



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, April 28, 2025
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. **P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.)**: A request for an ordinance amendment to an existing “PC” Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).
- B. **P.Z. 03-2025 The Wedge**: An ordinance amendment to modify development criteria for an existing “PC” Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road.

V. APPROVAL OF MEETING SUMMARY

- A. Approval of March 24th, 2025 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. **15530 Olive Boulevard (Circle K)**: A Sign Package for a freestanding sign with an Electronic Message Center (EMC) at a 0.77-acre tract of land zoned “C8” Planned Commercial located south of Olive Boulevard and east of East Chesterfield Parkway.
The Planning Commission may vote on this item tonight.

- B. **Dierbergs The Market Place (Billy G's):** An Architectural Specialty Lighting Package for a 11.35-acre tract of land zoned "C8" – Planned Commercial District, located on the northeast side of Clarkson Road, southwest of its intersection with Baxter Road.
The Planning Commission may vote on this item tonight.
- C. **Long Road Lipton Parcel:** An Amended Site Development Concept Plan for Long Road Lipton Parcel subdivision located on a 20-acre tract of land located north of Chesterfield Airport Road, and south of Interstate 64, zoned "PI"-Planned Industrial.
The Planning Commission may vote on this item tonight.
- D. **Long Road Lipton Parcel, Lot 8:** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a medical office building located on a 3.16-acre tract of land located east side of Chesterfield Industrial Blvd., zoned "PI"-Planned Industrial.
The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.):** A request for an ordinance amendment to an existing "PC" Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).
The Planning Commission may vote on this item tonight.
- B. **P.Z. 03-2025 The Wedge:** An ordinance amendment to modify development criteria for an existing "PC" Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road.
The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

Note: The Planning Commission 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.

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

Planning Commission Public Hearing and Staff Report

Meeting Date: April 28, 2025

From: Shilpi Bharti, Planner *SB*

Location: North side of North Outer 40 Road

Description: **P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.):** A request for an ordinance amendment to an existing “PC” Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc., on behalf of Gumbo Flats Properties, LLC, has submitted a request to amend the ordinance for an existing “PC” Planned Commercial District encompassing 77.8 acres, to add “Hotel” as a permitted use. The site fronts North Outer 40 Road and is situated within the Gumbo Flats Subdivision. No other changes are proposed as part of this petition. The submittal includes a Preliminary Development Plan and a narrative statement

HISTORY OF SUBJECT SITE

The subject site is located in Ward 4 of City of Chesterfield. In 2023, the site was rezoned from “M3” – Planned Industrial District to “PC” – Planned Commercial District. At that time the PC parcel comprised of four (4) lots. In 2023, Gumbo Flats LLC purchased the neighboring lots to the east, west, and south of the PC District, totaling ten (10) lots.



Figure 1: Subject Site

In 2024, the Boundary Adjustment Plat and Site Development Plan, comprising of ten (10) lots for Gumbo Flats, were approved. The Boundary Adjustment Plat re-platted ten (10) lots into four (4) lots: Lot A, Lot B,

Lot C, and Lot D. Lot A, Lot B, and the central portion of Lot C are zoned “PC” – Planned Commercial, and are governed by Ordinance 3229. The Applicant with this petition is requesting to amend the Ordinance 3299 to include “Hotel” as a permitted use and to revise the previously approved Preliminary Development Plan. The revised Preliminary Development Plan submitted with this petition reduces the previously proposed gravel parking area on Lot C. The revised size of the parking area conforms to the recently approved Site Development Plan for the subdivision. The site will serve as an amenity for Gateway Studios located southeast of the subject site and north of Chesterfield Airport Road.



