



**AGENDA REVIEW MEETING  
CHESTERFIELD CITY COUNCIL  
Wednesday, October 19, 2016  
6:00PM**

- 1. Communications and Petitions**
  
- 2. Appointments**
  - A. Robert Puyear** – Police Personnel Board
  - B. Mark Raisher** – Finance & Administration Citizens Committee
  
- 3. Planning and Public Works Committee** – Chairperson Dan Hurt, Ward III
  - A. Bill No. 3110** – PZ 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC) (**Second Reading**)
  - B. Bill No. 3112** – Street Acceptance: Blue Valley Avenue and Brasher Street (**Second Reading**)
  - C. Bill No. 3113** – Addition of Six Stop Signs: Chesterfield Blue Valley Subdivision (**Second Reading**)
  - D. Bill No. 3116** – P.Z. 06-2016 Chesterfield Ridge Center (875 Chesterfield Parkway W) (**Second Reading**)
  - E. Next Meeting-** October 20, 2016 (5:30pm)
  
- 4. Finance and Administration Committee** – Chairperson Bruce DeGroot, Ward IV
  - A. Compensation and Benefits Study** – Roll Call Vote
  - B. Next Meeting** – October 24, 2016 (F&A Committee of The Whole) (5:30pm)
  
- 5. Parks, Recreation and Arts Committee** – Chairperson Barbara McGuinness, Ward I

**6. Public Health and Safety Committee – Chairperson Bridget Nations, Ward II**

**7. Report from the City Administrator – Mike Geisel**

**A. Resolution No. 426 – Approving City Organizational Structure**

**8. Unfinished Business – Mayor Bob Nation**

**9. New Business – Mayor Bob Nation**

**10. 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; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.



**AGENDA**  
**CHESTERFIELD CITY COUNCIL MEETING**  
**Chesterfield City Hall**  
**690 Chesterfield Parkway West**  
**Wednesday, October 19, 2016**  
**7:00PM**

- I. CALL TO ORDER** – Mayor Bob Nation
  
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
  
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
  
- IV. ROLL CALL** –City Clerk Vickie Hass
  
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
  - A. City Council Meeting Minutes** – October 5, 2016
  - B. Executive Session Minutes** – October 5, 2016
  
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

**VII. INTRODUCTORY REMARKS - Mayor Bob Nation**

- A. Thursday, October 20, 2016 – Planning and Public Works**
- B. Monday, October 24, 2016 – F&A Committee**
- C. Wednesday, October 26, 2016 – Planning Commission**
- D. Monday, November 7, 2016 – Next City Council meeting**

**VIII. APPOINTMENTS – Mayor Bob Nation**

- A. Robert Puyear – Police Personnel Board**
- B. Mark Raisher – Finance & Administration Citizens Committee**

**IX. COUNCIL COMMITTEE REPORTS**

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

- 1. Bill No. 3110 – PZ 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC) (Second Reading)**
- 2. Bill No. 3112 – Street Acceptance: Blue Valley Avenue and Brasher Street (Second Reading)**
- 3. Bill No. 3113 – Addition of Six Stop Signs: Chesterfield Blue Valley Subdivision (Second Reading)**
- 4. Bill No. 3116 – P.Z. 06-2016 Chesterfield Ridge Center (875 Chesterfield Parkway W) (Second Reading)**
- 5. Next Meeting- October 20, 2016 (5:30pm)**

**B. Finance and Administration Committee – Chairperson Bruce DeGroot, Ward IV**

- 1. Compensation and Benefits Study – Roll Call Vote**
- 2. Next Meeting – October 24, 2016 (Committee of the Whole) (5:30pm)**

**C. Parks, Recreation and Arts Committee – Chairperson Barbara McGuinness, Ward I**

**X. REPORT FROM THE CITY ADMINISTRATOR** – Mike Geisel

**A. Resolution No. 426** – Approving City Organizational Structure

**XI. UNFINISHED BUSINESS** – Mayor Bob Nation

**XII. NEW BUSINESS** – Mayor Bob Nation

**XIII. LEGISLATION**

**A. BILL NO. 3112** – AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF BLUE VALLEY AVENUE AND BRASHER STREET AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD. **(SECOND READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

**B. BILL NO. 3113** – AN ORDINANCE AMENDING ORDINANCE NUMBER 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE STOP SIGNS IN THE CHESTERFIELD BLUE VALLEY SUBDIVISION. **(SECOND READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

**XIV. LEGISLATION – PLANNING COMMISSION**

**A. BILL NO. 3110** – AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF TWO EXISTING “PC” PLANNED COMMERCIAL DISTRICTS TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 22.22 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD AND EAST OF BOONE’S CROSSING (P.Z 04-2016 US ICE SPORTS COMPLEX & VALLEY GATES [TOPGOLF USA CHESTERFIELD LLC.] – 17T510041, 17T520062, 17T520095, 17T520084) **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

**B. BILL NO. 3116** – AN ORDINANCE AMENDING SECTION III. OF ATTACHMENT ‘A’ OF CITY OF CHESTERFIELD ORDINANCE 2723 BY REPEALING SECTION

III. OF ATTACHMENT 'A' OF ORDINANCE 2723 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION III. WITHIN A "C-8" PLANNED COMMERCIAL DISTRICT LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND MO 340 (OLIVE / CLARKSON) INTERCHANGE (P.Z. 06-2016 CHESTERFIELD RIDGE CENTER {875 CHESTERFIELD PARKWAY W}) (SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)

## **XV. ADJOURNMENT**

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

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

**AGENDA REVIEW – Wednesday, 10/19/2016 – 6:00 PM**

An AGENDA REVIEW meeting has been scheduled to start at **6:00 pm**, on **Wednesday, October 19<sup>th</sup>, 2016**. Please let me know, ASAP, if you will be unable to attend this meeting.



## RECORD OF PROCEEDING

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

**OCTOBER 5, 2016**

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The meeting was called to order at 7:05 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 Bridget Nations  
Councilmember Guy Tilman  
Councilmember Dan Hurt  
Councilmember Randy Logan  
Councilmember Tom DeCampi  
Councilmember Bruce DeGroot

ABSENT

Councilmember Barbara McGuinness

APPROVAL OF MINUTES

The minutes of the September 19, 2016 City Council meeting were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Nations, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the September 19, 2016 Executive Session were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Nations, to approve the Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **COMMUNICATIONS AND PETITIONS**

Mayor Bob Nation presented Planning and Development Services Director Aimee Nassif with a Proclamation in recognition of National Community Planning Month.

## **INTRODUCTORY REMARKS**

Mayor Nation recognized Scouts in attendance and invited them to stay after the meeting, to ask any questions they may have.

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, October 19, at 7 p.m.

## **APPOINTMENTS**

Mayor Nation nominated Ms. Laura Houck, 15861 Cedarmill Drive (Ward III), for appointment to the Police Personnel Board. Councilmember Logan made a motion, seconded by Councilmember Hurt, to approve this appointment. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Ms. Houck's new three-year term will expire October 5, 2019.

## **COUNCIL COMMITTEE REPORTS**

### **Planning/Public Works Committee**

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Logan, to postpone Bill No. 3110 (PZ 04-2016 US Ice Sports Complex & Valley Gates [Topgolf USA Chesterfield LLC]) until the October 19 City Council meeting, at the request of the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Logan, to approve the proposed revisions to Public Works Policy Nos. 1-5. Policy Nos. 1, 3 and 5 (Acceptance of streets within residential subdivisions, Erecting Signs, Street Trees) to remain unchanged; Policy No. 2 (Tree Lawn Maintenance) to be revised as noted; and Policy No. 4 (Special Use Permit – Tree Planting) to be eliminated. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt reported that Bill No. 3112 (Street Acceptance: Blue Valley Avenue and Brasher Street) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember Hurt reported that Bill No. 3113 (Addition of Six Stop Signs: Chesterfield Blue Valley Subdivision) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember Hurt made a motion, seconded by Councilmember DeGroot, to approve entering into a new five-year Artifact Loan Agreement with Barat Academy. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt reported that Bill No. 3114 (Installation of Nine Fire Hydrants: Arbors at Wilmas Farm Subdivision) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember Hurt reported that Bill No. 3115 (Spirit Valley Business Park, Lot 4 [Lot Split]) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember Hurt reported that Bill No. 3116 (PZ 06-2016 Chesterfield Ridge Center [875 Chesterfield Parkway W]) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Hurt announced that the next meeting of this Committee has been scheduled for Thursday, October 20, at 5:30 p.m.

### **Finance and Administration Committee**

Councilmember Bruce DeGroot, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Tilman, to approve the new Finance and Administration Policy No. 49 (Credit Card Policy) as amended to include a provision that the City Administrator is authorized to issue credit cards. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember DeGroot announced that the next meeting of this Committee has been scheduled for Monday, October 24, at 5:30 p.m. This meeting will be an F&A Committee of the Whole, in preparation of the 2017 budget.

### **Parks, Recreation & Arts Committee**

Councilmember Guy Tilman, Vice-Chair of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember DeCampi, to approve recommended changes to user fees and charges within the Parks system. A voice vote was taken with an affirmative result (Councilmember DeGroot voted “No”) and the motion was declared passed.

## **Public Health & Safety Committee**

Councilmember Bridget Nations, Chairperson of the Public Health & Safety Committee, announced that the next meeting of this Committee would be scheduled within a few weeks.

## **REPORT FROM THE CITY ADMINISTRATOR**

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

## **UNFINISHED BUSINESS**

There was no unfinished business.

## **NEW BUSINESS**

There was no new business.

## **LEGISLATION**

**BILL NO. 3112      PERTAINS TO THE ACCEPTANCE OF BLUE VALLEY AVENUE AND BRASHER STREET AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD (FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3112. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3112 was read for the first time.

**BILL NO. 3113      AMENDS ORDINANCE NUMBER 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE STOP SIGNS IN THE CHESTERFIELD BLUE VALLEY SUBDIVISION (FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3113. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3113 was read for the first time.

BILL NO. 3114 APPROVES THE INSTALLATION OF NINE FIRE HYDRANTS IN THE ARBORS AT WILMAS FARM SUBDIVISION WITHIN THE CITY OF CHESTERFIELD (**FIRST AND SECOND READING; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL**)

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3114. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3114 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Logan, for the second reading of Bill No. 3114. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3114 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3114 with the following results: Ayes – Flachsbart, DeGroot, Logan, Nations, DeCampi, Hurt and Tilman. Nays – None. Whereupon Mayor Nation declared Bill No. 3114 approved, passed it and it became **ORDINANCE NO. 2913**.

BILL NO. 3115 PROVIDES FOR THE APPROVAL OF A LOT SPLIT PLAT FOR LOT 4 OF THE SPIRIT VALLEY BUSINESS PARK DEVELOPMENT TO CREATE A 3.492 ACRE TRACT OF LAND AND A 1.023 ACRE TRACT OF LAND, BOTH ZONED “PI” PLANNED INDUSTRIAL DISTRICT AND LOCATED ON THE WEST SIDE OF SPIRIT VALLEY CENTRAL DRIVE NORTH OF SPIRIT VALLEY WEST DRIVE (17W140021) (**FIRST & SECOND READING; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL**)

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3115. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3115 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Logan, for the second reading of Bill No. 3115. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3115 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3115 with the following results: Ayes – Nations, Flachsbart, Logan, DeGroot, Tilman, DeCampi and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3115 approved, passed it and it became **ORDINANCE NO. 2914**.

#### **LEGISLATION – PLANNING COMMISSION**

BILL NO. 3116 AMENDS SECTION III OF ATTACHMENT ‘A’ OF CITY OF CHESTERFIELD ORDINANCE 2723 BY REPEALING SECTION III OF ATTACHMENT ‘A’ OF ORDINANCE 2723 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE

KNOWN AS SECTION III WITHIN A "C-8" PLANNED  
COMMERCIAL DISTRICT LOCATED WITHIN THE  
NORTHWEST QUADRANT OF THE I-64 AND MO 340  
(OLIVE/CLARKSON) INTERCHANGE (P.Z. 06-2016  
CHESTERFIELD RIDGE CENTER {875 CHESTERFIELD  
PARKWAY W}) **(FIRST READING; PLANNING  
COMMISSION RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Logan, for the first reading of Bill No. 3116. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3116 was read for the first time.

**ADJOURNMENT**

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:33 p.m.

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Mayor Bob Nation

ATTEST:

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Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: \_\_\_\_\_

## **UPCOMING MEETINGS/EVENTS**

- A. Thursday, October 20, 2016 – Planning and Public Works**
- B. Monday, October 24, 2016 – F&A Committee**
- C. Wednesday, October 26, 2016 – Planning Commission**
- D. Monday, November 7, 2016 – Next City Council meeting**

## **APPOINTMENT**

Mayor Nation has re-appointed Mr. Robert Puyear to the Police Personnel Board. The Police Personnel Board is a statutory committee and Mr. Puyear's appointment requires consent of the City Council. A voice vote is recommended.

Mayor Nation has also re-appointed Mr. Mark Raiser to the Finance and Administration Committee. The citizen advisory committee is also a statutory committee and requires consent of the City Council.

**As always, if you have any questions, please contact Mayor Nations or me prior to Wednesday's meeting.**



**DATE:** October 10, 2016  
**TO:** Michael O. Geisel, City Administrator  
**FROM:** Vickie J. Hass, City Clerk *vjh*  
**SUBJECT:** Statutory Committee Member Re-Appointments

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Mayor Nation intends to nominate the following individuals for re-appointment at the October 19, 2016 City Council meeting:

**Police Personnel Board**

Robert Puyear (Ward I)  
226 River Valley Drive  
Term expires 10/4/16  
New three-year term expires **10/4/19**

**Finance & Administration Citizens Advisory Committee**

Mark Raisher (Ward II)  
1506 Woodroyal West  
Term expires 10/1/16  
New three-year term expires **10/1/19**

These re-appointments have the support of the applicable ward Councilmembers. Please list these re-appointments on the October 19 City Council agenda.

## **PLANNING AND PUBLIC WORKS COMMITTEE**

The Planning and Public Works Committee originally scheduled for Thursday October 6<sup>th</sup> was cancelled, but several action items remain for City Council from prior meetings.

Bill #3110 P.Z. 04-2016 U.S. Ice Sports Complex and Valley Gates (Topgolf USA Chesterfield LLC), second and final reading has been postponed at the last two meetings of City Council due to unspecified development issues.

Bill #3112 Provides for the previously dedicated and platted public streets Blue Valley Avenue and Brasher Street in the Blue Valley development. This bill is recommended for second and final reading.

Bill #3113 Provides for the addition of six stop signs within the Chesterfield Blue Valley subdivision. This bill is recommended for second and final reading.

Bill #3116 – P.Z. 06-2016 Chesterfield Ridge Center (875 Chesterfield Parkway W) This bill amends the attachment “A” of Ordinance 2723. This bill is recommended for second and final reading.

The next scheduled meeting of the Planning and Public Works Committee is scheduled for Thursday, 10/20/2016 at 5:30 pm.

**If you have any questions, please contact me prior to Wednesday’s meeting.**

## **FINANCE AND ADMINISTRATION COMMITTEE**

The Finance and Administration Committee of the whole met on Monday, 10/5/2016 at 5 pm, prior to the City Council Work session.

At that meeting, the Committee of the whole recommended approval of a comprehensive study of employee compensation and benefits, in an amount not to exceed \$35,000 funded by the General Fund – Fund Reserves in excess of the 40% policy requirement. Although recommended by the committee of the whole, this requires approval by the City Council by a roll call vote.

The next subsequent meeting of the F&A Committee of the Whole is scheduled for Monday, October 24<sup>nd</sup>, 2016 at 5:30 pm. This is scheduled to be the third session, as the F&A Committee of the Whole, in preparation of the 2017 budget.

