



**AGENDA REVIEW MEETING  
CHESTERFIELD CITY COUNCIL  
Wednesday, September 9, 2015  
5:30PM**

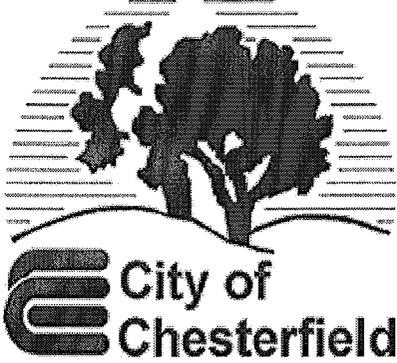
- 1. Planning and Public Works Committee – Chairperson Connie Fults, Ward IV**
  - A. Bill No. 3049 – P.Z. 04-2015: Arbors at Wilmas Farm - Rezoning (17508 Wild Horse Creek Road) (SECOND READING)**
  - B. Bill No. 3050 – P.Z. 05-2015: Arbors at Wilmas Farm - PUD (17508 Wild Horse Creek Road) (SECOND READING)**
  - C. TSP 49-2015, Sprint (1850 Baxter Rd.) – VOICE VOTE**
  - D. Next meeting – Thursday, September 10, 2015 (5:30pm)**
  
- 2. Report from the City Administrator – Michael G. Herring**
  - A. Liquor License Request –**
    - 1. International Tap & Bottle House, 161 Long Road, #107**
  - B. Bid Recommendation – 2015 Accessible Sidewalk Ramp Improvements**
  - C. Resolution 414 – Approves Issuance of Industrial Development Revenue Bonds**
  - D.**
  
- 3. New Business – Mayor Bob Nation**
  
- 4. Adjourn –**

**5. Executive Session (Closed Meeting) - RSMo 610.021(1)**

**A. Confidential/Privileged Communication – City Attorney**

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

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



**AGENDA**  
**CHESTERFIELD CITY COUNCIL MEETING**  
**Chesterfield City Hall**  
**690 Chesterfield Parkway West**  
**Wednesday, September 9, 2015**  
**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** – August 17, 2015
  
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
  - A. Next City Council Meeting** – Monday, September 21
  
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

**VIII. APPOINTMENT – Mayor Bob Nation**

A.

**IX. COUNCIL COMMITTEE REPORTS**

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

1. **Bill No. 3049 – P.Z. 04-2015: Arbors at Wilmas Farm - Rezoning (17508 Wild Horse Creek Road) (SECOND READING)**
2. **Bill No. 3050 – P.Z. 05-2015: Arbors at Wilmas Farm - PUD (17508 Wild Horse Creek Road) (SECOND READING)**
3. **TSP 49-2015, Sprint (1850 Baxter Rd.) – VOICE VOTE**
4. **Next meeting – Thursday, September 10, 2015 (5:30pm)**

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

**A. Liquor License Request –**

1. **International Tap & Bottle House, 161 Long Road, #107**

**B. Bid Recommendation – 2015 Accessible Sidewalk Ramp Improvements**

**C. Resolution 414 - Approves Issuance of Industrial Development Revenue Bonds**

**D.**

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

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

**XIII. LEGISLATION**

#### **XIV. LEGISLATION – PLANNING COMMISSION**

- A. BILL NO. 3049 – AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON URBAN DISTRICT TO AN “E-1” ESTATE ONE ACRE DISTRICT FOR A 50.5279 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION WITH LONG ROAD AND EAST OF ITS INTERSECTION WITH ARBOR GROVE COURT. (P.Z. 04-2015 ARBORS AT WILMAS FARM {17508 WILD HORSE CREEK ROAD} 18V330035) (SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**
- B. BILL NO. 3050 –AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “E-1” ESTATE ONE ACRE DISTRICT TO A “PUD” PLANNED UNIT DEVELOPMENT FOR A 50.5279 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION WITH LONG ROAD AND EAST OF ITS INTERSECTION WITH ARBOR GROVE COURT. (P.Z. 05-2015 ARBORS AT WILMAS FARM {17508 WILD HORSE CREEK ROAD} 18V330035) (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, September 9 – 5:30PM**

Please note that an AGENDA REVIEW meeting has been scheduled for **5:30pm**, on Wednesday, September 9, 2015. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

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

**UPCOMING MEETINGS/EVENTS**

<b>Monday, September 7</b>	Labor Day (City Hall Closed)
<b>Thursday, September 10</b>	Planning & Public Works Committee (5:30pm)
<b>Wednesday, September 16</b>	Planning Commission (7pm)
<b>Monday, September 21</b>	Next City Council meeting (7pm)



## RECORD OF PROCEEDING

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

**AUGUST 17, 2015**

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

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

A roll call was taken with the following results:

PRESENT

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

ABSENT

Councilmember Nancy Greenwood

APPROVAL OF MINUTES

The minutes of the August 3, 2015 City Council meeting were submitted for approval. Councilmember Grissom 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.

## **INTRODUCTORY REMARKS**

Mayor Nation announced that City Hall will be closed on Monday, September 7 in observance of Labor Day.

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, September 9, at 7 p.m.

## **COMMUNICATIONS AND PETITIONS**

Ms. Jeannie Aumiller, McBride & Son Homes, 16091 Swingley Ridge, stated she was available to answer questions related to Bill No. 3049 (P.Z. 04-2015 Arbors at Wilmas Farm [17508 Wild Horse Creek Road]) and Bill No. 3050 (P.Z. 05-2015 Arbors at Wilmas Farm [17508 Wild Horse Creek Road]). She also took a moment to thank all who participated in this project.

Mr. Gregory Calame, 1600 Kehrs Mill Road, stated he was available to answer questions related to Bill No. 3048 (Approves Boundary Adjustment Plat re: Upper Kehrs Mill).

## **APPOINTMENTS**

Mayor Nation nominated Mr. Doug DeLong, DeLong Landscape Architecture, LLC, to serve as a member of the Architectural Review Board. Councilmember Flachsbart made a motion, seconded by Councilmember Nations, to approve this appointment. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Mr. DeLong's initial term will expire August 17, 2017.

## **COUNCIL COMMITTEE REPORTS**

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

Councilmember Connie Fults, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3049 (P.Z. 04-2015 Arbors at Wilmas Farm [17508 Wild Horse Creek Road]) will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Fults reported that Bill No. 3050 (P.Z. 05-2015 Arbors at Wilmas Farm [17508 Wild Horse Creek Road]) will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Fults reported that Bill No. 3045 (Authorizes Grant of Easement to Monarch-Chesterfield Levee District) will be considered for adoption under the "Legislation" portion of the agenda.

Councilmember Fults reported that Bill No. 3047 (Approves Amendments to Stop/Yield Control Schedules – Model Traffic Ordinance) will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Fults reported that Bill No. 3048 (Approves Boundary Adjustment Plat re: Upper Kehrs Mill) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Fults reported that Bill No. 3051 (Approves Record Plat – Arbors at Kehrs Mill – Plat 1) is scheduled for both first and second reading approval under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Fults reported that Bill No. 3052 (Approves Record Plat – Arbors at Kehrs Mill – Plat 2) is scheduled for both first and second reading approval under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Fults reported that Bill No. 3053 (Approves Fire Hydrant – High Croft Elementary School) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

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

#### **REPORT FROM THE CITY ADMINISTRATOR**

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

#### **OLD BUSINESS**

There was no old business.

#### **NEW BUSINESS**

There was no new business.

## LEGISLATION

**BILL NO. 3045      AUTHORIZES THE GRANT OF A PERMANENT EASEMENT TO THE MONARCH-CHESTERFIELD LEVEE DISTRICT (SECOND READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3045. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3045 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3045 with the following results: Ayes – Grissom, Fults, DeGroot, Hurt, Flachsbart, Nations and Casey. Nays – None. Whereupon Mayor Nation declared Bill No. 3045 approved, passed it and it became **ORDINANCE NO. 2862.**

**BILL NO. 3047      REPEALS AND REPLACES SCHEDULE VI, INTERSECTION STOPS, AND SCHEDULE VII, YIELD INTERSECTIONS, OF THE CITY OF CHESTERFIELD CODE OF ORDINANCES (SECOND READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3047. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3047 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3047 with the following results: Ayes – Hurt, Flachsbart, Fults, DeGroot, Casey, Grissom and Nations. Nays – None. Whereupon Mayor Nation declared Bill No. 3047 approved, passed it and it became **ORDINANCE NO. 2863.**

**BILL NO. 3053      APPROVES THE INSTALLATION OF A FIRE HYDRANT AT HIGHCROFT RIDGE ELEMENTARY SCHOOL, WITHIN THE CITY OF CHESTERFIELD (FIRST AND SECOND READINGS; PLANNING/PUBLIC WORKS COMMITTEE)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3053. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3053 was read for the first time.

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3053. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3053 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3053 with the following results: Ayes – Grissom, Casey, DeGroot, Flachsbart, Nations, Hurt and Fults. Nays – None. Whereupon Mayor Nation declared Bill No. 3053 approved, passed it and it became **ORDINANCE NO. 2864.**

**LEGISLATION – PLANNING COMMISSION**

BILL NO. 3048 PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1 AND 2 OF 1600 KEHRS MILL ROAD FOR A 10.3 ACRE TRACT OF LAND ZONED “NU”, NON-URBAN DISTRICT, AND LOCATED EAST OF KEHRS MILL ROAD AND NORTH OF STRECKER ROAD (19U530446) **(SECOND READING; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3048. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3048 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3048 with the following results: Ayes – Hurt, Grissom, Fults, Nations, DeGroot, Flachsbart and Casey. Nays – None. Whereupon Mayor Nation declared Bill No. 3048 approved, passed it and it became **ORDINANCE NO. 2865**.

BILL NO. 3049 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON URBAN DISTRICT TO AN “E-1” ESTATE ONE ACRE DISTRICT FOR A 50.5279 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION WITH LONG ROAD AND EAST OF ITS INTERSECTION WITH ARBOR GROVE COURT. (P.Z. 04-2015 ARBORS AT WILMAS FARM {17508 WILD HORSE CREEK ROAD} 18V330035) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3049. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3049 was read for the first time.

BILL NO. 3050      AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “E-1” ESTATE ONE ACRE DISTRICT TO A “PUD” PLANNED UNIT DEVELOPMENT FOR A 50.5279 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION WITH LONG ROAD AND EAST OF ITS INTERSECTION WITH ARBOR GROVE COURT. (P.Z. 05-2015 ARBORS AT WILMAS FARM {17508 WILD HORSE CREEK ROAD} 18V330035) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3050. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3050 was read for the first time.

BILL NO. 3051      REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 2848 PROVIDING FOR THE APPROVAL OF A RECORD PLAT AND ESCROW AGREEMENTS FOR THE ARBORS AT KEHRS MILL PLAT 1, A 27.055 ACRE TRACT OF LAND ZONED “PUD” PLANNED UNIT DEVELOPMENT DISTRICT LOCATED NORTH OF THE INTERSECTION OF STRECKER ROAD AND CHURCH ROAD **(FIRST AND SECOND READINGS; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3051. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3051 was read for the first time.

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3051. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3051 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3051 with the following results: Ayes – Nations, Fults, Casey, DeGroot, Grissom, Hurt and Flachsbart. Nays – None. Whereupon Mayor Nation declared Bill No. 3051 approved, passed it and it became **ORDINANCE NO. 2866.**

BILL NO. 3052 REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 2849 PROVIDING FOR THE APPROVAL OF A RECORD PLAT AND ESCROW AGREEMENTS FOR THE ARBORS AT KEHRS MILL PLAT 2, A 31.093 ACRE TRACT OF LAND ZONED "PUD" PLANNED UNIT DEVELOPMENT DISTRICT LOCATED NORTH OF THE INTERSECTION OF STRECKER ROAD AND CHURCH ROAD **(FIRST AND SECOND READINGS; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3052. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3052 was read for the first time.

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3052. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3052 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3052 with the following results: Ayes – Flachsbart, Fults, Casey, Hurt, Grissom, Nations and DeGroot. Nays – None. Whereupon Mayor Nation declared Bill No. 3052 approved, passed it and it became **ORDINANCE NO. 2867**.

### **ADJOURNMENT**

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:19 p.m.

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Mayor Bob Nation

**ATTEST:**

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Vickie J. Hass, City Clerk

## **RECOMMENDATIONS – PLANNING/PUBLIC WORKS COMMITTEE**

Even though this Committee has not met, subsequent to the August 17<sup>th</sup> City Council meeting, the following items will be discussed under Chairperson Connie Fults' report and will require action by City Council, at Wednesday's meeting:

1. **Bill No. 3049** – P.Z. 04-2015: Arbors at Wilmas Farm - **Rezoning** (17508 Wild Horse Creek Road) (**SECOND READING**)
2. **Bill No. 3050** – P.Z. 05-2015: Arbors at Wilmas Farm - **PUD** (17508 Wild Horse Creek Road) (**SECOND READING**)
3. **TSP 49-2015**, Sprint (1850 Baxter Rd.) – **VOICE VOTE**
4. **Next meeting:** Thursday, September 10, 2015 (5:30pm)

As always, if you have any questions, please contact Chairperson Fults, any other member of this Committee, Mr. Geisel, Ms. Nassif or me, prior to Wednesday's meeting.

✓MGH  
8/28/15



**City Council  
Memorandum  
Department of Public Services**

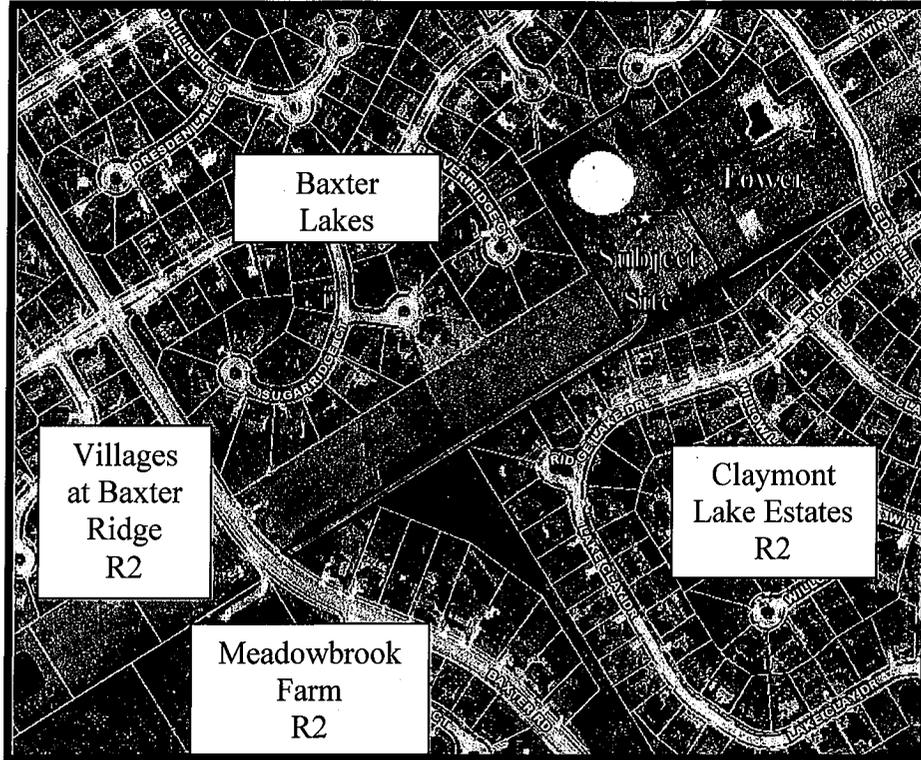
**To:** Mike Herring, City Administrator  
**From:** Aimee Nassif, Planning and Development Services Director  
**Date:** August 25, 2015  
**CC Date:** September 9, 2015  
**Re:** **TSP 49-2015 Sprint (1850 Baxter Rd):** A request to obtain approval for a Telecommunications Facility Siting Permit for the replacement of an existing tower with a new tower in an “NU” Non-Urban District located southeast of the intersection of Baxter Road and Cedar Mill Drive (19S220028).

Crown Castle on behalf of Sprint has submitted a request for a Telecommunications Siting Permit (TSP) for the above referenced property. The proposed TSP is for the removal and replacement of an existing wooden monopole with a new galvanized steel monopole to allow tenants on the tower to enhance their network equipment on the tower. This new structure is proposed inside the existing fenced area approximately 10 feet from the current location of the existing monopole. The new pole will have a maximum structure height of 99' with antennas that reach up to 101' which is comparable to the existing structure height of 100'. The applicant is currently proposing two (2) antenna arrays each with three (3) antennas to be installed on the structure with its initial installation. All associated ground mounted equipment will remain in the same general location with adjustments made to accommodate the new tower. An aerial photo and site photo are seen on the next page indicating the existing conditions of the site.

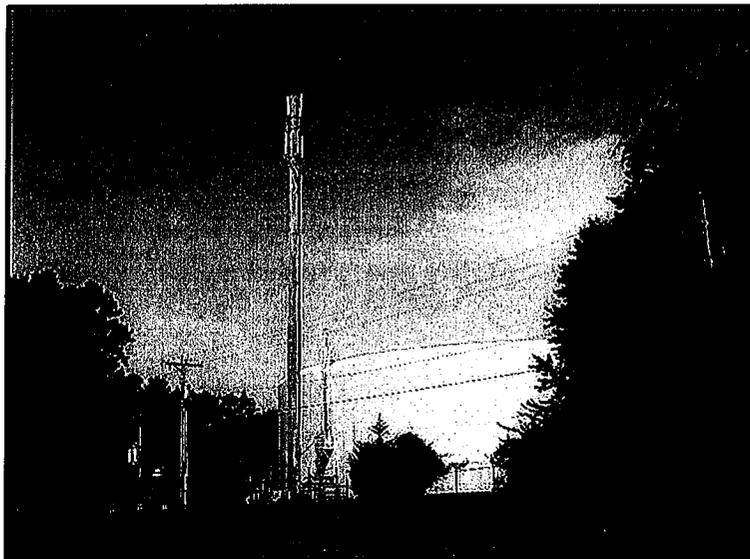
A Public Hearing for this request was held at the August 10, 2015 Planning Commission meeting. The only speakers on the item were representatives of the applicant and no issues were raised at this time.

Article 06 of the Unified Development Code states that a vote of the majority by the City Council is required for the approval of a Telecommunications Facilities Siting Permit. Upon the granting of such approval by the City Council, the Planning and Development Services Director shall release said permit to the petitioner.

Attached is a copy of the plans and permit to be issued upon the granting of approval for a Telecommunications Facility Siting Permit.