Figure 2: Updated Lot Configuration as approved in the Boundary Adjustment Plat

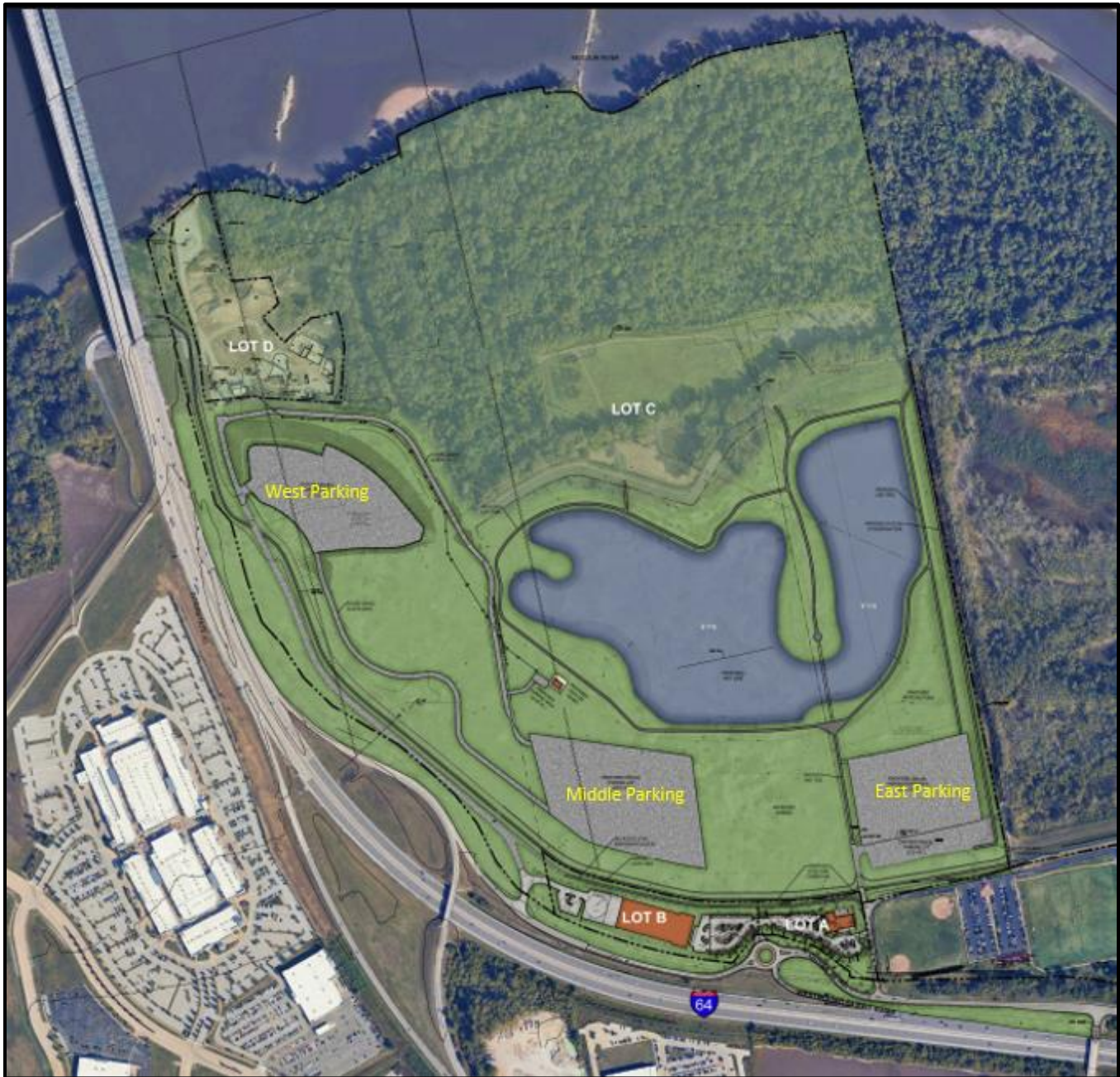


Figure 3: Approved Site Development Plan

SURROUNDING LAND USE AND ZONING

The subject site is surrounded by “M-3” Planned Industrial zoning districts on the north and east. The West side of the PC District is zoned “PI” Planned Industrial. North Outer 40 Road and Interstate 64 run south of the subject site. The property on the south is zoned “PC” Planned Commercial



Figure 4: Zoning map

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site.