**If you have any questions, please contact Director of Finance Craig White or me prior to Wednesday's meeting.**

## MEMORANDUM

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**TO:** Mike Geisel, City Administrator  
**FROM:** James Mello – Management Analyst *JEM*  
**DATE:** October 6, 2016  
**SUBJECT:** Minutes – 10-5-16

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The Finance and Administration Committee of the Whole met on October 5, 2016. Those in attendance included: Chairperson Bruce DeGroot, Ward IV; Council Committee Member Barry Flachsbart, Ward I; Council Committee Member Guy Tilman, Ward II; Council Committee Member Randy Logan, Ward III; City Administrator Mike Geisel. Those also in attendance included: Mayor Bob Nation; Councilmember Bridget Nations, Ward II; Councilmember Dan Hurt, Ward III; Councilmember Tom DeCampi, Ward IV; Community Services/Economic Development Director Libbey Tucker; Information Technology Director Matt Haug; Public Works Director Jim Eckrich; Parks, Recreation, & Arts Director Tom McCarthy; Planning and Development Services Director Aimee Nassif; Police Chief Ray Johnson; Police Captain Ed Nestor; Police Captain Steve Lewis; City Clerk Vickie Haas; Interim City Attorney Chris Graville; Management Analyst James Mello Jr and 7 members of the public.

Chairperson Bruce DeGroot called the meeting to order at 5:00 p.m. Councilmember McGuinness was not present and Councilmember Flachsbart had not yet arrived.

### **I. Approval of Minutes from September 26, 2016**

Chairperson DeGroot asked if there were any comments or changes to the September 26, 2016 F&A Committee Minutes. Hearing none, Councilmember Logan motioned to approve the Minutes. Councilmember Tilman seconded the motion. A voice vote was taken, with a unanimous result 6-0, and the motion was approved.

### **II. Continued Discussion from Budget Workshop I**

City Administrator Mike Geisel reviewed where the previous Budget Workshop meeting left off and outlined the goals for the present meeting were as follows: discuss and approve, adjust, or eliminate each of the community contribution, sponsorship, and similar line items; discuss the level of merit raise pool that should be budgeted for FY2017; and provide guidance to staff on the overall budget strategy plan.

Chairperson DeGroot opened the discussion to the Committee of the Whole.

Councilmember DeCampi inquired what the \$75,000 contribution to Stages actually covered. Community Services/Economic Development Director Libbey Tucker clarified that it provided funding to cover classes offered at their Performing Arts Academy at the Kent Center in Chesterfield, the Access the Arts program, and Stories at Stages and also

in the agreement, their youth actors performed James and the Giant Peach at the Amphitheater this summer.

A general discussion ensued about what benefits provided were directly for Chesterfield residents versus those outside of Chesterfield. It was also clarified that these annual contributions began in 2008 with an expectation that Stages would eventually have a new theater and performing arts center in Chesterfield, but they purchased the existing building for the Performing Arts Center and the theater will remain in Kirkwood. Mayor Nation stated that Stages had further clarified how many residents within the 63005 and 63017 zip codes benefitted. He recalled that for the Academy classes, there were over 2500 total participants and nearly 600 were from those zip codes, which he noted encompassed other cities. He determined that no other cities contribute to Stages.

Councilmember Hurt made a motion to decrease the funding from the \$75,000 budgeted to only \$45,000 in FY 2017. The motion failed for lack of a second.

The discussion continued.

Councilmember Logan made a motion to decrease the funding from the \$75,000 budgeted to only \$50,000 in FY 2017. Councilmember Nations seconded the motion. A voice vote was taken and failed to pass by a vote of 2-4, with Councilmember Tilman, Councilmember DeGroot, Councilmember DeCampi, and Councilmember Hurt voting against the motion.

Councilmember DeGroot made a motion to eliminate the \$75,000 of funding for Stages from the FY 2017 budget entirely. Councilmember DeCampi seconded the motion. A voice vote was taken and the motion passed by a vote of 4-3. Councilmember Hurt, Councilmember Logan, and Councilmember Nations voted against the motion resulting in a 3-3 tie, broken by Mayor Nation who voted in favor of the motion.

Councilmember DeGroot moved the discussion to the \$2,000 line item for the Chesterfield Chamber of Commerce Pumpkin Run Sponsorship.

Councilmember Tilman made a motion to eliminate the Chesterfield Chamber of Commerce Pumpkin Run Sponsorship funding for FY2017. Councilmember Nations seconded the motion. A voice vote was taken, with a unanimous result 6-0, and the motion was approved.

Councilmember DeGroot moved the discussion to the \$12,000 line item for the Chesterfield Chamber of Commerce Fireworks display at the kick-off concert for their season the first week of June, which is celebrated as the City's Anniversary.

Councilmember Tilman made a motion to eliminate the Chesterfield Chamber of Commerce Fireworks display funding for FY2017. Councilmember DeGroot seconded the motion. During discussion, Councilmember Hurt expressed that residents really appreciated and enjoyed the display and noted it has become an annual tradition.

Councilmember DeGroot stated that the display was a want, not a need, and he could not justify keeping it in the FY2017 budget. A voice vote was taken, and with a vote of 4-2, was passed. Councilmember Hurt and Councilmember Logan voted against the motion.

Councilmember DeGroot moved the discussion to the \$25,000 line item for the Civic Orchestra. It was clarified that in 2015, there was one free concert held at the Chesterfield Amphitheatre. Other concerts are held at Logan's Purser Center.

Councilmember Tilman made a motion to eliminate the Civic Orchestra funding for FY2017. Councilmember Nations seconded the motion. A voice vote was taken, and with a vote of 5-1, was passed. Councilmember Logan voted against the motion.

Councilmember moved the discussion to the \$3,000 line item for a Chesterfield Chamber of Commerce Concert Sponsorship. Ms. Tucker clarified that the line item was not for an advertisement as suggested in the line item language, and was a payment to sponsor the event itself and that the money went toward covering the concert series expenses.

Councilmember Logan made a motion to continue making the \$3,000 Chesterfield Chamber of Commerce Concert Sponsorship in FY2017. Councilmember Hurt seconded the motion. During discussion, it was clarified that the expense for each of the 10 annual concerts was around \$1,000 for the Faust Park venue and \$600 for the bands – a total of \$16,000 annually. Parks, Recreation, & Arts Director Tom McCarthy also stated that there was the potential of the Chamber of Commerce electing to move the concerts to the Amphitheatre instead of Faust Park. He stated the City would only charge enough to recoup costs. A voice vote was taken and the motion passed by a vote of 4-3. Councilmember DeCampi, Councilmember Tilman, and Councilmember DeGroot voted against the motion resulting in a 3-3 tie, broken by Mayor Nation who voted in favor of the motion.

Councilmember DeGroot moved the discussion discuss the merit raise pool for FY2017. Councilmember Flachsbart joined the meeting at this time.

Councilmember Logan inquired what the cost of a comprehensive compensation analysis would be. Mr. Geisel estimated that a comprehensive analysis of compensation and benefits would cost approximately \$35,000.

Councilmember Flachsbart stated that the intent of the merit raise pool was to continue the City's ability to attract and retain the best employees possible.

Councilmember DeGroot stated he was in favor of eliminating the merit raise pool entirely for FY2017. Lessons learned during the "right-sizing" initiative in 2010 were important and should be remembered. Councilmember Logan stated that the 2010 issues were completely separate and under different economic circumstances – the situations were not comparable.

Councilmember Tilman inquired that if the Council acted on the compensation survey now if there would be time for it to reach a conclusion before the budget needed to be approved. Mr. Geisel clarified that if it were to be funded and initiated now, it would likely conclude by the end of January. Mr. Geisel continued to state that these FY2017 merit raises do not take place until July 1, 2017. If the Council desired to conduct a compensation survey, they could eliminate merit pool raises entirely for FY2017, fund the compensation survey in the FY2017 budget, and based on the survey results, consider making a budget adjustment in 2017 to reinstate a merit raise pool.

Councilmember Flachsbart stated it had been quite some time since a comprehensive compensation survey had been conducted and it was time to do it again.

Councilmember Hurt clarified that the currently budgeted 2.5% merit raise pool represented approximately \$215,000 in FY2017. He also stated that private sector comparisons, where appropriate, should be included in the compensation analysis as well.

Councilmember Hurt posited that in the past, a smaller retirement plan contribution of 6% had been offered by the City and perhaps backing down from the current 8% contribution could be done and the merit raise pool left in place.

Councilmember Flachsbart made a motion to recommend to Council that a comprehensive compensation and benefit analysis be funded and initiated immediately, not to exceed \$35,000, be conducted using General Fund - Fund Reserves. The motion was seconded by Councilmember Tilman. A voice vote was taken, and with a vote of 5-2, was passed. Councilmember DeGroot and Councilmember DeCampi voted against the motion.

For  
Council  
approval  
10/19/2016

Councilmember Flachsbart made a motion to eliminate the merit raise pool for FY2017. Councilmember Tilman seconded the motion. A voice vote was taken, with a unanimous result 7-0, and the motion was approved.

### **III. Adjournment**

The meeting was adjourned at 6:02 pm.

**PARKS RECREATION AND ARTS COMMITTEE**

The Parks, Recreation and Arts Committee last met on Tuesday September 6<sup>th</sup>, 2016. The next meeting has not yet been scheduled.

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

**PUBLIC HEALTH AND SAFETY COMMITTEE**

The Public Health and Safety Committee last met on Tuesday September 13<sup>th</sup>, 2016. The next meeting has not yet been scheduled.

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

## **CITY ADMINISTRATOR'S REPORT**

As has been discussed over the last several months, I have proposed a revised organizational structure for the City's administration. Enclosed in the agenda packet is Resolution No. 426 approving the proposed organizational structure. If approved by City Council, I will begin implementation of the organizational changes immediately.

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

RESOLUTION NO. 426

**A RESOLUTION OF THE CITY OF CHESTERFIELD, MISSOURI,  
APPROVING CITY ORGANIZATIONAL STRUCTURE**

**WHEREAS**, the City of Chesterfield, Missouri (the "City"), has adopted a City Administrator form of government, pursuant to §77.042 RSMo and Chapter 2, Article III of the City's Municipal Code; and,

**WHEREAS**, §2-74(1)(c) and §2-74(4)(a) of the City's Municipal Code impose a duty on Michael Geisel, in his role as City Administrator, to develop and promote the organizational structure of the City, subject to the approval of the Mayor and City Council; and,

**WHEREAS**, the City Administrator has proposed a revised City organizational structure that promotes the highest level of efficiency and competence amongst City employees; and,

**WHEREAS**, the Mayor and City Council desire to formalize the proposed City organizational structure in this resolution so that City personnel changes are transparent to the general public.

**NOW THEREFORE, BE IT RESOLVED**, that the proposed City organizational structure, which is attached hereto and incorporated herein by this reference, shall be immediately implemented by the City Administrator.

**BE IT FURTHER RESOLVED**, that the City Administrator is further empowered, by State Statute, City Code and Resolution to take all steps necessary to carry out and implement the City structure as set forth in the attachment.

**PASSED BY THE CITY COUNCIL OF CHESTERFIELD THIS  
NINETEENTH DAY OF OCTOBER, 2016.**

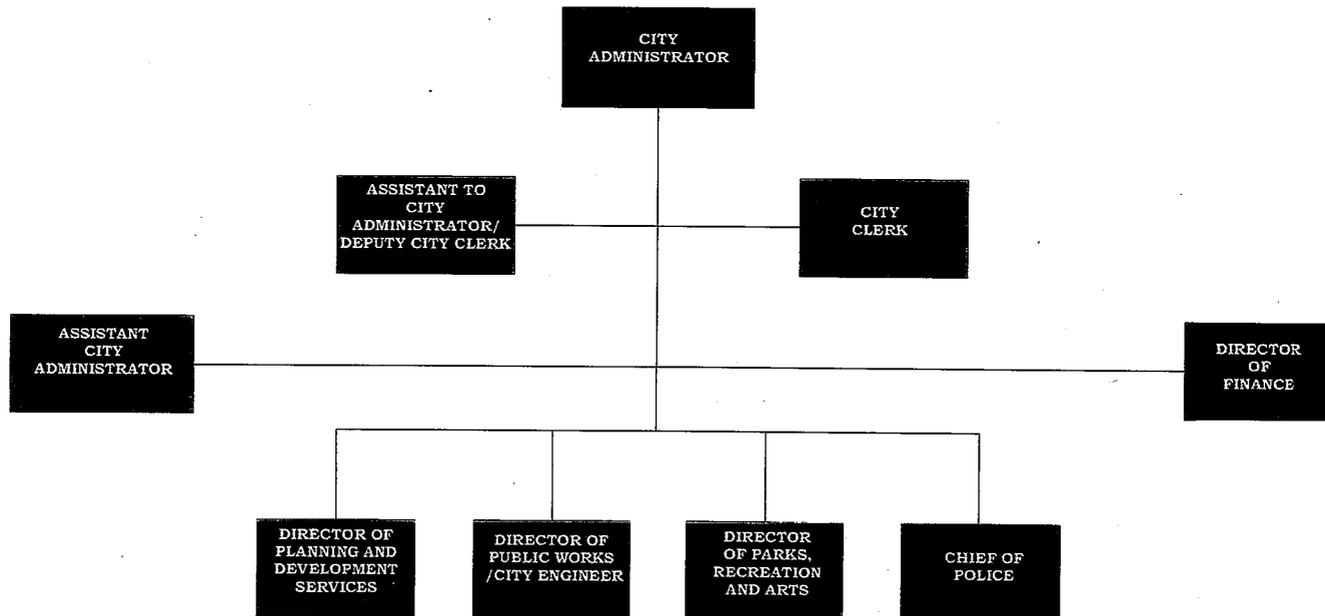
Respectfully Submitted,

\_\_\_\_\_  
Presiding Officer

\_\_\_\_\_  
Bob Nation, Mayor

Attest:

\_\_\_\_\_  
Vickie Hass, City Clerk



## **LEGISLATION**

- A. BILL NO. 3112 –AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF BLUE VALLEY AVENUE AND BRASHER STREET AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD. (SECOND READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**
  
- B. BILL NO. 3113- AN ORDINANCE AMENDING ORDINANCE NUMBER 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE STOP SIGNS IN THE CHESTERFIELD BLUE VALLEY SUBDIVISION.(SECOND READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

BILL NO. 3112

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF BLUE VALLEY AVENUE AND BRASHER STREET AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD.**

**WHEREAS**, the City of Chesterfield has approved the construction of Blue Valley Avenue and Brasher Street; and

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

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

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

- (1) Blue Valley Avenue:                      Approximately 1,195 feet; from  
Outlet Boulevard to Premium Way  
Book 363, Page 107
  
- (2) Brasher Street:                              Approximately 845 feet; from  
Outlet Boulevard to Olive Street Road  
Book 363, Page 107

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

FIRST READING HELD 10/5/2016

\_\_\_\_\_  
Vickie Hass, CITY CLERK

BILL NO. 3113

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING ORDINANCE NUMBER 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE STOP SIGNS IN THE CHESTERFIELD BLUE VALLEY SUBDIVISION.**

WHEREAS, it is desirable to maintain safe intersection stop control on all roadways in a manner consistent with recognized traffic engineering standards;

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

Section 1. Ordinance Number 35, Scheduled VI, Intersection Stops as it relates to intersection stop signs, is hereby amended by adding the following provisions thereto:

<u>Intersection</u>	<u>Traffic on Highway, Road, Street or Alley Listed Below Shall Stop</u>
Blue Valley Avenue and Premium Way	Blue Valley Avenue (west bound)
Blue Valley Avenue and Brasher Street	Blue Valley Avenue (west and east bound)
Blue Valley Avenue and Outlet Boulevard	Blue Valley Avenue (east bound)
Brasher Street and Outlet Boulevard	Brasher Street (north bound)
Premium Way and Outlet Boulevard	Premium Way (north bound)
Outlet Boulevard and Convenience Way	Convenience Way (south bound)

Section 2. In all other respects, Ordinance Number 35 is in full force and effect.

