (MoDOT), St. Louis County Department of Transportation and City of Chesterfield's Access Management Guidelines, as directed by the City. Ingress and egress must be reviewed and approved by MoDOT, St. Louis County, and the City of Chesterfield, as directed by the City.
2. Provide public access easements as needed along the eastern and western extents of the property such that access is provided from North Outer 40 Road to the adjoining property to the north. The easements shall be dedicated to the City of Chesterfield for public use. The conveyance or dedication of these easements will be a condition of the issuance of permits following Site Improvement Plans approval. The location, dimensions and form of the conveyance or dedication shall be mutually agreed upon by the developer and the City of Chesterfield, and any such conveyance or dedication shall be subject to existing easements, if any.

J. ROAD IMPROVEMENTS

1. Construct improvements to North Outer 40 Road and Boone's Crossing as required by MoDOT, St. Louis County and the City of Chesterfield, as directed by the City, to support the proposed development.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield, St. Louis County and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, 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. Access to this development from North Outer 40 Road shall be as directed by the St. Louis County Department of Transportation and per the approved traffic study.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto N. Outer 40 Rd. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT/HOWARD BEND LEVEE DISTRICT

1. All set-backs, dedication of easements and/or other restrictions or limitations shall be established as directed by the Monarch-Chesterfield Levee District upon site plan review.

M. POWER OF REVIEW

1. The City Council shall review and provide final approval of the Site Development Plan for the proposed development subsequent to Planning Commission review.

N. STORMWATER AND FLOOD PLAIN

1. Construct the required on-site storm water improvements per the current version of the Chesterfield Valley Master Storm Water Plan. The developer shall be responsible for construction of the required on-site storm water improvements and for providing positive drainage for the development. In the event that the ultimate off-site required improvements are not constructed concurrently with this development, the developer shall provide interim

drainage facilities. Interim facilities shall be sized to handle runoff from the on-site 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage for the development and handle existing off-site flows such that off-site properties are not negatively impacted.

The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

2. Provide a Chesterfield Valley Storm Water Easement along North Outer 40 Road to accommodate the future construction of the Chesterfield Valley Master Storm Water Plan improvements in that area, and depict the improvements on the Site Development Plan and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.
3. All Chesterfield Valley Master Storm Water Plan on-site improvements shall be operational and positive drainage provided for the development prior to the paving of any driveways or parking areas.
4. The project is located in the Caulks Creek Impact area and subject to applicable fees.
5. Formal plan submittal and approval is required by the District prior to the issuance of permits.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri,

as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.
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.

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, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

- 1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
- 2. Outboundary plat and legal description of property.
- 3. Density calculations.
- 4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
- 5. Provide open space 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 and the Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

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

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

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley Trust Fund. 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.

1. The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,319.85 /parking space
High Turn-over Sit Down Restaurant	\$2,319.85 /parking space

(Parking spaces as required by the site-specific ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Transportation.

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

Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Transportation. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

2. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development should be retained in the appropriate trust fund.
3. Traffic generation assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposits shall be made prior to the issuance of a Special Use Permit (S.U.P) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case no Special Use Permit is required. 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, Saint Louis County.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$933.02 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

Stormwater

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly

approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,960.28 per acre for the total area as approved on the Site Development Plan.

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

Sanitary Sewer

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

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2019, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.

Road improvements shall be completed prior to the issuance of an occupancy permit. As previously noted, the delays due to utility relocation and adjustments do not constitute a cause to allow occupancy prior to completion of road improvements.

VI. RECORDING

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

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.

SHEET INDEX

- C1 - OVERALL DEVELOPMENT PLAN
- C2 - PRELIMINARY DEVELOPMENT PLAN
- C3 - PRELIMINARY DEVELOPMENT PLAN
- C4 - PRELIMINARY DEVELOPMENT PLAN
- C5 - SECTION PLAN