As per the City of Chesterfield Land Use Plan, the subject sites are within the Conservation land use, and one(1) site, Lot A (17955 N. Outer 40 Road) is within Parks and Recreation. The subject site is surrounded by Parks and Recreation on the east, Conservation on the north and west, and Regional Commercial on the south.

As per the City of Chesterfield Comprehensive Land Use Plan, Conservation areas are undeveloped and/or preserved land dedicated for passive recreation or conservation purposes. Undisturbed land is reserved to protect natural beauty or serve environment and wildlife management purposes. Below are the development policies for Conservation land use as described in the City of Chesterfield Comprehensive Plan.

- Focus on preservation.
- Limit impervious surface or encourage the use of stormwater BMPs.

- Planned residential developments should promote open space and preserving natural features which may cluster new construction.

The Parks and Recreation use supports active recreation or leisure uses, whether community- or commercial-purposed. Development policies for Parks and Recreation facilities are described below.

- Leverage natural resources.
- Plans for development are to be coordinated with parks to assure parks and open space needs are addressed.
- Appropriation of parks and recreation facilities should be developed in association with Missouri River frontage.
- A trail system should be developed utilizing existing street rights-of-way, common ground when available, utility easements, flood plain areas, and additional property acquisition or private easements. Consideration should be given to cooperating with neighboring municipalities in developing portions of the trail system and between individual subdivision common ground. Trail systems could include walking, jogging, and biking. This system is to be fully integrated with and connected to the transportation network.



Figure 5: Land use map

It should be noted that the Planning Commission discussed this property late in 2022. At the time of the development of the Future Land Use Plan, the parcels were owned by the Monarch Chesterfield Levee District. The Commission discussed the property and the land use designation after learning the property was being offered for sale and there was general consensus of the Planning Commission that development consistent with the Regional Commercial designation would be appropriate.

REQUEST

The applicant is seeking to amend the existing ordinance for the PC – Planned Commercial District within the Contemporary Lodge & Wilderness Area Subdivision to add “Hotel” as a permitted use. As outlined in the Preliminary Development Plan, the proposed hotel is to be located on Lot B, a 6.23-acre parcel situated north of the Levee Trail. Access to Lot B will be provided via a shared driveway from Lot A to the east, as well as from a private street to the west. The access points shown on the Preliminary Development Plan align with those approved in the recently approved Site Development Plan for the subdivision. No changes are proposed to the existing building or parking setbacks. The updated ordinance will allow for a total of 27 permitted uses, as listed below:

- Auditorium
- Art Gallery, Art Studio
- Banquet Facility
- Bakery
- Bar
- Brewpub
- Coffee shop
- Commercial service facility
- Film drop-off and pick up stations
- Film processing plant
- Financial Institution, No Drive-Thru
- Gymnasium
- Hotel
- Motorcycle, ATV, and similar motor vehicles dealership
- Office-Dental
- Office-General
- Office-Medical
- Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours
- Professional and technical service facility
- Recreational Facility
- Restaurant-Sit Down
- Restaurant – Fast Food, No Drive Thru
- Restaurant – Take Out
- Retail Sales Establishment – Community
- Retail Sales Establishment – Neighborhood