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie Hass, CITY CLERK

FIRST READING HELD 10/5/2016

## **LEGISLATION – PLANNING COMMISSION**

- E. BILL NO. 3110-** AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF TWO EXISTING “PC” PLANNED COMMERCIAL DISTRICTS FOR A 22.22 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD AND EAST OF BOONE’S CROSSING(P.Z 04-2016 US ICE SPORTS COMPLEX & VALLEY GATES[TOPGOLF USA CHESTERFIELD LLC.] – 17T510041, 17T520062, 17T520095, 17T520084) **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**
- F. BILL NO. 3116-** AN ORDINANCE AMENDING SECTION III. OF ATTACHMENT ‘A’ OF CITY OF CHESTERFIELD ORDINANCE 2723 BY REPEALING SECTION III. OF ATTACHMENT ‘A’ OF ORDINANCE 2723 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION III. WITHIN A “C-8” PLANNED COMMERCIAL DISTRICT LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND MO 340 (OLIVE / CLARKSON) INTERCHANGE (P.Z. 06-2016 CHESTERFIELD RIDGE CENTER {875 CHESTERFIELD PARKWAY W}) **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

BILL NO. 3110

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF TWO EXISTING "PC" PLANNED COMMERCIAL DISTRICTS TO A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR A 22.22 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD AND EAST OF BOONE'S CROSSING (P.Z. 04-2016 US ICE SPORTS COMPLEX & VALLEY GATES [TOPGOLF USA CHESTERFIELD LLC.]—17T510041, 17T520062, 17T520095, 17T520084).**

**WHEREAS**, the petitioner, Topgolf USA Chesterfield, LLC., has requested a change in zoning for two existing "PC" Planned Commercial Districts to a new "PC" Planned Commercial District for a 22.22 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 June 27, 2016; and,

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

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

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

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

**Section 1.** City of Chesterfield 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 22.22 acres located north of North Outer 40 Road and east of Boone's Crossing and as described as follows:

A tract of land being a tract of land as conveyed to Summit Ice Center Investors, LLC by instrument recorded in Book 14970, Page 648 and Lots A and B of Valley Gates, a subdivision according to the plat thereof as recorded in Plat Book 356, page 688 both 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 intersection of the west line of Lot 5 of James Long Estate, according to the plat thereof as recorded in Book 445, Page 354 of the City of St. Louis records, also being the east line of a tract of land as conveyed to Taubman Prestige Outlets of Chesterfield, LLC by instrument recorded in Book 20091, page 1215 of above said county records and the north right-of-way line of Missouri State Highway Route 40 TR Relocated, variable width, as recorded in Book 6343, page 868 of also of above said county records, said point being located 190 feet north of the centerline of said highway; thence along the east line of said Taubman tract the following courses and distances, North 01 degree 36 minutes 28 seconds East, 288.84 feet; North 66 degrees 52 minutes 23 seconds East, 42.59 feet; North 52 degrees 55 minutes 22 seconds East, 83.69 feet; North 43 degrees 35 minutes 48 seconds East, 119.08 feet; North 38 degrees 40 minutes 37 seconds East, 130.29 feet and North 50 degrees 31 minutes 21 seconds East, 99.71 feet to the southern line of a tract of land as conveyed to Wayne D & Ruthann E Hayes, by instrument recorded in Book 9054, Page 2041 of said county records; thence along said southern line the following courses and distances: North 50 degrees 31 minutes 21 seconds East, 28.80 feet; North 84 degrees 43 minutes 06 seconds East, 44.91 feet; South 87 degrees 00 minutes 22 seconds East, 188.72 feet; South 86 degrees 58 minutes 09 seconds East, 209.17 feet and North 87 degrees 39 minutes 35 seconds East, 260.46 feet to the northwest corner of above said Valley Gates Subdivision; thence along the north line of said subdivision the following courses and distances, North 87 degrees 39 minutes 35 seconds East, 92.35 feet; South 88 degrees 38 minutes 39 seconds East, 277.05 feet and South 78 degrees 44 minutes 00 seconds East, 24.29 feet to the northeast corner of said subdivision; thence along the east line of said Valley Gates Subdivision, South 02 degrees 22 minutes 06 seconds East, 775.95 feet to the north line of above said Missouri State Highway 40 TR, said point also being located on a curve to the left having a radius of 3054.79 feet; thence along said right-of-way line the following; along said curve with an arc length of 225.28 feet and a chord which bears North 82 degrees, 00 minutes 08 seconds West, 225.22 feet to

a point of tangency and North 84 degrees 06 minutes 54 seconds West, 1287.96 feet to the Point of Beginning, containing 967,827 square feet or 22.218 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc, on February 29, 2016.

**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 Topgolf USA Chesterfield, LLC. in P.Z. 04-2016, 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 27<sup>th</sup> day of June 2016, 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 \_\_\_\_\_, 2016

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie Hass, CITY CLERK

FIRST READING HELD: \_\_09/07/2016\_\_

## 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” Planned Commercial District shall be:
  - a. Administrative Offices for Educational or Religious Institutions
  - b. Church and other Places of Worship
  - c. Community Center
  - d. Art Gallery
  - e. Art Studio
  - f. Banquet Facility
  - g. Gymnasium
  - h. Recreation Facility
  - i. Office, Dental
  - j. Office, General
  - k. Office, Medical
  - l. Bakery
  - m. Bar
  - n. Bowling Center
  - o. Brewpub
  - p. Coffee Shop
  - q. Grocery, Community
  - r. Grocery, Neighborhood
  - s. Grocery, Supercenter
  - t. Restaurant, Sit Down
  - u. Restaurant, Fast Food
  - v. Restaurant, Take Out
  - w. Retail Sales Establishment, Community

- x. Retail Sales Establishment, Regional
  - y. Tackle and Bait Shop
  - z. Barber or Beauty Shop
  - aa. Commercial Service Facility
  - bb. Drug Store and Pharmacy
  - cc. Dry Cleaning Establishment
  - dd. Financial Institution, no drive-thru
  - ee. Hotel and Motel
  - ff. Hotel and Motel, Extended Stay
  - gg. Professional and Technical Service Facility
  - hh. Research Laboratory and Facility
  - ii. Theatre, Indoor
2. Hours of Operation.
- a. Uses “q”, “r”, “s”, “w”, “x”, “y”, and “bb”, above shall be restricted to hours of operation open to the public from 6:00 AM to 12:00 AM. Hours of operation for said use may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
  - b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 AM to 11:00 PM.

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

1. Height
- a. The maximum height of all buildings, with the exception of buildings and structures utilized in conjunction with above use “h” Recreation Facility, shall not exceed forty-five (45) feet. Said restriction shall be exclusive of rooftop mechanical equipment and screening.
  - b. The maximum height including parapets and other similar features, rooftop equipment, and lighting structures of all buildings utilized in conjunction with above use “h” Recreation Facility shall not exceed sixty (60) feet.

- c. The maximum height of poles and nets for the driving range in conjunction with above use “h” Recreation Facility shall not exceed one hundred and seventy (170) feet.

## 2. Building Requirements

- a. A minimum of thirty-five percent (35%) openspace is required for this development.
- b. This development shall have a maximum F.A.R. of 0.55.

## **C. SETBACKS**

### 1. Structure Setbacks

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

- a. Seventy-five (75) feet from the southern boundary of the “PC” District.
- b. Five (5) feet from the eastern and western boundaries of the “PC” District.
- c. Thirty (30) feet from the northern boundary 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. Thirty (30) feet from the southern boundary of the “PC” District.
- b. Zero (0) feet from the eastern and western boundaries of the “PC” District.
- c. Thirty (30) feet from the northern 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. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
4. Parking lots shall not be used as streets.

#### **E. LANDSCAPE AND TREE REQUIREMENTS**

1. The development 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. Installation of a Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations and approved prior to installation or construction.

#### **G. LIGHT REQUIREMENTS**

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

#### **H. ARCHITECTURAL**

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

## **I. ACCESS/ACCESS MANAGEMENT**

1. Access to the development shall be from one entrance/exit on North Outer 40 Road as shown on the Preliminary Development Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
2. Provide public access easements as needed such that access is provided from North Outer 40 Road to the adjoining property to the north for trail access. The easement shall be dedicated to the City of Chesterfield for public use. The conveyance or dedication of these easements will be a condition of Site Improvement Plan 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.
3. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the St. Louis County Department of Transportation.
4. Cross access shall be provided to serve the properties to the east and west of the subject site, as directed by the City of Chesterfield.

## **J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Construct improvements as required by St. Louis County Department of Transportation and the City of Chesterfield, as directed by the City.
2. Additional right-of-way and road improvements shall be provided, as required by the St. Louis County Department of Transportation and the City of Chesterfield.
3. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.

4. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
6. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

#### **K. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto North Outer 40 Road. 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 St. Louis County Department of Transportation.

## **L. POWER OF REVIEW**

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

## **M. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Formal MSD review and approval and permits are required prior to construction.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall

provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

7. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the 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.
8. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
9. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
10. Post Construction Best Management Practices (BMPs) will be required to treat the extents of the project's disturbed area. Additional BMPs may need to be integrated throughout the site in order to demonstrate this as detailed plans are developed. BMPs with a runoff volume

reduction component shall be the emphasis of the site's water quality strategy.

11. Approval from the Monarch Chesterfield Levee District and the City of Chesterfield with regards to the project's compliance with the Chesterfield Valley master drainage plan will be required prior to MSD approval of final plans.
12. The Chesterfield Outlets Pump Station was planned to serve the subject property and the adjacent property to the east.
  - a. The proposed sanitary sewer shall be public and located within a minimum 10' wide easement granted to MSD. The easement corridor shall extend to the eastern property line.
  - b. The easement and the horizontal and vertical design location of the new sanitary sewer shall maximize accessibility to the Chesterfield Outlets Pump Station via gravity sewers.
  - c. The anticipated flows generated by the Top Golf development will need to be determined and compared to the current capacity of the Chesterfield Outlets Pump Station. Improvements to the pump station and its effluent main may be necessary if the Top Golf development would generate flows in excess of the pump station's current storage and pumping capacities.
13. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

#### **N. SANITARY SEWER**

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

## **O. GEOTECHNICAL REPORT**

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

## **P. MISCELLANEOUS**

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. If any development in, or alteration of, the floodplain or supplemental protection area is proposed, the developer may be required to submit a Floodplain Study and/or a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for

improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. Consult Article 5 of the Unified Development Code for specific requirements.

5. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
6. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

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

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

### **III. COMMENCEMENT OF CONSTRUCTION**

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

### **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 Unified Development Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Unified Development Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

#### **B. SITE DEVELOPMENT 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 one hundred fifty (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 one hundred fifty (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 one hundred fifty (150) feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Unified Development Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Unified Development Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, 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.

### **C. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.

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

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

## V. TRUST FUND CONTRIBUTION

### Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2017, 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.

### A. ROADS

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

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,223.29/parking space
Recreational Uses	\$512.12/parking space
Office Space	\$741.06/parking space

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

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

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

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

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

## **B. WATER MAIN**

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$894.19 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

## **C. STORM WATER**

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,837.06 per acre for the total area as approved on the Site Development Plan.

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

#### **D. SANITARY SEWER**

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

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

#### **VI. RECORDING**

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

#### **VII. ENFORCEMENT**

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

SITE INFORMATION:

PROPOSED SITE AREA: = 22.218 ACRES
EXISTING ZONING = "PC" PLANNED COMMERCIAL (ORD. #1584 AND #2570)
PROPOSED ZONING = "PC" PLANNED COMMERCIAL
CITY = CHESTERFIELD, MISSOURI
SITE ZIP CODE = 63005
SITE ADDRESS INFO: = 16851, 16845 and 16839 NORTH OUTER 40 ROAD
OWNER: = TOPGOLF USA CHESTERFIELD, LLC (OWNER UNDER CONTRACT)
WANNENBERG'S = PGS. 20 AND 21
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED = CALKINS CREEK, MISSOURI RIVER
FLOOD MAP PANEL = FRM 291890016SK, EFFECTIVE FEB. 4, 2015
FIRE DISTRICT = MONARCH FIRE PROTECTION DIST. 13725 OLIVE BLVD. CHESTERFIELD, MO 63017
WATER DISTRICT = MISSOURI AMERICAN WATER COMPANY

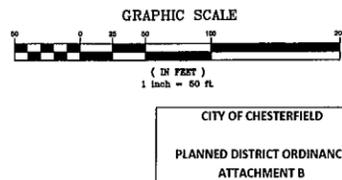
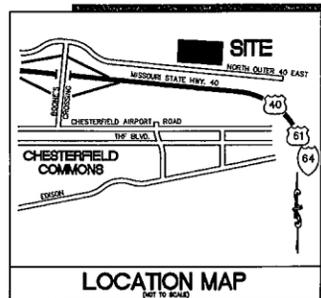
INDEX

- C1 - PRELIMINARY DEVELOPMENT PLAN
C2 - SITE SECTIONS
TSD - TREE STAND DELINEATION

TOPGOLF PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND AS CONVEYED TO SUMMIT ICE CENTER INVESTORS, L.L.C., BY INSTRUMENT RECORDED IN BOOK 14790, PAGE 648 AND LOTS A AND B OF VALLEY GATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356, PAGE 888 BOTH 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

TOTAL TRACT = 22.218 AC

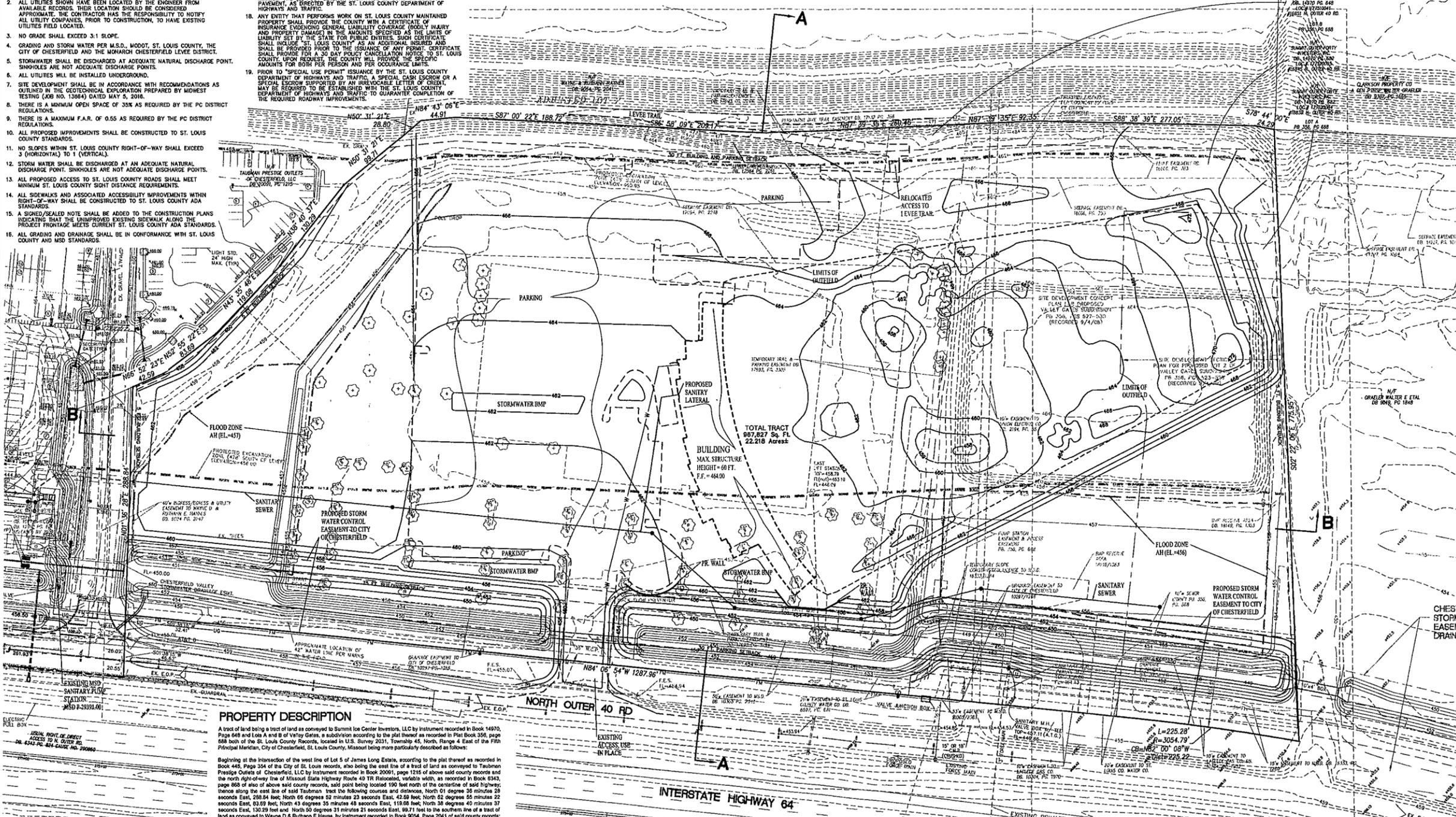


GENERAL NOTES

- 1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS...
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., WOODST. ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION PREPARED BY MOWEST TESTING (JOB NO. 13864) DATED MAY 5, 2016.
8. THERE IS A MINIMUM OPEN SPACE OF 30% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
9. THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
10. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
11. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
12. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
13. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
14. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
15. A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNDERGROUND EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
16. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.