**Figure 1: Aerial Photo**



**Figure 2. Site Photo**

**WIRELESS TELECOMMUNICATIONS FACILITIES  
SITING PERMIT**

T.S.P. 49-2015

SITE ADDRESS: 1850 Baxter Road

ZONING DISTRICT: "NU" Non-Urban District



WHEREAS, Sprint (petitioner), hereinafter termed "Petitioner", requests permission and authority to install, modify, operate and / or maintain a wireless telecommunications facility within the jurisdiction of the City of Chesterfield, Saint Louis County, Missouri, and

WHEREAS, the City of Chesterfield has regulations requiring a Facilities Siting Permit for the construction, material modification, operation and maintenance of a wireless telecommunications facility, pursuant to Article 06 of the Unified Development Code of the City of Chesterfield, and

WHEREAS, the City Council has considered and approved the Petitioner's application for a facilities telecommunications permit by a vote of \_\_\_\_\_ on September 9, 2015, pursuant to Article 06 of the Unified Development Code, and

WHEREAS, the City Council of the City of Chesterfield has instructed me to grant to the Petitioner a Wireless Telecommunications Facilities Siting Permit, and has granted me the authority to do the same,

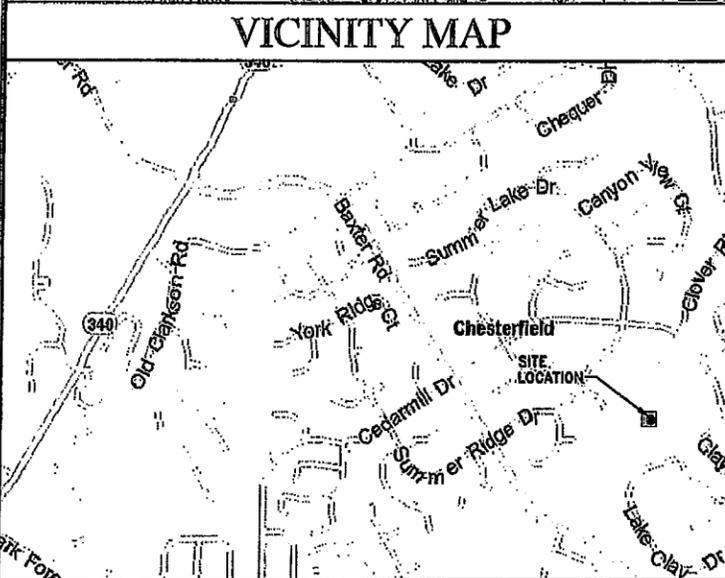
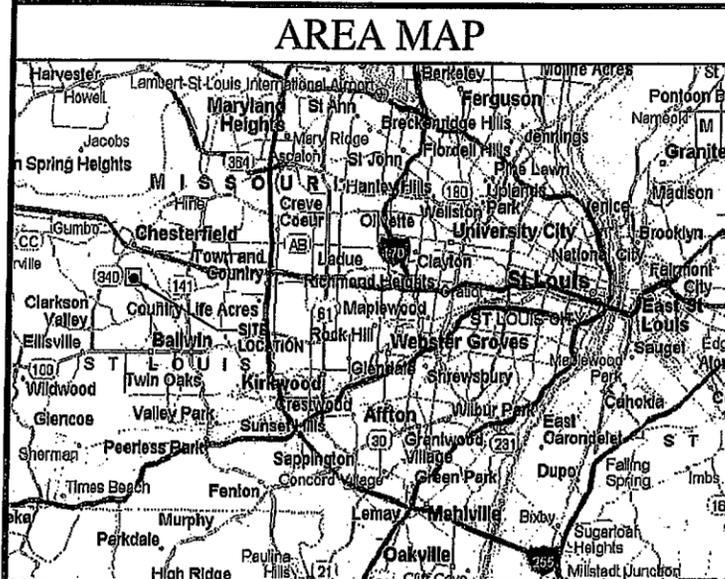
NOW THEREFORE, I, Aimee Nassif, Planning and Development Services Director for the City of Chesterfield, hereby grant Petitioner this Wireless Telecommunications Facilities Siting Permit, based upon and pursuant to the terms of Petitioner's Application for the same. The material, design and construction methods shall conform to the standards detailed in Petitioner's application for this permit and approved by the City Council. Petitioner agrees that a separate Facilities Siting Permit is required for any new telecommunications facility or material modification of this or any other wireless telecommunications facility, pursuant to Article 06 of the Unified Development Code of the City of Chesterfield, Missouri.

T.S.P. 137

Permit Number

\_\_\_\_\_  
Aimee Nassif  
Planning and Development Services Director

\_\_\_\_\_  
Date



**DRIVING DIRECTIONS**

DEPART FROM LAMBERT-SAINTE LOUIS INTERNATIONAL AIRPORT:

TAKE I-70 WEST (3.3 MI) TO I-270.  
 TAKE I-270 SOUTH (7.5 MI) TO I-64.  
 TAKE I-64 WEST (6.0 MI) TO CLARKSON ROAD.  
 TAKE CLARKSON ROAD SOUTH (1.1 MI) TO BAXTER ROAD.  
 TAKE BAXTER ROAD EAST (0.9 MI) TO SITE ON LEFT.

- SCOPE OF WORK**
- THE WIRELESS COMMUNICATION FACILITY IS NOT INTENDED FOR HUMAN OCCUPANCY
  - THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE.
  - THE SCOPE OF WORK CONSISTS OF MODIFYING THE EXISTING WIRELESS INSTALLATION:
    - REMOVAL OF EXISTING WOODEN POLE
    - INSTALLATION OF NEW MONOPOLE TOWER
    - INSTALLATION OF (2) NEW ICE BRIDGE/CABLE TRAYS
    - INSTALLATION OF (1) NEW STANDARD CRICKET COLLAR MOUNT
    - INSTALLATION OF (1) NEW SPRINT LP ANTENNA PLATFORM
    - RELOCATION OF (3) SPRINT ANTENNAS
    - RELOCATION OF (3) CRICKET ANTENNAS

**PROJECT INFORMATION**

**CELL SITE NAME:** ST. LOUIS COUNTY WATER COMPANY  
**CELL SITE ADDRESS:** 1850 BAXTER ROAD  
 CHESTERFIELD, MISSOURI 63017  
**PROPERTY OWNER:** MISSOURI-AMERICAN WATER COMPANY  
 727 CRAIG ROAD  
 ST. LOUIS, MISSOURI 63141  
**CONTACT:** CHRISTOPHER PARRISH  
 (314) 996-2334  
**LESSOR:** CROWN CASTLE INC.  
**CONTACT:** PETE FAULHABER  
 (314) 432-3158  
**LESSEES:** SPRINT CRICKET  
**CONTACT:** TIM LOYET LARRY EASTER  
 (314) 985-3322 (913) 544-8332  
**JURISDICTION:** CHESTERFIELD  
**TOWER INFORMATION:**  
**LATITUDE:** 38° 38' 6.96" N  
**LONGITUDE:** 90° 33' 11.99" W  
**GROUND ELEV:** 634' AMSL  
**OVERALL STRUCTURE HT:** 101'-0" AGL  
**TOWER HT:** 99'-0" AGL

**CONSULTING TEAM**

**ENGINEER:** SSC, INC.  
 721 EMERSON ROAD, SUITE 475  
 SAINT LOUIS, MISSOURI 63141  
 PHONE: (314) 993-1010  
 FAX: (913) 438-7777

M.L. OWENS - LEAD ENGINEER  
 T.M. SUPER - LEAD ELECTRICAL  
 M.J. O'CONNOR - LEAD DESIGNER

**APPROVALS**

	DATE
PROPERTY OWNER	
SITE ACQUISITION	
RF	
PROJECT MANAGER	
NETWORK OPERATIONS	

**LESSOR/LICENSOR APPROVAL**

	INITIALS	DATE
LESSOR/LICENSOR		

LESSOR/LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW

NO CHANGES  CHANGES NEEDED.  
 SEE COMMENTS ON PLANS

**DRAWING INDEX**

PAGE NUMBER	TITLE DESCRIPTION	REVISION	RESPONSIBLE ENGINEER
T-1	TITLE SHEET	5	SC/E
A-1	OVERALL SITE PLAN	5	SC
A-2	ENLARGED SITE PLAN	5	SC
A-3	TOWER ELEVATION	5	SC
A-4	RFDS SHEET	5	SC
A-5	ANTENNA LAYOUT & MOUNTING DETAILS	5	SC
G-1	GROUNDING PLAN	5	E
G-2	GROUNDING DETAILS	5	E

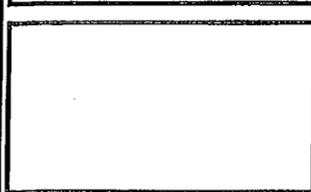
APPLICABLE CODES:

INTERNATIONAL BUILDING CODE, 2009 EDITION  
 NATIONAL ELECTRICAL CODE, 2008 EDITION  
 TIA-222-G

**SITE NAME:**  
**ST. LOUIS COUNTY WATER COMPANY**

**SITE NUMBER:**  
**880796**

PLANS PREPARED FOR:



PLANS PREPARED BY:

424 S. Woods Mill Road, Suite 220  
 Chesterfield, Missouri 63017  
 Phone: 314-993-1010  
 Fax: 913-438-7777

ENGINEERING LICENSE:

STATE OF MISSOURI  
 PE CERTIFICATE OF AUTHORIZATION #001640  
 ENGINEER: PE #: DISCIPLINE:  
 MLO MICHAEL L. OWENS E-29058 STRUCTURAL/CIVIL SC  
 KV KEVIN VANMABLE E-21681 STRUCTURAL/CIVIL SC  
 REI ROBERT E. EISEN E-28974 STRUCTURAL/CIVIL SC  
 TMS TERRANCE M. SUPER E-18551 ELECTRICAL E  
 SDK SHELTON D. KEISLING E-27323 ELECTRICAL E  
 DEK DAVE E. KASPER E-10063 ELECTRICAL E

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**SUBMITTALS**

DESCRIPTION	DATE	BY	REV
ISSUED FOR CONSTRUCTION	12/30/14	MJO	0
REVISED PER CLIENT COMMENTS	01/28/15	MJO	1
REVISED PER CLIENT COMMENTS	04/01/15	MJO	2
REVISED PER CLIENT COMMENTS	05/08/15	MJO	3
REVISED PER CLIENT COMMENTS	06/17/15	MJO	4
REVISED PER CLIENT COMMENTS	07/08/15	MJO	5

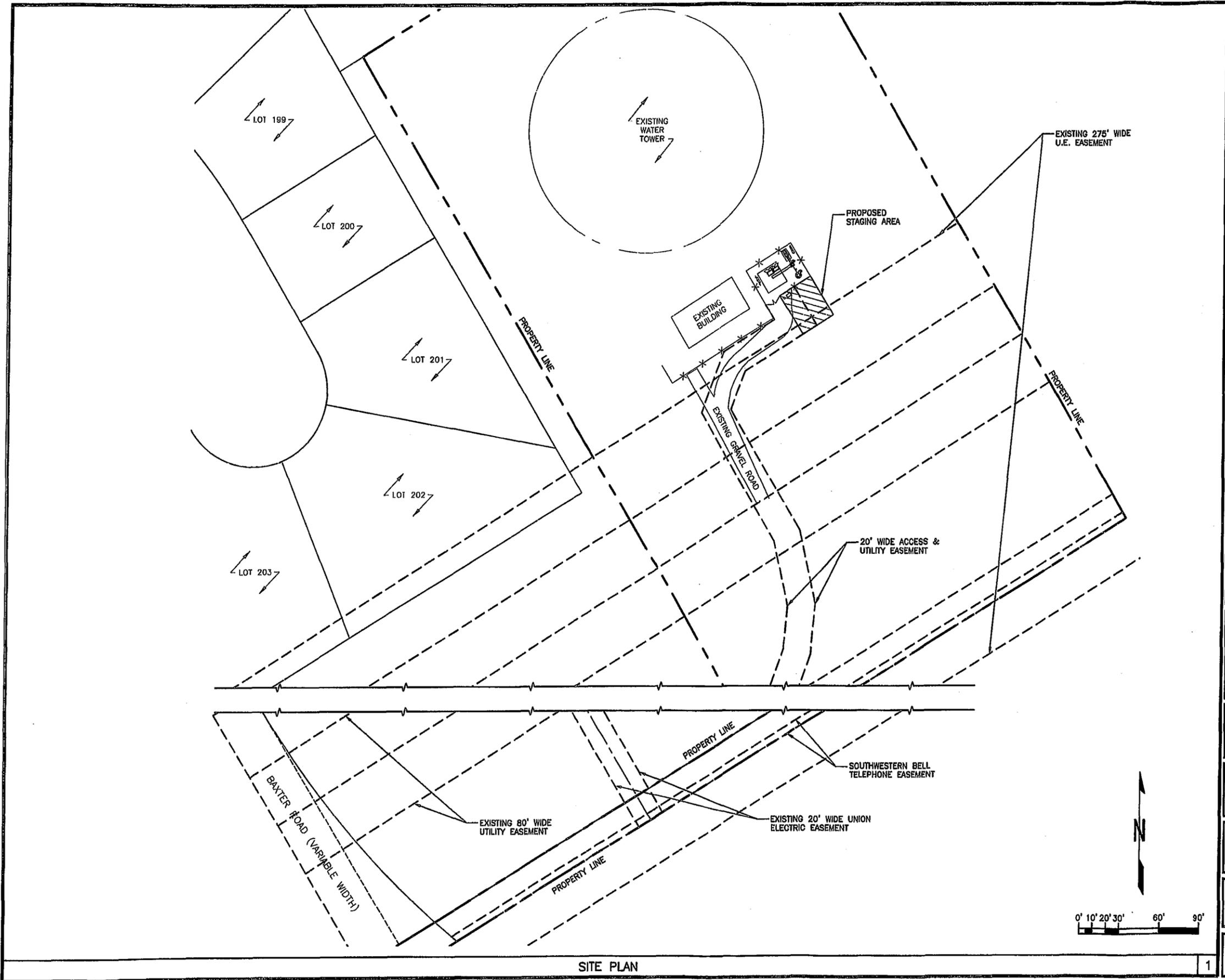
**SITE NAME:**  
**ST. LOUIS COUNTY WATER COMPANY**

**SITE NUMBER:**  
**880796**

**SITE ADDRESS:**  
 1850 BAXTER ROAD  
 CHESTERFIELD, MISSOURI 63017

**SHEET DESCRIPTION:**  
**TITLE SHEET**

SSC # \_\_\_\_\_ SHEET NUMBER:  
**T-1**



SITE PLAN

PLANS PREPARED FOR:



PLANS PREPARED BY:



ENGINEERING LICENSE:

STATE OF MISSOURI  
 PE CERTIFICATE OF AUTHORIZATION #001640

ENGINEER:	PE #:	DISCIPLINE:
MLO MICHAEL L. OVENS	E-28058	STRUCTURAL/CIVIL SC
KV KEVIN VANMAELE	E-21881	STRUCTURAL/CIVIL SC
REA ROBERT E. JENSEN	E-28874	STRUCTURAL/CIVIL SC
TMS TERRANCE W. SUPPER	E-18021	ELECTRICAL E
SDK SHELTON D. KEISLING	E-27323	ELECTRICAL E
DEK DAVE E. KASPER	E-18063	ELECTRICAL E

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REVISED PER CLIENT COMMENTS	06/17/15	MJO	4
REVISED PER CLIENT COMMENTS	07/06/15	MJO	5

SITE NAME:

ST. LOUIS COUNTY WATER COMPANY

SITE NUMBER:

880796

SITE ADDRESS:

1850 BAXTER ROAD  
 CHESTERFIELD, MISSOURI 63017

SHEET DESCRIPTION:

OVERALL SITE PLAN

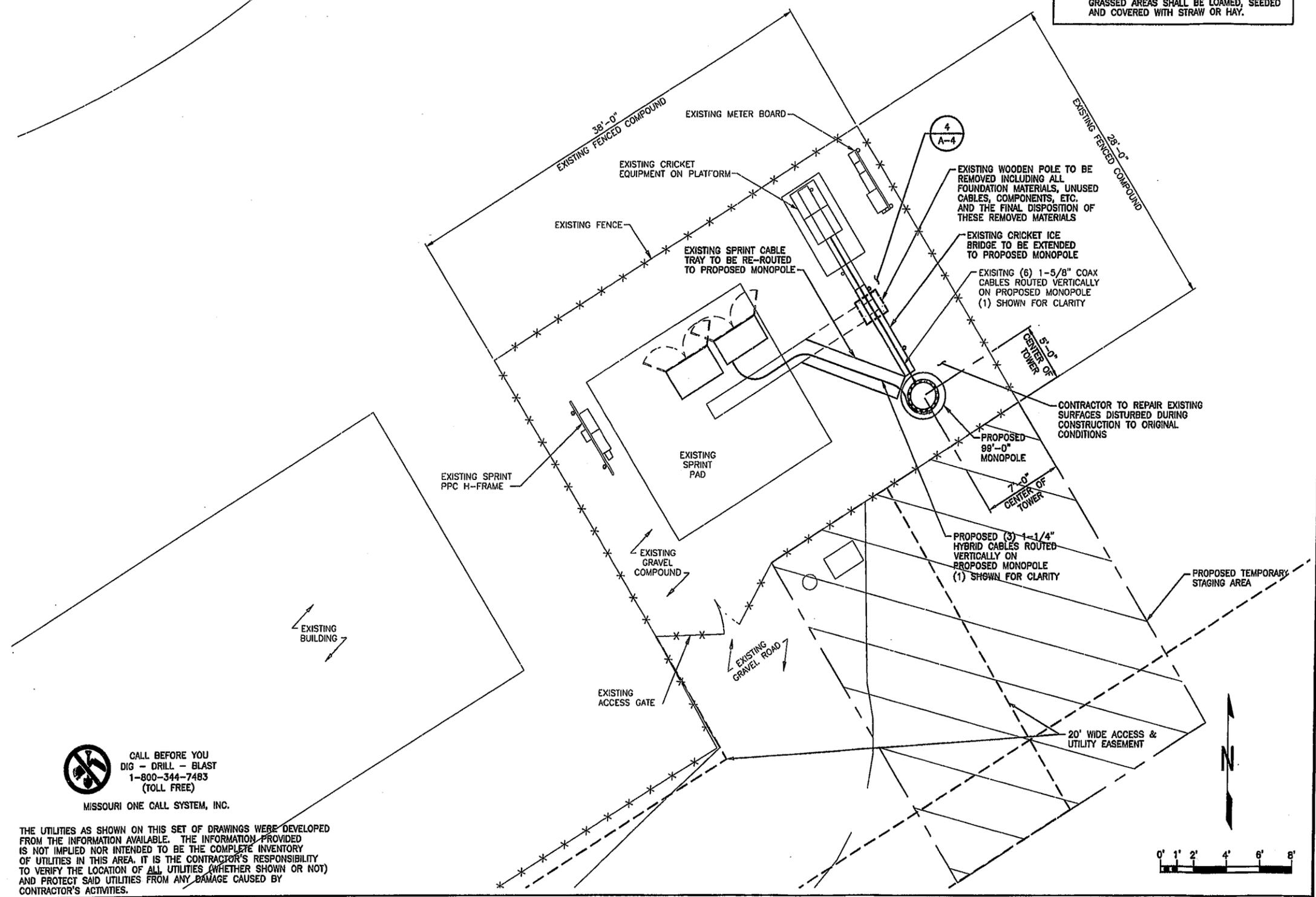
SSC #:

SHEET NUMBER:

A-1

EXISTING WATER TOWER

**NOTES:**  
 1. ALL EXCAVATIONS (OTHER THAN MONOPOLE FOUNDATION) SHALL BE PERFORMED USING HAND EXCAVATION METHODS.  
 2. UPON COMPLETION OF CONDUIT INSTALLATION, THE TRENCHES SHALL BE BACKFILLED IMMEDIATELY. THE SURFACE OF THE TRENCH SHALL BE RESTORED TO ITS ORIGINAL CONDITION. SURFACE RESTORATION IN GRASSED AREAS SHALL BE LOAMED, SEEDED AND COVERED WITH STRAW OR HAY.



 CALL BEFORE YOU DIG - DRILL - BLAST  
 1-800-344-7483  
 (TOLL FREE)  
 MISSOURI ONE CALL SYSTEM, INC.

