



**AGENDA
SPECIAL CITY COUNCIL MEETING**

**Chesterfield City Hall
690 Chesterfield Parkway West
Tuesday, May 23, 2023
5:30 PM**

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** –City Clerk Vickie McGownd
- V. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Monday, May 29, 2023** – City Hall Closed in Observance of Memorial Day
 - B. Monday, June 5, 2023** – City Council Meeting (7:00pm)
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. OTHER LEGISLATION**
 - A. Proposed Bill No. 3443** – An ordinance of the City of Chesterfield, Missouri establishing the Wildhorse Village Special Business District; making certain findings in connection therewith; authorizing certain actions by City officials and officers; and containing a severability clause. **(Second Reading)**
- VIII. UNFINISHED BUSINESS**

IX. NEW BUSINESS

X. ADJOURNMENT

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

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

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

UPCOMING MEETINGS/EVENTS

- A. Monday, May 29, 2023 – City Hall Closed in Observance of Memorial Day**
- B. Monday, June 5, 2023 – City Council Meeting (7:00pm)**

COMMUNICATIONS AND PETITIONS

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

OTHER LEGISLATION

Proposed Bill No. 3443 – An ordinance of the City of Chesterfield, Missouri establishing the Wildhorse Village Special Business District; making certain findings in connection therewith; authorizing certain actions by City officials and officers; and containing a severability clause. **(Second Reading)**

UNFINISHED BUSINESS

There is no unfinished business scheduled for this meeting.

NEW BUSINESS

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: May 15, 2023

RE: **Special Business District** – An ordinance to establish the Wildhorse Village Special Business District and authorizing an election related thereto.

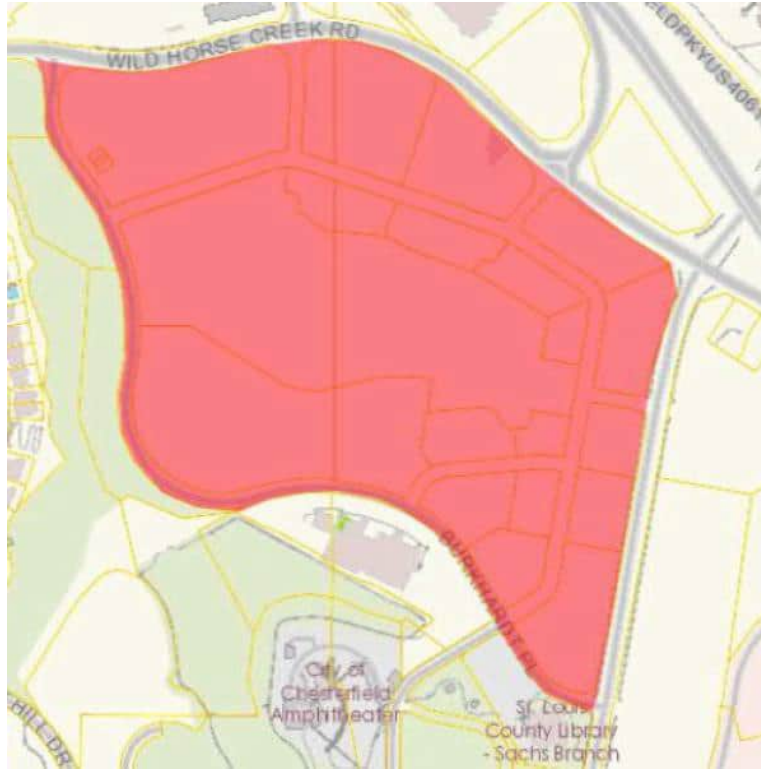


Summary

Wildhorse Village, LP has submitted a petition to establish a Special Business District (SBD) in accordance with the requirements of the approved Development Agreement between the City of Chesterfield and Wildhorse Village, LP. City Council previously approved a Resolution of Intent after receiving a petition. In accordance with the Revised Statutes of the State of Missouri, a public hearing will be held and ultimately an ordinance considered by the City of Chesterfield to establish the district. If approved, the City Clerk will coordinate to conduct a mail in election which would authorize a levy on the subject site to pay for additional services not currently provided on the site. The petition includes public maintenance under the SBD of the following items:

- Maintenance, repair, and replacements of the Paved Lake Trail; and,
- Maintenance, repair, and replacement of City accepted streets and on-street parking; and,
- Maintenance, repair, and replacement of street lighting; and,
- Maintenance, repair, and replacement of landscaped center medians within
- City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City); and,
- Security; and,
- Legal, insurance, administration, and financial oversight; and
- All other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

A map of the impacted area is shown on the next page. Only properties within the subject area would be impacted by the proposed SBD.



Additionally, a Survey and Investigation Report is required and provided (see Exhibit 2). This report summarizes the services currently provided by the City of Chesterfield as well as the future costs anticipated with the development of the site. As the report demonstrates, significant impacts are anticipated to current City services and the SBD provides a method to fund these improvements without diverting funds from existing obligations of services.

Attachments:

- 1) Resolution of Intent
- 2) Draft SBD Establishment Schedule

BILL NO. 3443

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI ESTABLISHING THE WILDHORSE VILLAGE SPECIAL BUSINESS DISTRICT; MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND OFFICERS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of Chesterfield, Missouri (the "City"), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri, and

WHEREAS, upon petition by one or more owners of real property on which is paid the ad valorem real property taxes within a proposed special business district, the governing body of the City may adopt a resolution of intention to establish a special business district pursuant to the Special Business Districts Act, Sections 71.790 to 71.808 of the Revised Statutes of Missouri, as amended (the "SBD Act"), and

WHEREAS, the City received a Petition to Establish the Wildhorse Village Special Business District (the "Petition"), filed by an owner of real property subject to real property taxes within the proposed boundaries of the Wildhorse Village Special Business District (the "District"), which Petition is attached hereto and incorporated herein by reference as Exhibit 1, and

WHEREAS, pursuant to Section 71.794.(1) of the SBD Act, on May 1, 2023, the City's City Council (the "Council") adopted Resolution No. 484, as the resolution of intention to establish the District, in accordance with the SBD Act, and

WHEREAS, pursuant to Section 71.794 of the SBD Act, the Council held a public hearing to consider the establishment of the District on Monday, May 15, 2023 at 6:45 p.m. at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017 (the "Public Hearing"), and

WHEREAS, pursuant to Section 71.794 of the SBD Act, the Council caused notice of the Public Hearing to be published on two separate occasions in a newspaper of general circulation not more than fifteen days nor less than ten days before the Public Hearing, and

WHEREAS, pursuant to the SBD Act, the Council caused to be mailed a notice by United States certified mail, return-receipt requested of the Public Hearing to all owners of record of real property and licensed businesses located in the proposed District, and

WHEREAS, at the Public Hearing the Council heard all protests and received all evidence for or against the proposed action, all in accordance with the SBD Act, and

WHEREAS, pursuant to Section 71.792 of the SBD Act, the Council conducted a survey and investigation for the purposes of determining the nature of and suitable location for the District improvements, the approximate cost of acquiring and improving the land therefor, the area to be included in the District, the need for and cost of special services, and cooperative promotion activities, and the percentage of the cost of acquisition, special services, and improvements in the District which are to be assessed against the property within the District and that part of the cost, if any, to be paid by public funds, and

WHEREAS, a written report of the survey and investigation was filed in the Office of the City Clerk of the City of Chesterfield, Missouri, and was made available for public inspection (the "Report"), which Report is attached hereto and incorporated herein by reference as Exhibit 2, and

WHEREAS, the cost of the Report is included as a part of the cost of establishing the District, in accordance with the SBD Act, and

WHEREAS, the Council seeks to establish the District in accordance with the SBD Act.

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

Section 1. Upon review of the Report and the Petition the Council finds that the establishment of the District is in the best interest of the City and that the property owners, businesses, and tenants in said District and the public in general will benefit from the establishment of said District and the increased level of services and improvements provided by the proposed additional tax revenues from said District. Therefore, pursuant to the SBD Act, the Wildhorse Village Special Business District is hereby established, and will continue to exist and function until dissolved by an ordinance of the Council. The District shall include the real property depicted and described in the Petition, as legally described on Exhibit 3, attached hereto and incorporated herein by reference.

Section 2. Pursuant to Section 71.800.5 of the SBD Act, the Council hereby orders an election on the approval of a tax on owners of real property in the District in a sum not to exceed \$0.85 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property in the District for the purpose of providing revenue to the District (the "Proposition"). Ballots on the Proposition shall be mailed by or on behalf of the City Clerk by July 18, 2023, with the election on the Proposition to occur on August 29, 2023. The procedures for the

application of a ballot on the Proposition and the related election shall be governed by the SBD Act.

Section 3. Subject to the approval of the Proposition in accordance with the SBD Act and this Ordinance, the property in the District shall be subject to the provisions of the additional tax described in Section 2 of this Ordinance, which additional tax will have an initial rate of levy to be imposed upon the property lying within the boundaries of the District of \$0.85 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property in the District. Subject to the approval of the Proposition in accordance with the SBD Act and this Ordinance, the additional revenue generated by the additional tax will be put to the uses described in the Petition and in accordance with the SBD Act.