- 17. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR FACE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
18. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE ENDORSING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
19. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

- 20. CROSS ACCESS TO THE EAST AND WEST PROPERTIES SHALL BE AS DIRECTED BY THE CITY OF CHESTERFIELD.



PROPERTY DESCRIPTION

A tract of land being a tract of land as conveyed to Summit Ice Center Investors, LLC by instrument recorded in Book 14790, Page 648 and Lots A and B of Valley Gates, a subdivision according to the plat thereof as recorded in Plat Book 356, page 888 both 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 intersection of the west line of Lot 5 of James Long Estate, according to the plat thereof as recorded in Book 445, Page 354 of the City of St. Louis records, also being the east line of a tract of land as conveyed to Taubman Prestige Outlets of Chesterfield, LLC by instrument recorded in Book 20091, page 1218 of above said county records and the north right-of-way line of Missouri State Highway Route 40 TR Right-of-Way, variable width, as recorded in Book 6343, page 865 of above said county records, said point being located 190 feet north of the centerline of said highway; thence along the east line of said Taubman tract the following courses and distances, North 01 degree 38 minutes 28 seconds East, 258.84 feet; North 08 degrees 52 minutes 23 seconds East, 42.88 feet; North 22 degrees 55 minutes 22 seconds East, 83.69 feet; North 43 degrees 35 minutes 48 seconds East, 119.08 feet; North 38 degrees 40 minutes 37 seconds East, 130.29 feet and North 50 degrees 31 minutes 21 seconds East, 99.71 feet to the southern line of a tract of land as conveyed to Wayne D & Ruthann E. Haines, by instrument recorded in Book 9054, Page 2041 of said county records; thence along said southern line the following courses and distances, North 50 degrees 31 minutes 21 seconds East, 29.80 feet; North 84 degrees 43 minutes 08 seconds East, 44.91 feet; South 87 degrees 00 minutes 22 seconds East, 188.72 feet; South 88 degrees 58 minutes 09 seconds East, 208.17 feet and North 07 degrees 19 minutes 38 seconds East, 260.48 feet to the northeast corner of above said Valley Gates Subdivision; thence along the north line of said subdivision the following courses and distances, North 07 degrees 19 minutes 38 seconds East, 22.35 feet; South 88 degrees 58 minutes 29 seconds East, 277.06 feet and South 78 degrees 44 minutes 00 seconds East, 24.29 feet to the northeast corner of said subdivision; thence along the east line of said Valley Gates Subdivision, South 02 degrees 22 minutes 06 seconds East, 775.95 feet to the north line of above said Missouri State Highway 40 TR, said point also being located on a curve to the left having a radius of 3054.79 feet; thence along said right-of-way line the following: along said curve with an arc length of 225.89 feet and a chord which bears North 82 degrees, 00 minutes 00 seconds West, 225.22 feet to a point of tangency and North 84 degrees 08 minutes 04 seconds West, 1287.96 feet to the Point of Beginning, containing 997,827 square feet or 22.218 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 20, 2016.

SURVEYOR'S CERTIFICATION
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
By: [Signature] 5/13/16
Dana Ehlmann, Missouri L.S. No. 2216



BENCHMARK
#2-168
ELEV.=458.66
\*STANDARD ALUMINUM DISK\* STAMPED SL-32, 1980. DISK IS SET IN BETWEEN THE HWY I-64 NORTH OUTER ROAD AND THE WEST BOUND HWY I-64; 15' SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY I-64. APPROXIMATELY 0.5 MILES EAST OF THE INTERSECTION OF BOONES CROSSING ROAD AND NORTH OUTER ROAD. (SL-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JULY 2002), AS SHOWN HEREON

PREPARED FOR:
TOPGOLF USA CHESTERFIELD, LLC
8750 N. CENTRAL EXPRESSWAY
SUITE 1200
DALLAS, TEXAS 75231

ARCO MURRAY | DESIGN BUILD
NATIONAL CONSTRUCTION COMPANY, INC.
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515

PREPARED BY:
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
237 Chesterfield Business Parkway
St. Louis, MO 63005
Tel: (636) 533-3400
Fax: (636) 533-3401
E-mail: general@stockandassociates.com
Web: www.stockandassociates.com

PRELIMINARY DEVELOPMENT PLAN FOR:
TOPGOLF
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

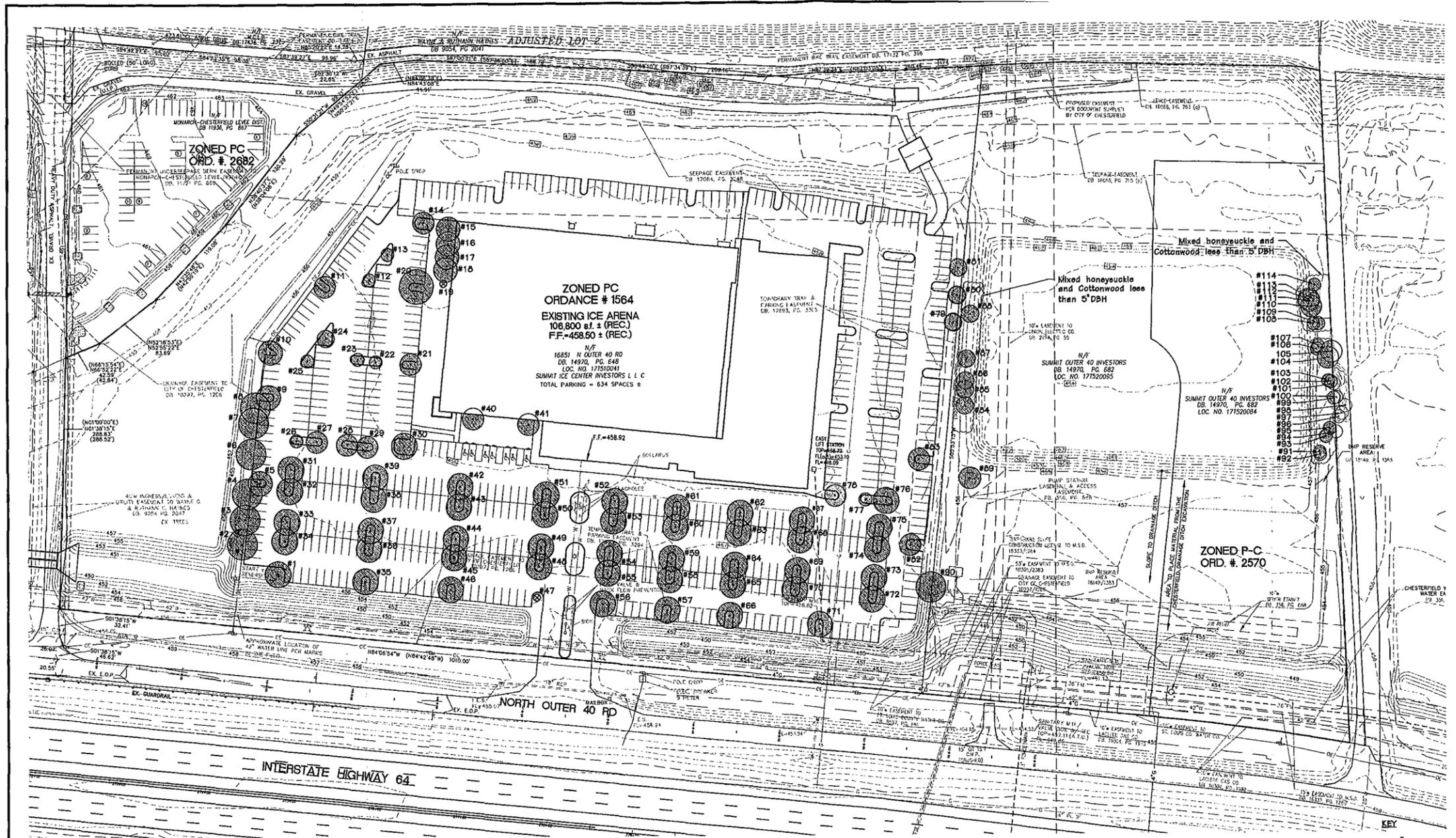


GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000998

- REVISIONS:
1. PER CITY COMMENTS 05/13/16
2. PER CITY COMMENTS 05/26/16
3. PER CITY COMMENTS 05/26/16
4. PRESENTATION 05/20/16
5. PER CITY COMMENTS 05/24/16

Table with columns for DATE, E.I.F., and C.M.S. containing revision dates and initials.

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN
SHEET NO.:
C1



**TREE STAND DELINEATION**  
 SCALE 1"=50'



**Tree Stand Delineation Narrative**  
 February 26, 2016

This project site is a total of 22.21 Ac. and has a total of 1.22 Ac. of canopy coverage. The canopy consists of Ash, Birch, Cottonwood, Pear, and White Pine. The few Pear are located along the west edge of the parking lot and have been topped underneath the overhead electric line. A few large White Pine border the existing building. All Ash and Birch are located within a parking lot island and turf to the east of the building entrance have been mulched, the remaining have and turf to the base of the trunk. Cottonwoods make up scrubby tree lines along the east edge of the parking lot and along the east property line.

**RATING:**  
 0 = Dead or Stump  
 1 = Poor  
 2 = Fair  
 3 = Good  
 4 = Excellent

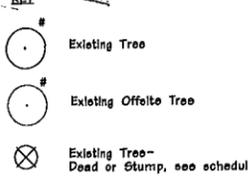
There are no Monarch, State Champion or rare trees found on the site.  
 Total Site Area = 967,547 sq. ft. or 22.21 Ac.  
 Total Tree Canopy = 53,082 sq. ft. or 1.22 Ac.

No.	Tree Name	DBH	Species	Area	Condition	Comment
1	Birch	10	28	616	3	
2	Pear	18	35	962	2	OHE
3	Pear	15	35	962	2	OHE
4	Pear	15	35	962	2	OHE
5	Birch	10	20	314	2	OHE
6	Pear	15	35	962	2	OHE, decay
7	Pear	15	35	962	1	OHE
8	Pear	15	35	962	1	OHE, decay
9	Birch	10	28	616	1	OHE, multistem
10	Birch	12	30	707	2	OHE, multistem
11	Birch	10	25	491	2	OHE, multistem
12	Ash	5	15	177	3	
13	Ash	6	15	177	4	
14	Ash	15	25	491	3	
15	Pine	20	25	491	4	
16	Pine	20	25	491	4	
17	Pine	12	20	314	2	
18	Pine	12	25	491	4	
19	Stump	12	0	0	0	
20	Ash	19	40	1257	2	
21	Ash	12	20	314	2	
22	Ash	5	15	177	2	
23	Ash	8	15	177	2	
24	Ash	6	20	314	3	
25	Ash	6	15	177	2	
26	Ash	10	25	491	2	basal wounds
27	Ash	6	20	314	3	
28	Ash	6	25	491	2	girdling root
29	Ash	6	25	491	2	
30	Birch	10	28	616	3	
31	Pine	15	30	707	2	deadwood
32	Ash	18	35	962	1	included bark
33	Ash	8	30	707	2	
34	Ash	10	30	707	2	
35	Birch	9	30	707	3	

36	Ash	10	30	707	3	
37	Ash	9	30	707	3	
38	Ash	10	30	707	3	
39	Ash	10	30	707	3	
40	Pine	9	20	314	3	fork at 3'
41	Pine	9	20	314	3	
42	Ash	9	30	707	3	
43	Ash	9	30	707	2	
44	Ash	10	30	707	3	
45	Ash	9	30	707	3	
46	Birch	9	28	616	2	
47	Stump	15	0	0	0	
48	Ash	12	30	707	3	deadwood
49	Ash	12	30	707	3	
50	Ash	10	30	707	3	
51	Ash	10	30	707	3	
52	Ash	12	30	707	3	
53	Ash	12	30	707	2	
54	Ash	12	30	707	3	
55	Ash	10	30	707	3	
56	Birch	10	30	707	3	
57	Ash	9	30	707	3	multistem
58	Ash	9	30	707	3	
59	Ash	10	30	707	3	
60	Ash	12	30	707	3	
61	Ash	8	35	962	2	
62	Ash	8	30	707	3	
63	Ash	8	30	707	2	
64	Ash	10	30	707	3	
65	Ash	10	30	707	3	
66	Birch	14	35	962	3	
67	Ash	9	25	491	2	
68	Ash	12	30	707	3	
69	Ash	12	30	707	3	
70	Ash	15	35	962	3	

71	Birch	12	35	962	3	fork at 6'
72	Ash	4	20	314	1	multistem at base
73	Ash	6	20	314	2	
74	Ash	6	20	314	1	
75	Ash	5	15	177	2	
76	Ash	12	30	707	2	
77	Ash	5	20	314	2	
78	Ash	8	25	491	2	
79	Cottonwood	7	20	314	1	fork at 1'
80	Cottonwood	8	20	314	1	fork at 2.5'
81	Birch	8	25	491	1	
82	Ash	10	25	491	2	
83	Ash	10	25	491	2	multistem
84	Cottonwood	6	15	177	2	
85	Cottonwood	6	15	177	2	
86	Cottonwood	6	15	177	2	
87	Cottonwood	6	15	177	2	
88	Cottonwood	6	15	177	2	
89	Cottonwood	12	25	491	2	
90	Cottonwood	12	35	962	2	multistem
91	Cottonwood	6	15	177	1	
92	Cottonwood	6	15	177	2	fork at 2'
93	Cottonwood	6	15	177	2	fork at 1'
94	Cottonwood	6	15	177	2	Offsite, multistem
95	Cottonwood	6	15	177	2	multistem
96	Cottonwood	5	15	177	2	Offsite
97	Cottonwood	6	15	177	2	Offsite
98	Cottonwood	8	20	314	2	Offsite, fork at 2'
99	Cottonwood	10	20	314	2	
100	Cottonwood	5	12	113	2	Offsite
101	Cottonwood	7	15	177	2	Offsite
102	Cottonwood	7	15	177	2	
103	Cottonwood	8	15	177	2	
104	Cottonwood	8	15	177	2	
105	Cottonwood	6	15	177	2	

106	Cottonwood	7	15	177	2	
107	Cottonwood	8	25	491	2	multistem
108	Cottonwood	5	12	113	2	
109	Cottonwood	6	12	113	2	
110	Cottonwood	12	30	707	2	
111	Cottonwood	12	30	707	2	
112	Cottonwood	10	25	491	2	
113	Cottonwood	7	12	113	2	
114	Cottonwood	6	15	177	2	



Revisions:

Date	Description	No.