A TRACT OF LAND BEING ADJUSTED LOT 1 AND 2 OF THE 'BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 6, AND 7 OF HERMAN FICKE ESTATE SUBDIVISION, PART OF ADJUSTED TRACT B OF THE BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 354, PAGES 5 AND 6 AND PART OF ADJUSTED LOT 1 OF HAYNES BOUNDARY ADJUSTMENT PLAT AS RECORDED IN THAT BOOK 357, PAGES 3 AND 4' ACCORDING TO THE BOUNDARY ADJUSTMENT PLAT THEREOF RECORDED IN PLAT BOOK 360 PAGE 137, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

TOTAL TRACT = 48.151 AC. ±

STANDARD AUTOMOBILE CO. STAMPED 31-02-1982. COIN SET IN A TUBULAR SHEET 1-1/4" NORTH COAST ROAD AND THE WEST BOUNDING 1-04. AT SOUTH OF THE CONCRETE OF THE NORTH BOUNDING LANE WET 3-04. APPROXIMATELY 2.5 MILES EAST OF THE INTERSECTION OF BOUNDING CROSSING ROAD AND NORTH COAST ROAD. (3-1) WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JAN 2002 AS SUMMIT HEDON



PREPARED BY

Stock & Associates

Consulting Engineers, Inc.

207 Chapel Lake Elementary Parkside
St. Louis, MO 63105-0415
232-2000 Fax (314) 232-2280
e-mail: gsa@stockandassociates.com
Web: www.stockinc.com

PERMITTED USES: 0A-10

NO SINGLE TENANT SHALL OCCUPY MORE THAN 75,000 SQUARE FEET WITHIN THIS PD DISTRICT.

FLOOR AREA (B.T.)

TOTAL BUILDING FLOOR AREA SHALL NOT EXCEED 500,000 SQUARE FEET.

STRUCTURE SETBACKS (I.C.1)

NO BUILDING, STRUCTURE, OTHER THAN FREESTANDING PROJECT IDENTIFICATION SIGNS, LIGHT STANDARDS OR FLAG POLES WILL BE LOCATED WITHIN THE FOLLOWING SETBACKS:

75 FEET FROM THE SOUTHERN BOUNDARY OF THE PC DISTRICT.
25 FEET FROM THE NORTH, EAST AND WEST BOUNDARIES OF THE PC DISTRICT.

PARKING SETBACKS 5.5.3)

NO PARKING STALL, LOADING SPACE, INTERNAL DRIVEWAY, OR ROADWAY, EXCEPT POINT OF ingress OR egress, WILL BE LOCATED WITHIN THE FOLLOWING SETBACKS

30 FEET FROM THE NORTH, SOUTH AND WEST BOUNDARIES OF THE PC DISTRICT.
15 FEET FROM THE EASTERN BOUNDARY OF THE PC DISTRICT.

THE ABOVE ZONING INFORMATION WAS PROVIDED BY THE CITY OF CHESTERFIELD, AND TO VERIFY, THE CLIENT SHOULD OBTAIN A ZONING ENDORSEMENT FROM THEIR TITLE COMPANY.

2. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE SHADED X AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP 29189C06165K WITH AN EFFECTIVE DATE OF 02/04/2015

5 BASIS OF BEARING ADOPTED FROM PH. 302, PGS. 117-136.

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOKER & ASSOCIATES CONSULTING ENGINEERS, INC.	8. THERE IS A MAXIMUM F.A.R. OF 0.35 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR DEPTHS SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED (NO UTILITIES ARE SHOWN ON THIS PLAN).	9. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
3. NO GRACE SHALL EXCEED 5% SLOPE.	10. NO GROUND WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3% HORIZONTAL (VERTICAL).
4. CHANGES AND STORMWATER PER M.S.D. MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH DEVELOPMENT FIELD LEASE DISTRICT.	11. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY RIGHT-OF-WAY SHALL MEET MINIMUM ST. LOUIS COUNTY RIGHT DISTANCE REQUIREMENTS.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT (BIMBOLES ARE NOT ADEQUATE DISCHARGE POINTS).	12. ALL DRIVEWAYS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.	13. U.S. SURVEY CORNERS LOCATED ON OR NEAR THE DEVELOPMENT SITE MUST BE PROTECTED AND SHALL BE RESTORED IF DISTURBED DUE TO THE CONSTRUCTION.
7. THERE IS A MINIMUM OPEN SPACE OF 30% AS REQUIRED BY THE PC DISTRICT REGULATIONS.	14. A BENCHMARK NOTE SHALL BE ADDED TO THE CONSTRUCTION PLAN INDICATING THE IMPROVEMENT EXISTING DRIVEWAY ACROSS THE PROJECT PROPOSED MEETS ST. LOUIS COUNTY ADA STANDARDS.

96. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND CITY STANDARDS.

97. ALL HYDRAULIC POWER POLLS OR OTHER STRUCTURAL DISTRIBUTIONS WITHIN THE PROJECT CORRIDOR MUST BE OF A TYPE THAT HAVE A MINIMUM TWO (2) FOOT SET-BACK FROM EACH SIDE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

98. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL BE REQUIRED TO OBTAIN CERTIFICATE OF INSURANCE COVERING GENERAL LIABILITY, LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE MINIMUM LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL BE SUBMITTED TO LOUISIANA STATE POLICE FOR REVIEW AND APPROVAL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATES SHALL PROVIDE FOR A 30 DAY PUBLIC CANCELLATION NOTICE TO ALL POLY PER PERSON AND PER OCCURRENCE LIMITS.

18. PRIOR TO 'SPECIAL USE PERMIT' ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASE ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

GRAPHIC SCALE

0 100 200 300 400 500

(in feet)

GRAPHIC SCALE



PREPARED FOR:
THE STAENBERG GROUP
2127 INNERBELT BUSINESS CENTER DR.
SUITE 200, ST. LOUIS, MO 63114
PHONE: (314) 513-1500

PRELIMINARY DEVELOPMENT PLAN FOR
THE DISTRICT
17017 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63305

DATE: 11/11/2019

STATE OF MISSISSIPPI
GOVERNMENTAL
SPICE
RECEIVED
PS 111111

[Signature]

11/11/2019

MISSISSIPPI STATE GOVERNMENT
GOVERNMENTAL
SPICE
RECEIVED
PS 111111

MISSISSIPPI STATE GOVERNMENT
GOVERNMENTAL
SPICE
RECEIVED
PS 111111

REASONS	
1	7,750/75 City Council
2	2,250/25 City Council

1. *Hydrolysis of the compound*

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

[illegible]