- Theater, indoor
- Theater, outdoor

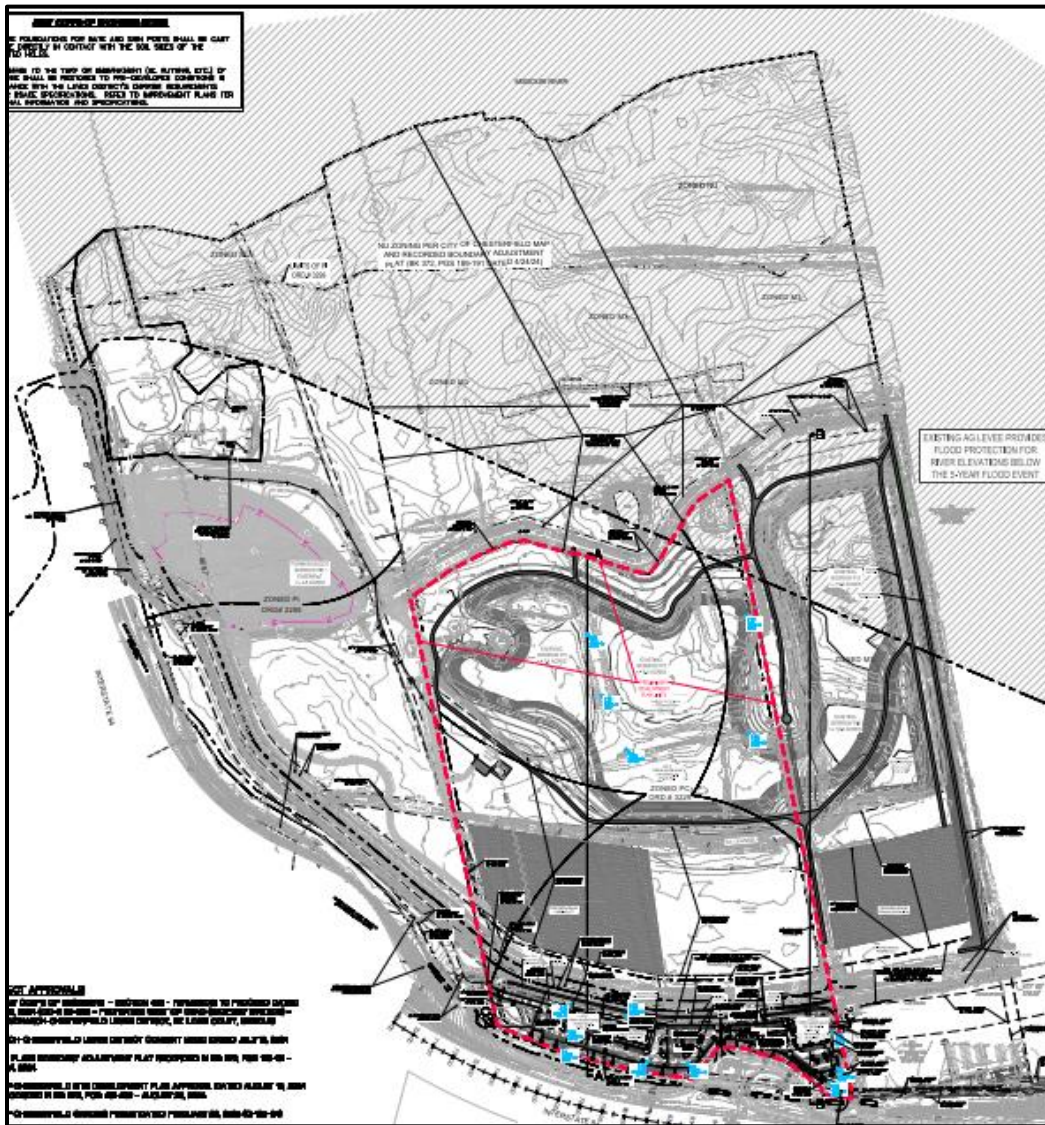


Figure 6: Preliminary Development Plan

A Public Hearing further addressing the request will be held at the April 28th, 2025 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Petitioner's Narrative Statement and Preliminary Plan packet.

Staff has completed review of this petition and has prepared the Attachment A reflecting this request for consideration by the Planning Commission. All agency comments have been received. The Preliminary Development Plan has also been reviewed by Staff and is included herewith as Attachment B. Staff has no further comments or outstanding issues regarding the zoning request before the Commission. Therefore, the Planning Commission may proceed with a vote on the petition.