Drawn: BB  
 Checked: JS

**Ioomis Associates**  
 Landscape Architects/Planners  
 10000 Blue Oak Lane, Suite 100  
 Overland Park, Kansas 66204  
 Phone: (913) 666-7700  
 Fax: (913) 666-7701  
 www.ioomis.com  
 Missouri State Certificate of Authority # LAC 00001918

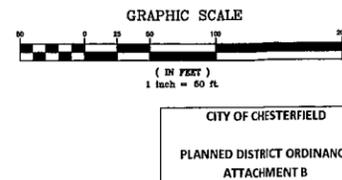
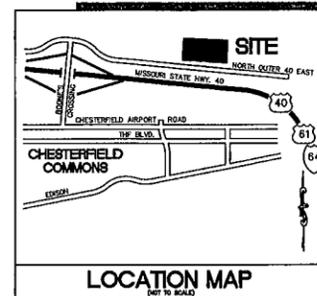
Sheet Title: **Tree Stand Delineation Plan**  
 Sheet No.: **TSD**  
 Date: 02/25/16  
 Job #: 976.001

Tree Inventory Plan  
 Prepared under direction of  
 Brian Bage  
 Certified Arborist MW-5033A

# TOPGOLF PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND AS CONVEYED TO SUMMIT ICE CENTER INVESTORS, L.L.C., BY INSTRUMENT RECORDED IN BOOK 14790, PAGE 648 AND LOTS A AND B OF VALLEY GATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356, PAGE 888 BOTH 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

**TOTAL TRACT = 22.218 AC**



CITY OF CHESTERFIELD  
PLANNED DISTRICT ORDINANCE  
ATTACHMENT B

## SITE INFORMATION:

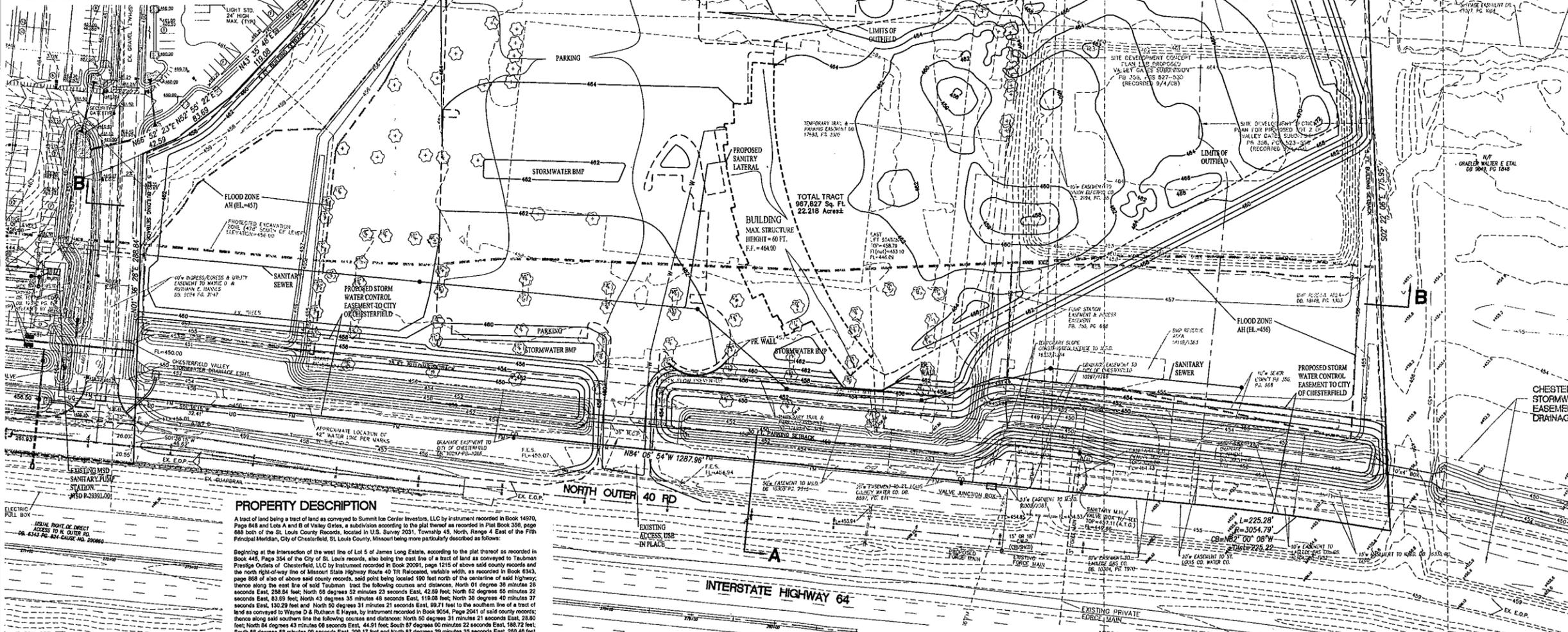
- PROPOSED SITE AREA: = 22.218 ACRES
- EXISTING ZONING: = "PC" PLANNED COMMERCIAL (ORD. #1564 AND #2570)
- PROPOSED ZONING: = "PC" PLANNED COMMERCIAL
- CITY: = CHESTERFIELD, MISSOURI
- SITE ZIP CODE: = 63005
- SITE ADDRESS INFO: = 16851, 16845 and 16839 NORTH OUTER 40 ROAD
- OWNER: = TOPGOLF USA CHESTERFIELD, LLC (OWNER UNDER CONTRACT)
- WANNENBERG'S: = PGS. 20 AND 21
- SEWER DISTRICT: = METROPOLITAN ST. LOUIS SEWER DISTRICT
- WATER SHED: = CALKINS CREEK, MISSOURI RIVER
- FLOOD MAP PANEL: = FRM 29180C016SK, EFFECTIVE FEB. 4, 2015
- FIRE DISTRICT: = MONARCH FIRE PROTECTION DIST. 13725 OLIVE BLVD. CHESTERFIELD, MO 63017
- WATER DISTRICT: = MISSOURI AMERICAN WATER COMPANY

## INDEX

- C1 - PRELIMINARY DEVELOPMENT PLAN
- C2 - SITE SECTIONS
- TSO - TREE STAND DELINEATION

## GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., WOODST. ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINGLELES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOLOGICAL EXPLORATION PREPARED BY MIDWEST TESTING (JOB NO. 13864) DATED MAY 5, 2016.
8. THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
9. THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
10. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
11. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
12. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINGLELES ARE NOT ADEQUATE DISCHARGE POINTS.
13. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
14. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
15. A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNDERGROUND EXISTING UTILITIES PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
16. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
17. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR SIDEWALK PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
18. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF LIABILITY INSURANCE GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH POLICIES SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
19. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
20. CROSS ACCESS TO THE EAST AND WEST PROPERTIES SHALL BE AS DIRECTED BY THE CITY OF CHESTERFIELD.



## PROPERTY DESCRIPTION

A tract of land being a tract of land as conveyed to Summit Ice Center Investors, LLC by instrument recorded in Book 14790, Page 648 and Lots A and B of Valley Gates, a subdivision according to the plat thereof as recorded in Plat Book 356, page 888 both 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 intersection of the west line of Lot 5 of James Long Estate, according to the plat thereof as recorded in Book 445, Page 354 of the City of St. Louis records, also being the east line of a tract of land as conveyed to Taubman Pringle Outlets of Chesterfield, LLC by instrument recorded in Book 20091, page 1216 of above said county records and the north right-of-way line of Missouri State Highway Route 40 TR Relocated, width as recorded in Book 6343, page 869 of above said county records, said point being located 190 feet north of the centerline of said highway; thence along the east line of said Taubman tract the following courses and distances: North 01 degree 38 minutes 28 seconds East, 288.84 feet; North 08 degrees 52 minutes 23 seconds East, 43.65 feet; North 02 degree 55 minutes 22 seconds East, 83.69 feet; North 43 degrees 35 minutes 48 seconds East, 110.08 feet; North 38 degrees 40 minutes 37 seconds East, 130.29 feet; and North 50 degrees 31 minutes 21 seconds East, 89.71 feet to the southern line of a tract of land as conveyed to Wayne D & Ruthless E Hayes, by instrument recorded in Book 8054, Page 2041 of said county records; thence along said southern line the following courses and distances: North 50 degrees 31 minutes 21 seconds East, 28.80 feet; North 84 degrees 43 minutes 08 seconds East, 44.81 feet; South 87 degrees 00 minutes 22 seconds East, 188.72 feet; South 68 degrees 58 minutes 08 seconds East, 208.17 feet; and North 87 degrees 38 minutes 35 seconds East, 200.48 feet to the northeast corner of said subdivision; thence along the east line of said Valley Gates Subdivision, thence along the north line of said subdivision the following courses and distances: North 87 degrees 38 minutes 35 seconds East, 82.35 feet; South 88 degrees 38 minutes 38 seconds East, 277.05 feet; and South 18 degrees 44 minutes 00 seconds East, 24.29 feet to the northeast corner of said subdivision; thence along the east line of said Valley Gates Subdivision, South 02 degrees 22 minutes 06 seconds East, 775.95 feet to the north line of above said Missouri State Highway 40 TR, said point also being located on a curve to the left having a radius of 3054.73 feet; thence along said right-of-way line the following: along said curve with an arc length of 225.69 feet and a chord which bears North 82 degrees, 00 minutes 08 seconds West, 225.22 feet to a point of tangency and North 84 degrees 06 minutes 54 seconds West, 1287.96 feet to the Point of Beginning, containing 967,827 square feet or 22.218 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 09, 2016.

## SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
By: *[Signature]* 5/13/16  
Dana Johnson, Missouri L.S. No. 2210



## BENCHMARK

#12-168  
ELEV. = 458.86  
"STANDARD ALUMINUM DISK" STAMPED SL-32, 1690.  
DISK IS SET IN BETWEEN THE HWY I-64 NORTH OUTER ROAD AND THE WEST BOUND HWY. I-64; 15' SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY. I-64. APPROXIMATELY 0.5 MILES EAST OF THE INTERSECTION OF BOONES CROSSING ROAD AND NORTH OUTER ROAD. (SL-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JULY 2002) AS SHOWN HEREON

PREPARED BY:



PRELIMINARY DEVELOPMENT PLAN FOR:

**TOPGOLF**  
CITY OF CHESTERFIELD  
ST. LOUIS COUNTY, MISSOURI



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

REVISIONS:

1	PER CITY COMMENTS 05/13/16
2	PER CITY COMMENTS 05/26/16
3	PER CITY COMMENTS 06/06/16
4	PRESENTATION 06/20/16
5	PER CITY COMMENTS 08/01/16

APPROVED:  
AUG - 2 2016  
City of Chesterfield

DATE	E.J.F.	G.M.S.
05/11/16	AS	12-5012.2
DATE	DATE	DATE
05/11/16	05/11/16	05/11/16
DATE	DATE	DATE
05/11/16	05/11/16	05/11/16

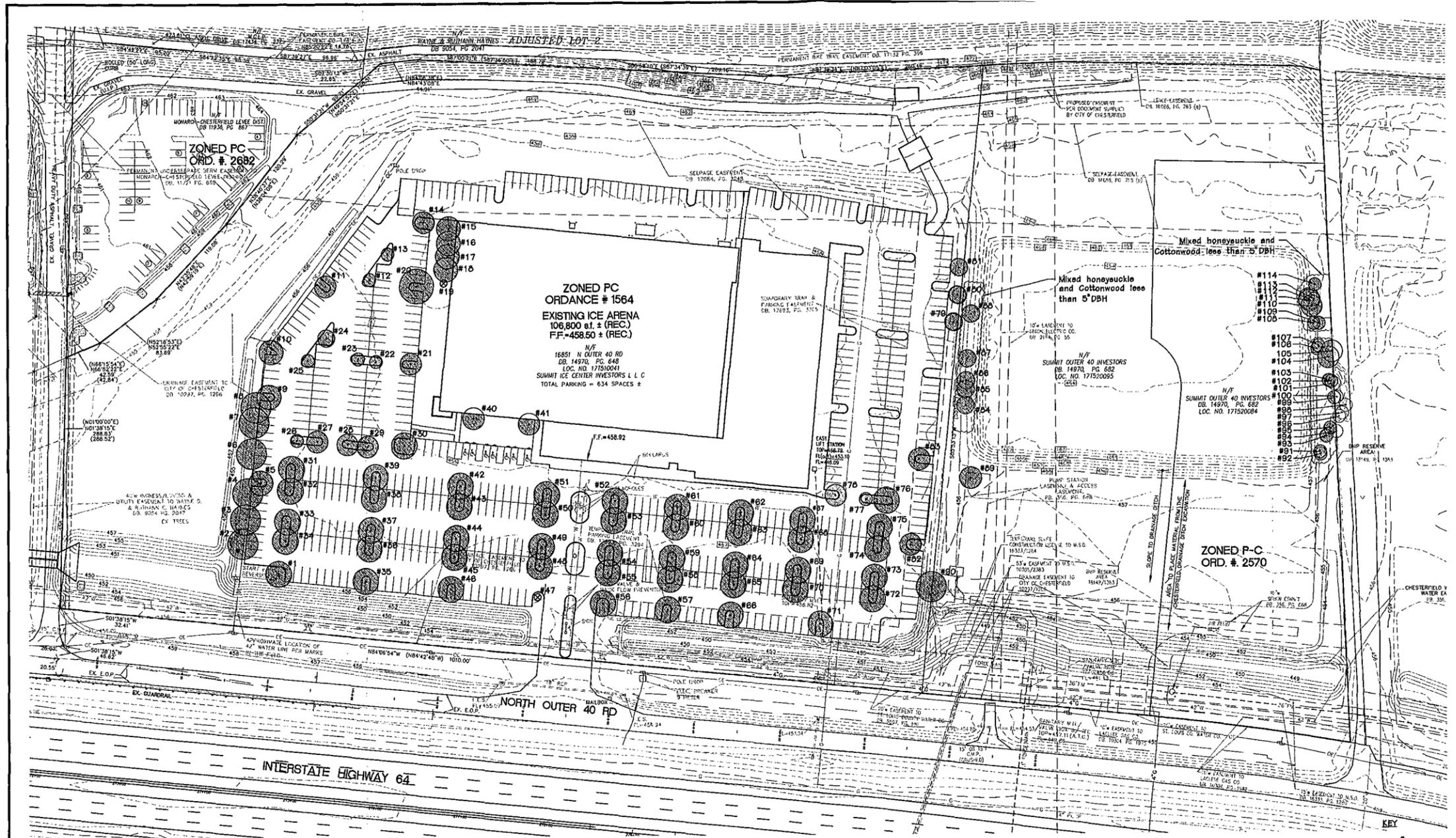
SHEET TITLE:  
**PRELIMINARY DEVELOPMENT PLAN**

SHEET NO.:  
**C1**

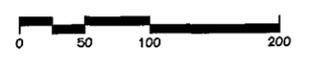
PREPARED FOR:  
**TOPGOLF USA**  
**CHESTERFIELD, LLC**  
8750 N. CENTRAL EXPRESSWAY  
SUITE 1200  
DALLAS, TEXAS 75231

**ARCO MURRAY | DESIGN BUILD**  
NATIONAL CONSTRUCTION COMPANY, INC.  
3110 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515





**TREE STAND DELINEATION**  
SCALE 1"=50'



**Tree Stand Delineation Narrative**  
February 26, 2016

This project site is a total of 22.21 Ac. and has a total of 1.22 Ac. of canopy coverage. The canopy consists of Ash, Birch, Cottonwood, Pear, and White Pine. The few Pear are located along the west edge of the parking lot of have been topped underneath the overhead electric line. A few large White Pine border the existing building. All Ash and Birch are located within a parking lot island and only those east of the building entrance have been scrubbed, the remaining have turf to the base of the trunk. Cottonwoods make up scrubby tree lines along the east edge of the parking lot and along the east property line.

- RATING:**
- 0 = Dead or Stump
  - 1 = Poor
  - 2 = Fair
  - 3 = Good
  - 4 = Excellent

There are no Monarch, State Champion or rare trees found on the site.

Total Site Area = 967,547 sq. ft. or 22.21 Ac.  
Total Tree Canopy = 53,092 sq. ft. or 1.22 Ac.