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SITE PLAN

PLANS PREPARED FOR:  
 CROWN CASTLE

PLANS PREPARED BY:  
  
 424 S. Woods Mill Road, Suite 220  
 Chesterfield, Missouri 63017  
 Phone: 314-993-1010  
 Fax: 913-438-777

ENGINEERING LICENSE:  
 STATE OF MISSOURI  
 PE CERTIFICATE OF AUTHORIZATION #001840  
 ENGINEER: PE # DISCIPLINE:  
 MLO MICHAEL L. OWENS E-29058 STRUCTURAL/CIVIL GC  
 KV KEVIN VANMAELE E-21561 STRUCTURAL/CIVIL GC  
 REJ ROBERT E. JENSEN E-28974 STRUCTURAL/CIVIL GC  
 TMS TERRANCE M. SUPER E-16321 ELECTRICAL E  
 SIK SHELTON D. HEBLING E-27323 ELECTRICAL E  
 DEK DAVE E. KASPER E-16263 ELECTRICAL E

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REVISED PER CLIENT COMMENTS	09/17/15	MJO	4
REVISED PER CLIENT COMMENTS	07/08/16	MJO	5

SITE NAME:  
**ST. LOUIS COUNTY WATER COMPANY**

SITE NUMBER:  
**880796**

SITE ADDRESS:  
**1850 BAXTER ROAD  
 CHESTERFIELD, MISSOURI 63017**

SHEET DESCRIPTION:  
**ENLARGED SITE PLAN**

SSC #: SHEET NUMBER:  
**A-2**

Revision: B2  
Date: 10/6/2012

RFDS Phase

BOM Code 1OUT-9A-2A-2-2-0-333AA-0-0-16T-0CEEM\_0AEM\_T-0-0-0-0-1

Cascade	ST23KC290
Market	Missouri
MTX/BSC	STL-MARYLAND_HEIGHTS-BSC_1.2
Lat	38.636
Lon	-90.55333
Structure Type	STEALTH

Existing BTS #	RBS1	RBS2
New BTS #		
Existing Cell ID	290	
New Cell ID		
RBS Cabinet Type	Outdoor	

Number of Sectors: 6

ANTENNA #1 (800 MHz & 1900 MHz Dual Band)						
	Sector1	Sector2	Sector3	Sector4	Sector5	Sector6
Vendor	RFS	RFS	RFS			
Model	APXERR18-C-3-1910I	APXERR18-C-1-1910I	APXERR18-C-4-1910I			
Antenna Band Type	Dual	Dual	Dual			
Antenna Count	1	1	1			
Gain (dB)	17.6	17.6	17.6			
Beamwidth	68.7	69.4	69.4			
Azimuth	0	120	240			
Height (ft)	69	69	69			
Mech. Downlift	0	0	0			
Elect. Downlift 1900	3	1	4			
Elect. Downlift 800	6	6	7			
ERP (W)	250	250	250			
RET Count	3	3	3			
RET Manufacturer	RFS	RFS	RFS			
RET Model	ACU-A20-N	ACU-A20-N	ACU-A20-N			

ANTENNA #3 (800 MHz)						
	Sector1	Sector2	Sector3	Sector4	Sector5	Sector6
Vendor						
Model						
Antenna Band Type						
Antenna Count						
Gain (dB)						
Beamwidth						
Azimuth						
Height						
Mech. Downlift						
Elect. Downlift						
ERP (W)						
RET Count						
RET Manufacturer						
RET Model						
Antenna Count Per Sector	1	1	1	0	0	0

RRU Count						
	Sector1	Sector2	Sector3	Sector4	Sector5	Sector6
RRUS 11 Single	3	3	3			
RRUS 12 Single	0	0	0			
RRUS 12 Dual	0	0	0			
RRUS 13 Single	0	0	0			
RRUS 13 Dual	0	0	0			
RRUS A2 Module	1	1	1			

RRU Count - Detailed Breakdown						
	Sector1	Sector2	Sector3	Sector4	Sector5	Sector6
RRUS 11	1	1	1			
CDMA - 800	1	1	1			
CDMA - 1900	1	1	1			
LTE - 800	0	0	0			
LTE - 1600	0	0	0			
LTE - 1900	1	1	1			
LTE - 2500	0	0	0			

RRUS12						
	Sector1	Sector2	Sector3	Sector4	Sector5	Sector6
CDMA/LTE - 800	0	0	0			
CDMA/LTE - 1900	0	0	0			
LTE - 1600	0	0	0			
LTE - 2500	0	0	0			

RRUS13						
	Sector1	Sector2	Sector3	Sector4	Sector5	Sector6
CDMA/LTE - 800	0	0	0			
CDMA/LTE - 1900	0	0	0			
LTE - 1600	0	0	0			
LTE - 2500	0	0	0			

RRUS 11 Count	3	3	3			
RRUS 12 Count	0	0	0			
RRUS 13 Count	0	0	0			

1900/800 TowerMountedRRU

CABLING						
	Sector1	Sector2	Sector3	Sector4	Sector5	Sector6
Est. Cable Length (feet)	112	112	112			
Number of Cables	1	1	1			
Cable1 Diameter	39 mm	39 mm	39 mm			
Cable1 Type	Hybrid Cable	Hybrid Cable	Hybrid Cable			
Cable1 Manufacturer	H+S	H+S	H+S			
Cable1 Model	TSZ 999 067/xxxM	TSZ 999 067/xxxM	TSZ 999 067/xxxM			
Number of Cables	0	0	0			
Cable2 Diameter	39 mm	39 mm	39 mm			
Cable2 Type	Hybrid Cable	Hybrid Cable	Hybrid Cable			
Cable2 Manufacturer	H+S	H+S	H+S			
Cable2 Model	TSZ 999 069/xxxM	TSZ 999 069/xxxM	TSZ 999 069/xxxM			
Top Jumper Length	3 m	3 m	3 m			
Top Jumper Type	TSR 951 70/3	TSR 951 70/3	TSR 951 70/3			
Cable Type						
Cable Manufacturer						
Cable Model						
Total Power Cables						
Cable Type	Fiber OPTO	Fiber OPTO	Fiber OPTO			
Cable Manufacturer	Eicsson	Eicsson	Eicsson			
Cable Model	RPM 253 469 2/xxxx	RPM 253 469 2/xxxx	RPM 253 469 2/xxxx			
Total Opto Cables	6	6	6			
Coax Cable - Main - Type						
Coax Cable - Main - Length						
Coax Cable - Main - Count						
Coax Cable - Main - Manufacturer						
Coax Cable - Main - Model						
Coax Cable - Top Jumper - Type						
Coax Cable - Top Jumper - Length						
Coax Cable - Top Jumper - Count						
Coax Cable - Top Jumper - Manufacturer						
Coax Cable - Top Jumper - Model						
Coax Cable - Bottom Jumper - Type						
Coax Cable - Bottom Jumper - Length						
Coax Cable - Bottom Jumper - Count						
Coax Cable - Bottom Jumper - Manufacturer						
Coax Cable - Bottom Jumper - Model						

800 MHz FILTER						
	Sector1	Sector2	Sector3	Sector4	Sector5	Sector6
Count	1	1	1			
Manufacturer	Eicsson	Eicsson	Eicsson			
Model	800 ESMR	800 ESMR	800 ESMR			

BBS	
	Count
BBS	1
MW 20p	1
MW 20p BBS	

GPS INFO		
	GPS	Cable
Vendor	Eicsson	
Model	GPS-TMG-1R2INCM	
Type		
Diameter		

Carrier Information		Start/Stop Freqs		Channel Element Counts		
	Carriers	Frequencies	Tx (MHz)	Rx (MHz)	Total	Per Carrier
1x ADV-800	1		652.275-663.525	617.275-618.525	192	192
EVDO-800	0				0	0
1x ADV-1900	2	625,675;	1650.625-1694.375	1670.625-1694.375	384	192
EVDO-1900	2	600,475;	1650.625-1694.375	1670.625-1694.375	384	192
LTE 1800	1		1990.000-1995.000	1910.000-1915.000		
LTE 1600						
Total 800	1					
Total 1900	4					

RBS Configuration					
RBS Modules	RBS1	RBS2	RBS Cards		
Count:			Count:		
DBU	0	0	XCEMA (1900)	0	0
DBA	2	0	AEM (1900)	0	0
CEEM	0	0	XCEMA (800)	0	0
DUL	3	0	AEM (800)	0	0
XMU	2	0			

T1 COUNTS	
	Count
CDMA 800	1
CDMA 1900	2
EVDO 800	0
EVDO 1900	4
LTE	0

1900 3G Radio Config	
Radio Number	Freq Vect
Radio 1	(625,600);(576,475)
Radio 2	
Radio 3	
Radio 4	0

CONTRACTOR TO VERIFY LATEST REVISION OF RFDS IN SITE HANDLER PRIOR TO CONSTRUCTION



PLANS PREPARED BY:  
SSC  
424 S. Woods Mill Road, Suite 220  
Chesterfield, Missouri 63017  
Phone: 314-993-1010  
Fax: 913-438-777

ENGINEERING LICENSE:  
STATE OF MISSOURI  
PE CERTIFICATE OF AUTHORIZATION #001640  
ENGINEER: PE #: DVSJPLINE:  
MLO MICHAEL L. OWENS E-20298 STRUCTURAL/CIVIL SC  
KV KEVIN VANHALE E-21651 STRUCTURAL/CIVIL SC  
REJ ROBERT E. JENSEN E-28974 STRUCTURAL/CIVIL SC  
TMS TERRANCE M. SUPPER E-16521 ELECTRICAL E  
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DEK DAVE E. KASPER E-18063 ELECTRICAL E

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ISSUED FOR CONSTRUCTION		12/30/14	MAJ 0
REVISED PER CLIENT COMMENTS		01/28/15	MAJ 1
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REVISED PER CLIENT COMMENTS		05/08/15	MAJ 3
REVISED PER CLIENT COMMENTS		08/17/15	MAJ 4
REVISED PER CLIENT COMMENTS		07/08/15	MAJ 5

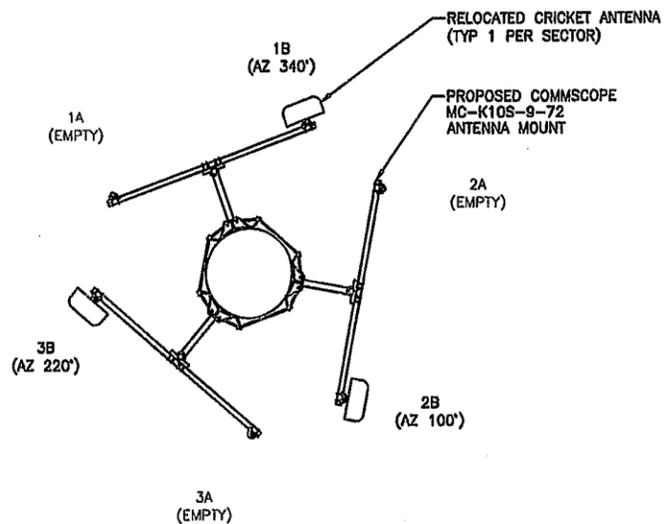
SITE NAME:  
ST. LOUIS COUNTY WATER COMPANY

SITE NUMBER:  
880796

SITE ADDRESS:  
1850 BAXTER ROAD  
CHESTERFIELD, MISSOURI 63017

SHEET DESCRIPTION:  
RFDS SHEET

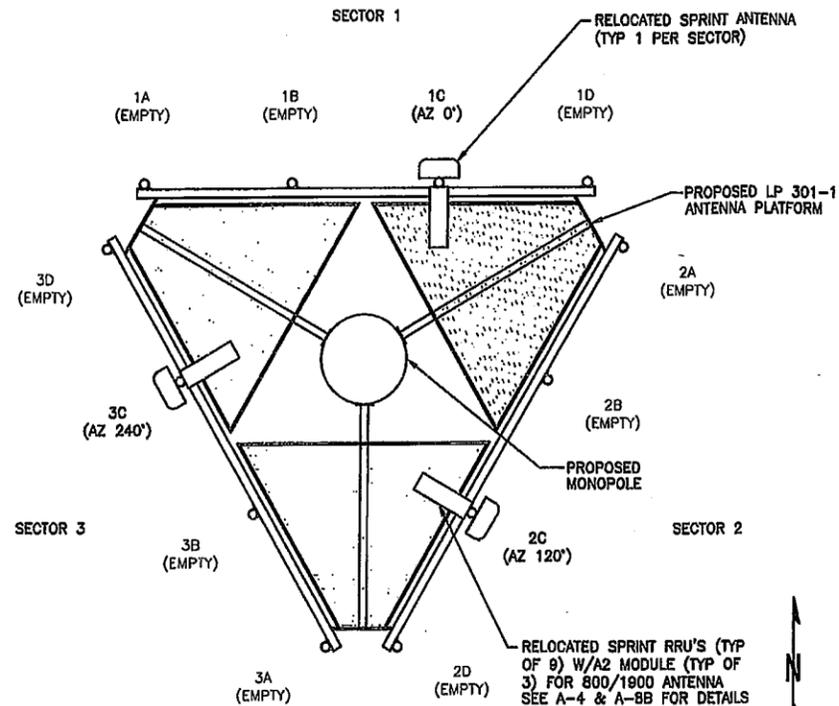
SHEET NUMBER:  
A-4



0' = TRUE NORTH

CRICKET ANTENNA LAYOUT @ 87'

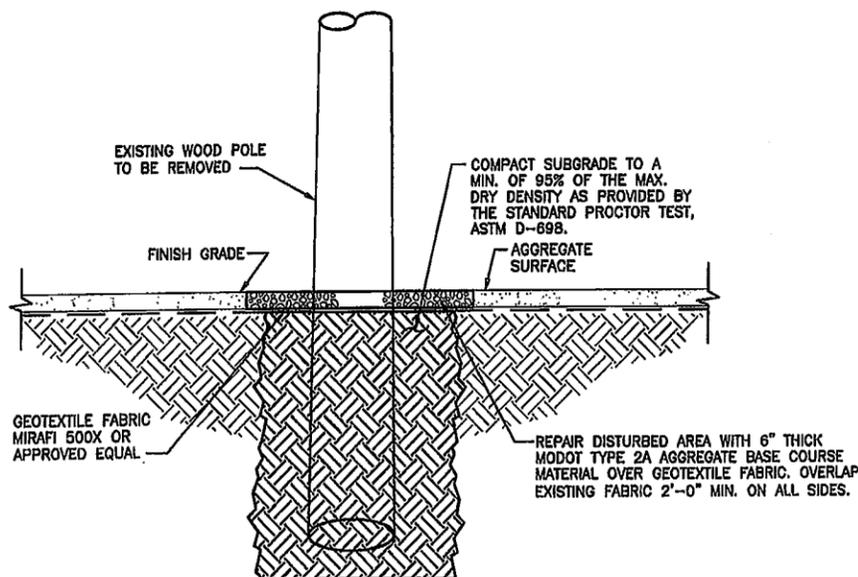
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0' = TRUE NORTH

SPRINT ANTENNA AND RRU LAYOUT @ 98'

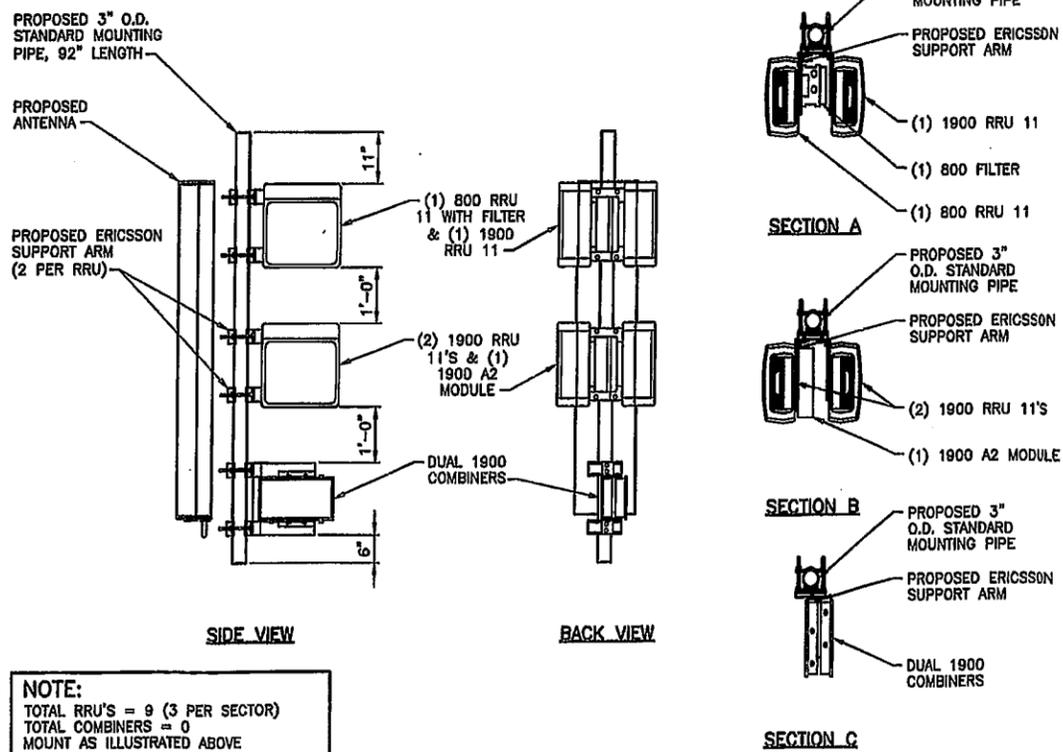
1



WOOD POLE REMOVAL SECTION  
NO SCALE

SURFACE TREATMENT REPLACEMENT DETAIL

4



NOTE:  
TOTAL RRU'S = 9 (3 PER SECTOR)  
TOTAL COMBINERS = 0  
MOUNT AS ILLUSTRATED ABOVE

RRU MOUNTING DETAIL

2

PLANS PREPARED FOR:



PLANS PREPARED BY:



ENGINEERING LICENSE:

STATE OF MISSOURI	
PE CERTIFICATE OF AUTHORIZATION #001640	
ENGINEER:	PE #: DISCIPLINE:
MLO MICHAEL L. OWENS	E-28058 STRUCTURAL/CIVIL SC
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REJ ROBERT E. JENSEN	E-23974 STRUCTURAL/CIVIL SC
TMS TERRANCE M. SUPER	E-18521 ELECTRICAL E
SDK SHELTON D. KEISLING	E-27323 ELECTRICAL E
DEK DAVE E. KASPER	E-18093 ELECTRICAL E

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SITE NAME:

ST. LOUIS COUNTY WATER COMPANY

SITE NUMBER:

880796

SITE ADDRESS:

1850 BAXTER ROAD  
CHESTERFIELD, MISSOURI 63017

SHEET DESCRIPTION:

ANTENNA LAYOUT & MOUNTING DETAILS

SSC #:

SHEET NUMBER:

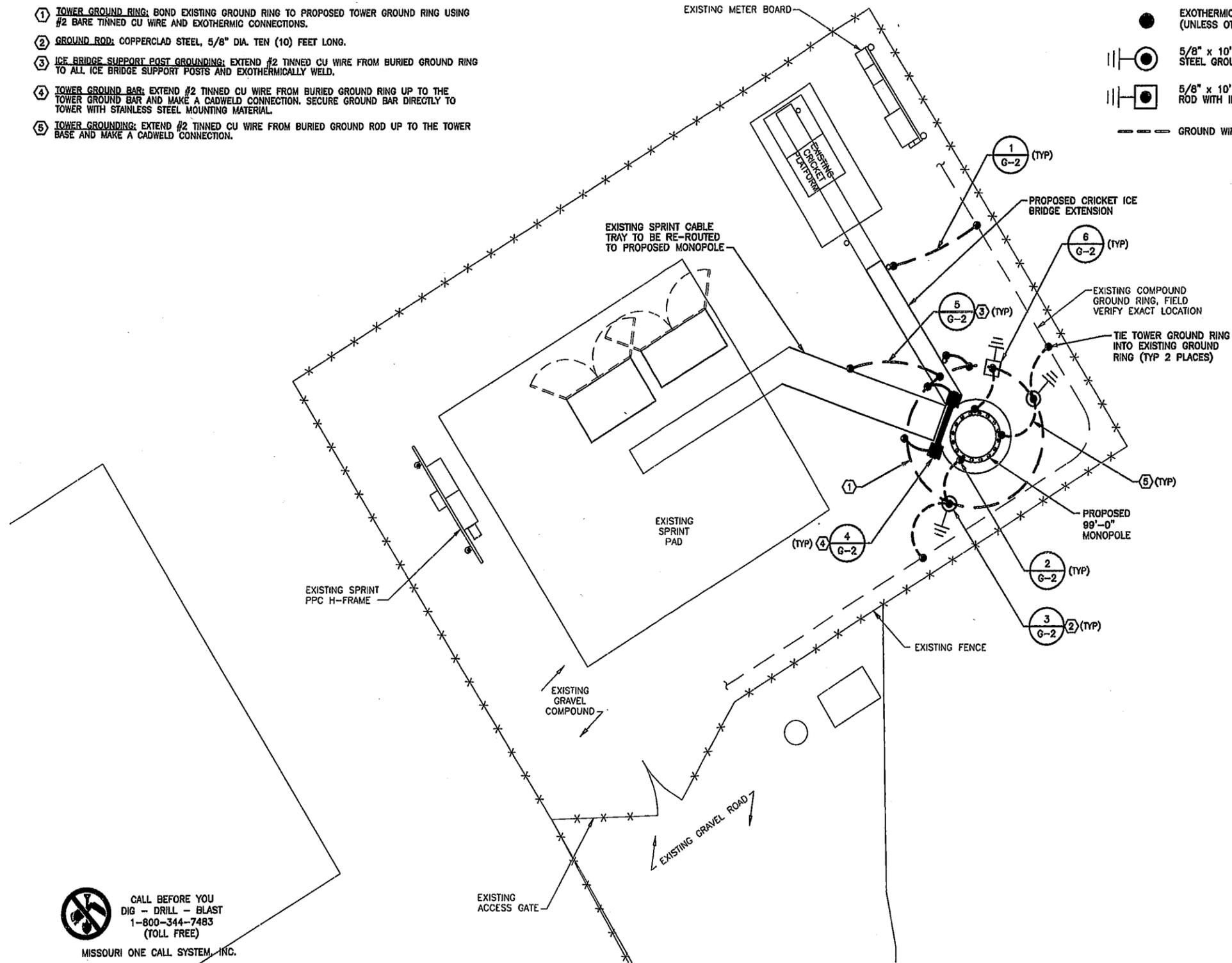
A-5

**KEYED NOTES:**

- ① **TOWER GROUND RING:** BOND EXISTING GROUND RING TO PROPOSED TOWER GROUND RING USING #2 BARE TINNED CU WIRE AND EXOTHERMIC CONNECTIONS.
- ② **GROUND ROD:** COPPERCLAD STEEL, 5/8" DIA. TEN (10) FEET LONG.
- ③ **ICE BRIDGE SUPPORT POST GROUNDING:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO ALL ICE BRIDGE SUPPORT POSTS AND EXOTHERMICALLY WELD.
- ④ **TOWER GROUND BAR:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE TOWER GROUND BAR AND MAKE A CADWELD CONNECTION. SECURE GROUND BAR DIRECTLY TO TOWER WITH STAINLESS STEEL MOUNTING MATERIAL.
- ⑤ **TOWER GROUNDING:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND ROD UP TO THE TOWER BASE AND MAKE A CADWELD CONNECTION.