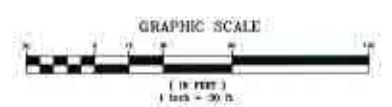
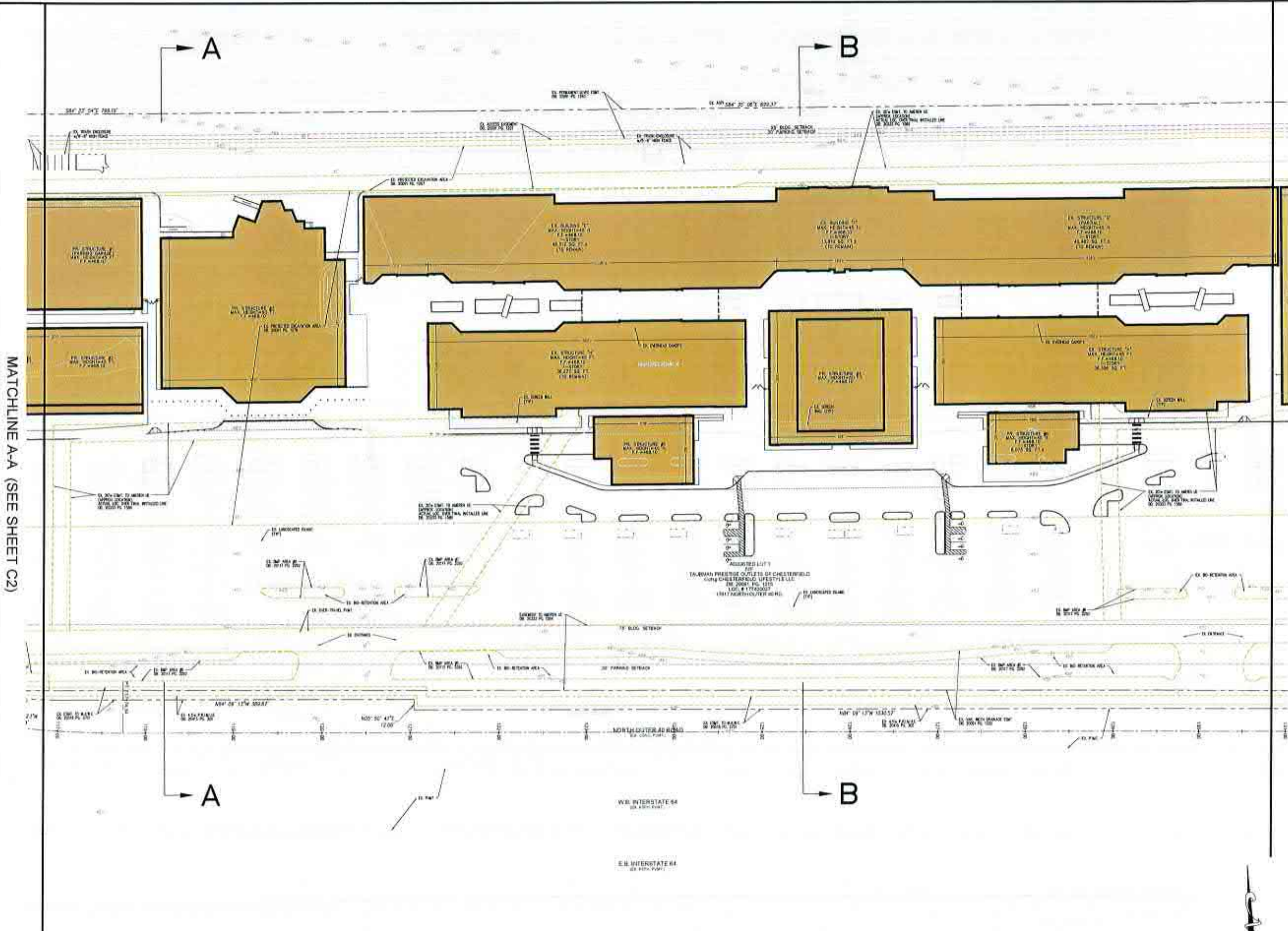
DATE	TIME
10/10/10	10:10

07/14/2015	216-8411
08/01/15	216-8411
08/01/15	216-8411
08/01/15	216-8411

Cost	$33 - 0.03X - 0.01$
Revenue	
Profit	

OVERALL
DEVELOPMENT
PLAN

HEET NO. C1



PRELIMINARY DEVELOPMENT PLAN FOR
THE DISTRICT
 17017 NORTH OUTER 40 ROAD
 CHESTERFIELD, MISSOURI 63005

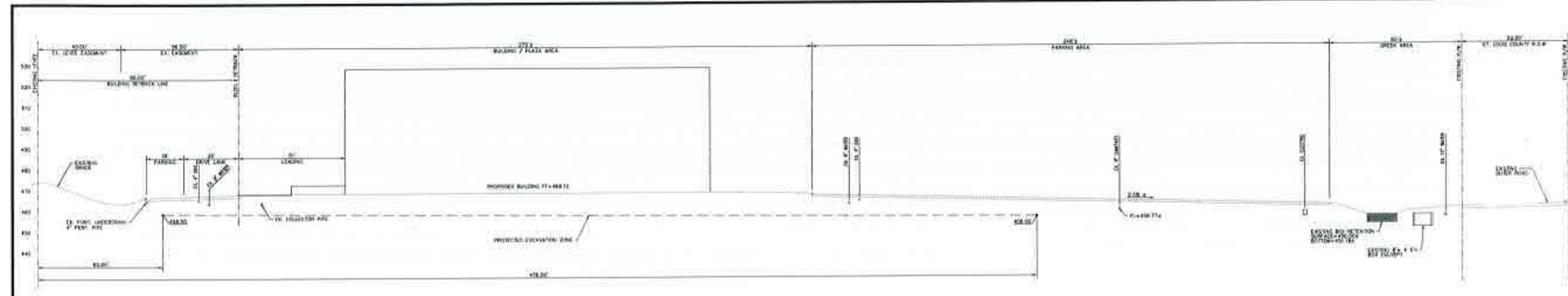


REVISIONS:

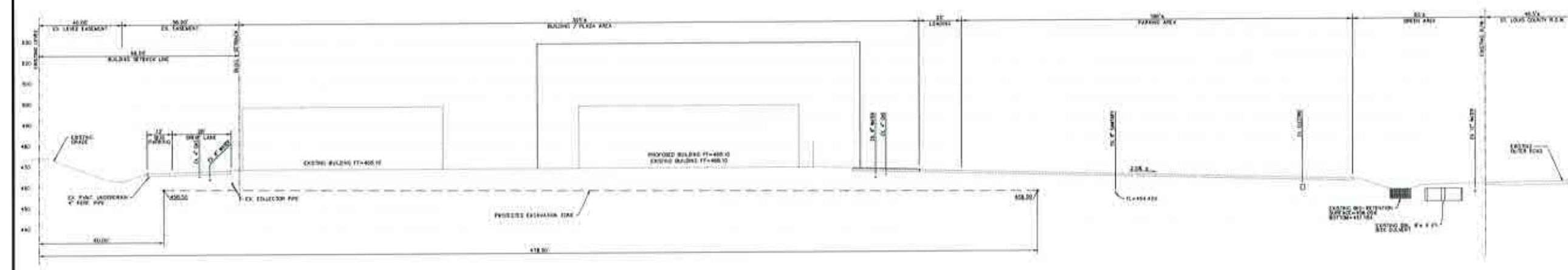
1	17017 City Council
2	17017 City Council

SITE SECTIONS

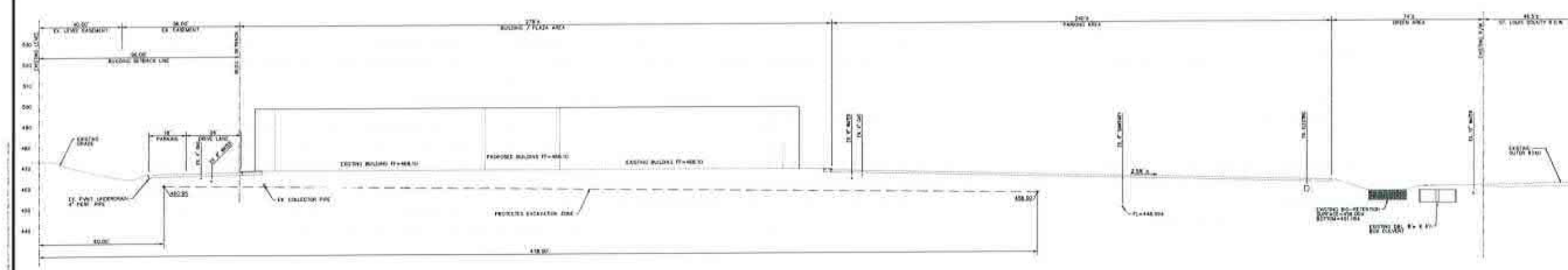
DATE: 10/1/2019	DESIGNED: C.M.E.
DRAWN: C.M.E.	CHECKED: C.M.E.
DATE: 10/1/2019	DATE: 10/1/2019
SCALE: 1"=40'	SCALE: 1"=40'
DATE: 10/1/2019	DATE: 10/1/2019
SCALE: 1"=40'	SCALE: 1"=40'
DATE: 10/1/2019	DATE: 10/1/2019
SCALE: 1"=40'	SCALE: 1"=40'



SITE SECTION A-A
 SCALE: 1"=20'



SITE SECTION B-B
 SCALE: 1"=20'



SITE SECTION C-C
 SCALE: 1"=20'

DISCLAIMER:
 STUCK & ASSOCIATES, INC. AND ITS EMPLOYEES ARE NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE INFORMATION CONTAINED HEREIN. THE INFORMATION IS PROVIDED FOR GENERAL INFORMATION ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. STUCK & ASSOCIATES, INC. AND ITS EMPLOYEES SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS INFORMATION.

UNFINISHED BUSINESS

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

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

NEW BUSINESS

A. Selection of President Pro-tem

B. Committee Assignments (Council may act on this agenda item or may defer to the next regular meeting)

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