No.	Tree Name	DBH	Species	Area	Condition Rating	Comment
1	Birch	10	28	616	3	multistem
2	Pear	18	35	962	2	OHE
3	Pear	15	35	962	2	OHE
4	Pear	15	35	962	2	OHE
5	Birch	10	20	314	2	OHE, multistem
6	Pear	15	35	962	2	OHE, decay
7	Pear	15	35	962	1	OHE
8	Pear	15	35	962	1	OHE, decay
9	Birch	10	28	616	1	OHE, multistem
10	Birch	12	30	707	2	OHE, multistem
11	Birch	10	25	491	2	OHE, multistem
12	Ash	5	15	177	3	
13	Ash	6	15	177	4	
14	Ash	15	26	491	3	
15	Pine	20	25	491	4	
16	Pine	20	25	491	4	
17	Pine	12	20	314	2	
18	Pine	12	25	491	4	
19	Stump	12	0	0	0	
20	Ash	19	40	1257	2	
21	Ash	12	20	314	2	
22	Ash	5	15	177	2	
23	Ash	6	15	177	2	
24	Ash	6	20	314	3	
25	Ash	6	15	177	2	
26	Ash	10	25	491	2	basal wounds
27	Ash	6	20	314	3	
28	Ash	6	25	491	2	girdling root
29	Ash	6	25	491	2	
30	Birch	10	28	616	3	
31	Ash	15	30	707	2	deadwood
32	Ash	18	35	962	1	included bark
33	Ash	8	30	707	2	
34	Ash	10	30	707	2	
35	Birch	9	30	707	3	

36	Ash	10	30	707	3	
37	Ash	9	30	707	3	
38	Ash	10	30	707	3	
39	Ash	10	30	707	3	
40	Pine	9	20	314	3	fork at 3'
41	Pine	9	20	314	3	
42	Ash	9	30	707	3	
43	Ash	9	30	707	2	
44	Ash	10	30	707	3	
45	Ash	9	30	707	3	
46	Birch	9	28	616	2	
47	Stump	15	0	0	0	
48	Ash	12	30	707	3	deadwood
49	Ash	12	30	707	3	
50	Ash	10	30	707	3	
51	Ash	10	30	707	3	
52	Ash	12	30	707	3	
53	Ash	12	30	707	2	
54	Ash	12	30	707	3	
55	Ash	10	30	707	3	
56	Birch	10	30	707	3	
57	Birch	10	30	707	3	
58	Ash	9	30	707	3	multistem
59	Ash	10	30	707	3	
60	Ash	12	30	707	3	
61	Ash	8	35	962	2	
62	Ash	8	30	707	3	
63	Ash	8	30	707	2	
64	Ash	10	30	707	3	
65	Ash	10	30	707	3	
66	Birch	14	35	962	3	
67	Ash	9	25	491	2	
68	Ash	12	30	707	3	
69	Ash	12	30	707	3	
70	Ash	15	35	962	3	

71	Birch	12	35	962	3	fork at 6'
72	Ash	4	20	314	1	multistem at base
73	Ash	6	20	314	2	
74	Ash	6	20	314	1	
75	Ash	5	15	177	2	
76	Ash	12	30	707	2	
77	Ash	5	20	314	2	
78	Ash	9	25	491	2	
79	Cottonwood	7	20	314	1	fork at 1'
80	Cottonwood	8	20	314	1	fork at 2.5'
81	Cottonwood	8	25	491	1	
82	Ash	10	25	491	2	
83	Ash	10	25	491	2	multistem
84	Cottonwood	6	15	177	2	
85	Cottonwood	6	15	177	2	
86	Cottonwood	6	15	177	2	
87	Cottonwood	6	15	177	2	
88	Cottonwood	6	15	177	2	
89	Cottonwood	12	25	491	2	
90	Cottonwood	12	35	962	2	multistem
91	Cottonwood	6	15	177	1	
92	Cottonwood	6	15	177	2	fork at 2'
93	Cottonwood	6	15	177	2	fork at 1'
94	Cottonwood	6	15	177	2	Offsite, multistem
95	Cottonwood	6	15	177	2	multistem
96	Cottonwood	5	15	177	2	Offsite
97	Cottonwood	5	15	177	2	Offsite
98	Cottonwood	8	20	314	2	Offsite, fork at 2'
99	Cottonwood	10	20	314	2	
100	Cottonwood	5	12	113	2	
101	Cottonwood	7	15	177	2	Offsite
102	Cottonwood	7	15	177	2	
103	Cottonwood	8	15	177	2	
104	Cottonwood	8	15	177	2	
105	Cottonwood	6	15	177	2	

106	Cottonwood	7	15	177	2	
107	Cottonwood	8	25	491	2	multistem
108	Cottonwood	5	12	113	2	
109	Cottonwood	5	12	113	2	
110	Cottonwood	12	30	707	2	
111	Cottonwood	12	30	707	2	
112	Cottonwood	10	25	491	2	
113	Cottonwood	7	12	113	2	
114	Cottonwood	6	15	177	2	

- KEY**
- Existing Tree
  - Existing Offsite Tree
  - ⊗ Existing Tree - Dead or Stump, see schedule

Revisions:

Date	Description	No.

Drawn: BB  
Checked: JS

**loomisAssociates**

landscape architects/planners

10010 Old Orchard Road, Suite 200  
Columbia, Maryland 21046  
Phone: 410-326-1000  
www.loomisassociates.com

Loomis Associates Inc.  
Missouri State Certificate of Authority # LAC 0000116

Sheet Title: **Tree Stand Delineation Plan**

Sheet No: **TSD**

Date: 02/25/16  
Job #: 976.001

Tree Inventory Plan  
Prepared under direction of:  
Brian Bage  
Certified Arborist MW-5033A

STATE OF MISSOURI  
Professional Seal  
3/1/16  
Arco-Murray  
Arco Saunders - Landscape Architect  
MD License # LA-007  
Consultants:

Arco-Murray

BILL NO. 3110

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION III. OF ATTACHMENT 'A' OF CITY OF CHESTERFIELD ORDINANCE 2723 BY REPEALING SECTION III. OF ATTACHMENT 'A' OF ORDINANCE 2723 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION III. WITHIN A "C-8" PLANNED COMMERCIAL DISTRICT LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND MO 340 (OLIVE / CLARKSON) INTERCHANGE (P.Z. 06-2016 CHESTERFIELD RIDGE CENTER {875 CHESTERFIELD PARKWAY W}).**

**WHEREAS**, in response to P.C. 141-79 Chesterfield Village – Sachs Properties, Inc., St. Louis County approved Ordinance 9,476 on November 23, 1979, which authorized a "C-8" Planned Commercial District development, which was subsequently amended by St. Louis County Ordinance 10,842 on November 24, 1982; and,

**WHEREAS**, St. Louis County approved ordinance 13,756 on February 16, 1988 which removed Parcel V, building group E from the conditions of the prior ordinances; and,

**WHEREAS**, in response to correspondence from Sachs Properties, requesting an amendment in the location of the permitted uses in Building Groups D and I, specifically hotels, the City of Chesterfield approved ordinance number 1266 on May 19, 1997; and,

**WHEREAS**, in response to P.C. 141-79, the City of Chesterfield approved ordinance 1358 on December 18, 1997 to allow for flexibility in the location of allowable square footage in building groups G and H, and to allow revision in the location of an office building in relationship to Chesterfield Parkway North for building group G; and,

**WHEREAS**, in response to a petition filed by Sachs Properties, the City of Chesterfield approved ordinance 2685 on January 4, 2012 to permit a Commercial Industrial Design Development procedure to allow shifting of uses between building groups A and B; and,

**WHEREAS**, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved ordinance 2723 on September 19, 2012 repealing previous ordinances to consolidate development requirements and allow modifications to building height, density and amendment to the building groups on Parcels III and IV; and,

**WHEREAS**, Chesterfield Village, Inc. has filed a new petition to permit consolidation of building groups F, G, and H; to modify allocation of existing uses and modification of density as it pertains to building groups F, G, and H.

**WHEREAS**, a Public Hearing was held before the Planning Commission on August 8, 2016; and,

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

**WHEREAS**, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning Commission.

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

**Section 1.** Section III. of Attachment 'A' of City of Chesterfield Ordinance 2723 is repealed and in lieu thereof the following is adopted:

III. Specific Design Criteria: "C-8" Along Olive Street Road

1. The uses permitted in this "C-8" Planned Commercial District shall be limited to the following (based upon building group numbers supplied on the preliminary development plan):
  - a. building group F: offices, in addition a maximum of ten (10) percent of each building gross floor area may be utilized for cafeterias or personal services to serve the employees of said building; not to exceed 240,000 square feet;
  - b. building groups G and H: offices and restaurants (one restaurant permitted in building group G and one restaurant permitted in building group H) not to exceed a combined total of 345,000 square feet;
    - i. Maximum size of any one building 300,000 square feet.
    - ii. Maximum footprint of any one building 50,000 square feet.
  - c. building group I: offices, restaurant, one (1) service station, and two (2) hotels not to exceed 150,000 square feet. At the time of the Site Development Plan approval, special consideration will be given to landscaping, architectural elevations and lighting at the northeast property line.

- d. The total build out for building groups F, G, H and I would be 500,000 square feet.
- e. In the event that building groups F, G, and H are developed as a single research / laboratory campus, including office, a maximum of 460,000 square feet shall be permitted on these building groups.
  - i. Maximum size of any one building 460,000 square feet.
  - ii. Maximum footprint of any one building 135,000 square feet.
  - iii. Total build out for building groups F, G, H, and I would be 610,000 square feet.
- f. The developer shall be responsible for providing all necessary right-of-way, easements, Temporary Slope Construction License, etc., as required for St. Louis County Project Number AR-1545. All onsite improvements shall be compatible with this project.

For building groups F, G, and H, the word “offices” shall also include the following: medical laboratories and scientific laboratories.

**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 preliminary plan indicated as “Attachment C” which is attached hereto as and made part of.

**Section 3.** The City Council, pursuant to the petition filed by Chesterfield Village Inc., in P.Z. 06-2016, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 8<sup>th</sup> day of August 2016, 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie Hass, CITY CLERK

FIRST READING HELD: 10/05/2016

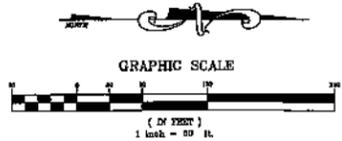
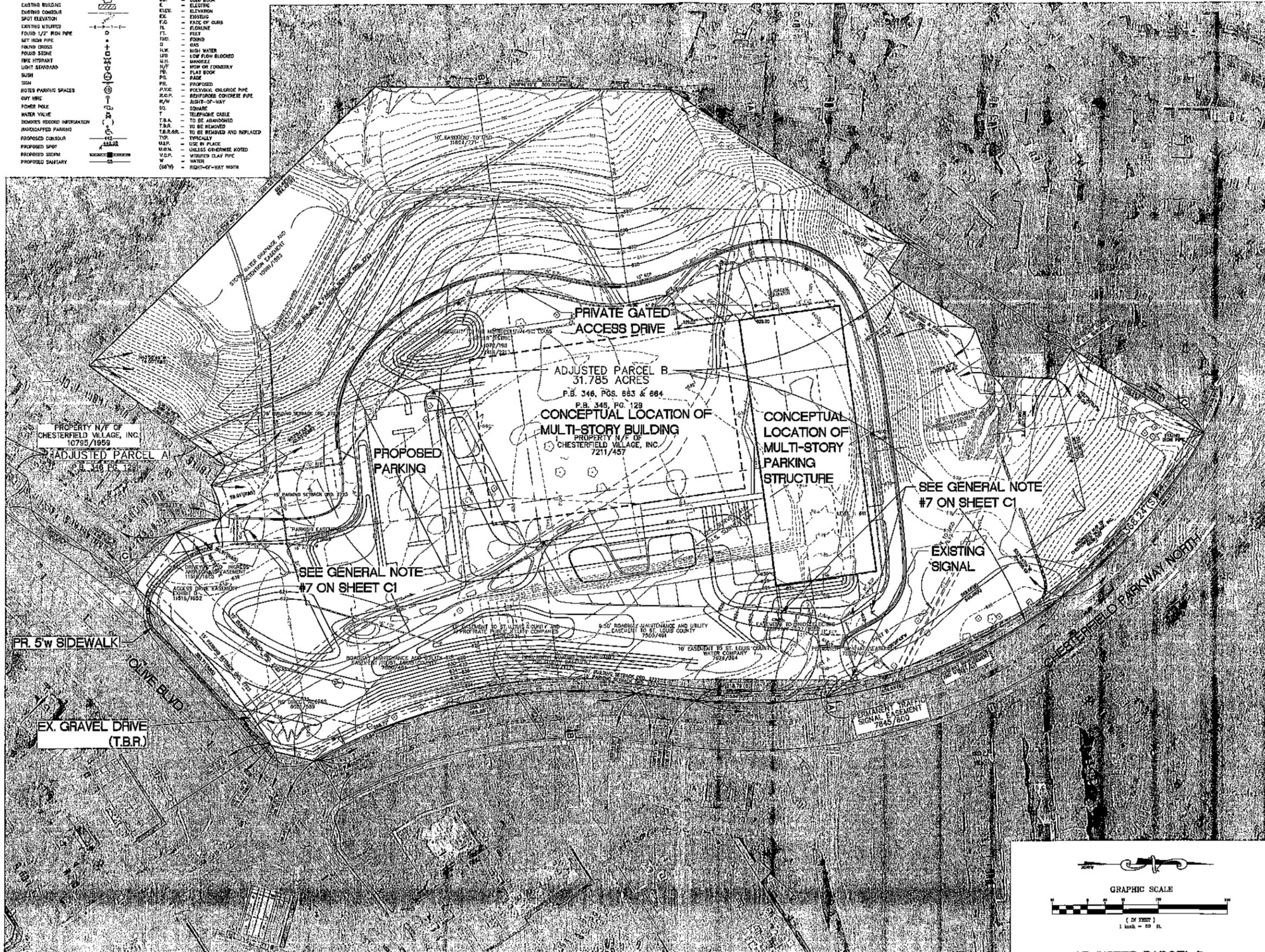


**LEGEND**

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONDUIT
- EXISTING UTILITY
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND SIGN
- FIRE HYDRANT
- LIGHT SIGNBOARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- UTILITY VALVE
- WATER VALVE
- DEMOVED RECORD INFORMATION
- HANDICAPPED PARKING
- PROPOSED CONDUIT
- PROPOSED SPOT
- PROPOSED SEWER
- PROPOSED SANITARY

**ABBREVIATIONS**

- ATG - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.D. - CLEAROUT
- CB. - CURED BOOK
- E. - ELEVATION
- ELEV. - ELEVATION
- EX. - EXISTING
- F.A.C. - FACE OF CURB
- FL. - FLOWLINE
- FT. - FEET
- FOUN. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LPB - LOW FLOW BLOCKED
- M.H. - MANHOLE
- M.O.F. - MOUNT OF FOUNDATION
- PL. - PLAT BOOK
- P. - PAGE
- PROF. - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R.W. - RIGHT-OF-WAY
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- T.B.A. - TO BE ABANDONED
- T.B.R. - TO BE REMOVED
- T.B.R. - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- U.S.P. - USE IN PLACE
- U.S.P. - UNLESS OTHERWISE NOTED
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (60%) - RIGHT-OF-WAY WIDTH



ADJUSTED PARCEL B  
31.785 ACRES

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
2570 Chesterfield Business Park  
St. Louis, MO 63126  
PH. (314) 524-2000  
FAX (314) 524-2000  
www.stockandassociates.com  
Lic. No. 1-000000000000

PRELIMINARY PLAN FOR: (LOT C-312)  
**CORPORATE OFFICE CAMPUS**  
875 WEST CHESTERFIELD PARKWAY  
CHESTERFIELD, MO

DATE:  
  
7.28.2018  
GEORGE M. STOCK 7-28114  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000268

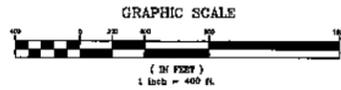
REVISIONS:  
1 CITY COMMENTS 7.28.2018

DATE	BY	APP'D BY
07/21/18	C.M.S.	
07/21/18	C.M.S.	