**SYMBOLS**

- EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
- ⊕ 5/8" x 10' COPPER CLAD STEEL GROUND ROD
- ⊖ 5/8" x 10' COPPER CLAD STEEL GROUND ROD WITH INSPECTION SLEEVE
- GROUND WIRE



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**SITE PLAN**

PLANS PREPARED FOR:



PLANS PREPARED BY:

424 S. Woods Mill Road, Suite 220  
Chesterfield, Missouri 63017  
Phone: 314-993-1010  
Fax: 913-438-777

ENGINEERING LICENSE:

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REVISED PER CLIENT COMMENTS	07/08/16	MJO	5

SITE NAME:

**ST. LOUIS COUNTY WATER COMPANY**

SITE NUMBER:

**880796**

SITE ADDRESS:

**1850 BAXTER ROAD  
CHESTERFIELD, MISSOURI 63017**

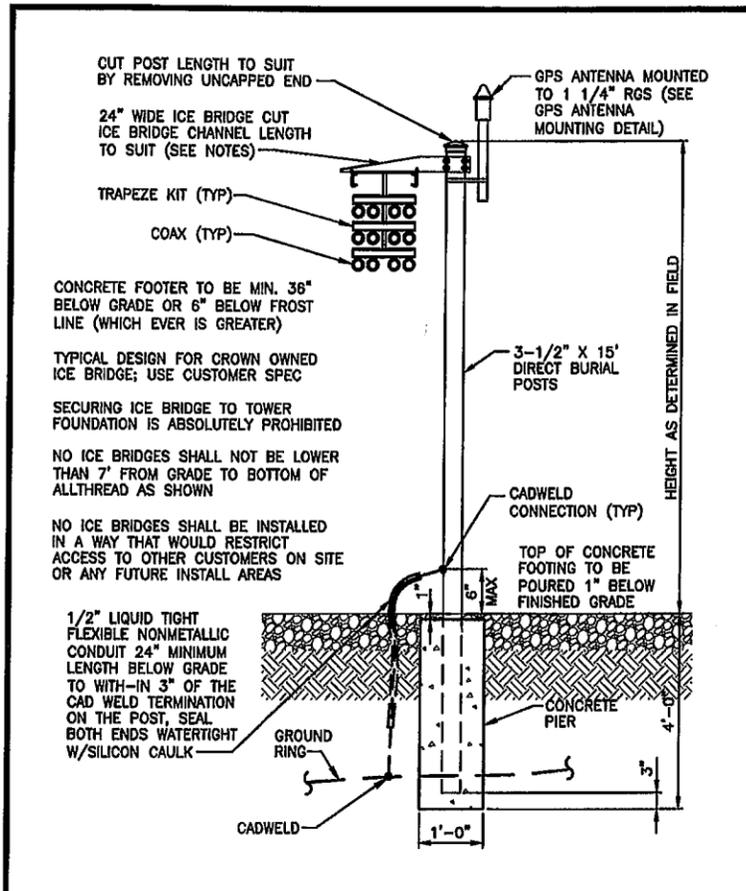
SHEET DESCRIPTION:

**GROUNDING PLAN**

SSC #:

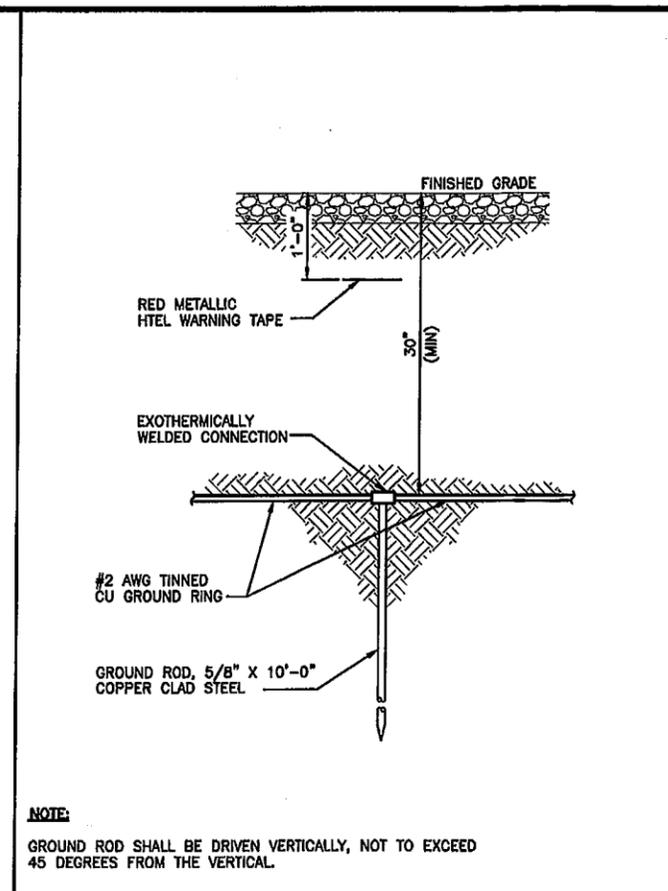
SHEET NUMBER:

**G-1**



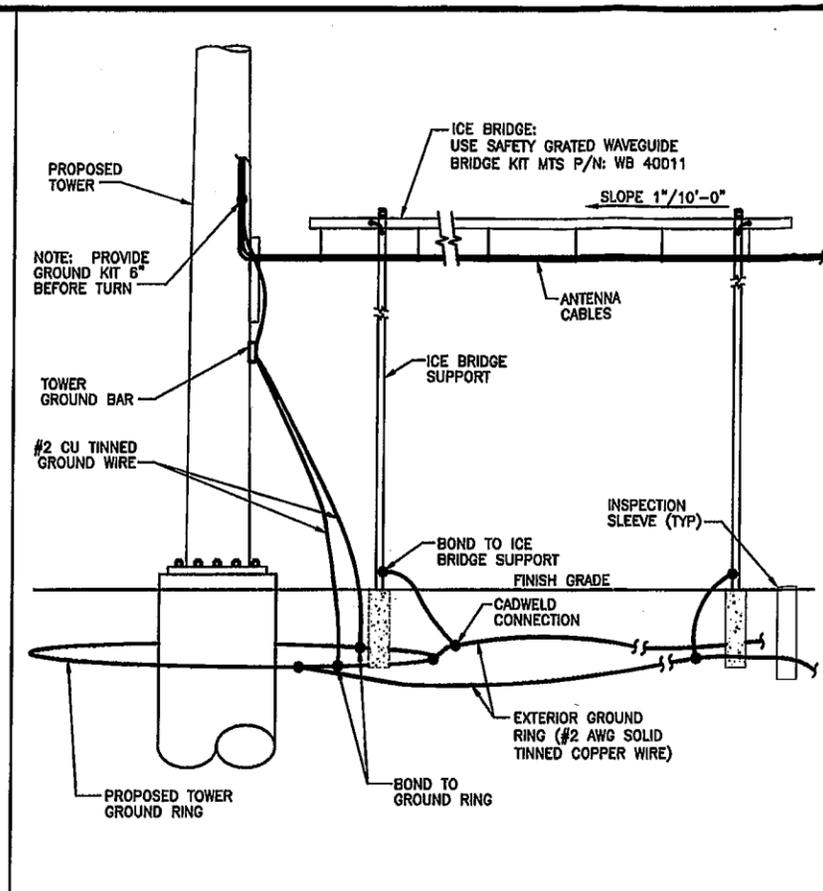
ICE BRIDGE SUPPORT POST FOUNDATION

5



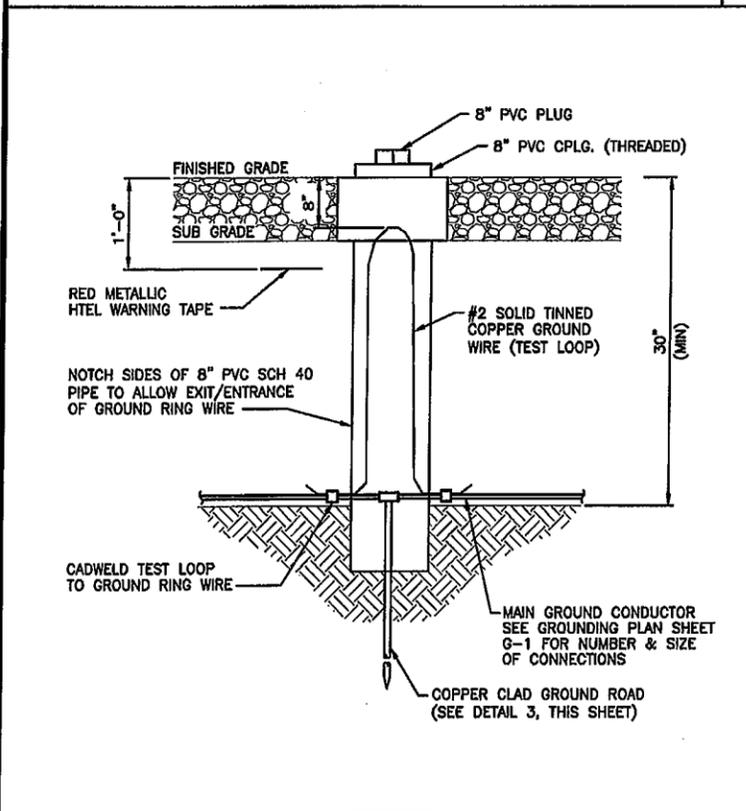
GROUND ROD

3



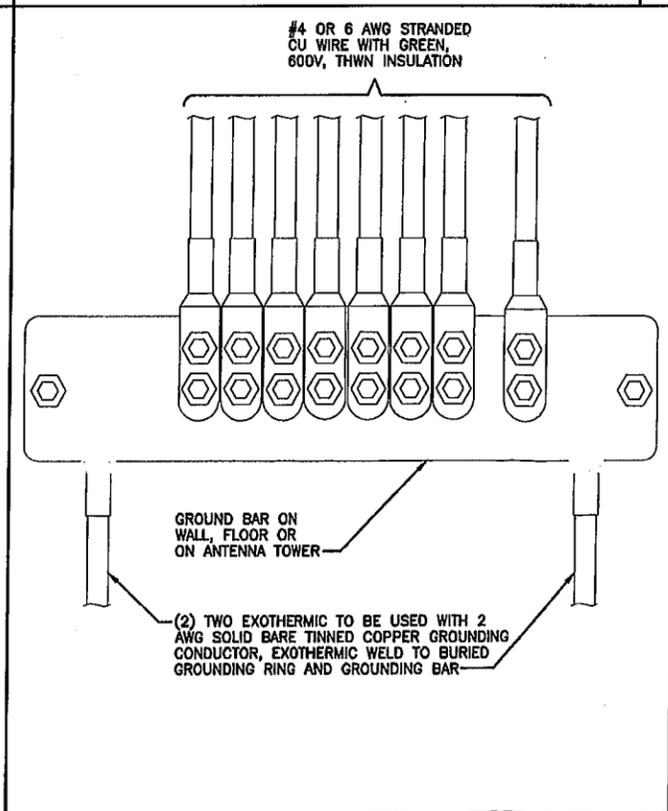
ICE BRIDGE AND ANTENNA CABLE DETAIL

1



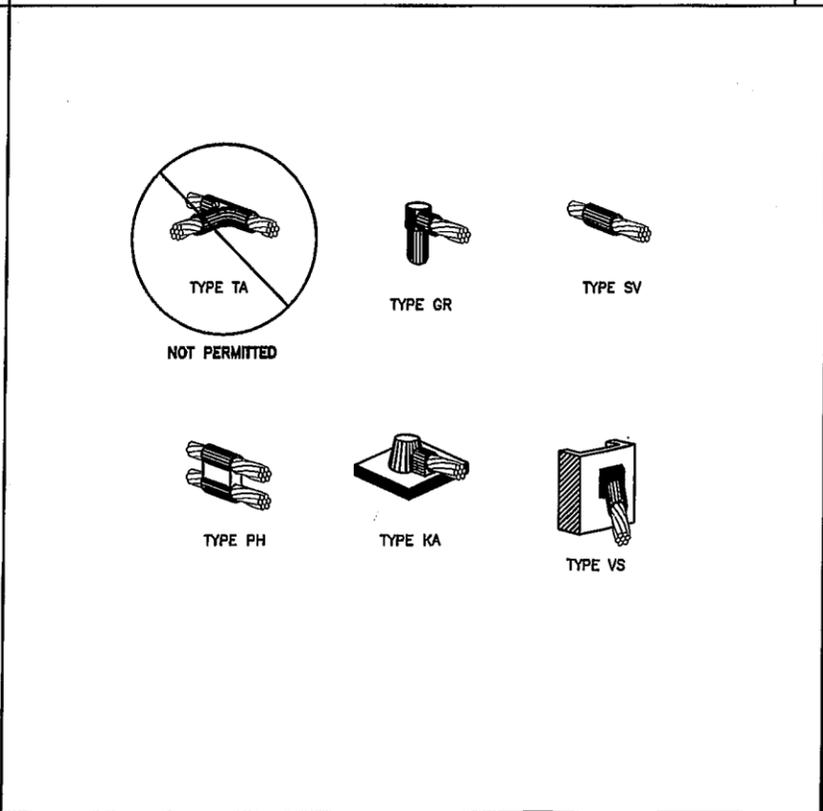
INSPECTION WELL

6



INSTALLATION OF GROUND WIRE TO GROUND BAR

4



CADWELD DETAILS

2

PLANS PREPARED FOR:

**CROWN CASTLE**

PLANS PREPARED BY:

**SSC**

424 S. Woods Mill Road, Suite 220  
Chesterfield, Missouri 63017  
Phone: 314-993-1010  
Fax: 913-438-777

ENGINEERING LICENSE:

STATE OF MISSOURI  
PE CERTIFICATE OF AUTHORIZATION #001640

ENGINEER: MLO MICHAEL L. OWENS E-29058 STRUCTURAL/CIVIL SC  
KV KEVIN VANMAELE E-21561 STRUCTURAL/CIVIL SC  
REJ ROBERT E. JENSEN E-28974 STRUCTURAL/CIVIL SC  
TMS TERRANCE M. SUPER E-45521 ELECTRICAL E  
SDK SHELTON D. KEISLING E-27323 ELECTRICAL E  
DEK DAVE E. KASPER E-16093 ELECTRICAL E

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SUBMITTALS	DESCRIPTION	DATE	BY	REV
ISSUED FOR CONSTRUCTION		12/30/14	MAD	0
REVISED PER CLIENT COMMENTS		01/28/15	MAD	1
REVISED PER CLIENT COMMENTS		04/01/15	MAD	2
REVISED PER CLIENT COMMENTS		06/08/15	MAD	3
REVISED PER CLIENT COMMENTS		06/17/15	MAD	4
REVISED PER CLIENT COMMENTS		07/06/15	MAD	5

SITE NAME:

**ST. LOUIS COUNTY WATER COMPANY**

SITE NUMBER:

880796

SITE ADDRESS:

1850 BAXTER ROAD  
CHESTERFIELD, MISSOURI 63017

SHEET DESCRIPTION:

**GROUNDING DETAILS**

SSC #: \_\_\_\_\_ SHEET NUMBER:

**G-2**



## **LIQUOR LICENSE REQUEST**

As detailed in the enclosed MEMO, prepared by Andrea Majoros, Business Assistance Coordinator, a full liquor license, to sell liquor by-the-drink and Sunday Sales, has been requested by the following business:

**International Tap & Bottle House**, 161 Long Road, #107

As is our practice, the application has already been reviewed and is now recommended for your approval by our Police Dept. and the Planning/Development Services Division of the Dept. of Public Services.

If you have any questions, please contact me PRIOR to Wednesday's meeting.



## **MEMORANDUM**

**DATE:** August 28, 2015

**TO:** Michael G. Herring, City Administrator

**FROM:** Andrea Majoros, Business Assistance Coordinator 

**SUBJECT:** **LIQUOR LICENSE REQUEST – INTERNATIONAL TAP & BOTTLE HOUSE**

---

**International Tap & Bottle House**, 161 Long Rd, #107, has requested an upgrade to a full liquor license to sell liquor by the drink and Sunday sales. (Their current license is for beer and wine, with Sunday sales.)

Mr. Sean Conroy is the Managing Officer.

With City Council approval at the Wednesday, September 9th City Council meeting, I will immediately issue this license.

✓  
MGH  
8/28/15

**BID RECOMMENDATION – 2015 ACCESSIBLE SIDEWALK RAMP IMPROVEMENTS**

As detailed in the enclosed MEMO, prepared by Jim Eckrich, Public Works Director/City Engineer, bids were recently sought for the construction of “handicapped-accessible” ramps, at multiple locations, throughout the City.

Having reviewed the information contained within and attached to Mr. Eckrich’s MEMO, I join with him in recommending award of a contract, for this project, to **R.V. Wagner**, in an amount-not-to-exceed **\$41,900**. The entire cost of this contract will be funded by the use of Community Development Block Grant funds, provided to the City by a program administered by St. Louis County. There is NO DIRECT COST to the City!

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

# MEMORANDUM



**DATE:** August 27, 2015

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

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

**RE:** Bid Recommendation  
2015 Accessible Sidewalk Ramp Improvements (2015-PW-02)

On August 26, 2015 the Department of Public Services publicly opened bids for the 2015 Accessible Sidewalk Ramp Improvement Project. Three bids were received, as detailed in the attached memorandum from Project Manager Matt Dooley. The lowest bid was submitted by R.V. Wagner. R.V. Wagner has successfully performed work for the City of Chesterfield in the past, and is positively recommended by City Staff and its references. This year the sidewalk ramp improvements will be constructed in the Stonebriar subdivision.