Section 4. The Wildhorse Village Special Business District Advisory Board (the "Board") is hereby created by this Ordinance, and as set forth below.

- (a) The Mayor of the City, with the consent of the Council, will appoint the seven-member Board, which Board will make recommendations as to the uses of the District to the Council. Appointments to the Board will be made via a resolution of the Council, except for the initial appointments to the Board, which are set forth in this Ordinance.
- (b) Members of the Board must be at least 18 years of age.
- (c) Two of the seven members of the Board will be designees of Wildhorse Village, LP, a Missouri limited partnership, or its permitted successors or assigns in interest, as agreed to by the City. Five of the seven members of the Board will be designees of the City.
- (d) Each member of the Board will serve for a four-year term (except as provided herein with respect to the initial members), with terms expiring as of December 31st of the designated year or when their successors are appointed as provided herein, whichever is later. The initial members will be appointed for the terms set forth as follows: (a) one member will be appointed for a term expiring December 31, 2024; (b) two members will be appointed for a term expiring December 31, 2025; (c) two members will be appointed for a term expiring December 31, 2026; and (d) two members will be appointed for a term expiring December 31, 2027.
- (e) The Mayor, with consent of the Council, may remove any member of the Board for misconduct or neglect of duty upon written charges and after a public hearing.
- (f) Vacancies on the Board occasioned by removal, resignation, expiration of term, or otherwise will be reported in writing to the City Administrator of the City by the Board. The vacancy will be filled in like

manner as an original appointment, except that it will be done via a resolution of the Council. Appointments to fill vacancies will be for the unexpired portion of a term only.

- (g) The Council hereby authorizes and approves the Board to exercise those powers and fulfill such duties as are required or authorized for such Board under the SBD Act. The City shall exercise all administrative functions of the Board.
- (h) The Board shall, within thirty days of notice that the Proposition passed at an election held in accordance with the SBD Act, fix a time and place for its annual meeting. At each annual meeting, the Board shall adopt and then file with the Council a proposed annual budget for the District, which shall set forth the projected revenues and expenditures for the ensuing year; provided, however, that such proposal annual budget for the District is only a recommendation to the Council, and is not the final budget of the District unless approved by the Council.

Section 5. The Mayor hereby appoints and the Council hereby consents to the appointment of the below-listed individuals to the District's initial Board.

<u>Name</u>	<u>Initial Term Expiration Date</u>
City's Chief of Police, currently, Ray Johnson	December 31, 2024
City's Finance Director, currently, Jeannette Kelly	December 31, 2025
City's Director of Planning, currently, Justin Wyse	December 31, 2025
City's Director of Public Works, currently, James Eckrich	December 31, 2026
City's Director of Parks, currently, TW Dieckmann	December 31, 2026
Jeffrey Tegethoff	December 31, 2027
Christopher McKee	December 31, 2027

Section 6. Pursuant to the SBD Act, the Council shall have all the powers necessary to carry out any and all improvements relating to the District described in this Ordinance and the Petition, and as further described in Section 71.796 of the SBD Act.

Section 7. Pursuant to Section 71.808 of the SBD Act, the findings of the Council of the benefits to be derived by the District, as set out in this Ordinance and the Petition, shall be conclusive.

Section 8. The WHEREAS clauses of this Ordinance are hereby incorporated herein by reference.

Section 9. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 10. It is hereby declared to be the intention of the Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 11. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2023.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 5/15/2023

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EXHIBIT 1

Petition

(Attached hereto.)

**PETITION TO THE CITY OF CHESTERFIELD, MISSOURI
TO ESTABLISH THE
WILDHORSE VILLAGE SPECIAL BUSINESS DISTRICT**

Submitted April 26, 2023

**PETITION TO ESTABLISH THE
WILDHORSE VILLAGE SPECIAL BUSINESS DISTRICT**

To: The City Council, City of Chesterfield, Missouri (the “City”, and the “Council”):

The undersigned, being an owner of real property subject to real property taxes and within the proposed boundaries of the Wildhorse Village Special Business District (the “SBD”), do hereby petition and request that the Council establish the SBD as described herein, pursuant to Sections 71.790 through 71.808 of the Revised Statutes of Missouri, as amended (the “Act”).

1. Description of the SBD

A. SBD Boundaries

The boundaries of the SBD are: The area enclosed by Burkhardt Place on the west and south, Chesterfield Parkway on the East, and Wildhorse Creek Road on the north.

B. Map of SBD Boundaries

A map illustrating the SBD boundaries is attached hereto as **EXHIBIT A**, and incorporated herein by reference.

C. Name of SBD

The name of the proposed special business district, to be established pursuant to the Act, will be the “Wildhorse Village Special Business District”.

2. Purposes of the SBD

The SBD may generally provide for certain services and public improvements listed in the Act. The SBD’s revenues may be put to use for all qualified and allowable expenditures allowed under the Act including, but not limited to:

- A. maintenance, repair, and replacements of the paved lake trail;
- B. maintenance, repair, and replacement of City accepted streets and on-street parking;
- C. maintenance, repair, and replacement of street lighting;
- D. maintenance, repair, and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City);
- E. security;
- F. legal, insurance, administration, and financial oversight; and
- G. all other qualified and allowable expenditures of any other special business district located within the City, established in accordance with the Act.

All of the foregoing qualified and allowable expenditures shall be spent exclusively within the boundaries of the SBD, provided, however, that legal, insurance, administration, and financial oversight expenditures may be spent outside the boundaries of SBD so long as they directly relate to the geographical area of the SBD.

Also, the SBD may:

- A. Cooperate with other public agencies and with any industry or business located within the SBD in the implementation of projects within the SBD.
- B. Enter into agreements with any other public agency, any person, firm, or corporation to effect any of the provisions contained in the Act.
- C. Contract and be contracted with.
- D. Accept gifts, grants, loans, or contributions from the City, the State of Missouri, political subdivisions, foundations, other public or private agencies, individuals, partnerships or corporations.
- E. Employ or contract engineering, legal, technical, clerical, accountant, and other assistance as it may deem advisable.

3. Type of SBD

The SBD is a political subdivision of the State of Missouri with the power to impose a real property tax pursuant to the Act.

4. The SBD's Advisory Board

- A. In accordance with the Act, the Council will have sole discretion as to how the revenue derived from any tax to be imposed within the SBD, or any revenue derived from disposition of assets of the SBD, will be used within the scope of the purposes of the SBD, as described in this Petition to Establish the Wildhorse Village Special Business District (this "**Petition**") and the Act.
- B. In accordance with the Act, the Mayor of the City, with consent of the Council, will appoint a seven-member advisory board (the "**Board**"), in accordance with the qualifications as established by law and as set forth herein, to make recommendations as to the use of the SBD.
- C. *Qualifications*
 - i. Members of the Board must be at least 18 years of age.
 - ii. All seven members of the Board will be selected by the City, appointed by the Mayor, and consented to by the Council. Two of the seven members of the Board will be designees of Wildhorse Village, LP, a Missouri limited partnership, or its permitted successors or assigns in interest (under that certain Redevelopment Agreement for Chesterfield Regional Area RPA-2 by and between the City and Wildhorse Village, LP dated as of April 18, 2023). Five of the seven members of the Board will be designees of the City.
- D. *Term of Office:* Each member of the Board will serve for a four-year term (except as provided herein with respect to the initial members), with terms expiring as of December 31st of the designated year or when their successors are appointed as provided herein, whichever is later.
- E. *Initial Members and Terms:* The initial members will be appointed for the terms set forth as follows: (a) one member will be appointed for a term expiring December 31, 2024; (b) two members will be appointed for a term expiring December 31, 2025; (c) two members

will be appointed for a term expiring December 31, 2026; and (d) two members will be appointed for a term expiring December 31, 2027.

- F. *Removal:* The Mayor, with consent of the Council, may remove any member of the Board for misconduct or neglect of duty upon written charges and after a public hearing.
- G. *Vacancies:* Vacancies on the Board occasioned by removal, resignation, expiration of term, or otherwise will be reported in writing to the City Administrator of the City by the Board. The vacancy will be filled in like manner as an original appointment. Appointments to fill vacancies will be for the unexpired portion of a term only.

5. Life of the SBD

The SBD will continue to exist and function until dissolved by an ordinance of the Council. If approved by qualified voters in accordance with Section 71.800 of the Act, the levy of tax on real property will go into effect in the tax year in which the election is held, and will remain in effect until repealed in accordance with the Act.

6. Maximum Rates and the Method of Assessment

The ballot question will be in substantially the following form:

Shall the special business district of the Wildhorse Village Special Business District (“**SBD**”) be authorized to impose a tax on owners of real property in a sum not to exceed \$0.85 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property for the purpose of providing revenue to the SBD? For purposes of property receiving tax abatement, the assessed value for each is at the current rate until abatement ends. The amount levied annually will be set by the City Council of the City of Chesterfield, Missouri each calendar year by resolution of the City Council of the City of Chesterfield, Missouri.