PRELIMINARY PLAN  
SHEET NO.:  
**C2**







P.Z. 07-2012  
ORDINANCE #2723



PARCEL V WAS PART OF ORDINANCE #9476  
BUT WAS REMOVED IN 1987 BY ST. LOUIS  
COUNTY ORDINANCE 13,756

ORDINANCE #9476  
AMENDED BY COUNTY ORDINANCE 10,842  
AMENDED BY CITY ORDINANCE 1266  
AMENDED BY CITY ORDINANCE 1358

PARCEL C312  
ADJUSTED LOT B  
PARCEL 7  
PER ORDINANCE #2723

PREPARED BY:



PRELIMINARY PLAN FOR: (LOT C-312)

**CORPORATE OFFICE CAMPUS**

875 WEST CHESTERFIELD PARKWAY  
CHESTERFIELD, MO

DATE:



GEORGE M. STECK C-20116  
CIVIL ENGINEER  
STATE OF MISSOURI  
COMMISSION EXPIRES 7-28-2018

REVISIONS:

1 | CITY COMMENTS 7-28-2018

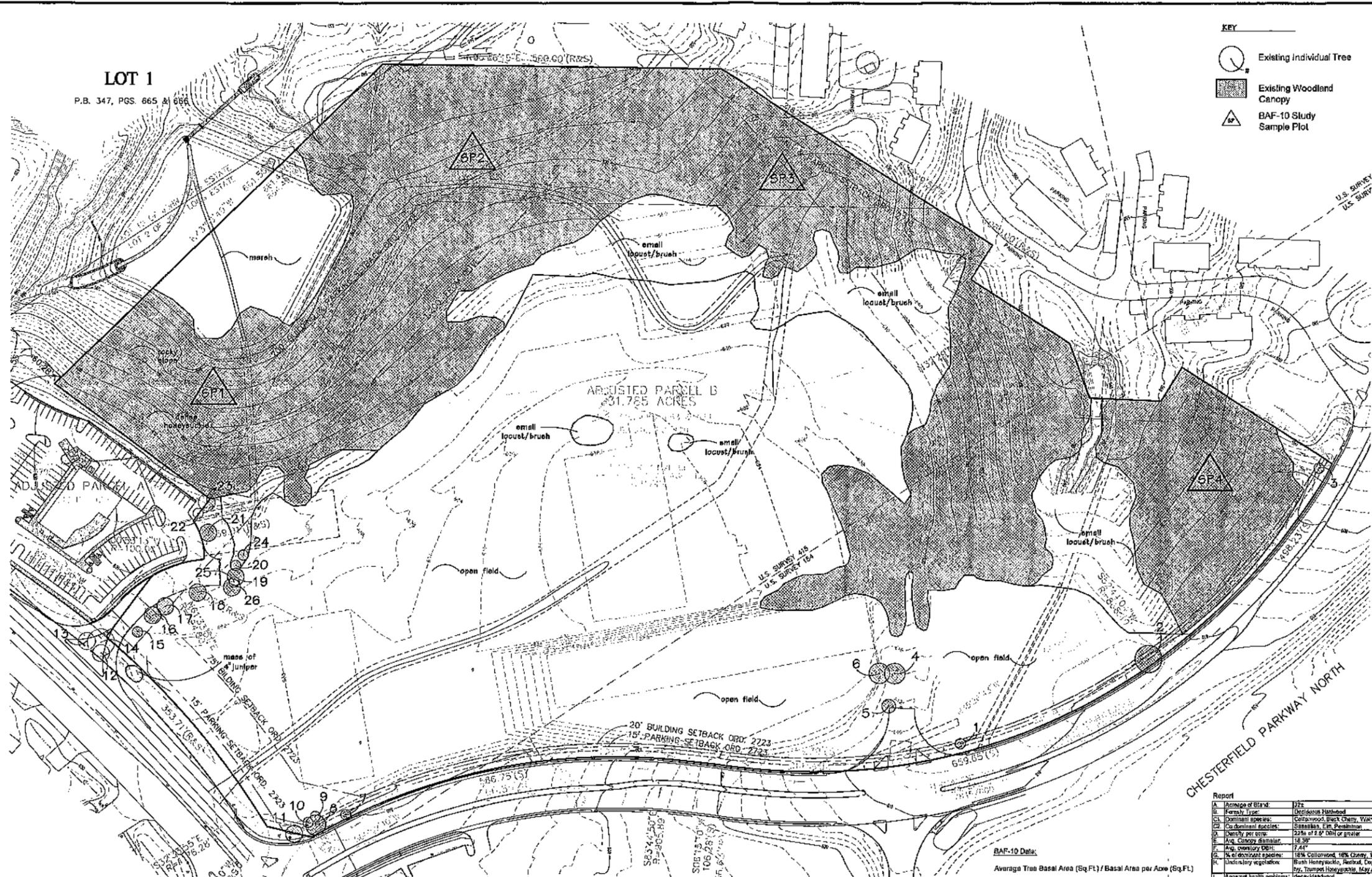
NO.	DATE	DESCRIPTION

DESIGN BY	Z.P.S.	CHECKED BY	G.M.S.
DATE	07/27/16	PROJECT NO.	180-5003
SCALE	AS SHOWN	DATE PLOTTED	
PLANT			

AERIAL EXHIBIT  
WITH CURRENT  
ZONING

SHEET NO. C5

**LOT 1**  
P.B. 347, PGS. 665, & 666



**KEY**

- Existing Individual Tree
- Existing Woodland Canopy
- BAF-10 Study Sample Plot

Jenika Saunders - Landscape Architect  
M.O. License # LA-007  
Consultants:

**Corporate Office Campus**  
**875 West Chesterfield Parkway**  
Chesterfield, Missouri

**TREE STAND DELINEATION PLAN**  
SCALE 1" = 60'

**Tree Stand Delineation Narrative**  
May 23, 2016

This project site comprises a total of 31.78 Ac, and has a total of 11.95 Ac. of woodland canopy. The woodland consists primarily of disturbed site species including but not limited to Cottonwood, Mulberry, Boxelder, and Locust, with a dense bush honeysuckle understory. Sporadic native understory trees of rebud and dogwood can be found throughout. Much of the canopy area is located along steep slopes. The edges of the grass field are small pear, locust, honeysuckle, and other brush.

The southern canopy around the drainage marsh is situated on a rocky slope consisting nearly exclusively of Cottonwood and dense, mature honeysuckle. Moving north away from the marsh a more typical hardwood forest may be found consisting of Walnut, White Ash, Black Cherry, and Persimmon. Similar species makeup will be found throughout the remaining canopy area with the largest trees near the property line bordering the apartment complex.

There are no Monarch, State Champion, or rare trees found on the site.

Total Site Area = 1,384,685 sq. ft. or 31.78 Ac.  
Total Existing Woodland = 520,680 sq. ft. or 11.95 Ac.  
Total Individual Trees = 7,785 sq. ft. or 0.18 Ac.  
Total Canopy = 528,345 sq. ft. or 12.13 Ac.

ID	Tree Species	DBH	Canopy	Condition	Comment
1	Ash	13	15	1	
2	Ash	19	35	2	
3	White Pine	6	15	1	tree leader
4	American	6	39	3	
5	American	5	15	3	
6	American	5	15	2	
7	Ash	13	12	1	base decay
8	Ash	13	20	2	
9	White Pine	6	15	2	
10	White Pine	6	15	2	
11	Ash	8	20	2	mark decay
12	Honeylocust	9	20	3	offsite, UTIL. trimmed
13	Honeylocust	9	20	3	offsite, UTIL. trimmed
14	Honeylocust	13	26	2	offsite, topped
15	Linden	8	12	1	trunk decay
16	Ash	12	20	3	
17	Ash	12	20	3	
18	Ash	8	20	2	base wounds
19	Cottonwood	12	25	2	
20	Cottonwood	8	15	2	
21	Ash	8	20	3	
22	White Pine	6	12	3	
23	Ash	6	20	3	
24	Willow	5	15	1	
25	Willow	6	16	1	midkern
26	Willow	6	20	1	midkern, decay

**RATING:** 1 = Poor  
2 = Fair  
3 = Good  
4 = Excellent

**BAF-10 Sample Plots**

Plot #	ID	Tree Species	DBH	Stem Dia.	Condition	Rating	Comment
SP1	109	Cottonwood	12	25	3		
SP1	101	Cottonwood	10	25	2		
SP1	102	Cottonwood	10	20	3		
SP1	103	Cottonwood	12	25	3		
SP1	104	Cottonwood	5	15	2		
SP1	105	Cottonwood	10	25	2		
SP1	106	Cottonwood	5	15	1		
SP1	107	Cottonwood	8	15	2		
SP1	108	Cottonwood	8	20	2		
SP1	109	Cottonwood	10	20	2		
SP1	110	Cottonwood	10	20	2		
SP1	111	Cottonwood	5	15	1		
SP1	112	Cottonwood	6	20	2		
SP1	113	Cottonwood	14	30	3		
SP1	114	Cottonwood	6	15	2		
SP1	115	Cottonwood	8	15	2		
SP1	116	Mulberry	6	10	3		

SP2	117	Boxelder	6	20	3		
SP2	118	Willow	6	30	3		
SP2	119	Willow	6	30	3		
SP2	120	Eln	5	15	1		vines
SP2	121	Cottonwood	4	15	2		
SP2	122	Black Cherry	12	25	2		
SP2	123	Black Cherry	5	10	1		
SP2	124	Willow	8	20	2		
SP2	125	Willow	10	30	3		
SP2	126	Eln	14	20	1		vines
SP2	127	White Ash	8	20	2		
SP2	128	White Ash	4	10	2		
SP2	129	White Ash	12	35	3		
SP2	130	Boxelder	6	20	2		
SP2	131	Black Cherry	8	20	2		vines
SP2	132	Sugar Maple	6	25	2		
SP2	133	Black Cherry	6	12	1		
SP2	134	Boxelder	6	20	2		
SP2	135	Dogwood	3	8	2		
SP2	136	Dogwood	2	8	2		
SP2	137	Boxelder	6	20	3		
SP2	138	Boxelder	6	20	3		
SP2	139	Black Cherry	10	20	2		
SP2	140	White Ash	5	20	3		

SP3	141	Persimmon	2	8	3		
SP3	142	Persimmon	6	15	2		
SP3	143	Black Cherry	10	25	2		
SP3	144	Persimmon	4	10	2		
SP3	145	White Ash	8	25	3		fork at 2'
SP3	146	Redbud	8	20	1		
SP3	147	Walnut	12	30	3		
SP3	148	White Ash	6	20	3		
SP3	149	Black Cherry	6	15	3		
SP3	150	Boxelder	7	15	2		
SP3	151	Black Cherry	7	10	1		
SP3	152	Hackberry	6	16	2		
SP3	153	Black Cherry	6	10	1		
SP3	154	Redbud	3	10	3		
SP3	155	Walnut	3	10	2		
SP3	156	Walnut	10	30	2		vines
SP3	157	Walnut	8	25	2		
SP3	158	Redbud	4	15	3		
SP3	159	Walnut	6	15	2		
SP3	160	Black Cherry	5	10	1		
SP3	161	Black Cherry	6	15	2		
SP3	162	Walnut	5	15	2		
SP3	163	White Ash	15	35	3		
SP3	164	Black Cherry	10	15	2		
SP3	165	Black Cherry	10	20	2		
SP3	166	Locust	10	30	3		

**Report**

A. Acreage of Stand	17%
B. Forest Type	Deciduous Hardwood
C. Dominant species	Cottonwood, Black Cherry, Walnut, White Ash
D. Canopy per acre	22% of 2' DBH or greater
E. Avg. Canopy Diameter	18.3"
F. Avg. Canopy Depth	7.4'
G. % of emergent species	18% Cottonwood, 16% Cherry, 13% Walnut, 9% White Ash
H. Understory vegetation	Bush Honeysuckle, Redbud, Dogwood, Gooseberry, Poison Ivy, Trumpet Honeysuckle, May App's
I. Appearance of health problems	Decay/bleached

**BAF-10 Data:**

Average Tree Basal Area (Sq.Ft.) / Basal Area per Acre (Sq.Ft.)

SP1: 0.256 / 815.32  
SP2: 0.283 / 761.51  
SP3: 0.283 / 850.26  
SP4: 0.425 / 1231.51

Total: 0.309 / 914.85

SP4	167	White Ash	22	45	3		
SP4	168	Cedar	4	8	2		
SP4	169	Cedar	4	8	2		
SP4	170	Cedar	3	4	2		
SP4	171	Dogwood	4	12	3		
SP4	172	Persimmon	5	8	3		
SP4	173	Eln	3	6	3		
SP4	174	Dogwood	3	5	2		
SP4	175	Morus	7	20	2		
SP4	176	Sassafras	6	12	3		
SP4	177	Sassafras	5	12	3		
SP4	178	Sassafras	5	12	3		
SP4	179	Sassafras	5	12	2		
SP4	180	Eln	5	16	2		
SP4	181	Black Cherry	5	16	3		
SP4	182	Sassafras	12	25	3		
SP4	183	Eln	14	25	2		
SP4	184	Red Oak	3	8	4		
SP4	185	Redbud	3	8	2		
SP4	186	Walnut	14	40	3		fork at 2'
SP4	187	Walnut	20	50	2		fork at 2'
SP4	188	Persimmon	8	20	3		clump
SP4	189	Black Cherry	5	10	2		
SP4	190	Persimmon	6	10	3		
SP4	191	Persimmon	7	15	2		
SP4	192	Black Cherry	6	15	3		
SP4	193	Willow	18	40	3		

**Revisions:**

Date	Description	No.

Drawn: BB  
Checked: JS

**Icomis Associates**  
Landscape Architecture  
10000 N. Highway 100, Suite 100  
Overland Park, MO 66210  
Phone: 913.881.1111  
Fax: 913.881.1112  
www.icomis.com

**Tree Inventory**  
Prepared under direction of  
Brian Bege  
Certified Arborist MN-5033A

Sheet: Tree Stand Delineation Plan  
Title: TSD  
Date: 05/23/16  
Job #: 815.050

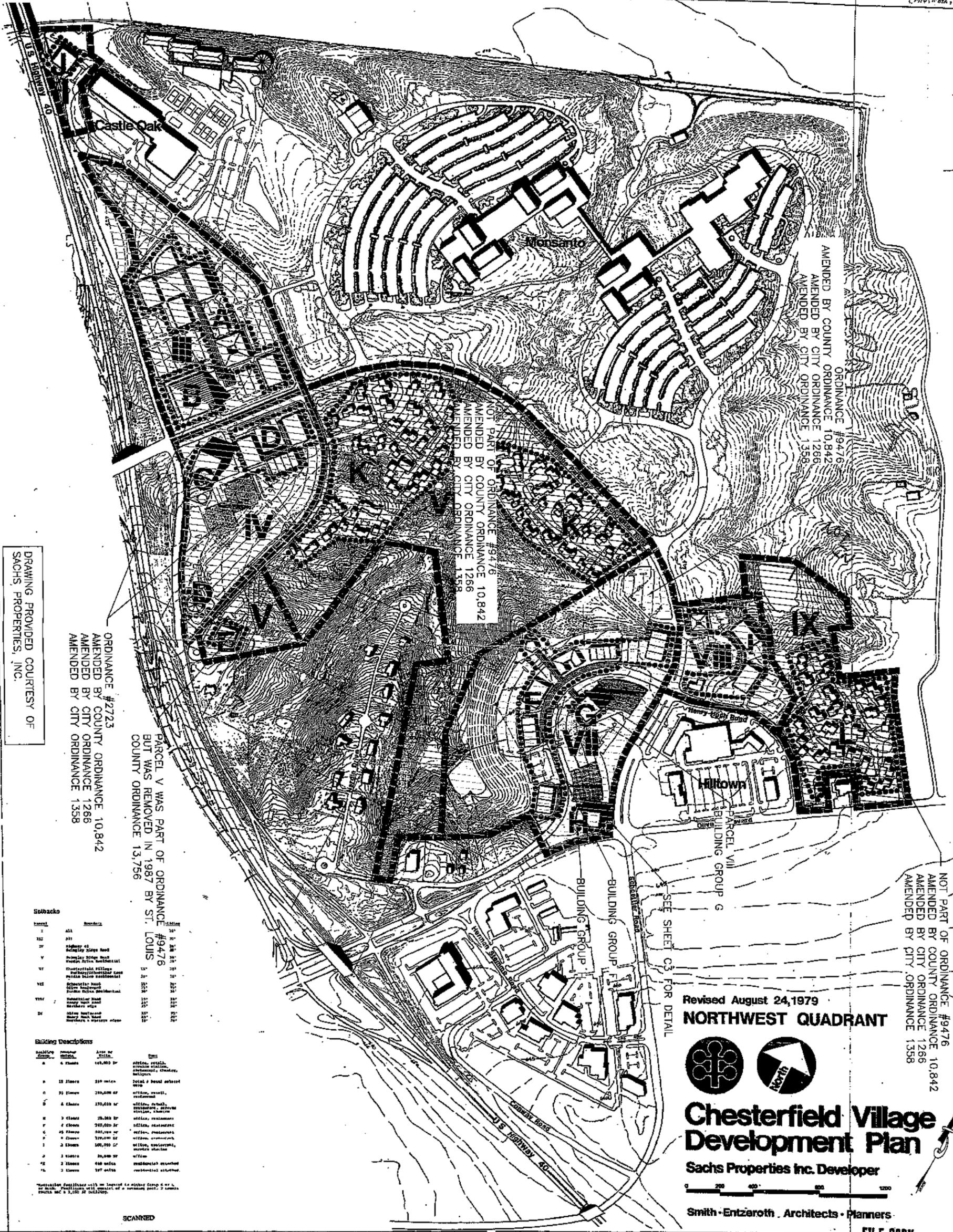












AMENDED BY COUNTY ORDINANCE #9476  
 AMENDED BY CITY ORDINANCE 10,842  
 AMENDED BY CITY ORDINANCE 1266  
 AMENDED BY CITY ORDINANCE 1358

NOT PART OF ORDINANCE #9476  
 AMENDED BY COUNTY ORDINANCE 10,842  
 AMENDED BY CITY ORDINANCE 1266  
 AMENDED BY CITY ORDINANCE 1358

ORDINANCE #2723  
 AMENDED BY COUNTY ORDINANCE 10,842  
 AMENDED BY CITY ORDINANCE 1266  
 AMENDED BY CITY ORDINANCE 1358

PARCEL V WAS PART OF ORDINANCE #9476  
 BUT WAS REMOVED IN 1987 BY ST. LOUIS  
 COUNTY ORDINANCE 13,756

DRAWING PROVIDED COURTESY OF  
 SACHS PROPERTIES, INC.