The City's annual sidewalk ramp improvement projects are funded through the Community Development Block Grant (CDBG) program administered by St. Louis County. In 2015 the City of Chesterfield is eligible for \$41,900 in CDBG funding. While there are a number of ways a city can use CDBG funds, we believe the sidewalk ramp improvement program is the most appropriate, as it not only benefits many residents, but it allows the City of Chesterfield to work toward compliance with the Americans with Disabilities Act.

**I recommend acceptance of the low bid, as submitted by R.V. Wagner, in the amount of \$39,717.65, with a funding authorization in an amount not to exceed \$41,900.** This will allow construction of the Base Bid, Alternate 1, and a modest contingency should change orders become necessary. This entire project will be funded through the CDBG Program, and there will be no cost to the City of Chesterfield.

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

Concurrence: *Craig White*  
Craig White, Finance Director

cc: Michael O. Geisel, Director of Public Services  
File 2015-PW-02

*✓ MGH*  
*8/28/15*

# MEMORANDUM



**DATE:** August 27, 2015  
**TO:** James Eckrich, Public Works Director  
**FROM:** Matt Dooley, Project Manager 

**SUBJECT:** 2015 Accessible Ramp Improvements **(2015-PW-02)**

As you are aware, each year the City of Chesterfield is eligible for Community Development Block Grant funding through St. Louis County. While there are a number of eligible uses for CDBG funds, the City of Chesterfield has elected to utilize these funds to reconstruct sidewalk ramps to meet the standards defined within the Americans with Disabilities Act (ADA). This year the total funding available to the City of Chesterfield, through the CDBG program, is \$41,900. No local match is required.

City Staff typically defines a scope of work based upon the number of ramps we believe can be constructed based upon the amount of funding we believe will be available. This is referred to as the Base Bid. Should additional funding become available, we also create "Alternates" which allow us to increase the scope of the project if the bids received are favorable. In this case the Base Bid includes 13 ramps located within the Stonebriar Subdivision. Alternate #1 includes 6 ramps also within the Stonebriar Subdivision.

On August 26, 2015 the City of Chesterfield publicly opened bids for the above-described CDBG sidewalk ramp project. A summary of those bids is as follows:

<b>Contractor</b>	<b>Base Bid</b>	<b>Alt#1</b>	<b>Alt#2</b>	<b>Total Bid</b>
R.V.Wagner	\$31,358.00	\$8,359.65	\$7,155.35	\$46,873.00
Concrete Design	\$34,722.90	\$9,539.95	\$8,014.98	\$52,277.83
Amcon Municipal Concrete	\$40,395.70	\$9,798.00	\$7,955.20	\$58,148.90

Based upon the bids received, the City of Chesterfield can construct the Base Bid and Alternate #1, at an estimated cost of \$39,717.65. The low bidder for this scope, R.V. Wagner, has successfully performed this type of work in the past. Accordingly, we recommend acceptance of the low total bid of \$39,717.65 submitted by R.V. Wagner and request authorization of work up to the amount of the available funding, \$41,900. The above contract amount covers the Base Bid, Alternate #1, and a modest contingency.

Should you require additional information, please advise.

cc: 2015-PW-02 File



**BID TABULATION  
2015 ACCESSIBLE RAMP IMPROVEMENTS  
2015-PW-02  
August 26, 2015**

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE		R.V. WAGNER		CONCRETE DESIGN		AMCON MUNICIPAL CONCRETE	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Remove Sidewalk	Sq. Ft.	1,738	\$3.75	\$6,517.50	\$3.55	\$6,169.90	\$2.35	\$4,084.30	\$4.65	\$8,081.70
2	Replace / Install 4" Sidewalk	Sq. Ft.	1,656	\$7.50	\$12,420.00	\$8.30	\$15,400.80	\$8.85	\$14,655.60	\$12.00	\$19,872.00
3	Remove and Replace P.C.C. Pavement	Sq. Yd.	54	\$200.00	\$10,800.00	\$78.45	\$4,236.30	\$126.90	\$6,852.60	\$175.00	\$9,450.00
4	Saw Cutting	Lin. Ft.	224	\$12.00	\$2,688.00	\$6.50	\$1,456.00	\$10.85	\$2,430.40	\$8.00	\$1,792.00
5	Siltation Control	Lump Sum	1	\$200.00	\$200.00	\$2,535.00	\$2,535.00	\$2,900.00	\$2,900.00	\$200.00	\$200.00
6	Traffic Control	Lump Sum	1	\$1,500.00	\$1,500.00	\$1,560.00	\$1,560.00	\$3,800.00	\$3,800.00	\$1,000.00	\$1,000.00
	<b>TOTAL BASE BID</b>				<b>\$34,125.60</b>		<b>\$31,358.00</b>		<b>\$34,722.90</b>		<b>\$40,395.70</b>
	ALTERNATE #1				\$3,617.50		\$8,359.65		\$9,539.95		\$9,798.00
	ALTERNATE #2				\$7,510.00		\$7,155.35		\$8,014.98		\$7,955.20

**RESOLUTION NO. 414 - APPROVES ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS**

As fully-described within a MEMO, prepared by Libbey Tucker, Community Services/Economic Development Director and attached to Resolution No. 414, the **Industrial Development Authority (AUTHORITY) of St. Louis County is seeking authorization, from the City of Chesterfield, to issue Industrial Development Revenue Bonds.** These bonds will be used to refund bonds, issued by the AUTHORITY in 2007 and previously approved by the City of Chesterfield and to finance a new project at "**The Willows at Brooking Park**", which will add 45 independent living units, a parking structure and other improvements.

City Council has approved similar Resolutions, on numerous occasions in the past, as required by State Statute, in support of actions taken by the County Industrial Development Authority, for projects within our city limits.

Please note that an Amended Site Development Plan (ASDP) has been submitted and is currently under review by the Planning/Development Services Division. **Approval of Resolution No. 414 will, in no way, impact/preclude the review/approval process associated with the ASDP.**

If you have any questions, please contact Ms. Tucker or me, prior to Wednesday's meeting.

RESOLUTION NO: 414

**RESOLUTION APPROVING A PROJECT (WITHIN THE MEANING OF CHAPTER 349, REVISED STATUTES OF MISSOURI, AS AMENDED) OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF ST. LOUIS, MISSOURI, TO BE LOCATED IN THE CITY OF CHESTERFIELD, MISSOURI, AND APPROVING THE ISSUANCE OF BONDS BY SAID AUTHORITY ON BEHALF OF ST. ANDREW'S RESOURCES FOR SENIORS.**

**WHEREAS**, The Industrial Development Authority of the County of St. Louis, Missouri (the "Authority") is authorized and empowered by the provisions of Chapter 349 of the Revised Statutes of Missouri, as amended (the "Act") to issue revenue bonds to finance and refinance certain projects (as defined in the Act) and to loan the proceeds of such revenue bonds to provide for the purchase, construction, renovation, equipping and improvement of projects for the uses and public purposes set forth in the Act and the refunding of bonds issued for such purposes; and

**WHEREAS**, Section 349.010(4) of the Act requires that projects of a county authority be located within an unincorporated area of such county, except that such projects may be located within the incorporated limits of a municipality within such county when approved by the governing body of the municipality; and

**WHEREAS**, there has been presented to this City Council, in its capacity as the governing body of the City of Chesterfield, Missouri (the "City"), a request for approval of the herein-defined Project described below of the Authority to be located within the incorporated limits of the City, such Project being owned by St. Andrew's Resources for Seniors, a Missouri nonprofit corporation (the "Applicant"), pursuant to the Authority's powers under the Act; and

**WHEREAS**, the Project will consist of additions and improvements to the existing continuing care retirement facility owned by the Applicant and located at 305 and 307 South Wood Mills Road in the City, including certain capital improvements, renovations and additional equipment consisting of the construction, improving and equipping the addition of 45 independent living units at The Willows at Brooking Park, including a parking garage and other renovations at The Willows at Brooking Park and refunding certain bonds previously issued by the Authority with respect to The Willows at Brooking Park (The Industrial Development Authority of the County of St. Louis, Missouri Senior Living Facilities Revenue Bonds (St. Andrew's Resources for Seniors) Series 2007A, and Senior Living Facilities Adjustable Rate Revenue Bonds (St. Andrew's Resources for Seniors) Series 2007B, both series being issued on September 5, 2007) (the financing and refinancing of the project are collectively referred to herein as the "Project").

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

**Section 1.** That the City Council hereby finds and determine that the Project will promote the economic welfare and the development of the City, and will be in furtherance of the public purposes set forth in the Act.

**Section 2.** Solely for the purpose of complying with the requirements of Section 349.010(4) of the Act, the City Council hereby approves the Project to be located within the incorporated limits of the City. Such approval shall not be construed as an approval required by any regulation, code or ordinance of the City in connection with the construction of any improvements included in the Project. All such approvals shall be sought under the City's existing regulations, codes and ordinances.

**Section 3.** That the City Clerk is hereby authorized and directed to deliver certified copies of this Resolution to the Authority or to any other party requesting same.

**Section 4.** That this Resolution shall take effect immediately upon its adoption by the City Council of the City.

**PASSED** by the City Council this 9<sup>th</sup> of September, 2015.

(SEAL)

\_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



M E M O

✓ MGH  
9/1/15

DATE: September 1, 2015  
TO: Mike Herring, City Administrator  
FROM: Libbey Tucker *Libbey*  
Community Services & Economic Development Director  
RE: Resolution for St. Andrew's Resources Bond Issuance

Attached is correspondence from St. Andrew's Resources for Seniors System (STARS), requesting the City to pass a Resolution in support of the project in order to meet statutory requirements prior to the issuance of Industrial Revenue Bonds by St. Louis County's Industrial Development Authority. A municipal resolution is required in order for STARS to qualify for the Industrial Revenue Bonds. St. Andrews operates The Willows at Brooking Park, a retirement community within the City of Chesterfield, west of Highway 141 and across from the St. Luke's Outpatient Center. They currently have 90 apartment homes and 14 villa homes, which are full and have a waiting list to get in.

STARS plan to include \$27 million in the issuance to expand that facility by adding 45 independent living units (apartments), a parking structure and other facility improvements. Amended Site Development Plans were submitted to Planning & Development Services on August 6. With the same bond issuance, they also plan to refinance a 2007 bond issuance of approximately \$63 million in order to recognize savings from achieving a lower rate.

Whenever a County IDA issues bonds for a project located with the boundaries of a city, state law require that the city approve the project and the issuance of bonds by the County IDA. A resolution similar to the resolution before the Council now was done in 2007. The resolution provides that the City is approving the project and the issuance of bonds by the County IDA solely as required by the specific state statute governing the issuance of bonds by the County IDA. *[Such approval does not in any way impact the required planning or permitting approvals of the City Council or Planning Commission related to construction.]* Mrs. Nassif and Mr. Geisel are aware of this request and agree the language in Section 2 of the resolution does not indicate any automatic Planning & Development approvals and that the project will go through the regular planning approval process.

Additionally, their schedule calls for printing of the Preliminary Official Statement on September 14, 2015 which would require approval of this resolution at the September 9 meeting. I have also included a recent article from the St. Louis Business Journal about the refinancing. Should you have any questions, please let me know.



## Resources for Seniors System

August 25, 2015

**Chair**  
Ralph H. Thaman, Jr.

**Vice Chair**  
Rev. Richard Ellerbrake

**Secretary**  
Lisa Bernstein

**Treasurer**  
Bill Broderick

**President & CEO**  
Mary Alice Ryan

**Board of Directors**  
Rev. Richard Brandon  
Donna Dollgener  
Robert P. Elsperman  
Rev. Kevin Gregory  
Rev. Dr. Anita Hendrix  
M. Robert Hill, MD  
Jefferson Miller, Jr.  
Rev. Cedric Portis  
The Rt. Rev. George Wayne Smith  
Mary A.T. Tillman, MD  
Velma Wachter  
Harry Wilson

**Honorary Members**  
Mary Ann Lee  
Blanche M. Touhill, PhD  
Douglas H. Wilton

Libbey Malberg-Tucker, CEcD  
Community Services & Economic Development Director  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017

**Re:** Proposed issuance by The Industrial Development Authority of the County of St. Louis, Missouri of its Senior Living Facilities Revenue Bonds for the benefit of St. Andrew's Resources for Seniors

Dear Ms. Tucker:

I am writing on behalf of St. Andrew's Resources for Seniors ("STARS") to request your help in fulfilling certain statutory requirements for the issuance by The Industrial Development Authority of the County of St. Louis, Missouri (the "Authority") of the above-referenced bonds (the "Bonds"). The requested assistance involves the consideration of a resolution to be prepared by Gilmore & Bell, P.C.

The proceeds of the Bonds will be used to refund bonds issued by the Authority in 2007 and to finance a new project at The Willows at Brooking Park ("The Willows"). The new project primarily consists of the construction, improving and equipping of a 45-unit independent living addition (the "New Phase") to The Willows and also includes a parking garage and other renovations at The Willows. Current designs provide for each new independent living apartment to be between 870 and 1,730 square feet on three floors with an underground garage with private entrance. The New Phase is expected to have one community room, one guest apartment, two elevators, a private secured entrance and an enclosed walkway on the first floor connecting it to the present building comprising The Willows. Construction is expected to commence in October 2015 and is estimated to be substantially completed by March 2017.

Our schedule calls for printing the Preliminary Official Statement on September 14, 2015. Therefore, we would appreciate if the resolution could be presented to the Council for approval on September 9.

I would be happy to discuss the project and this matter in more detail. A member of our staff could be present when the resolution is considered if you believe it would be helpful. We very much appreciate your assistance in this matter. Please contact me if you have any questions.

Very truly yours,

Mary Alice Ryan  
President and CEO

*Our Mission: Empower elders and their caregivers through choices and options that foster a vital life.*

6633 Delmar Blvd.

St. Louis, MO 63130

Phone: (314) 726-0111  
Fax: (314) 726-2773



Web: [www.standrews1.com](http://www.standrews1.com)  
e-mail: [info@standrews1.com](mailto:info@standrews1.com)

From the St. Louis Business Journal

[:http://www.bizjournals.com/stlouis/print-edition/2015/08/14/st-andrew-s-refinances-100-million-for-projects.html](http://www.bizjournals.com/stlouis/print-edition/2015/08/14/st-andrew-s-refinances-100-million-for-projects.html)

# St. Andrew's refinances \$100 million for projects

**SUBSCRIBER CONTENT:** Aug 14, 2015, 5:00am CDT



Corey Noles

Reporter- St. Louis Business Journal

Email

A St. Louis senior living nonprofit is planning a \$100 million bond sale to cover the cost of a construction project and refinance old debt. St. Andrew's Resources for Seniors, located at 6633 Delmar Blvd, is working with a variety of attorneys and financial institutions to prepare the bond sale for later this month.

The largest portion will refinance about \$63.4 million in bonds sold by the company in 2007. Mary Ann Ryan, president and CEO of St. Andrew's, said she expects the organization to realize significant cost savings through the refinancing, but that "it is too early to say." With no interest rate locked in and not knowing how fast the bonds will sell, officials with St. Andrew's declined to provide an estimate.

"When we did the deal in late 2007, it wasn't exactly a great time for the economy," Ryan said. "Interest rates are much lower now, and I think we can get it down to a more reasonable level."

The current bonds, which mature in 2027, show interest rates ranging from 4 percent to 6.375 percent. Cain Brothers of New York is the investment banker handling the transaction. In addition, Armstrong Teasdale LLP is representing St. Andrew's; Gilmore & Bell PC is the bond counsel; Stinson Leonard Street LLP is the issuer's counsel and UMB Bank is trustee. The Industrial Development Authority of St. Louis County is also involved in the project. Rick Palank, president and CEO of the IDA, said his organization, as a nonprofit entity, is selling the bonds for St. Andrew's to help them find a better interest rate.

"What we do is issue tax exempt bonds in exchange for a fee — it just makes a better deal for everyone involved," Palank said. "When you think about a \$5 million project, the amount of savings from a point or two interest drop is tremendous. With this deal, we're looking at \$100 million."

Included with the current \$100 million bond offering are the funds to construct a \$27 million

addition to The Willows at Brookings Park in Chesterfield. The 110,400-square-foot addition includes 45 apartment homes ranging in size from 870 to 1,550 square feet. The facility, which currently consists of 90 apartment homes and 14 villa homes, is at full capacity with an extended waiting list. The community entrance fee begins at \$270,500.

Construction on the addition is expected to begin in early 2016.

Health Care, Education

**LEGISLATION - PLANNING COMMISSION**

**BILL NO. 3049** – AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON URBAN DISTRICT TO AN “E-1” ESTATE ONE ACRE DISTRICT FOR A 50.5279 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION WITH LONG ROAD AND EAST OF ITS INTERSECTION WITH ARBOR GROVE COURT. (P.Z. 04-2015 ARBORS AT WILMAS FARM {17508 WILD HORSE CREEK ROAD} 18V330035) **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

**BILL NO. 3050** –AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “E-1” ESTATE ONE ACRE DISTRICT TO A “PUD” PLANNED UNIT DEVELOPMENT FOR A 50.5279 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION WITH LONG ROAD AND EAST OF ITS INTERSECTION WITH ARBOR GROVE COURT. (P.Z. 05-2015 ARBORS AT WILMAS FARM {17508 WILD HORSE CREEK ROAD} 18V330035) **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

**BILL NO. 3049**

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

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON URBAN DISTRICT TO AN “E-1” ESTATE ONE ACRE DISTRICT FOR A 50.5279 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION WITH LONG ROAD AND EAST OF ITS INTERSECTION WITH ARBOR GROVE COURT. (P.Z. 04-2015 ARBORS AT WILMAS FARM {17508 WILD HORSE CREEK ROAD} 18V330035).**

**WHEREAS**, the petitioner, Wilmas Farm, LLC, by: McBride & Son Acquisitions, LLC has requested a change in zoning from “NU” Non Urban District to “E-1” Estate One Acre District for a 50.5279 acre tract of land located on the south side of Wild Horse Creek Road west of its intersection with Long Road and east of its intersection with Arbor Grove Court; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on June 22, 2015; and,

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

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

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

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

**Section 1.** City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “E-1” Estate One Acre District for a 50.5279 acre tract of land located at 17508 Wild Horse Creek Road and as described as follows:

A tract of land being part of Lot 21 of R.H. Stevens Farm recorded in Plat Book 7 Page 37 of the St. Louis City (Former County) records, located in U.S. Surveys 122, 150, 102 and 419, Township 45 North,

Range 3 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at an iron pipe found for the northeast corner of Lot 2 Mary Schaeffer Estate Adjustment as recorded in Plat Book 352 Page 809 of the above mentioned recorder's office, also being on the south right of way line of Wildhorse Creek (60'w.) Road; thence along the south line of said Wildhorse Creek Road the following courses and distances: North  $55^{\circ}15'36''$  East, 205.89 feet; along an arc to the right having a radius of 1880.08 feet, an arc length of 730.84 feet and a chord bearing and distance of North  $66^{\circ}23'46''$  East, 726.25 feet; North  $77^{\circ}32'36''$  East, 33.09 feet to the intersection of the south right of way line of Wildhorse Creek Road and the west right of way line of Deep Forest (50'w.) Drive; thence along the west right of way line of said Deep Forest Drive, South  $12^{\circ}02'02''$  East, 544.62 feet; thence continuing along said west right of way line and the west line of Lots 2 and 3 of Deep Wood as recorded in Plat Book 170 Page 24 of the above mentioned recorder's office, South  $12^{\circ}26'58''$  East, 1524.13 feet to the southwest corner of said Lot 3; thence along the south line of said Lot 3, North  $67^{\circ}20'48''$  East, 50.80 feet to the northwest corner of common ground of Country Lake Estates as recorded in Plat Book 345 Page 41 of the above mentioned recorder's office; thence along the west line of said common ground and the west line of Lot 37, South  $12^{\circ}26'58''$  East, 351.06 feet to an old stone found for the southeast corner of U.S. Survey 150 also being the northeast corner of common ground of Wildhorse Village B Lot 1 Boundary Adjustment Plat as recorded in Plat Book 352 Page 879 of the above mentioned recorder's office; thence along the north line of said common ground, and the north line of Adjusted Lot 1 and the north line of Lot 603, common ground and Lot 347 of Wildhorse Village A as recorded in Plat Book 310 Page 14 of the above mentioned recorder's office, South  $77^{\circ}40'33''$  West, 985.34 feet to an iron pipe found for the southeast corner of common ground of the Arbors at Wildhorse Creek as recorded in Plat Book 360 Page 220 of the above mentioned recorder's office; thence along the east line of said common ground and the east line of the above mentioned Lot 2 of Mary Schaffer Estate Adjustment, North  $12^{\circ}22'00''$  West, 2190.06 feet to the point of beginning and containing 2,200,997 square feet (50.5279 acres), more or less, according to a survey by The Sterling

Company during the month of October, 2013 under order number 13-08-265.