7. Limitations on Revenue Generations

The SBD will have no additional authority to levy taxes except as provided herein, or as provided by amendments to this Petition.

8. Reports and Meetings


The SBD will comply with requirements of reporting and meetings described in Section 67.1471 of the Revised Statutes of Missouri, as amended. Meetings will be open to the public.

9. Severability

If any provision of this Petition will be held or deemed to be invalid, inoperative, or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances will not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative, or unenforceable to any extent whatsoever.

Wildhorse Village, LP,
a Missouri Limited Partnership

By: Wildhorse Village GP, LLC, its Manager

By: 

Jeffrey J. Tegethoff, Manager

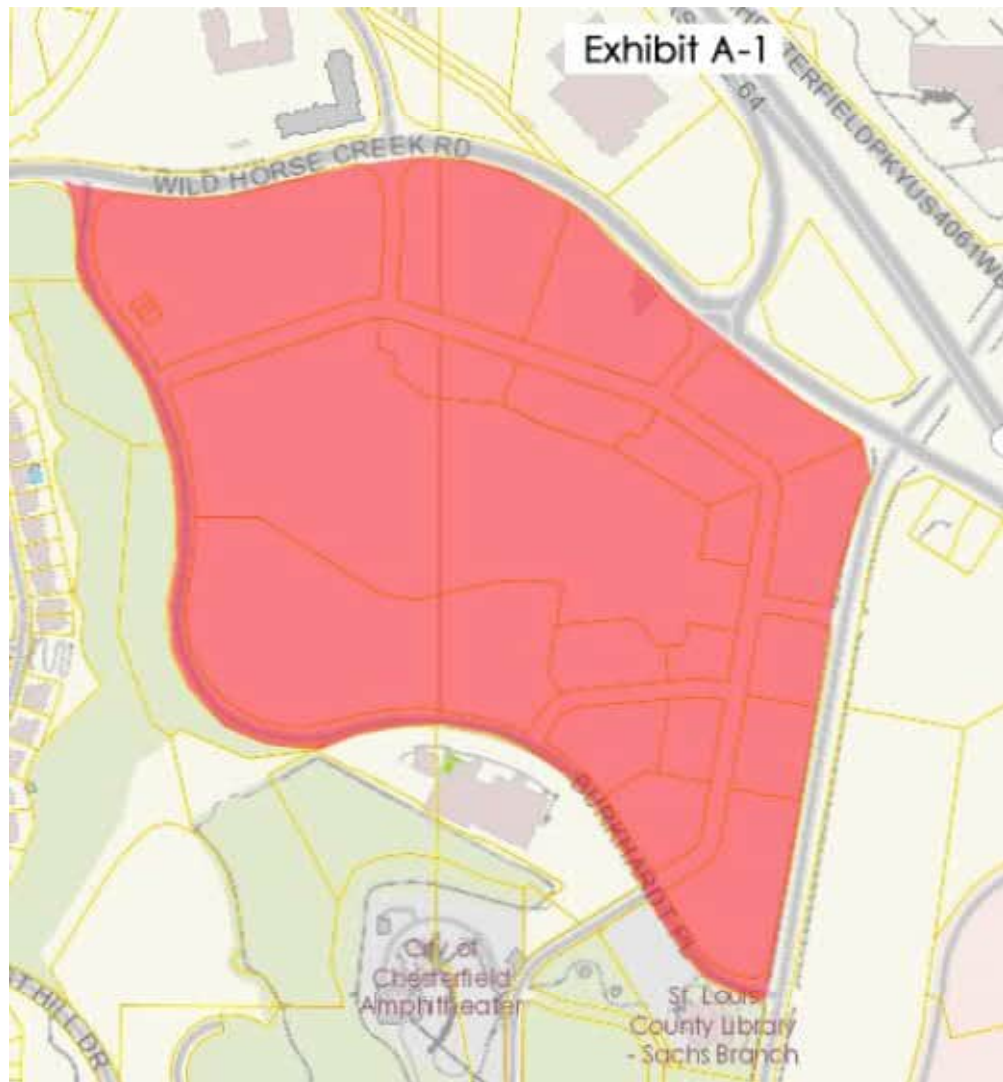
[Signature Page to Petition to the City of Chesterfield, Missouri to Establish the Wildhorse Village
Special Business District]

EXHIBIT A

Map of SBD Boundaries

[Attached]

Exhibit A-1



CATEGORIES A & B THIRD AMENDED SITE DEVELOPMENT CONCEPT PLAN

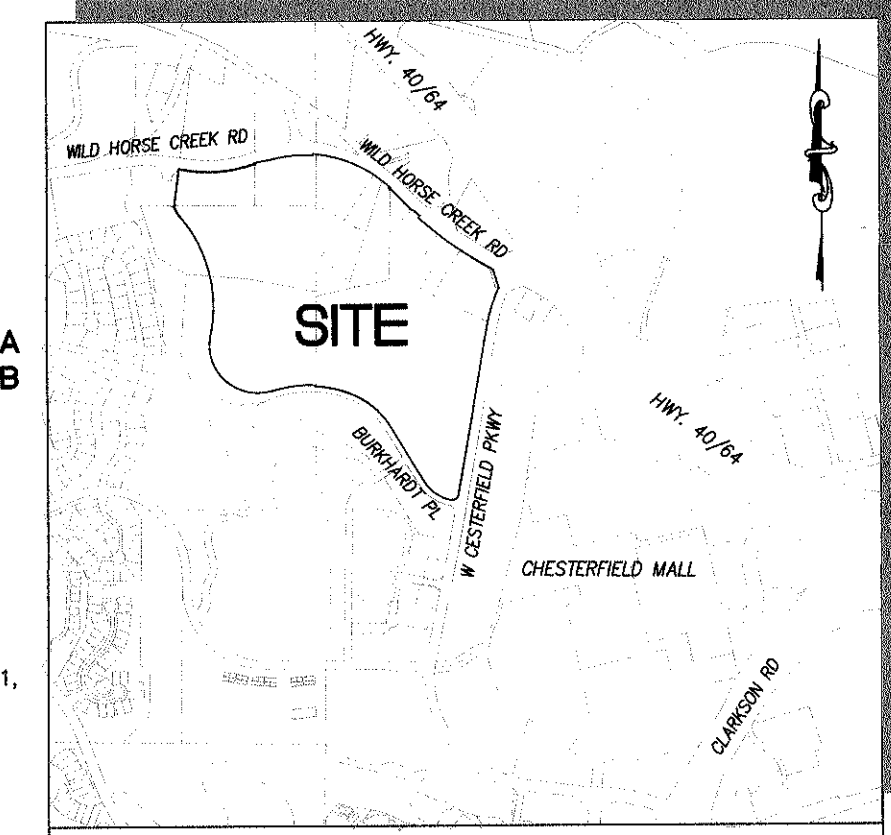
A TRACT OF LAND
BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF
'CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO' IN TOWNSHIP 45 NORTH
RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Exhibit A-2

PLAN SHEET LEGEND

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

SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 10/16/2020, P.B. 368 PGS. 450-462.
AMENDED SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 3/1/2021, P.B. 369 PGS. 61-73.
2ND AMENDED SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 9/17/2021, P.B. 369 PGS. 394-398.
WILDHORSE VILLAGE RECORD PLAT RECORDED ON 12/13/2021, P.B. 369 PGS. 579-586.



PERTINENT DATA

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

OVERALL AREA: 78.397 Acres ±
EXISTING ZONING: PC & R PER ORDINANCE #3161
LOTOR NO: 187620206, 187620185, 187630195, 187620053, 187640248, 187640260, 187640271, 187620174, 187610240, 185410206, 187620084, 187630272, 187640983

WURNBERG'S: PG. 21, GRID 18FF & 19EE
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: PARKWAY
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0165K, FEB. 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY
USAGE PERMIT: MVS-2020-554
ORDINANCE NO.: 3161