NOT PART OF ORDINANCE #9476  
 AMENDED BY COUNTY ORDINANCE 10,842  
 AMENDED BY CITY ORDINANCE 1266  
 AMENDED BY CITY ORDINANCE 1358

Revised August 24, 1979  
**NORTHWEST QUADRANT**



**Chesterfield Village  
 Development Plan**

Sachs Properties Inc. Developer

Smith-Entzeroth Architects-Planners

FILE COPY

Lot	Area	Notes
1	1.00	Office
2	1.00	Office
3	1.00	Office
4	1.00	Office
5	1.00	Office
6	1.00	Office
7	1.00	Office
8	1.00	Office
9	1.00	Office
10	1.00	Office
11	1.00	Office
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99	1.00	Office
100	1.00	Office

Building	Area	Notes
1	100,000 sq ft	Office, retail, restaurant, etc.
2	100,000 sq ft	Office, retail, restaurant, etc.
3	100,000 sq ft	Office, retail, restaurant, etc.
4	100,000 sq ft	Office, retail, restaurant, etc.
5	100,000 sq ft	Office, retail, restaurant, etc.
6	100,000 sq ft	Office, retail, restaurant, etc.
7	100,000 sq ft	Office, retail, restaurant, etc.
8	100,000 sq ft	Office, retail, restaurant, etc.
9	100,000 sq ft	Office, retail, restaurant, etc.
10	100,000 sq ft	Office, retail, restaurant, etc.
11	100,000 sq ft	Office, retail, restaurant, etc.
12	100,000 sq ft	Office, retail, restaurant, etc.
13	100,000 sq ft	Office, retail, restaurant, etc.
14	100,000 sq ft	Office, retail, restaurant, etc.
15	100,000 sq ft	Office, retail, restaurant, etc.
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97	100,000 sq ft	Office, retail, restaurant, etc.
98	100,000 sq ft	Office, retail, restaurant, etc.
99	100,000 sq ft	Office, retail, restaurant, etc.
100	100,000 sq ft	Office, retail, restaurant, etc.

SCANNED

DATE: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_

REVISIONS:

NO.	DATE	DESCRIPTION
1	7/28/79	1. CITY COMMENTS

STOCK & ASSOCIATES  
 CONSULTING ENGINEERS, INC.

257 Chesterfield Business  
 St. Louis, MO 63105  
 PH: (314) 599-8400  
 FAX: (314) 599-8100  
 e-mail: general@stock.com  
 Web: www.stock.com

PRELIMINARY PLAN FOR: (LOT C-312)

**CORPORATE OFFICE CAMPUS**

875 WEST CHESTERFIELD PARKWAY  
 CHESTERFIELD, MO

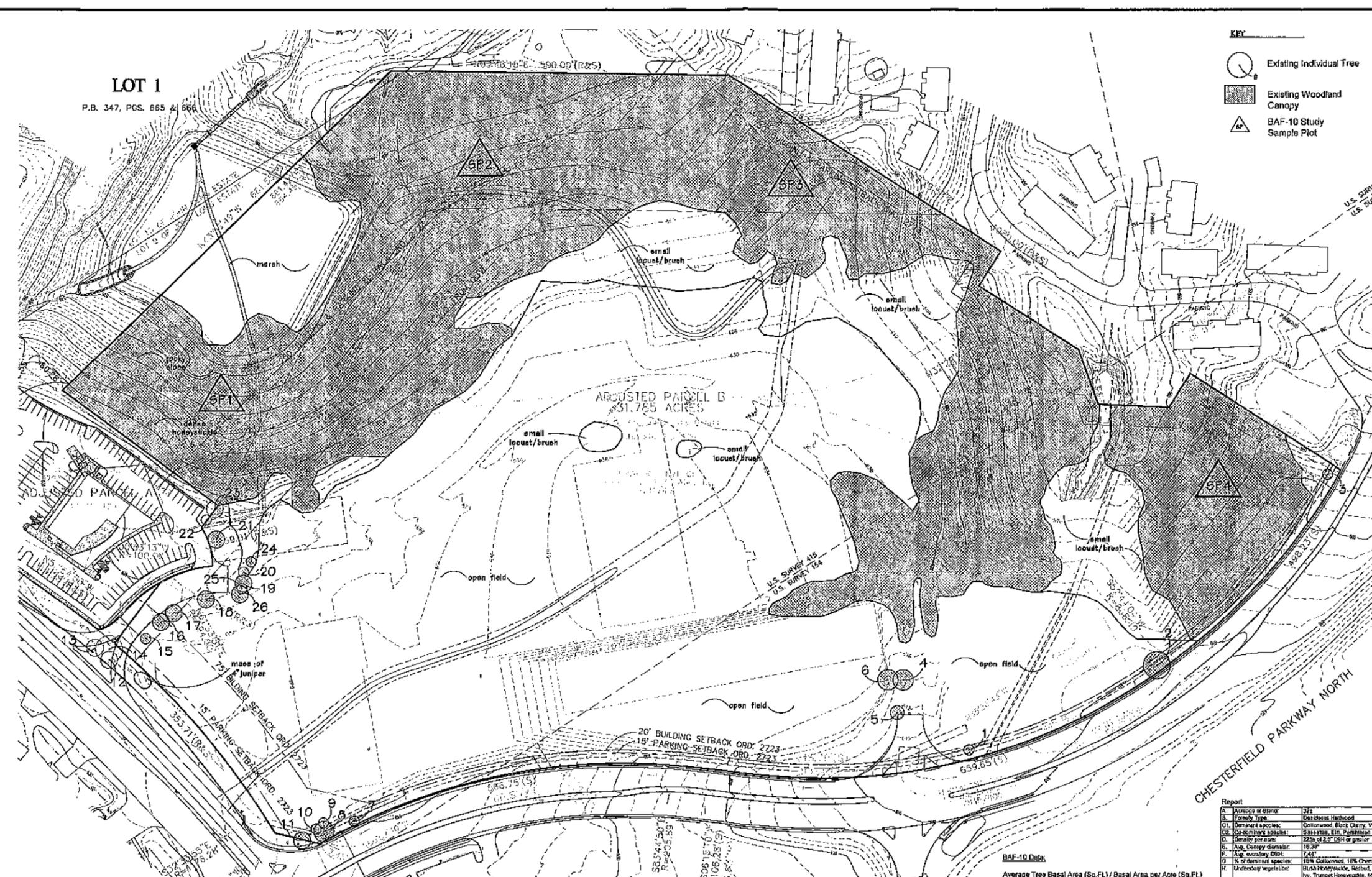
PREPARED BY:

**STOCK & ASSOCIATES**  
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257 Chesterfield Business  
 St. Louis, MO 63105  
 PH: (314) 599-8400  
 FAX: (314) 599-8100  
 e-mail: general@stock.com  
 Web: www.stock.com



LOT 1  
P.B. 347, PGS. 665 & 666



- KEY**
- Existing Individual Tree
  - Existing Woodland Canopy
  - BAF-10 Study Sample Plot

STATE OF MISSOURI  
Jerald Saunders - Landscape Architect  
MO License # LA-007  
Consultants:

Corporate Office Campus  
875 West Chesterfield Parkway  
Chesterfield, Missouri

**TREE STAND DELINEATION PLAN**  
SCALE 1" = 60'



**Tree Stand Delineation Narrative**  
May 23, 2016

This project site comprises a total of 31.76 Ac. and has a total of 11.95 Ac. of woodland canopy. The woodland consists primarily of disturbed site species including but not limited to Cottonwood, Mulberry, Boxelder, and Locust, with a dense lush honeysuckle understory. Sporadic native woody trees of redbud and dogwood can be found throughout. Much of the canopy area is located along steep slopes. The edges of the grass field are small pear, locust, honeysuckle, and other brush.

The southern canopy around the drainage marsh is situated on a rocky slope consists nearly exclusively Cottonwood and dense, mature honeysuckle. Moving north away from the marsh a more typical hardwood forest may be found consisting of Walnut, White Ash, Black Cherry, and Persimmon. Similar species makeup will be found throughout the remaining canopy area with the largest trees near the property line bordering the apartment complex.

There are no Monarch, State Champion, or rare trees found on the site.

Total Site Area = 1,384,885 sq. ft. or 31.76 Ac.  
Total Existing Woodland = 520,560 sq. ft. or 11.95 Ac.  
Total Individual Trees = 7,765 sq. ft. or 0.18 Ac.  
Total Canopy = 528,346 sq. ft. or 12.13 Ac.

ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
1	Ash	13	19	1	
2	Ash	19	35	2	
3	White Pine	8	15	1	lost leader
4	Albarnus	6	30	3	
5	Albarnus	6	15	3	
6	Ash	13	12	1	basal decay
7	Ash	13	20	2	
8	White Pine	8	15	3	
9	White Pine	8	15	2	
10	White Pine	8	15	2	
11	Ash	10	30	2	trunk decay
12	Honeylocust	9	20	3	offsite, LTR, mirrored
13	Honeylocust	9	20	3	offsite, LTR, mirrored
14	Honeylocust	13	25	2	offsite, topped
15	Linden	8	12	1	trunk decay
16	Ash	12	20	3	
17	Ash	12	20	3	
18	Ash	8	20	2	basal wounds
19	Cottonwood	12	25	2	
20	Cottonwood	8	15	2	
21	Ash	8	20	3	
22	White Pine	6	12	3	
23	Ash	6	20	3	
24	Willow	5	15	1	
25	Willow	5	15	1	mulberry
26	Willow	6	20	1	mulberry, decay

**RATING:** 1 = Poor  
2 = Fair  
3 = Good  
4 = Excellent

**BAF-10 Sample Plots**

Plot #	ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
SP1	100	Cottonwood	12	25	3	
SP1	101	Cottonwood	10	25	2	
SP1	102	Cottonwood	10	30	3	
SP1	103	Cottonwood	12	25	3	
SP1	104	Cottonwood	5	15	2	
SP1	105	Cottonwood	10	25	2	
SP1	106	Cottonwood	5	15	1	
SP1	107	Cottonwood	5	15	2	
SP1	108	Cottonwood	6	20	2	
SP1	109	Cottonwood	10	20	2	
SP1	110	Cottonwood	10	20	2	
SP1	111	Cottonwood	5	15	1	
SP1	112	Cottonwood	5	20	2	
SP1	113	Cottonwood	13	30	3	
SP1	114	Cottonwood	8	15	2	
SP1	115	Cottonwood	8	15	2	
SP1	116	Mulberry	6	10	3	

SP2	117	Boxelder	8	20	3	
SP2	118	Walnut	8	30	3	
SP2	119	Walnut	8	30	3	vines
SP2	120	elm	5	15	1	vines
SP2	121	Cottonwood	4	15	2	
SP2	122	Black Cherry	12	25	2	
SP2	123	Black Cherry	5	10	1	
SP2	124	Walnut	8	20	2	
SP2	125	Walnut	10	30	3	
SP2	126	elm	14	20	1	vines
SP2	127	White Ash	6	20	2	
SP2	128	White Ash	4	10	2	
SP2	129	White Ash	12	35	3	
SP2	130	Bowlder	5	20	2	
SP2	131	Black Cherry	8	25	3	vines
SP2	132	Sugar Maple	8	25	2	
SP2	133	Black Cherry	8	12	1	
SP2	134	Boxelder	8	20	2	
SP2	135	Dogwood	3	8	2	
SP2	136	Dogwood	2	8	2	
SP2	137	Bowlder	6	20	3	
SP2	138	Bowlder	8	20	3	
SP2	139	White Ash	8	20	3	

SP3	140	Persimmon	2	8	2	
SP3	141	Persimmon	8	15	2	
SP3	142	Black Cherry	10	25	2	
SP3	143	Black Cherry	4	10	2	
SP3	144	Persimmon	4	10	2	
SP3	145	White Ash	8	25	3	ink at 2'
SP3	146	Redbud	8	20	1	
SP3	147	Walnut	12	30	3	
SP3	148	White Ash	6	20	3	
SP3	149	Black Cherry	6	15	3	
SP3	150	Boxelder	7	15	2	
SP3	151	Black Cherry	7	10	1	
SP3	152	Black Cherry	6	15	2	
SP3	153	Black Cherry	6	10	1	
SP3	154	Redbud	3	10	3	
SP3	155	Redbud	3	10	2	
SP3	156	Walnut	10	30	3	vines
SP3	157	Walnut	8	25	2	
SP3	158	Redbud	4	15	3	
SP3	159	Walnut	6	15	2	
SP3	160	Black Cherry	5	10	1	
SP3	161	Black Cherry	8	15	2	
SP3	162	Walnut	5	14	2	
SP3	163	White Ash	15	35	3	
SP3	164	Black Cherry	10	15	2	
SP3	165	Black Cherry	10	25	2	
SP3	166	Locust	10	30	3	

**Report**

A. Average of Basal	321
B. Formly Type	Disturbance Hardwood
C. Dominant species	Cottonwood, Black Cherry, Walnut, White Ash
D. Canopy species	Sassafras, Elm, Persimmon
E. Density per acre	225 of 2.5" DBH or greater
F. Avg. Canopy Diameter	16.3"
G. Avg. canopy DBH	7.4"
H. % of dominant species	50% Cottonwood, 18% Cherry, 13% Walnut, 0% White Ash
I. Understory vegetation	Black Honeysuckle, Redbud, Dogwood, Gooseberry, Pecan, holly, Trumpet Honeysuckle, May Apple
J. Appear health problems	deciduous

**BAF-10 Data**

Average Tree Basal Area (Sq. Ft.) / Basal Area per Acre (Sq. Ft.)

SP1: 0.256 / 815.32  
SP2: 0.283 / 761.51  
SP3: 0.293 / 850.28  
SP4: 0.425 / 1231.51

Total: 0.309 / 914.66

SP4	167	White Ash	22	45	3	
SP4	168	Cedar	5	6	2	
SP4	169	Cedar	4	6	2	
SP4	170	Cedar	3	4	2	
SP4	171	Dogwood	4	12	3	
SP4	172	Persimmon	5	8	3	
SP4	173	elm	3	6	3	
SP4	174	Dogwood	3	6	2	
SP4	175	Mitrosia	7	20	2	
SP4	176	Sassafras	5	12	3	
SP4	177	Sassafras	5	12	3	
SP4	178	Sassafras	5	12	3	
SP4	179	Sassafras	6	12	2	
SP4	180	elm	5	16	2	
SP4	181	Black Cherry	5	25	3	
SP4	182	Sassafras	12	15	3	
SP4	183	elm	14	25	2	
SP4	184	Red Oak	3	8	4	
SP4	185	Sassafras	3	8	2	
SP4	186	Walnut	14	40	3	ink at 2'
SP4	187	Walnut	20	50	2	ink at 2'
SP4	188	Persimmon	5	20	3	dump
SP4	189	Redbud	5	10	2	
SP4	190	Persimmon	5	10	3	
SP4	191	Persimmon	7	15	2	
SP4	192	Black Cherry	6	15	3	
SP4	193	Walnut	16	40	3	

**Revisions:**

Date	Description	No.

Drawn: BB  
Checked: JB

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Missouri State Certificate of Authority # LA-C-000018

Tree Inventory  
Prepared under direction of:  
Brian Boge  
Certified Arborist MW-5033A

Sheet Title: **Tree Stand Delineation Plan**  
Sheet No: **TSD**

Date: 05/23/16  
Job #: 613.050