**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.

**Section 3.** The City Council, pursuant to the petition filed by Wilmas Farm, LLC, by: McBride & Son Acquisitions, LLC in P.Z. 04-2015, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 22<sup>nd</sup> day of June 2015, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

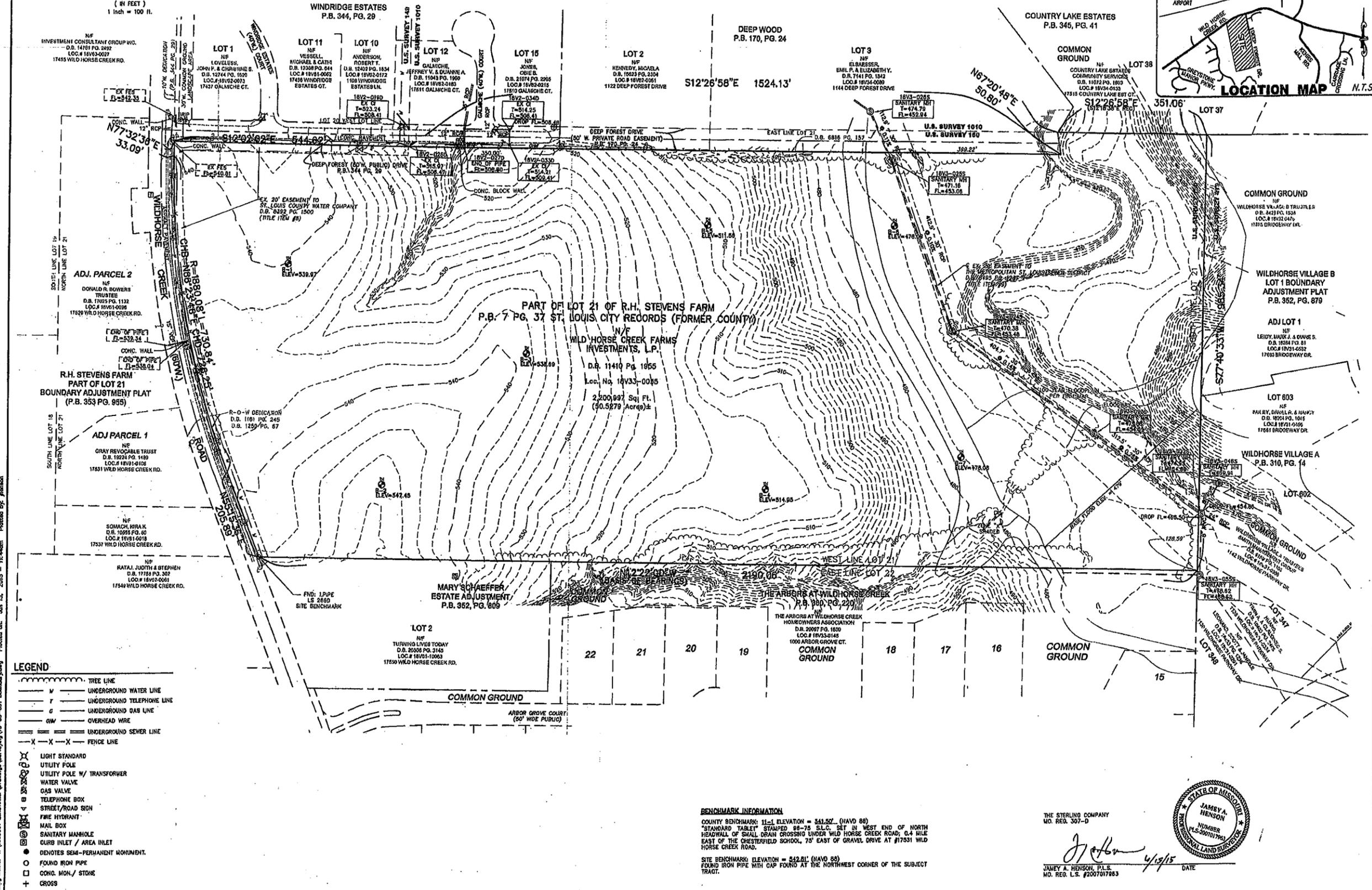
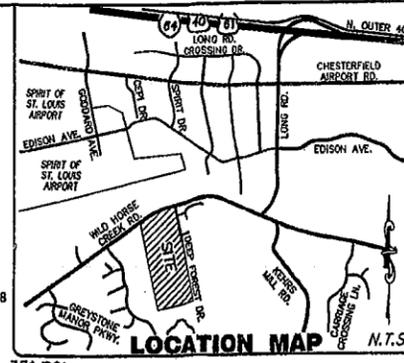
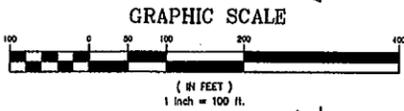
ATTEST:

\_\_\_\_\_  
CITY CLERK

FIRST READING HELD: 8/17/2015



**A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM  
PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORD,  
LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**



- LEGEND**
- TREE LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND TELEPHONE LINE
  - UNDERGROUND GAS LINE
  - OVERHEAD WIRE
  - UNDERGROUND SEWER LINE
  - FENCE LINE
  - LIGHT STANDARD
  - UTILITY POLE
  - UTILITY POLE W/ TRANSFORMER
  - WATER VALVE
  - GAS VALVE
  - TELEPHONE BOX
  - STREET/ROAD SIGN
  - FIRE HYDRANT
  - MAIL BOX
  - SANITARY MANHOLE
  - CURB INLET / AREA INLET
  - DELINEATOR
  - FOUND IRON PIPE
  - CONC. MON./ STONE
  - CROSS
  - CROSS WITH ANCHOR

**BENCHMARK INFORMATION**  
 COUNTY BENCHMARK: 11-1 ELEVATION = 341.50' (NAVD 88)  
 "STANDARD TABLE" STAMPED 98-75 S.L.C. SET IN WEST END OF NORTH  
 HEADWALL OF SMALL DRAIN CROSSING UNDER WILD HORSE CREEK ROAD, 0.4 MILE  
 EAST OF THE CHESTERFIELD SCHOOL, 75' EAST OF GRAVEL DRIVE AT #17531 WILD  
 HORSE CREEK ROAD.  
 SITE BENCHMARK: ELEVATION = 342.81' (NAVD 88)  
 FOUND IRON PIPE WITH CAP FOUND AT THE NORTHWEST CORNER OF THE SUBJECT  
 TRACT.

THE STERLING COMPANY  
 NO. REG. 307-D  
 JAMES A. HENSON  
 NUMBER PLS. 2007017963  
 DATE 4/13/15



Update Client and Title Commitment info. 6-15-16

PREPARED FOR:  
**WILMAS FARM, LLC**  
 5091 New Baumgartner Road  
 ST. LOUIS, MO 63129  
 314-487-5617

PREPARED BY:  
**THE STERLING CO.**  
 ENGINEERS & SURVEYORS  
 3602 ST. LOUIS MISSOURI BLVD  
 ST. LOUIS, MISSOURI 63108  
 (314) 487-0440 FAX 487-8944  
 E-Mail: Sterling@sterling-eng-survey.com

PROJECT:  
 17508 WILDHORSE CREEK ROAD  
 "WILMAS FARM"

SHEET TITLE: Topographic Survey

NO.	15	03	091
M.S.D.			SHEET
P#		2	OF
DIGITAL FILE LOCATION: 1503-03-091			

Drawing name: V:\1503091 Landowner Drawings\Surveying\15-03-091 Boundary.dwg  
 Printed on: Jun 15, 2015 - 11:44am  
 Plotted by: jason

BASE MAP

**BILL NO. 3050**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "E-1" ESTATE ONE ACRE DISTRICT TO A "PUD" PLANNED UNIT DEVELOPMENT FOR A 50.5279 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION WITH LONG ROAD AND EAST OF ITS INTERSECTION WITH ARBOR GROVE COURT. (P.Z. 05-2015 ARBORS AT WILMAS FARM {17508 WILD HORSE CREEK ROAD} 18V330035).**

**WHEREAS**, the petitioner, Wilmas Farm, LLC, by: McBride & Son Acquisitions, LLC has requested a change in zoning from "E-1" Estate One Acre District to "PUD" Planned Unit Development for a 50.5279 acre tract of land located on the south side of Wild Horse Creek Road west of its intersection with Long Road and east of its intersection with Arbor Grove Court; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on June 22, 2015; and,

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

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

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

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

**Section 1.** City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PUD" Planned Unit Development for a 50.5279 acre tract of land located at 17508 Wild Horse Creek Road and as described as follows:

A tract of land being part of Lot 21 of R.H. Stevens Farm recorded in Plat Book 7 Page 37 of the St. Louis City (Former County) records, located in U.S. Surveys 122, 150, 102 and 419, Township 45 North,

Range 3 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at an iron pipe found for the northeast corner of Lot 2 Mary Schaeffer Estate Adjustment as recorded in Plat Book 352 Page 809 of the above mentioned recorder's office, also being on the south right of way line of Wildhorse Creek (60'w.) Road; thence along the south line of said Wildhorse Creek Road the following courses and distances: North 55°15'36" East, 205.89 feet; along an arc to the right having a radius of 1880.08 feet, an arc length of 730.84 feet and a chord bearing and distance of North 66°23'46" East, 726.25 feet; North 77°32'36" East, 33.09 feet to the intersection of the south right of way line of Wildhorse Creek Road and the west right of way line of Deep Forest (50'w.) Drive; thence along the west right of way line of said Deep Forest Drive, South 12°02'02" East, 544.62 feet; thence continuing along said west right of way line and the west line of Lots 2 and 3 of Deep Wood as recorded in Plat Book 170 Page 24 of the above mentioned recorder's office, South 12°26'58" East, 1524.13 feet to the southwest corner of said Lot 3; thence along the south line of said Lot 3, North 67°20'48" East, 50.80 feet to the northwest corner of common ground of Country Lake Estates as recorded in Plat Book 345 Page 41 of the above mentioned recorder's office; thence along the west line of said common ground and the west line of Lot 37, South 12°26'58" East, 351.06 feet to an old stone found for the southeast corner of U.S. Survey 150 also being the northeast corner of common ground of Wildhorse Village B Lot 1 Boundary Adjustment Plat as recorded in Plat Book 352 Page 879 of the above mentioned recorder's office; thence along the north line of said common ground, and the north line of Adjusted Lot 1 and the north line of Lot 603, common ground and Lot 347 of Wildhorse Village A as recorded in Plat Book 310 Page 14 of the above mentioned recorder's office, South 77°40'33" West, 985.34 feet to an iron pipe found for the southeast corner of common ground of the Arbors at Wildhorse Creek as recorded in Plat Book 360 Page 220 of the above mentioned recorder's office; thence along the east line of said common ground and the east line of the above mentioned Lot 2 of Mary Schaeffer Estate Adjustment, North 12°22'00" West, 2190.06 feet to the point of beginning and containing 2,200,997 square feet (50.5279 acres), more or less, according to a survey by The Sterling

Company during the month of October, 2013 under order number 13-08-265.

**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 Wilmas Farm, LLC, by: McBride & Son Acquisitions, LLC in P.Z. 05-2015, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 22<sup>nd</sup> day of June 2015, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

FIRST READING HELD: 8/17/2015

## ATTACHMENT A

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

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

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

#### **B. DENSITY REQUIREMENTS**

1. The total number of single family residential units shall not exceed forty-seven (47) units.

#### **C. DEVELOPMENT STANDARDS**

1. Minimum lot size for this development shall be 22,000 square feet.
2. Maximum height of all structures shall be fifty (50) feet.
3. Structure setbacks shall be as follows:
  - a. Twenty-five (25) feet from the front yard.
  - b. Eight (8) feet from the side yard with a minimum of twenty (20) feet between structures.
  - c. Twenty-five (25) feet from the rear yard.
4. No building or structure, other than: a freestanding project identification sign, light standards, retaining walls or flag poles shall be located within the above listed setbacks.

#### **D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within the right of way or on any existing roadways surrounding the development including but not limited to Wild Horse Creek Road and Deep Forest Drive. All construction related parking shall be confined to the development.

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

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Provide a Greenspace Preservation Area on the southern portion of the site as shown on the Preliminary Plan, attached hereto and marked as Attachment B. No structures or paving, other than the pedestrian trail as shown on the Preliminary Plan, are permitted in a Greenspace Preservation Area.
3. Landscape Buffer requirements:
  - a. A fifty (50) foot Landscape Buffer and Common Open Space area shall be required along the northern perimeter of the PUD as identified on the Preliminary Plan attached hereto and marked as Attachment B.
  - b. A thirty (30) foot Landscape Buffer shall be required along the southern, eastern, and western perimeters of the PUD as identified on the Preliminary Plan attached hereto and marked as Attachment B.
  - c. The thirty (30) foot Landscape Buffer requirement on the southern portion of the site shall be met by the inclusion of the Greenspace Preservation Area as shown on the Preliminary Plan, attached hereto and marked as Attachment B.
  - d. The required Landscape Buffer shall be outside of any developed lot and shall be dedicated as Common Open Space or Greenspace Preservation Area as identified on the Preliminary Plan.
4. Landscape berms along Wild Horse Creek Road shall be required as shown on the Preliminary Plan, attached hereto and marked as Attachment B.
5. A minimum of thirty-nine percent (39.0%) Common Open Space shall be required for this PUD; the Greenspace Preservation Area is included in this calculation.

## **F. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or MoDOT, for sight distance considerations 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.

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

1. Access to the development shall be limited to one access point on Wild Horse Creek Road and another access from Deep Forest Drive. Adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation, and the Monarch Fire District, as applicable.
2. No lot shall be allowed direct access to Deep Forest Drive or Wild Horse Creek Road.
3. If adequate sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the Missouri Department of Transportation and the City of Chesterfield.
4. A thirty-foot-wide cross access easement shall be provided to the adjacent property to the west, as shown on the Preliminary Plan, and as directed by the City of Chesterfield.

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

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed if other than the City of Chesterfield. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

3. All roadway and related improvements in each plat or phase of the development shall be constructed and completed prior to issuance of building permits exceeding sixty percent (60%) for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of sixty percent (60%).
4. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.
5. Obtain approvals from the City of Chesterfield, the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Wild Horse Creek Road frontage of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects as well as the existing sidewalk along Deep Forest Drive. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated for public use.
7. Provide an on-site pedestrian walking trail throughout the site as shown on the Preliminary Plan attached hereto and marked as Attachment B.
8. All proposed work in Missouri Department of Transportation right of way will require a Missouri Department of Transportation permit.
9. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation standards and shall be reviewed and approved by Missouri Department of Transportation.
10. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will affect Missouri Department of Transportation right-of-way.
11. All proposed work in Missouri Department of Transportation right-of-way must comply with Missouri Department of Transportation standards, specifications, conform to Missouri Department of Transportation's Access Management Guidelines with detailed construction plans being received and approved by Missouri Department of Transportation.

12. The proposed driveway locations are subject to meet Missouri Department of Transportation sight distance criteria and Access Management Engineering Policy.

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

1. Provide a traffic study as directed by the City of Chesterfield and/or Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Missouri Department of Transportation will require a scoping meeting to discuss what type of traffic analysis will be needed to determine the necessary roadway improvements. A traffic impact study may be required to assess the impacts of the proposed development to the state highway system.

#### **L. POWER OF REVIEW**

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

#### **M. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
4. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
6. The lowest opening of all structures shall be set at least two (2) feet higher than the 100-year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the 100- year high water.
7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District (MSD).
8. Storm sewers shall be as approved by the City of Chesterfield, the Missouri Department of Transportation, the Metropolitan St. Louis Sewer District, and other entities as necessary.
9. Formal project development plans, including a MSD flood plain study, shall be submitted to MSD for review, approval, and permits. These facilities shall be designed in accordance with the MSD Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Drainage Facilities that apply at the time of formal submission to MSD. Formal plan approval is subject to the requirements of detailed review.

10. Stormwater quality, channel protection, and flood detention requirements will apply. Please note this project will be considered “new development”, and controls shall be designed and implemented to reasonably mimic pre-construction runoff conditions (including runoff volume) to the maximum extent practicable. MSD will assess stormwater quality and flood detention effectiveness based on the site’s January 2000 pre-construction condition.
11. The rear portions of lots 16-27, walking trail, and multi sports field appear to bypass BMPs and detention facilities. The runoff generated from these improvements should be treated for water quality and managed to demonstrate no increase in flowrate and volume applied to offsite properties, as directed by MSD.
12. Site layout and grading shall provide for an overland flow path should the onsite storm sewer system capacity be exceeded or become blocked.
13. Receiving offsite sewer systems and open channels shall be analyzed for capacity. The developer may be required to improve downstream sewers and open channels if insufficient capacity exists to manage the additional flows generated by the proposed development or cause velocity conditions that would cause stream bank erosion.
14. A 404/401 permit may be required from the U.S. Army Corps of Engineers and Missouri Department of Natural Resources. The developer should investigate for and assess the presence of any jurisdictional features on the site, and confirm with these two agencies the applicability of any requirements. If applicable, approvals from these agencies will be required prior to formal MSD plan approval.

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

1. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).
2. Sanitary sewers shall be as approved by the Metropolitan St. Louis Sewer District, the City of Chesterfield, and other entities as necessary.
3. Easement to MSD will be required for any public sewers. The project is located in the Caulks Creek Impact area and subject to applicable fees.
4. The placement of fill shall not encroach upon the existing trunk sewer and easement located along the southern portion of the site.

## **O. GEOTECHNICAL REPORT**

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

## **P. MISCELLANEOUS**

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

5. Obtain any and all necessary determinations, approvals, and permits from USACE, the Missouri Department of Natural Resources, and other entities, as necessary, for work impacting or in close proximity to jurisdictional waterways and/or wetlands.
6. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.
7. A portion of the site is located in the Special Flood Hazard Area or the Supplemental Protection Area related to floodplain. Consult Article 5 of the Unified Development Code for specific requirements. A certification of the actual elevation of the constructed floor will be required prior to occupancy of the building within these areas.

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

- A. The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Plan, the petitioner may submit a Site Development Concept Plan and Site Development Section Plans 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. A Site Development Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

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

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

### **IV. GENERAL CRITERIA**

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

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

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

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

- A.** The developer shall contribute a Traffic Generation Assessment (TGA) to the Eatherton – Kehrs Mill Road Trust Fund (No. 552). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<b><u>Type of Development</u></b>	<b><u>Required Contribution</u></b>
TGA Category	Contribution
Single Family Dwelling	\$1,085.70

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

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

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

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

- B.** As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
- C.** Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.

- D.** The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2016, 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 St. Louis County Department of Highways and Traffic.