PROPERTY DESCRIPTION

AS SURVEYED DESCRIPTION
A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODDARD RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 60 DEGREES 01 MINUTES 02 SECONDS EAST 303.46 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD VARIABLE WIDTH IN PLAT BOOK 354 PAGES 865 OF THE ST. LOUIS COUNTY RECORDS; BEING THE POINT OF BEGINNING OF THE HERE DESCRIBED TRACT; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 49 SECONDS EAST 5.31 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 99.00 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 19.25 FEET, AND A CHORD WHICH BEARS NORTH 69 DEGREES 35 MINUTES 49 SECONDS EAST, 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 24 SECONDS EAST, 19.25 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 30.45 FEET, AND A CHORD WHICH BEARS NORTH 84 DEGREES 28 MINUTES 22 SECONDS EAST, 316.79 FEET, NORTH 04 DEGREES 32 MINUTES 49 SECONDS EAST 12.00 FEET, TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 919.00 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 623.36 FEET, AND A CHORD WHICH BEARS SOUTH 66 DEGREES 01 MINUTE 16 SECONDS EAST, 611.48 FEET, TO A POINT ON THE WEST LINE OF BOOK 1332 PAGE 1232 OF SAID RECORDS; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 13 SECONDS WEST ALONG THE WEST LINE OF SAID DEDICATION, 6.88 FEET; THENCE ALONG THE SOUTH LINE OF SAID DEDICATION, SOUTH 44 DEGREES 16 MINUTES 55 SECONDS EAST, 222.40 FEET; THENCE NORTH 45 DEGREES 14 MINUTES 49 SECONDS EAST, 800 FEET TO THE SOUTH RIGHT OF WAY LINE OF ABOVE SAID RELOCATED WILD HORSE CREEK ROAD, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1191.92 FEET; THENCE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG SAID CURVE, AN ARC DISTANCE OF 25.00 FEET, AND A CHORD WHICH BEARS SOUTH 49 DEGREES 48 MINUTES 19 SECONDS EAST, 25.00 FEET; SOUTH 49 DEGREES 48 MINUTES 19 SECONDS EAST, 4.14 FEET; SOUTH 44 DEGREES 11 MINUTES 59 SECONDS EAST 3.70 FEET; SOUTH 49 SECONDS EAST 36.63 FEET; SOUTH 40 DEGREES 25 MINUTES 28 SECONDS WEST 19.97 FEET; SOUTH 49 DEGREES 40 MINUTES 30 SECONDS EAST 112.48 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 300.82 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 300.82 FEET, AND A CHORD WHICH BEARS SOUTH 54 DEGREES 04 MINUTES 45 SECONDS EAST, 300.52 FEET; SOUTH 49 DEGREES 25 MINUTES 43 SECONDS EAST 184.17 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1959.86 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 84.52 FEET, AND A CHORD WHICH BEARS SOUTH 59 DEGREES 40 MINUTES 44 SECONDS EAST, 84.52 FEET; AND SOUTH 17 DEGREES 50 MINUTES 47 SECONDS EAST 135.74 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY, 73 FEET WIDE, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1186.50 FEET; THENCE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID WEST RIGHT OF WAY LINE, ALONG SAID CURVE AN ARC DISTANCE OF 296.68 FEET, AND A CHORD WHICH BEARS SOUTH 17 DEGREES 11 MINUTES 06 SECONDS WEST, 295.91 FEET; SOUTH 10 DEGREES 53 MINUTES 12 SECONDS WEST, 1222.43 FEET; AND SOUTH 55 DEGREES 01 MINUTES 53 SECONDS WEST, 35.38 FEET TO THE NORTH RIGHT OF WAY LINE OF BURKHARDT PLACE, VARIABLE WIDTH; THENCE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 80 DEGREES 08 MINUTES 45 SECONDS WEST 15.00 FEET; SOUTH 10 DEGREES 01 MINUTES 02 SECONDS WEST 3.30 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 287.23 FEET; ALONG SAID CURVE, AN ARC DISTANCE OF 244.69 FEET, AND A CHORD WHICH BEARS SOUTH 55 DEGREES 47 MINUTES 14 SECONDS WEST 237.95 FEET; NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST, 472.64 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 588.00 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 351.86 FEET, AND A CHORD WHICH BEARS NORTH 49 DEGREES 10 MINUTES 57 SECONDS WEST, 346.20 FEET; TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 816.00 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 281.27 FEET, AND A CHORD WHICH BEARS NORTH 22 DEGREES 48 MINUTES 37 SECONDS WEST, 279.89 FEET; NORTH 03 DEGREES 22 MINUTES 20 SECONDS EAST, 826.50 FEET; ALONG SAID CURVE, AN ARC DISTANCE OF 244.42 FEET, AND A CHORD WHICH BEARS SOUTH 04 DEGREES 53 MINUTES 57 SECONDS WEST, 244.42 FEET; TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 697.80 FEET, AND A CHORD WHICH BEARS NORTH 45 DEGREES 37 MINUTES 28 SECONDS WEST, 584.80 FEET, TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 985.00 FEET; ALONG SAID CURVE, AN ARC DISTANCE OF 300.56 FEET, AND A CHORD WHICH BEARS NORTH 13 DEGREES 53 MINUTES 58 SECONDS WEST, 869.52 FEET, TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 100.00 FEET; ALONG SAID CURVE, AN ARC DISTANCE OF 20 SECONDS WEST, 9.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 84.00 FEET; ALONG SAID CURVE, AN ARC DISTANCE OF 99.68 FEET AND A CHORD WHICH BEARS NORTH 36 DEGREES 52 MINUTES 37 SECONDS EAST, 85.56 FEET; TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 84.00 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 99.68 FEET; TO THE ABOVE SAID SOUTH RIGHT OF WAY OF WILD HORSE CREEK ROAD, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 919.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 559 FEET, AND A CHORD WHICH BEARS NORTH 86 DEGREES 20 MINUTES 43 SECONDS EAST, 552.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 78,397 ACRES.

ST. LOUIS COUNTY NOTES

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

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- PAVEMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OBTAINED IN THE "REVISED PRELIMINARY GEOTECHNICAL EXPLORATION" PREPARED BY MIDWEST TESTING (MT JOB NO. 14938), DATED APRIL 7, 2020.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- FINAL LOT GRADING AND ASSOCIATED IMPROVEMENTS, INCLUDING RETAINING WALLS WILL BE REVIEWED AND APPROVED BY SUBSEQUENT SITE DEVELOPMENT CONCEPT PLANS FOR EACH LOT.
- ALL ABOVE GROUND UTILITY FACILITIES TALLER THAN TWO (2) FEET IN HEIGHT OR COVERING IN EXCESS OF FOUR (4) SQUARE FEET IN SIZE SHALL BE SCREENED FROM PUBLIC VIEW. IF SCREENING IS COMPLETED BY LANDSCAPE MATERIAL, A LANDSCAPE PLAN IDENTIFYING THE SIZE, LOCATION AND SPECIES SHALL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY FACILITY.

FLOOD NOTE

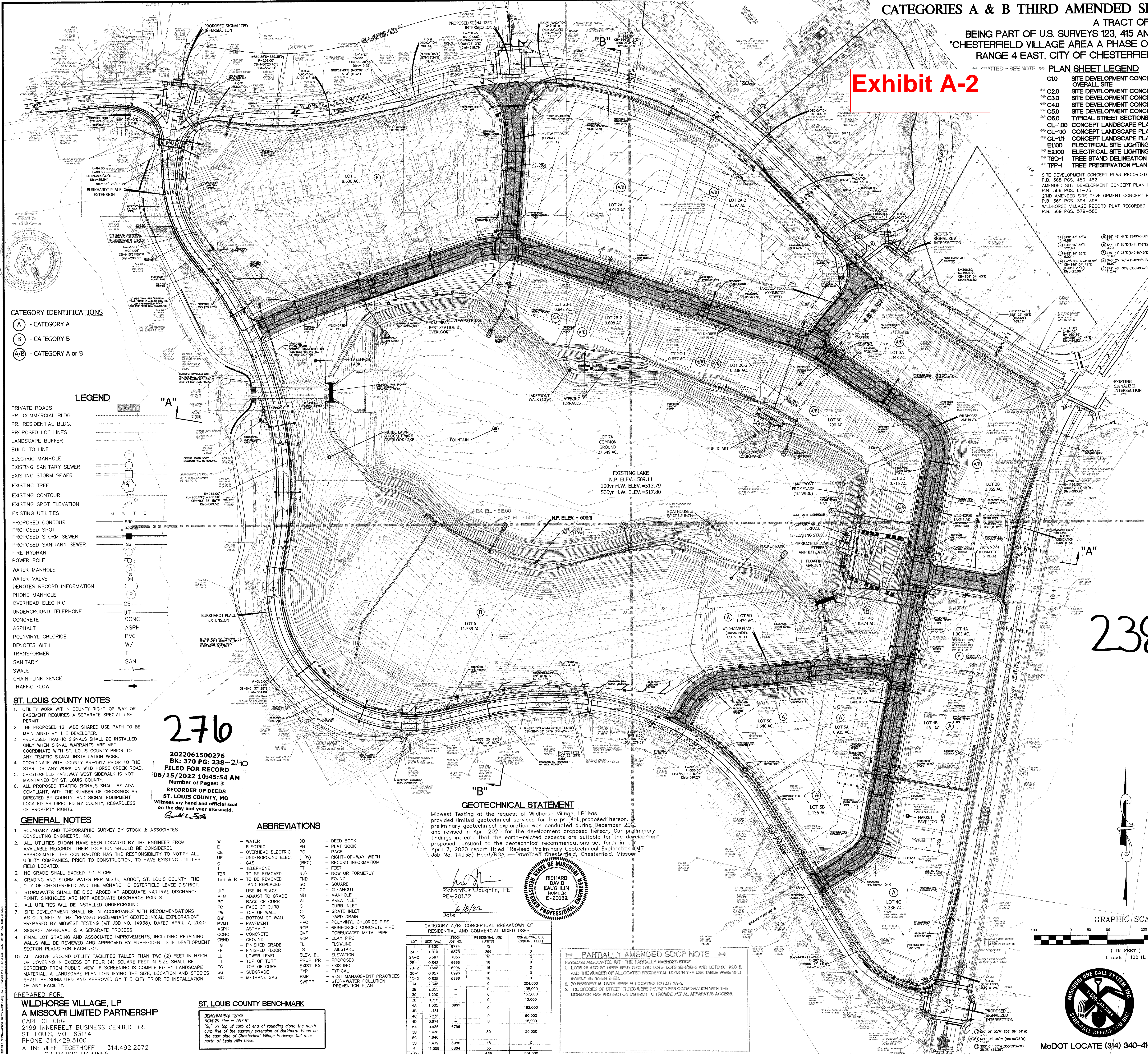
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1:24 ANNUAL CHANCE FLOODPLAIN) ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0164K WITH AN EFFECTIVE DATE OF 2-4-2019, BY GRAPHICALLY PLOTTING:

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES. OTHER SHOW OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLIANCE WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

SITE DEVELOPMENT CONCEPT PLAN (OVERALL SITE)

DATE: 03/14/2022
DRAWN BY: A.C.D.
CHECKED BY: G.M.S.
NO. NO: 218-9670
BASE MAP: 20MS01003355
DATE: 12/15/18
SCALE: 1/4" = 1' ±
MORALE: 776
SHEET NO.:
C10



CATEGORY IDENTIFICATIONS

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

LEGEND

- PRIVATE ROADS
- PR. COMMERCIAL BLDG.
- PR. RESIDENTIAL BLDG.
- PROPOSED LOT LINES
- LANDSCAPE BUFFER
- BUILD TO LINE
- ELECTRIC MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING UTILITIES
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- FIRE HYDRANT
- POWER POLE
- WATER MANHOLE
- WATER VALVE
- PHONE MANHOLE
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- CONCRETE
- CONC
- ASPH
- PVC
- W
- T
- SAN
- CHAIN-LINK FENCE
- TRAFFIC FLOW

ST. LOUIS COUNTY NOTES

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PREPARED FOR:

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

276

2022061500276
BK: 370 PG: 238-240
FILED FOR RECORD
06/15/2022 10:45:54 AM
Number of Pages:
Recorder of Deeds
ST. LOUIS COUNTY, MO
Witness my hand and official seal
on this day of June 2022.

ABBREVIATIONS

- W - WATER
- OE - OVERHEAD ELECTRIC
- UE - UNDERGROUND ELEC.
- G - GAS
- FT - TO BE REMOVED
- N/F - NOW OR FORMERLY
- TR & R - TO BE REMOVED
- SO - SQUARE
- UP - USE IN PLACE
- ADJ - ADJUST TO GRADE
- FC - FACE OF CURB
- CI - CURB INLET
- GI - GRATE INLET
- YD - YARD DRAIN
- PVC - POLYVINYL CHLORIDE PIPE
- ASPH - ASPHALT
- CONC - CONCRETE
- GRND - GROUND
- FG - FINISHED GRADE
- FT - FINISHED FLOOR
- LL - LOWER LEVEL
- TT - TOP OF TURF
- EX - EXISTING
- TS - TOP OF CURB
- SG - SUBGRADE
- BMP - BEST MANAGEMENT PRACTICES PREVENTION POLUTION
- DB - DEED BOOK
- PB - PLAT BOOK
- PL - PLAGE
- (L/W) - RIGHT-OF-WAY WIDTH
- (REC) - RECORD INFORMATION
- FEET - FEET
- N/F - NOW OR FORMERLY
- FND - FOUND
- CLN - CLEANOUT
- MH - MANHOLE
- AI - AREA INLET
- CI - CURB INLET
- GI - GRATE INLET
- YD - YARD DRAIN
- PVC - POLYVINYL CHLORIDE PIPE
- RCP - REINFORCED CONCRETE PIPE
- CMP - CORRUGATED METAL PIPE
- CL - CLAY PIPE
- FL - FLOWLINE
- TS - TALKS TAKE
- EL - ELEVATION
- PROP. PR - PROPOSED
- EX - EXISTING
- TYP - TYPICAL
- BM - BEST MANAGEMENT PRACTICES PREVENTION POLUTION

GEOTECHNICAL STATEMENT

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

Richard D. Laughlin, PE
PE-20132
6/16/22
DGT

LOT	SIZE (Ac)	STOCK	RESIDENTIAL USE (SINGLE-FAMILY)	COMMERCIAL USE (OFFICE)
2A-1	6,530	6774	72	0
2A-2	4,910	6873	286	0
2B-1	6,842	6996	16	0
2B-2	6,668	6996	16	0
2C-1	6,657	6996	16	0
2C-2	6,838	6996	16	0
3A	2,446	-	0	204,000
3B	2,355	-	0	153,000
3C	1,290	-	0	12,000
3D	6,715	-	0	12,000
4A	1,305	6991	0	162,000
4B	1,491	-	0	90,000
4C	3,236	-	0	15,000
4D	6,674	-	0	30,000
5A	6,835	6796	80	30,000
5B	1,436	-	0	14,979
5C	1,840	-	0	14,979
5D	1,479	6864	48	0
5E	11,559	6864	65	0
TOTAL			635	801,000

PARTIALLY AMENDED SDCP NOTE

- LOT 2B AND 2C WERE SPLIT INTO TWO LOTS, LOTS 2B-1 AND 2B-2 AND LOTS 2C-1 AND 2C-2 AND THE NUMBER OF ALLOCATED RESIDENTIAL UNITS IN THE USE TABLE WERE SPLIT EVENLY BETWEEN THEM.
- 70 RESIDENTIAL UNITS WERE ALLOCATED TO LOT 2A-2.
- THE SPECIES OF STREET TREES WERE REVISED PER COORDINATION WITH THE MONARCH FIRE PROTECTION DISTRICT TO PROVIDE AERIAL APPARATUS ACCESS.

257 Chesterfield Business Parkway
St. Louis, MO 63003 PH: (636) 530-9100 FAX: (636) 530-9100
e-mail: general@stockand.com
Web: www.stockand.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

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

CATEGORIES A & B THIRD AMENDED SITE DEVELOPMENT CONCEPT PLAN

REVISIONS:
1 04/11/2022 REVISED PER CITY COMMENTS
2 06/08/2022 MYLARS

DATE: 03/14/2022
DRAWN BY: A.C.D.
CHECKED BY: G.M.S.
NO. NO: 218-9670
BASE MAP: 20MS01003355
DATE: 12/15/18
SCALE: 1/4" = 1' ±
MORALE: 776
SHEET NO.:
C10

EXHIBIT 2

Report

(Attached hereto.)

Mike Geisel

City Administrator



690 Chesterfield Pkwy W

Chesterfield MO 63017

Phone 636-537-4711

Fax 636-537-4798

OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor & City Council

Date: 5/5/2023

RE: Special Business District Petition – Wildhorse Village
SURVEY AND INVESTIGATION REPORT

The City of Chesterfield has received a petition to establish a Special Business District (SBD) which generally encompasses the Wildhorse Village Development. The creation of a Special Business District was included and described in the approved Redevelopment Plan for the Chesterfield Regional Tax Increment Financing District. Although this specific petition only involves the Wildhorse Village development, the same concept and requirements will be considered in conjunction with the Downtown Chesterfield – Chesterfield Mall Redevelopment areas as their development agreement is considered.

The purpose of this survey and investigation report is to determine the nature of and suitable location for the SBD improvements, the approximate cost of acquiring and improving the land therefor, the area to be included in the SBD, the need for and cost of special services, and cooperative promotion activities, and the percentage of the cost of acquisition, special services, and improvements in the SBD which are to be assessed against the property within the SBD and that part of the cost, if any, to be paid by public funds.

As has been discussed publicly and with City Council over the last two years, the property owners within Wildhorse Village are desirous of transferring the obligations for maintenance of "PUBLIC" improvements to the City of Chesterfield. Acceptance of those obligations would, of course, create both financial and resource deficits within the City. In fact, the improvements within the Wildhorse Village were initially dedicated as private infrastructure, primarily due to the City's ability to meet the additional obligations associated with public improvements. In submitting the petition to establish the Special Business District, the landowners are, in effect, funding the operation, maintenance, and capital replacement of the improvements with self-generated SBD revenues. This structure also benefits the City, in that it

funds the increased municipal obligations associated with the development and the subsequent resident and business which reside therein. Please note, that once created, the SBD is a perpetual special enterprise district which funds the provision of municipal services. Funds generated by the SBD are only those necessary to provide for the expenses within the district and cannot otherwise offset any existing municipal obligations or expenses.