## **VI. RECORDING**

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

## **VII. ENFORCEMENT**

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

# The Arbors at Wilmas Farm

A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM  
 RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS,  
 LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST,  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## PRELIMINARY DEVELOPMENT PLAN

### GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:  
 METROPOLITAN ST. LOUIS SEWER DISTRICT  
 MONARCH FIRE PROTECTION DISTRICT  
 ROCKWOOD R-6 SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:  
 MISSOURI AMERICAN WATER COMPANY  
 AMREN UE  
 AT&T  
 LACLEDE GAS COMPANY  
 CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD. REVIEW OF THE PROPOSED STEEP SLOPE WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY FIELD SURVEY AND LIDAR TOPOGRAPHIC DATA.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DELETED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- NEAREST MAJOR INTERSECTION IS WILDHORSE CREEK ROAD AND LONG ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
- EXISTING OWNERS: WILD HORSE CREEK FARMS INVESTMENTS, LP  
 129 WINDY ACRES ESTATES DRIVE  
 BALLWIN, MO 63021
- SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
- MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET.
- SITE PLAN WILL MEET ALL CITY OF CHESTERFIELD REQUIREMENTS.
- LANDSCAPE EASEMENTS ARE ESTABLISHED AS A PROTECTED AREA FOR VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN LANDSCAPE EASEMENTS. TRAILS SHALL BE ALLOWED WITHIN THE LANDSCAPE EASEMENTS. LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE RESIDENT OR A HOME OWNERS ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE LANDSCAPE EASEMENTS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD. THIS LANGUAGE SHALL BE INCLUDED ON ALL PLANS, PLATS, ORDINANCES, SUBDIVISION INDENTURES, AND OTHER APPROPRIATE (WRITTEN) DOCUMENTS FOR THIS DEVELOPMENT.
- THIS PROJECT IS APPROXIMATELY 2,000 FEET AWAY FROM SPIRIT'S RUNWAY 26L AND THEREFORE AIRCRAFT NOISE WILL BE NOTICEABLE AT THE SITE ON A DAILY BASIS.

### SITE INFORMATION

LOCATOR NUMBERS: 18V330035  
 EXISTING ZONING: E-1  
 PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)  
 GROSS AREA OF SITE: 50.8 ACRES  
 DENSITY CALCULATIONS:  $\frac{50.8 \text{ ACRES} \times 43,560 \text{ SQ.FT./AC.}}{43,560 \text{ SQ.FT./LOT}} = 50 \text{ LOTS ALLOWED}$   
 AVERAGE LOT SIZE: 23,012 S.F.  
 MAXIMUM NUMBER OF UNITS ALLOWED: 50  
 NUMBER OF UNITS PROPOSED: 47  
 LOT DEVELOPMENT REQUIREMENTS:  
 FRONT YARD SETBACK: 25'  
 SIDE YARD SETBACK: 8' (MIN. 20' BETWEEN STRUCTURES)  
 REAR YARD SETBACK: 25'  
 MIN. LOTS SIZE: 22,000 SQ. FT.  
 NUMBER OF PARKING SPACES REQUIRED: TWO PER UNIT = 94 SPACES  
 NUMBER OF PARKING SPACES PROVIDED: 94  
 PROPOSED STREETS SHALL BE PUBLIC 50'W. R.O.W. WITH 20'W. P.V.M.T. AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS.  
 STREET AREA = 4.88 ACRES  
 MDOOT R/W DEDICATION = 0.34 ACRES  
 COMMON GROUND = 0.73 ACRES WHICH EQUALS 1.4% OF THE SITE  
 COMMON OPEN SPACE = 19.93 ACRES WHICH EQUALS 39.5% OF THE SITE  
 FLOOD MAP: FEMA PANEL 29189C0145K DATED: FEB. 4, 2015

### TREE INFORMATION

SEE TREE STAND DELINEATION - SHEET 1

### STATE PLANE COORDINATES

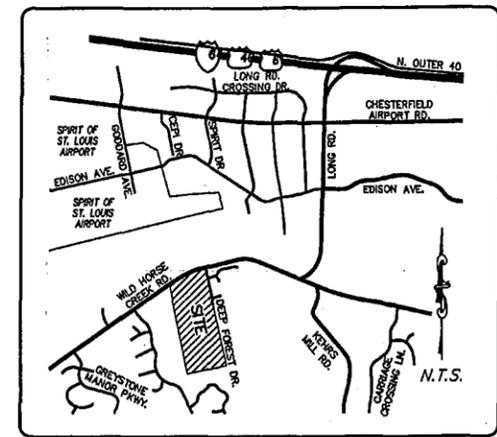
STATE PLANE COORDINATES WERE DETERMINED ON MARCH 15, 2011 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF SROX AND A PID OF D12212 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 314214.384 METERS AND EAST (X) = 237449.330 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 2030-18, EFFECTIVE DATE AUGUST 28, 2006) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION SROX. IN ORDER TO PUT THIS PLAN ON THE MISSOURI STATE PLANE COORDINATE EAST ZONE (NAD-83) GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEARINGS COUNTER-CLOCKWISE 00°22'11". THE PUBLISHED PLAT BEARING OF N12°36'48"W WOULD BE N12°14'35"W IF ROTATED TO GRID NORTH.

COMBINED GRID FACTOR = 0.999914928 (1 METER = 3.28083333 FEET)

### PROPERTY DESCRIPTION

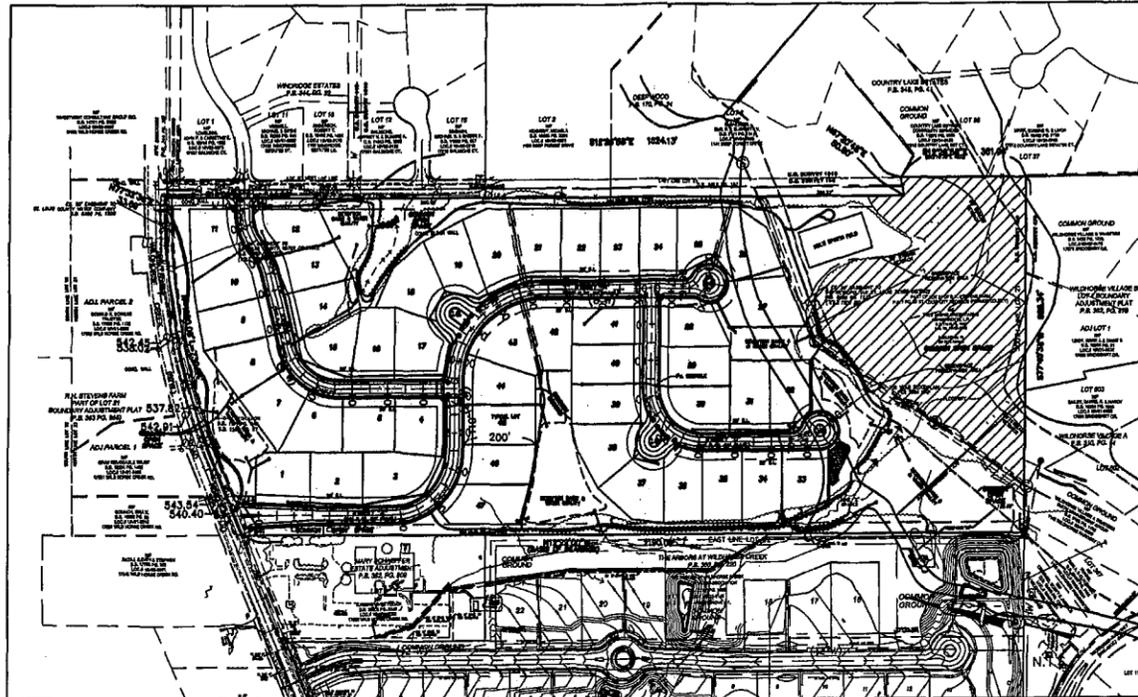
A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 2 MARY SCHAEFFER ESTATE ADJUSTMENT AS RECORDED IN PLAT BOOK 352 PAGE 809 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK (80'W) ROAD; THENCE ALONG THE SOUTH LINE OF SAID WILDHORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 55°15'36" EAST, 203.89 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1880.08 FEET, AN ARC LENGTH OF 730.84 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 88°23'48" EAST, 726.25 FEET; NORTH 77°32'36" EAST, 33.09 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK ROAD AND THE WEST RIGHT OF WAY LINE OF DEEP FOREST (80'W) DRIVE; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID DEEP FOREST DRIVE, SOUTH 12°02'02" EAST, 544.62 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND THE WEST LINE OF LOTS 2 AND 3 OF DEEP WOOD AS RECORDED IN PLAT BOOK 170 PAGE 24 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 12°26'58" EAST, 1524.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 35; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 87°20'48" EAST, 50.80 FEET TO THE NORTHEAST CORNER OF COMMON GROUND OF COUNTRY LAKE ESTATES AS RECORDED IN PLAT BOOK 345 PAGE 41 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID COMMON GROUND AND THE WEST LINE OF LOT 37, SOUTH 12°26'58" EAST, 351.06 FEET TO AN OLD STONE FOUND FOR THE SOUTHEAST CORNER OF U.S. SURVEY 150 ALSO BEING THE NORTHEAST CORNER OF COMMON GROUND OF WILDHORSE VILLAGE 3 LOT 1 BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 352 PAGE 878 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, AND THE NORTH LINE OF ADJUSTED LOT 1 AND THE NORTH LINE OF LOT 803, COMMON GROUND AND LOT 347 OF WILDHORSE VILLAGE 3 AS RECORDED IN PLAT BOOK 310 PAGE 14 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 77°40'33" WEST, 983.34 FEET TO AN IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF COMMON GROUND OF THE ARBORS AT WILDHORSE CREEK AS RECORDED IN PLAT BOOK 360 PAGE 220 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND THE EAST LINE OF THE ABOVE MENTIONED LOT 2 OF MARY SCHAEFFER ESTATE ADJUSTMENT, NORTH 12°22'00" WEST, 2180.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,200,947 SQUARE FEET (50.8279 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2013 UNDER ORDER NUMBER 13-08-265.



LOCATION MAP  
 N.T.S.

PROJECT ZIP CODE: 63005

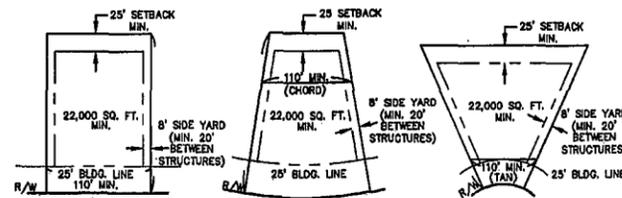


### LEGEND

EXISTING	PROPOSED
CONTOURS	(542)
SPOT ELEVATIONS	533.0
CENTER LINE	
BUILDINGS, ETC.	
TREE LINE	
FENCE	
STORM SEWERS	
SANITARY SEWERS	
CATCH BASIN	
AREA INLET	
GRADED INLET	
STORM MANHOLE	
SANITARY MANHOLE	
FLARED END SECTION	
CLEANOUT	
LATERAL CONNECTION	
UTILITY OR POWER POLE	
FIRE HYDRANT	
TEST HOLE	
PAVEMENT	
GAS MAIN & SIZE	(2")
WATER MAIN & SIZE	(6")
TELEPHONE	(1)
ELECTRIC (U) UNDERGROUND	(2)
ELECTRIC (O) OVERHEAD	(OH)
FLOW LINE	TBR
TO BE REMOVED	(TC)
TOP OF CURB	
SWALE	
LIGHT STANDARD	
STREET SIGN	
PARKING STALLS	P.S.
YARD LIGHT	
COMMON GROUND	C.G.

### SHEET INDEX

- 1.1 COVER SHEET
- 2.1 PRELIMINARY DEVELOPMENT PLAN
- 3.1 NATURAL RESOURCE PLAN
- 1 TREE STAND DELINEATION



TYPICAL LOTS  
 NOT TO SCALE

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 05-01-15
2	REVIEWED PER CHESTERFIELD COMMENTS 6-30-15
3	REVIEWED PER VERBAL CITY COMMENTS 7-21-15
4	
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Wilmas Farm, LLC  
 5091 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph: (314) 487-5617

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5052 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph: 314-487-6844  
 www.sterlingco.com  
 Corporate Certificate of Authority #001348

*The Arbors at Wilmas Farm*  
 Chesterfield, Missouri  
 PRELIMINARY DEVELOPMENT PLAN  
 COVER SHEET

### SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MAY, 2015, AT THE REQUEST OF WILMAS FARM, LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "THE ARBORS AT WILMAS FARM" A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

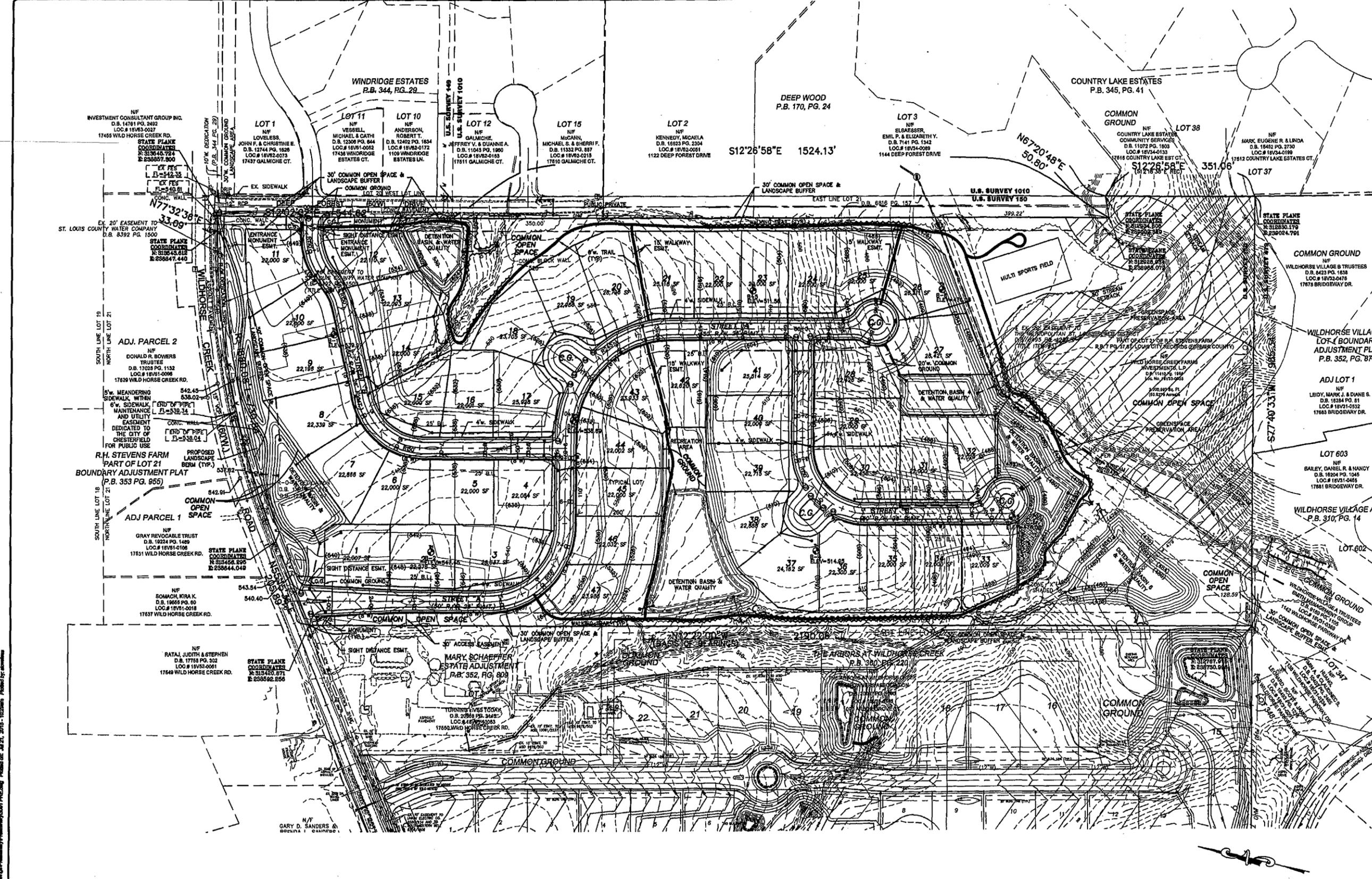
THE STERLING COMPANY

JAMEY A. HENSON  
 NUMBER PLS-200707956  
 JUL 21 2015  
 City of Chesterfield  
 RECEIVED  
 MSD Base Map 15-15

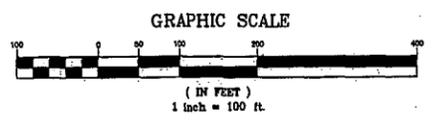
Date: 7-21-2015  
 MICHAEL G. BOERDING  
 License No. MO E-28843  
 Civil Engineer

Job Number: 15-03-091  
 Date: July 21, 2015  
 Drawn: LG  
 Sheet: 1.1  
 Checked: PRE

Attachment B



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

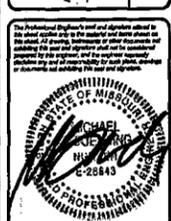


ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 05-01-15
2	Revised Per Chesterfield Comments 6-24-15
3	Revised Per Vandal City Comments 7-21-15
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**Wilmas Farm, LLC**  
 5091 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph: (314) 487-5617

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph: 314-487-0440 Fax: 314-487-4844  
 www.sterling-eng-ar.com  
 Corporate Certificate of Authority #001348

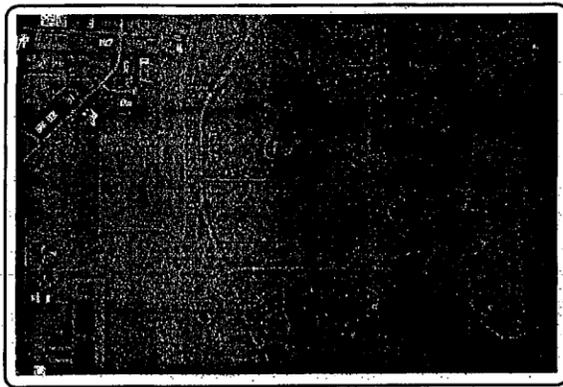
**The Arbors at Wilmas Farm**  
 Chesterfield, Missouri  
 PRELIMINARY DEVELOPMENT PLAN



Date: 7-21-2015  
 MICHAEL G. BOERDING  
 License No. MO E-28643  
 Civil Engineer

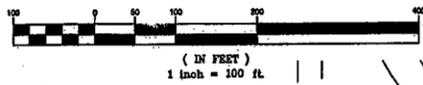
Job Number: 15-03-091  
 Date: July 21, 2015  
 Designed: MF Sheet  
 Drawn: LG 2.1  
 Checked: PRE

MSD Base Map 18-V



AERIAL PHOTO  
N.T.S.