The SBD petition requests that the City accept responsibility for:

- Maintenance, repair, and replacements of the Paved Lake Trail; and,
- Maintenance, repair, and replacement of City accepted streets and on-street parking; and,
- Maintenance, repair, and replacement of street lighting; and,
- Maintenance, repair, and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City); and,
- Security; and,
- Legal, insurance, administration, and financial oversight; and,
- All other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

The Special Business District petition anticipates and requests that the SBD would assume maintenance obligations for the aforementioned activities. It is not anticipated that any land acquisition is required in relation to the Special Business District. The intent of creating the SBD is to fund, to the greatest extent possible, the expenses related to the obligations described herein, where revenues are statutorily limited to \$.85/\$100 assessed valuation. Subject to voter approval and approval by the City of Chesterfield, the City of Chesterfield would administer and be responsible for delivery of these services.

Missouri statutes 71.790 through 71.808 address the creation and operation of Special Business Districts. Once a petition has been received by a municipality, the City may adopt a resolution of intent to establish the district, as requested. The City is then required to schedule a public hearing and notify all owners of record of real property and licensed businesses within the proposed district. The City is then required to conduct a survey and investigation, and file a report with the City Clerk for public inspection, prior to the hearing.

This communication is intended to fulfill the survey, investigation, and report requirements as outlined by State statute. I have compiled information from each department within the City of Chesterfield governmental function and summarized that information to meet the statutory requirements.

Once the public hearing is closed, City Council may adopt an ordinance establishing the SBD, establishing the initial rate of levy to be imposed and ordering an election of the qualified voters to approve the SBD property tax and establishing an election date. A simple majority of those voting is required for approval.

Geographic Description of the proposed Special Business District

The current land parcel of the proposed Special Business District consists of approximately 80 acres of undeveloped land containing an 18-acre lake, with no residential housing, businesses, physical structures, or public roadways, as well as several parcels that are currently under construction.

A metes and bounds survey has been provided at the end of this report.

Description of Planned Improvements

The proposed special business district includes ~80 acres of which is to be developed as a mixed-use development, including:

- More than 800,000 gross square feet of retail, restaurant, and amenity space; and,
- Public Streets, landscaped islands, streetlighting, sidewalks, on-street parking, irrigation; and,
- A paved lake trail; and,
- Over 635 luxury residential units of varying typology, ownership and density.

Development of Wildhorse Village is anticipated to include 635 residential units and 801,000 square feet of commercial uses (office, hotel, retail, restaurant). In preparing this analysis, this level of development is used but it should be noted that existing zoning on the site allows for more density to be allocated throughout the development. As such, this analysis provides an assessment based on the planned densities at the time of analysis.

Existing Levels of Service

Missouri statute 71.798 clearly restricts any city creating a special district from using SBD revenues to decrease the existing level of publicly funded services. Accordingly, it is critically important to develop and document the current level of effort and public services required within the proposed Special Business District.

The existing site is approximately 80 acres and is developing from an agricultural land use with an 18-acre private lake. There is no existing vertical development, no residential housing, no retail, no licensed businesses, no public roadways, no public recreational facilities. Other than the perimeter patrols by law enforcement, or perhaps an occasional inquiry for code enforcement, there are no municipal services dedicated to this area. Budget analysis has been developed to reflect the additional

level of service and the new resources required to provide the necessary capacity to provide a high level of municipal services and oversight.

Concept plan for Special Business District (RPA – 2)



-
- 82 acres
- Agricultural with 18-acre private lake
- No vertical development
- No residential housing
- No public roadways
- No public recreational facilities
- No licensed businesses

Description of obligations to be funded by the Wildhorse Village SBD

- Maintenance, repair, and replacements of Paved Lake Trail; and
- Maintenance, repair, and replacement of accepted streets and on-street parking; and,
- Maintenance, repair, and replacement of street lighting; and,
- Maintenance, repair, and replacement of landscaped center medians within accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City under the provisions of the Special Business District; and,
- Dedicated commissioned law enforcement; and,
- Legal, insurance, administration, and financial oversight; and,
- All other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

Special Business District Revenues

When developing the cost-benefit analysis for the Chesterfield Regional Tax Increment Financing District, PGAV included projections for revenue generation for the proposed business district, in each development area. For the purposes of this analysis, we have utilized the PGAV study's results for predicting the revenue which is anticipated from the proposed special business district.

EST. WILDHORSE VILLAGE TOTAL SBD REVENUE				
2024	2025	2026	2027	2028
\$393,893	\$673,057	\$905,164	\$925,888	\$934,552

Estimated future expenditures

For the purpose of this survey and investigation report, each municipal department was tasked with estimating the cost of providing services and maintaining the facilities as proposed by the SBD petition. It should be noted and understood that acceptance of these maintenance responsibilities is expected to occur as of 1/1/2025, and it is understood that the development will still be in progress at that time. Full development is not expected to be completed for several years. While each department completed budgetary estimates for the cost to provide services to this defined area in the fully developed condition, we also assumed that the ultimate level of service would not occur on 1/1/2025, but at some future date as the development progresses. Obviously, that assumption parallels the revenue generation for the SBD.

The costs described in each department's analysis is not intended to reflect a future annual budget request, but a current representation of those departmental

expenditures that would be expected. The individual breakdown of expenditures between personnel, contractual, commodities, and capital will certainly vary. In addition, amounts for Capital replacement represent future annualized costs, but are not intended to represent an expense in a specific year. Finally, it should be clear that SBD budgets must be reconciled with annual revenues and fund balances. It should also be understood that the mode of providing these services has not been finalized. It may well be the case that public works determines that street maintenance within the SBD should be conducted by contractual methods as contrasted to doing so with in-house forces. Similar management decisions would be considered in each area. Those decisions would be made prior to the initiation of any municipal obligations.

Five-year expenditure estimate, 2024 - 2028

Individual narrative budgetary estimates are provided for each department and individual tables are provided summarizing the expenses assuming that the maintenance and service obligations are effective as of 1/1/2025 with development in progress, not yet having achieved full build-out.

- Public Works (Streets, street lighting, on-street parking, Contract vs staffing)
- Parks (Paved lake trail, trash, landscaping, irrigation, supplies, vehicles, fuel, equipment, and capital)
- Law enforcement (patrol officers, vehicles, management, equipment, training, fuel & supplies, vehicle maintenance)
- Finance (audits, book-keeping, reporting, billing, accounts receivable, accounts payable)
- Planning (planning and permitting)
- Information Technology
- Capital Replacement fund (annual amounts accumulating to fund capital costs when required)

Individual departmental reports are further broken down into expenditure categories, for analysis purposes only, as follows:

- Personnel
- Contractual
- Commodities
- Capital
- Annualized Capital needs

In addition to the individual departmental analysis, we compared the results with the pro-rata share of total municipal service expenditures, by population, by households, and by non-retail square feet. In summary, on a pro-rata basis only:

The 2023 total approved budget for the six municipal functional areas is \$39,066,869.

On a household based pro-rata comparison:

The SBD is anticipated to add 656 households. That represents 3.24% of the current 20,254 estimated Chesterfield households.
3.24% of \$39,066,869 is \$1.265 million annually.

On a population based pro-rata comparison:

The SBD is anticipated to add 1,771 people. That represents 3.54% of the current Chesterfield population per census.
3.54% of \$39,066,869 is \$1.383 million annually.

On a non-retail based pro-rata comparison:

The SBD is anticipated to add 801,000 square feet of non-retail space. That represents 3.91% of the current Chesterfield 20,500,000 non-retail space.
3.96% of \$39,066,869 is \$1.526 million annually.

It is clear from the pro-rata comparisons that individual department estimates are reasonable and are not overstated. The departmental estimates also reflect that the expenditures are not expanded linearly, that a portion of the overall expenditures are fixed over-head and embedded expenditures that would not increase proportionally with the addition of the SBD.

Finally, it should also be noted that there are other revenues, albeit limited, that will be derived from the development. There will certainly be a nominal increase in utility taxes, although it should be recognized that 50% of any increase is to be directed towards the Chesterfield Regional TIF. The City of Chesterfield receives no property taxes, so there are no associated increases in municipal property taxes from the development. Finally, much like the utility taxes, the development will generate additional sales taxes, although the total proportion of retail space within the southwest quadrant is not expected to increase significantly. Regardless, the development will generate additional sales taxes. However, it should be acknowledged that the City will not receive the additional proportion of the County-wide sales tax until after the 2030 census. With regard to the local 1% sales tax, 50% of any increase will be diverted to the Chesterfield Regional TIF.

Conclusion:

Based upon our rigorous analysis, it is clear that the SBD is expected to adequately fund the services requested in the landowner's petition. Clearly the SBD allows the City to provide the necessary services to the landowners, residents, and businesses within the development footprint, but it is also beneficial to the existing businesses and residents of Chesterfield in that their service levels are not detrimentally impacted by the increased demands.