GRAPHIC SCALE



# The Arbors at Wilmas Farm

A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM  
RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS,  
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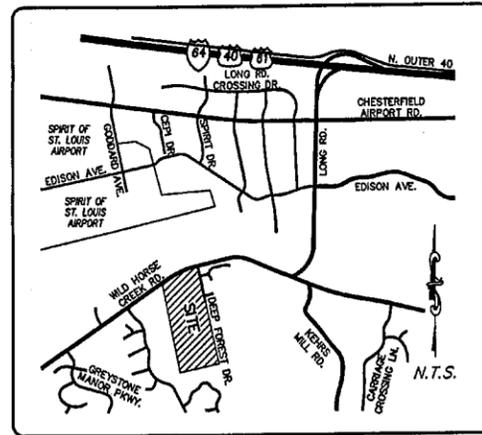
## Natural Resource Map

	Existing Tree Mass
	Hydrologic Group "C/D" Soils
	Hydrologic Group "C" Soils
	Areas of Slopes in Excess of 20%
	Regulated Waters

NATURAL RESOURCE	PRESENCE	ADDITIONAL INFORMATION
Wetlands	Yes	Southwest corner of site.
Streams and Floodplains	Yes	Bonhomme Creek tributaries flow through site. Southern portion of site is located in the 100 year floodplain. Stream buffer requirements apply.
Karat	No	
Ponds	No	

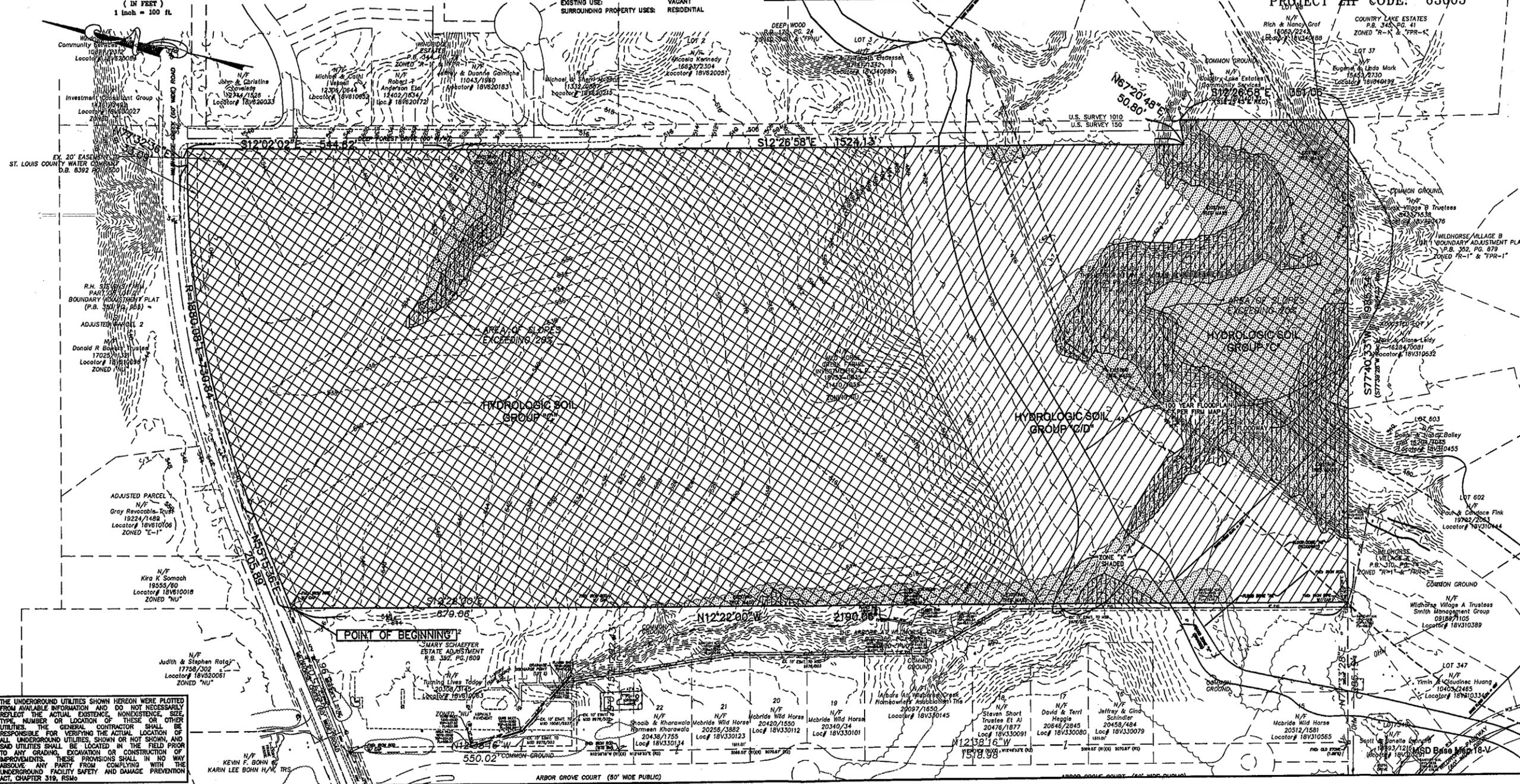
### SITE INFORMATION:

EXISTING USE: VACANT  
SURROUNDING PROPERTY USES: RESIDENTIAL



LOCATION MAP  
N.T.S.

PROJECT ZIP CODE: 63005



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 05-01-15
2	Revised Per Chesterfield Comments 6-30-15
3	Revised Per Chesterfield Comments 7-21-15
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**The Arbors at Wilmas Farm**  
Chesterfield, Missouri  
PRELIMINARY DEVELOPMENT PLAN  
NATURAL RESOURCE MAP



Date: 7-21-2015  
MICHAEL G. BOERDING  
License No. MO E-28843  
Civil Engineer

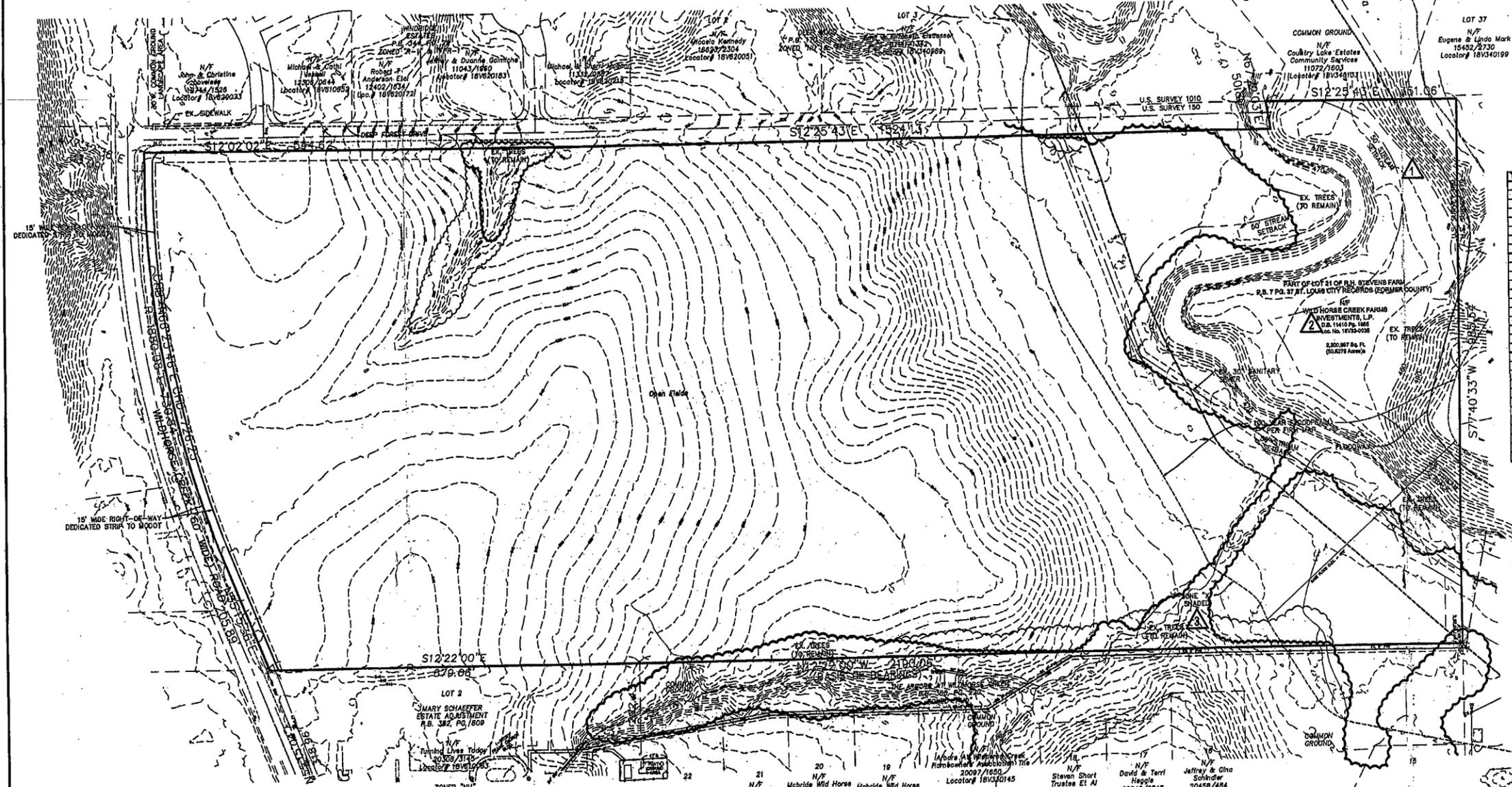
Job Number: 15-03-091  
Date: July 21, 2015  
Designed: MF  
Drawn: LG  
Checked: PRE

LEGEND:

-  Existing tree or tree mass
-  BAF-10 Sample Point

Sample Point Inventory and Evaluation

TREE NUMBER	SPECIES	DIAMETER	CONDITION	COMMENTS
1	Hickory	4"	Fair	BAF Point 1
2	American Elm	17"	Poor	BAF Point 1
3	Boxelder	10"	Fair	BAF Point 1
4	Hickory	38"	Good	BAF Point 1
5	Sycamore	81"	Fair	BAF Point 1
6	American Elm	18"	Good	BAF Point 1
7	Ash	23"	Dead	BAF Point 1, top out storm damage
8	American Elm	28"	Poor	BAF Point 1, hollow storm damage
9	Hickory	8"	Fair	BAF Point 2
10	Hickory	2"	Fair	BAF Point 2
11	Hickory	4"	Fair	BAF Point 2
12	Slippery Elm	5"	Fair	BAF Point 2
13	American Elm	16"	Fair	BAF Point 2
14	Boxelder	13"	Fair	BAF Point 2
15	Slippery Elm	11"	Fair	BAF Point 2
16	Slippery Elm	15"	Fair	BAF Point 2
17	Boxelder	5"	Poor	BAF Point 2
18	Boxelder	19"	Fair	BAF Point 2
19	Oak	20"	Dead	BAF Point 2, hollow, storm damage
20	Ash	2"	Poor	BAF Point 3
21	Slippery Elm	7"	Fair	BAF Point 3
22	American Elm	10"	Fair	BAF Point 3
23	American Elm	10"	Fair	BAF Point 3
24	Dogwood	3"	Fair	BAF Point 3
25	Boxelder	12"	Poor	BAF Point 3
26	American Elm	4"	Fair	BAF Point 3
27	American Elm	14"	Poor	BAF Point 3
28	Slippery Elm	3"	Fair	BAF Point 3
29	Slippery Elm	4"	Fair	BAF Point 3
30	Black Cherry	12"	Fair	BAF Point 3
31	Black Cherry	14"	Fair	BAF Point 3



**FORESTRY CONSULTANT SERVICES**  
 Bruce Vawter  
 Consulting Forester  
 6321 Manorok Dr., St. Louis, MO 63128  
 (314) 849-2753  
 E-mail: FCSVawter@360global.net

**ARBORS AT WILLMAS FARM**  
 WILMAS FARM / LANDVETTER  
 Chesterfield, Missouri  
 Tree Stand Delineation Narrative  
 October 9, 2013

The Willmas Farm / Landvetter development is situated in an area of St. Louis County, in the City of Chesterfield located along the south side of Wild Horse Creek Road, immediately west of Deep Forest Drive. The development encompasses approximately 51.82 acres of land with a total of 9.72 acres in woodlands. The woody plant coverage of this property is a mixture of old field succession and bottomland tree species with the species including flowering dogwood, boxelder, American elm, slippery elm, black cherry, oak, hickory, ash, and sycamore. The understorey trees, shrubs and herbaceous species include hickory, sugar maple, pampas, pokanony, aster, bush honeysuckle and wild grape. During my site inspection, I found no significant, state-listed champion trees or rare trees and plants, located on the property.

The majority of the 9.72 wooded acres is in the southern portion of the property. This densely wooded area also includes the creek with steep terrain and a varied collection of trees. There are also small areas of tree cover along intermittent drainages near the northeast corner and along portions of the west property line. I took 3 BAF-10 sample points in the woodlands (locations shown on the Tree Stand Delineation drawing) and recorded a density of 103 trees per acre with an average diameter (dbh) of 12.4". There were 31 trees tallied on the three BAF-10 sampling points with species distributed by the following percentages: ash 45%, boxelder 19%, hickory 16%, black cherry 6%, ash 6% and sycamore, oak and dogwood 5% each. I found no evidence of any major insect or disease concerns.

The wooded tree canopy coverage on the site totals 9.72 acres or 423,403 square feet. The required tree canopy coverage to be retained is 30%, which totals 2.92 acres or 127,165 square feet. The wooded tree cover on the Tree Stand Delineation plan, scheduled to be retained, includes 9.01 acres or 390,659 square feet of canopy coverage. Retention of the trees within this wooded area will exceed the required tree canopy coverage relation.

**ARBORS AT WILLMAS FARM**  
 (formerly known as)  
**WILMAS FARM / LANDVETTER**  
 Tree Stand Delineation Tabular Summary

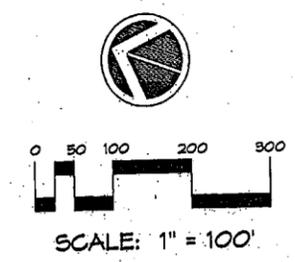
- Acreage of the site - 51.82 acres
- Tree canopy coverage of wooded area - 9.72 acres (423,403 sq. ft.)
- Tree canopy coverage required (30%) 2.92 acres (127,165 sq. ft.)
- Tree canopy coverage to be removed (17%) 1.87 acres (72,745 sq. ft.)
- Tree canopy coverage to be retained - (63%) 6.05 acres (245,658 sq. ft.)
- Forest type: Bottomland Hardwoods and Old Field Regeneration
- Dominant species: elm, boxelder and hickory
- Density expressed in trees per acre: - 103 trees per acre
- Average diameter: 12.4" dbh
- Apparent health problems: None

I hereby certify that I viewed this property and provided this professional opinion regarding the Tree Stand Delineation details for the property identified as Willmas Farm / Landvetter, Chesterfield, Missouri.

Bruce Vawter  
 Bruce Vawter  
 Consulting Forester  
 Certified Forester #2501  
 Certified Arborist # MN-0486A

**Note:** Note calculations are subject to final engineering design being performed. Final plans may show more or less trees being saved. However, as a minimum, there shall be at least 80% of the existing trees retained.

- General Notes:**
1. Base Information: Outboundary and topographic survey and air photo by Sterling Engineering & Surveyors, Job No. 18-08-265, dated 9-26-2013. Floodplain and Floodway areas are present at the rear portion (southern end) of the subject site, per FEMA Flood Insurance Rate Map, map number 24184C0149 K, with effective date of February 4, 2015.
  2. Flood Plain:
  3. Address of Subject Property: 17508 Wild Horse Creek Road
  4. Locator Number: 18V830095



Prepared For:  
**ARBOR HOLDINGS II, L.L.C.**  
 5091 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Phone: 314-487-6717

**Arbors at Willmas Farm**  
 Tree Stand Delineation

**HALL + ASSOCIATES, L.L.C.**  
 LAND PLANNING  
 LANDSCAPE ARCHITECTURE

424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.989.5577

Drawn by: JRH  
 Checked by: [Signature]  
 Date: 10-10-13  
 Project Number: 13014  
 Sheet Number: 1 OF 1

Revised:  
 10-11-13, 2-7-14, 2-25-14, 3-3-14, 3-4-14, 3-5-14, 4-22-14  
 4-25-14, 4-30-15, 6-30-15



## NEWSLETTER - CITY COUNCIL MEETING

### AGENDA REVIEW – Wednesday, September 9 – 5:30PM

Please note that an AGENDA REVIEW meeting has been scheduled for **5:30pm**, on Wednesday, September 9, 2015. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

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

### UPCOMING MEETINGS/EVENTS

<b>Monday, September 7</b>	Labor Day (City Hall Closed)
<b>Thursday, September 10</b>	Planning & Public Works Committee (5:30pm)
<b>Wednesday, September 16</b>	Planning Commission (7pm)
<b>Monday, September 21</b>	Next City Council meeting (7pm)

### RECOMMENDATIONS – PLANNING/PUBLIC WORKS COMMITTEE

Even though this Committee has not met, subsequent to the August 17<sup>th</sup> City Council meeting, the following items will be discussed under Chairperson Connie Fults' report and will require action by City Council, at Wednesday's meeting:

1. **Bill No. 3049** – P.Z. 04-2015: Arbors at Wilmas Farm - **Rezoning** (17508 Wild Horse Creek Road)  
**(SECOND READING)**
2. **Bill No. 3050** – P.Z. 05-2015: Arbors at Wilmas Farm - **PUD** (17508 Wild Horse Creek Road)  
**(SECOND READING)**
3. **TSP 49-2015**, Spring (1850 Baxter Rd.) – **VOICE VOTE**
4. **Next meeting:** Thursday, September 10, 2015 (5:30pm)

As always, if you have any questions, please contact Chairperson Fults, any other member of this Committee, Mr. Geisel, Ms. Nassif or me, prior to Wednesday's meeting.

## LIQUOR LICENSE REQUEST

As detailed in the enclosed MEMO, prepared by Andrea Majoros, Business Assistance Coordinator, a full liquor license, to sell liquor by-the-drink and Sunday Sales, has been requested by the following business:

**International Tap & Bottle House**, 161 Long Road, #107

As is our practice, the application has already been reviewed and is now recommended for your approval by our Police Dept. and the Planning/Development Services Division of the Dept. of Public Services.

If you have any questions, please contact me PRIOR to Wednesday's meeting.

## BID RECOMMENDATION – 2015 ACCESSIBLE SIDEWALK RAMP IMPROVEMENTS

As detailed in the enclosed MEMO, prepared by Jim Eckrich, Public Works Director/City Engineer, bids were recently sought for the construction of "handicapped-accessible" ramps, at multiple locations, throughout the City.

Having reviewed the information contained within and attached to Mr. Eckrich's MEMO, I join with him in recommending award of a contract, for this project, to **R.V. Wagner**, in an amount-not-to-exceed **\$41,900**. The entire cost of this contract will be funded by the use of Community Development Block Grant funds, provided to the City by a program administered by St. Louis County. There is NO DIRECT COST to the City!

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

## RESOLUTION NO. 414 - APPROVES ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS

As fully-described within a MEMO, prepared by Libbey Tucker, Community Services/Economic Development Director and attached to Resolution No. 414, the **Industrial Development Authority (AUTHORITY) of St. Louis County is seeking authorization, from the City of Chesterfield, to issue Industrial Development Revenue Bonds**. These bonds will be used to refund bonds, issued by the AUTHORITY in 2007 and previously approved by the City of Chesterfield and to finance a new project at "**The Willows at Brooking Park**", which will add 45 independent living units, a parking structure and other improvements.

City Council has approved similar Resolutions, on numerous occasions in the past, as required by State Statute, in support of actions taken by the County Industrial Development Authority, for projects within our city limits.

Please note that an Amended Site Development Plan (ASDP) has been submitted and is currently under review by the Planning/Development Services Division. **Approval of Resolution No. 414 will, in no way, impact/preclude the review/approval process associated with the ASDP.**

If you have any questions, please contact Ms. Tucker or me, prior to Wednesday's meeting.

**LEGISLATION - PLANNING COMMISSION**

**BILL NO. 3049** – AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON URBAN DISTRICT TO AN “E-1” ESTATE ONE ACRE DISTRICT FOR A 50.5279 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION WITH LONG ROAD AND EAST OF ITS INTERSECTION WITH ARBOR GROVE COURT. (P.Z. 04-2015 ARBORS AT WILMAS FARM {17508 WILD HORSE CREEK ROAD} 18V330035) **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

**BILL NO. 3050** – AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “E-1” ESTATE ONE ACRE DISTRICT TO A “PUD” PLANNED UNIT DEVELOPMENT FOR A 50.5279 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION WITH LONG ROAD AND EAST OF ITS INTERSECTION WITH ARBOR GROVE COURT. (P.Z. 05-2015 ARBORS AT WILMAS FARM {17508 WILD HORSE CREEK ROAD} 18V330035) **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**