Legal Description for Special Business District (RPA-2)

RPA 2 Description South – Metes and Bounds

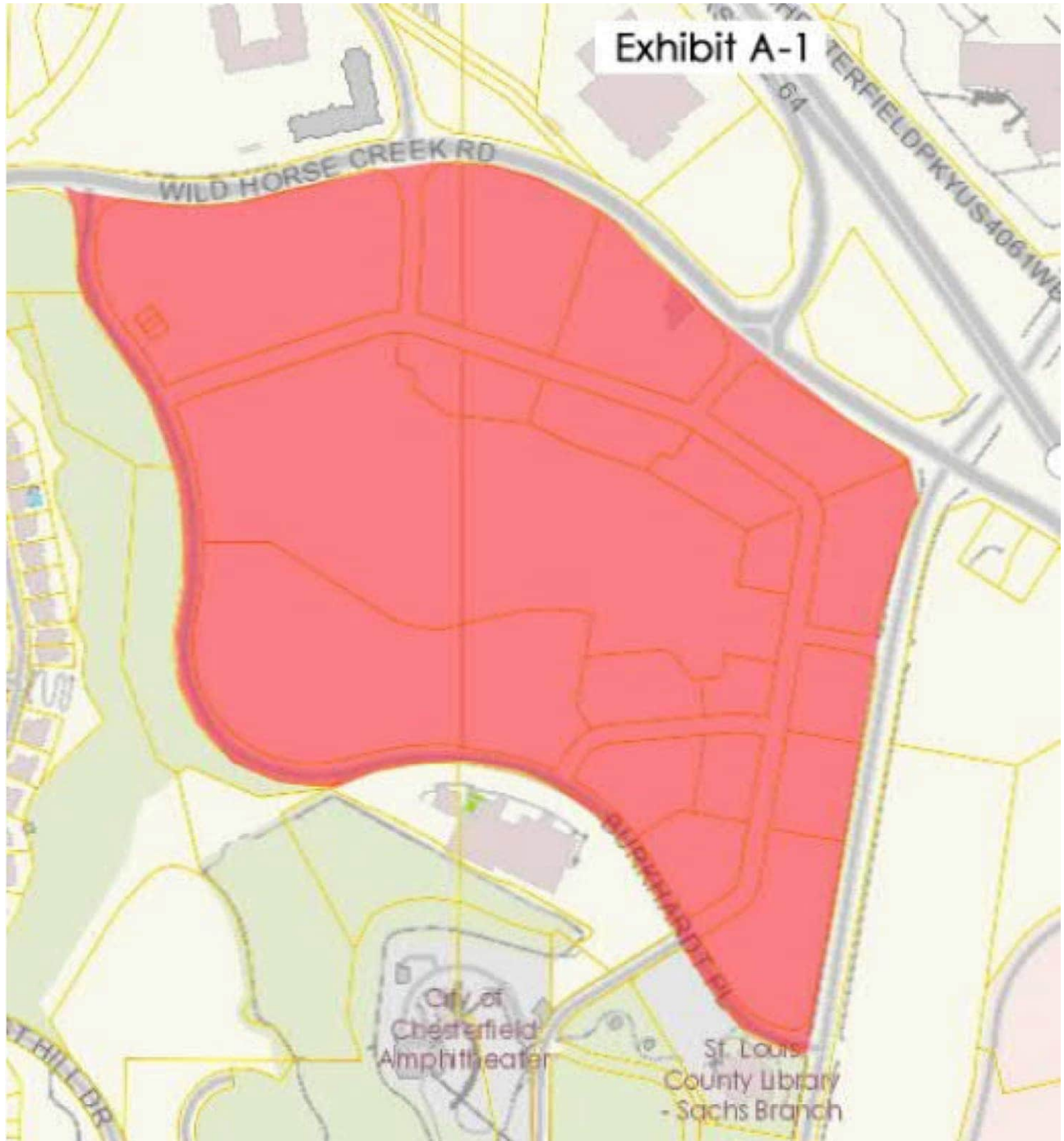
A tract of land being part of U.S. Surveys 123, 415 and 2031, in Township 45 North, Range 4 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the western corner of Burkhardt Place as dedicated by Plat Book 283 Page 37 of the above said county records, also being the southern corner of Burkhardt Place as dedicated by Deed Book 23588 Page 3666 of said county records, being on a curve to the left having a radius of 775.00 feet; thence the following courses and distances along the south and west lines of that part of Burkhardt Place, dedicated by Deed Book 23588 Page 3666: along said curve an arc distance of 342.59 feet, and a chord which bears South 80 degrees 42 minutes 32 seconds West, 339.80 feet, to a point of reverse curve having a radius of 405.00 feet; along said curve an arc distance of 805.88 feet and a chord which bears North 44 degrees 41 minutes 16 seconds West, 679.37 feet to a point of reverse curve having a radius of 925.00 feet; along said curve an arc distance of 845.69 feet and a chord which bears North 13 degrees 54 minutes 04 seconds West, 816.55 feet to a point of reverse curve having a radius of 405.00 feet; and along said curve an arc distance of 346.17 feet and a chord which bears North 15 degrees 35 minutes 22 seconds West, 335.72 feet, thence crossing said Burkhardt Place, South 81 degrees 10 minutes 37 seconds East, 60.00 feet to the east right-of-way of said Burkhardt Place; thence North 07 degrees 22 minutes 28 seconds East, 9.88 feet to the beginning of a curve to the right having a radius of 84.61 feet; along said curve with an arc length of 89.68 feet and a chord which bears North 38 degrees 52 minutes 37 seconds East, 85.54 feet; thence North 67 degrees 50 minutes 19 seconds East, 2.34 feet to the beginning of a curve to the right having a radius of 95.00 feet; along said curve with an arc length of 24.21 feet and a chord which bears North 75 degrees 08 minutes 22 seconds East, 24.14 feet to its intersection with the south right-of-way line of Wildhorse Creek Road, variable width; said point also being the beginning of a curve to the left having a radius of 996.00 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 493.99 feet and a chord which bears North 86 degrees 48 minutes 46 seconds East, 488.94 feet; North 78 degrees 50 minutes 50 seconds East, 52.73 feet to the beginning of a curve to the right having a radius of 907.00 feet; along said curve with an length of 93.30 and a chord which bears North 71 degrees 21 minutes 25 seconds East, 93.26 feet; continuing along last said curve with an arc length of 320.45 feet and a chord which bears North 84 degrees 25 minutes 32 seconds East, 318.79 feet; North 04 degrees 32 minutes 49 seconds East, 11.26 feet to the beginning of a curve to the right having a radius of 95.00 feet; along said curve with an arc length of 9.03 feet and a chord which bears South 89 degrees 53 minutes 38 seconds East, 9.03 feet, to a curve to the right having a radius of 919.00 feet; along said curve an arc distance of 444.54 feet and a chord which bears South 71 degrees 02 minutes 03 seconds East, 440.22 feet to a

compound curve to the right having a radius of 1,098.00 feet; along said curve an arc distance of 170.98 feet and a chord which bears South 51 degrees 20 minutes 36 seconds East, 170.81 feet; South 00 degrees 43 minutes 13 seconds West, 4.66 feet; South 44 degrees 16 minutes 55 seconds East, 216.96 feet; South 33 degrees 41 minutes 57 seconds East, 12.47 feet to a curve to the left having a radius of 2,917.00 feet; along said curve an arc distance of 39.59 feet and a chord which bears South 48 degrees 37 minutes 01 second East, 39.59 feet; South 49 degrees 00 minutes 20 seconds East, 14.56 feet to a curve to the right having a radius of 90.00 feet; along said curve an arc distance of 9.51 feet and a chord which bears South 45 degrees 58 minutes 48 seconds East, 9.50 feet; South 40 degrees 25 minutes 28 seconds West, 7.17 feet; South 49 degrees 40 minutes 30 seconds East, 112.49 feet to a curve to the left having a radius of 1,959.86 feet; along said curve an arc distance of 300.82 feet and a chord which bears South 54 degrees 04 minutes 45 seconds East, 300.52 feet; South 58 degrees 25 minutes 45 seconds East, 164.17 feet to a curve to the left having a radius of 1,959.86 feet; and along said curve an arc distance of 84.52 feet and a chord which bears South 59 degrees 40 minutes 44 seconds East, 84.52 feet, to the west right of way line of Chesterfield Parkway West, variable width; thence the following courses and distances along said west right of way line: South 17 degrees 50 minutes 47 seconds East, 135.74 feet to a curve to the left having a radius of 1,186.50 feet; along said curve an arc distance of 147.63 feet and a chord which bears South 20 degrees 47 minutes 02 seconds West, 147.53 feet to a compound curve to the left having a radius of 1,111.48 feet; along said curve an arc distance of 118.41 feet and a chord which bears South 20 degrees 12 minutes 06 seconds West, 118.36 feet, to a compound curve to the left having a radius of 1,198.50 feet; along said curve an arc distance of 32.18 feet and a chord which bears South 10 degrees 47 minutes 26 seconds West, 32.18 feet; South 10 degrees 03 minutes 12 seconds West, 183.22 feet to a curve to the right having a radius of 45.00 feet; along said curve an arc distance of 33.64 feet and a chord which bears South 11 degrees 21 minutes 48 seconds East, 32.86 feet; South 10 degrees 03 minutes 12 seconds West, 773.91 feet; South 16 degrees 05 minutes 44 seconds West, 114.01 feet; South 10 degrees 03 minutes 12 seconds West, 94.07 feet to a curve to the right having a radius of 197.50 feet; along said curve to the right an arc distance of 32.29 feet and a chord which bears South 14 degrees 44 minutes 13 seconds West, 32.25 feet to a compound curve to the right having a radius of 47.50 feet; and along said curve an arc length of 62.88 feet and a chord which bears South 57 degrees 20 minutes 29 seconds West, 58.38 feet, to the north right of way line of above said Burkhardt Place; thence crossing Burkhardt Place, South 07 degrees 02 minutes 44 seconds East, 59.71 feet to the south right of way line of said Burkhardt Place, said point also being on the beginning of a curve to the right having a radius of 330.23 feet; thence along said south right-of-way line and its extension across intersecting streets, the following courses and distances: along said curve an arc distance of 281.12 feet and a chord which bears North 55 degrees 46 minutes 38 seconds West, 272.71 feet; North 31 degrees 26 minutes 20 seconds West, 472.64 feet to a curve to the left having a radius of 525.00 feet; along said curve an arc

distance of 325.17 feet and a chord which bears North 49 degrees 10 minutes 59 seconds West, 320.00 feet to a compound curve having a radius of 775.00 feet; and along said curve with an length of 266.48 feet and a chord which bears North 76 degrees 46 minutes 38 seconds West, 265.17 feet to the POINT OF BEGINNING.

Containing 3,598,381 square feet or 82.607 acres, more or less.



Wildhorse Village
Special Business District
Financial Summary

SBD PROJECT - BUDGET COMPILATION

	2024	2025	2026	2027	2028
PERSONNEL*	\$112,533	\$422,638	\$524,844	\$633,879	\$654,328
CONTRACTUAL	\$41,152	\$156,924	\$209,680	\$262,604	\$290,619
COMMODITIES	\$53,201	\$94,499	\$98,573	\$102,865	\$107,298
CAPITAL	\$0	\$14,010	\$12,875	\$13,261	\$13,659
ANNUALIZED CAPITAL NEEDS	\$0	\$24,500	\$26,675	\$29,131	\$31,910
TOTAL	\$206,887	\$712,571	\$872,647	\$1,041,741	\$1,097,814

REVENUES \$393,893 \$673,057 \$905,164 \$925,888 \$934,552
AT \$.85/\$100 ASSESSED VALUATION

NET \$187,007 (\$39,514) \$32,517 (\$115,853) (\$163,262) **FIVE YEAR NET (\$99,105)**

* PERSONNEL - these values represent labor effort that

	49,999	656	2.7
<u>2023 Approved Budget</u>	<u>Per capita</u>	<u>res. units</u>	<u>ppl per unit</u>
\$12,761,816 Police	\$255	\$167,438	\$452,084
\$12,681,434 Public Works	\$254	\$166,384	\$449,236
\$1,168,233 Info Tech	\$23	\$15,328	\$41,384
\$8,743,696 Parks	\$175	\$114,720	\$309,743
\$921,300 Planning	\$18	\$12,088	\$32,637
\$2,790,390 Fin-Admin	\$56	\$36,611	\$98,849

	City-wide	this Development	Pro-rata share	
\$39,066,869 population	\$781	\$512,568	\$1,383,932	3.54% Of City Budget
\$39,066,869 non-retail Sq. Ft.	20,500,000	801,000	\$1,526,466	3.91% Of City Budget
\$39,066,869 # households	20,254	656	\$1,265,324	3.24% Of City Budget

Wildhorse Village Special Business District
Estimated Law Enforcement Expenditures

SBD PROJECT - POLICE DEPARTMENT

	2024	2025	2026	2027	2028
PERSONNEL	\$0	\$85,405	\$175,934	\$271,818	\$279,973
CONTRACTUAL	\$19,004	\$32,623	\$34,254	\$35,967	\$37,765
COMMODITIES	\$24,438	\$41,952	\$44,050	\$46,252	\$48,565
CAPITAL	\$0	\$0	\$0	\$0	\$0
ANNUALIZED CAPITAL REPL.	\$0	\$12,500	\$12,875	\$13,261	\$13,659
TOTAL	\$43,442	\$172,480	\$267,113	\$367,299	\$379,962

Wildhorse Village
Special Business District
Estimated Public Works Expenses

	2024	2025	2026	2027	2028
PERSONNEL	\$25,000	\$100,000	\$103,000	\$107,000	\$110,000
CONTRACTUAL	\$0	\$100,000	\$150,000	\$200,000	\$225,000
COMMODITIES	\$0	\$0	\$0	\$0	\$0
CAPITAL	\$0	\$0	\$0	\$0	\$0
ANNUALIZED CAPITAL REPL.	\$0	\$12,000	\$13,800	\$15,870	\$18,251
TOTAL	\$25,000	\$212,000	\$266,800	\$322,870	\$353,251

Wildhorse Village
Special Business District
Estimated Information Technology Expenses

	2024	2025	2026	2027	2028
PERSONNEL	\$0	\$0	\$0	\$0	\$0
CONTRACTUAL	\$265	\$278	\$292	\$307	\$322
COMMODITIES	\$480	\$504	\$529	\$556	\$583
CAPITAL	\$0	\$1,510	\$0	\$0	\$0
ANNUALIZED CAPITAL REPL.	\$0	\$0	\$0	\$0	\$0
TOTAL	\$745	\$2,292	\$821	\$862	\$906

Wildhorse Village
Special Business District
Estimated Park Expenditures

	2024	2025	2026	2027	2028
PERSONNEL	\$0	\$145,462	\$149,826	\$154,321	\$158,950
CONTRACTUAL	\$0	\$1,080	\$1,112	\$1,146	\$1,180
COMMODITIES	\$6,400	\$29,100	\$29,973	\$30,872	\$31,798
CAPITAL	\$0	\$12,500	\$12,875	\$13,261	\$13,659
ANNUALIZED CAPITAL REPL.	\$0	\$0	\$0	\$0	\$0
TOTAL	\$6,400	\$188,142	\$193,786	\$199,600	\$205,588

Wildhorse Village
Special Business District
Estimated Planning Expenses

	2024	2025	2026	2027	2028
PERSONNEL	\$10,133	\$10,437	\$10,750	\$11,073	\$11,405
CONTRACTUAL	\$2,533	\$2,609	\$2,688	\$2,768	\$2,851
COMMODITIES	\$2,533	\$2,609	\$2,688	\$2,768	\$2,851
CAPITAL	\$0	\$0	\$0	\$0	\$0
ANNUALIZED CAPITAL REPL.	\$0	\$0	\$0	\$0	\$0
TOTAL	\$15,200	\$15,656	\$16,126	\$16,609	\$17,108

Wildhorse Village
Special Business District
Estimated Finance Administration Expenses

	2024	2025	2026	2027	2028
PERSONNEL	\$77,400	\$81,333	\$85,333	\$89,667	\$94,000
CONTRACTUAL	\$19,350	\$20,333	\$21,333	\$22,417	\$23,500
COMMODITIES	\$19,350	\$20,333	\$21,333	\$22,417	\$23,500
CAPITAL	\$0	\$0	\$0	\$0	\$0
ANNUALIZED CAPITAL REPL.	\$0	\$0	\$0	\$0	\$0
TOTAL	\$116,100	\$122,000	\$128,000	\$134,500	\$141,000

Wildhorse Village
Special Business District
Estimated Revenues

EST. WILDHORSE VILLAGE RESIDENTIAL SBD REVENUE

2024	2025	2026	2027	2028
\$299,169	\$333,869	\$334,981	\$347,478	\$350,952

EST. WILDHORSE VILLAGE COMMERCIAL SBD REVENUE

2024	2025	2026	2027	2028
\$94,724	\$339,188	\$570,182	\$578,410	\$583,599

EST. WILDHORSE VILLAGE TOTAL SBD REVENUE

2024	2025	2026	2027	2028
\$393,893	\$673,057	\$905,164	\$925,888	\$934,552

EXHIBIT 3

District's Legal Description

(Attached hereto.)

Legal Description for Special Business District (RPA-2)

RPA 2 Description South – Metes and Bounds

A tract of land being part of U.S. Surveys 123, 415 and 2031, in Township 45 North, Range 4 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

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472.64 feet to a curve to the left having a radius of 525.00 feet; along said curve an arc distance of 325.17 feet and a chord which bears North 49 degrees 10 minutes 59 seconds West, 320.00 feet to a compound curve having a radius of 775.00 feet; and along said curve with an length of 266.48 feet and a chord which bears North 76 degrees 46 minutes 38 seconds West, 265.17 feet to the POINT OF BEGINNING.

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