Upon receiving recommendation on this petition from the Planning Commission, this zoning request will be forwarded to both the Planning and Public Works Committee and City Council for review. If approved, the Site Development Plan process will then commence.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Preliminary Development Plan
4. Attachment A

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, April 28, 2025 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 02-2025 Contemporary Lodge & Wilderness area (17955, 17965, 17985, and 17995 N. Outer 40 Rd.): A request for an ordinance amendment to an existing “PC” Planned Commercial District comprising of 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).

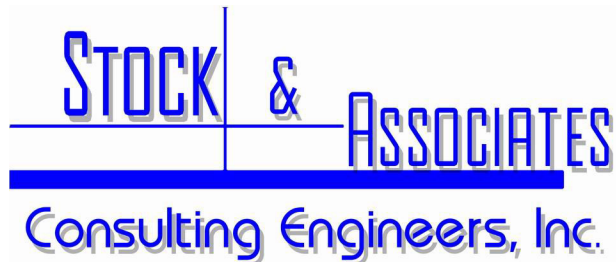


Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Shilpi Bharti, Planner, by telephone at 636-537-4743 or by email at Sbharti@chesterfield.mo.us.

CITY OF CHESTERFIELD
Guy Tilman, Chair
Chesterfield Planning Commission

PROPERTY DESCRIPTION

A tract of land being part of Lot 3 of the Nicholas Mueller Estate according to the plat thereof recorded in Plat Book 2 page 25 of the St. Louis County Records, located in US. Survey 371, Township 45 North, Range 3 East, St. Louis County, Missouri.



PROJECT NARRATIVE

Request for an Amendment to Ordinance # 3229

Date: March 24, 2025

(Stock Project No. 222-7282.1)

On behalf of, “Gumbo Flats Properties, LLC.”, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield’s consideration in amending the Planned Commercial Ordinance # 3229 at 17955, 17985 and 17965 N. Outer Forty Road to add an additional permitted use “Hotel and Motel, extended stay.” This will allow a Four (4) story, approximately 127 room hotel on Lot B. In addition, some minor language changes/modifications and/or clarifications to Ordinance No. 3229 as directed by the City.

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

ARMY CORPS OF ENGINEERS NOTES

- 1.) CONCRETE FOUNDATIONS FOR GATE AND SIGN POSTS SHALL BE CAST IN PLACE DIRECTLY IN CONTACT WITH THE SOIL SIDES OF THE EXCAVATED HOLES.
- 2.) ANY DAMAGE TO THE TURF OR EMBANKMENT (E. RUTTING, ETC.) OF THE LEVEE SHALL BE RESTORED TO PRE-DEVELOPED CONDITIONS IN ACCORDANCE WITH THE LEVEE DISTRICT'S OMRR&R REQUIREMENTS AND/OR USAGE SPECIFICATIONS. REFER TO IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING LOTS A, B AND PART OF C OF GUMBO FLATS AS RECORDED IN PLAT BOOK 372 PAGES 189-191 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEYS 368 AND 371 IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SITE INFORMATION

OWNER: GUMBO FLATS PROPERTIES, LLC
ADDRESS: 17955, 17965, 17985 & 18045 N. OUTER 40 RD CHESTERFIELD, MO 63005
ZONING: "PC" PLANNED COMMERCIAL - ORD. NO. 3229
"P" PLANNED INDUSTRIAL - ORD. 3299, NU & M3
16V10077, 16W30025, 17N640035, 16W30022, 16W30036, 16W30001, 16W30021, 16W10015 16W240041 & 16W310045
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD
METROPOLITAN ST. LOUIS SEWER DIST.
MISSOURI RIVER
29189C0145K (02/04/2015)
W/ LOMR NOV. 16, 2017 CASE NO. 17-07-0742P
AMEREN UE
SPRE. INC.
AT&T
MISSOURI AMERICAN WATER COMPANY

SHEET INDEX

PDP 1.0
PDP 2.0
PRELIMINARY DEVELOPMENT PLAN
SITE SECTIONS

PROPERTY DESCRIPTION - OVERALL DEVELOPMENT:

A tract of land being part U.S. Survey 368 and 371 in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northwest corner of Lot 1 of the CVAC Consolidation Plat as recorded in Plat Book 359 Page 82 of said records; thence along the west line of said Consolidation Plat, South 11 degrees 19 minutes 32 seconds East, 381.84 feet; to the north right of way line of Interstate 64, variable width; thence the following courses and distances along said north line: North 83 degrees 05 minutes 28 seconds West, 138.18 feet; North 06 degrees 54 minutes 22 seconds East, 24.99 feet; North 53 degrees 19 minutes 19 seconds West, 201.50 feet; North 73 degrees 08 minutes 51 seconds West, 203.20 feet; North 88 degrees 51 minutes 59 seconds West, 100.51 feet; South 38 degrees 43 minutes 03 seconds West, 178.48 feet; North 83 degrees 05 minutes 28 seconds West, 65.50 feet to a curve to the right, having a radius of 2,654.79 feet, and along said curve an arc distance of 829.49 feet with a chord which bears North 74 degrees 06 minutes 29 seconds West, 829.15 feet; to the east line of a tract of land conveyed to St. Charles Sand Company by Deed Book 6033 Page 294 of said records, being on the west line of Lot 3 of the Nicholas Mueller Estate Plat Book 2, Page 26, of said records thence continuing along said north right of way line: North 55 degrees 11 minutes 00 seconds West, 225.12 feet; North 37 degrees 50 minutes 17 seconds West, 169.45 feet; North 25 degrees 25 minutes 51 seconds West, 199.71 feet; North 37 degrees 39 minutes 24 seconds West, 175.60 feet; North 46 degrees 48 minutes 50 seconds West, 100.60 feet; North 46 degrees 48 minutes 50 seconds West, 197.81 feet; North 60 degrees 07 minutes 09 seconds West, 187.51 feet; North 59 degrees 03 minutes 47 seconds West, 183.04 feet; North 45 degrees 52 minutes 41 seconds West, 193.39 feet; North 32 degrees 48 minutes 51 seconds West, 190.24 feet; North 42 degrees 30 minutes 56 seconds West, 148.45 feet to a curve to the right having a radius of 2,724.29 feet, along said curve an arc distance of 270.42 feet and a chord which bears North 18 degrees 31 minutes 12 seconds West, 270.33 feet; North 15 degrees 40 minutes 42 seconds West, 243.13 feet; North 41 degrees 19 minutes 10 seconds West, 110.92 feet; North 15 degrees 40 minutes 42 seconds West, 510.00 feet; North 19 degrees 19 minutes 18 seconds East, 10.00 feet; North 15 degrees 40 minutes 42 seconds West, 170.00 feet; North 74 degrees 19 minutes 18 seconds East, 5.00 feet; North 15 degrees 40 minutes 42 seconds West, 120.00 feet; North 74 degrees 19 minutes 18 seconds East, 10.00 feet; and North 15 degrees 40 minutes 42 seconds West, 525.24 feet; to the South Bank of the Missouri River, thence the following courses and distances along the said south Bank of the Missouri River: North 48 degrees 31 minutes 28 seconds East, 335.26 feet; North 84 degrees 44 minutes 55 seconds East, 198.93 feet; South 78 degrees 34 minutes 40 seconds East, 325.04 feet; and North 62 degrees 10 minutes 34 seconds East, 523.22 feet; North 11 degrees 29 minutes 32 seconds West, 62.50 feet; North 63 degrees 33 minutes 45 seconds East, 27.15 feet; North 62 degrees 47 minutes 30 seconds East, 94.51 feet; North 68 degrees 22 minutes 56 seconds East, 82.38 feet; North 65 degrees 10 minutes 24 seconds East, 90.14 feet; North 68 degrees 22 minutes 56 seconds East, 163.07 feet; North 79 degrees 01 minute 41 seconds East, 284.16 feet; South 11 degrees 32 minutes 32 seconds East, 34.07 feet; North 83 degrees 24 minutes 50 seconds East, 58.44 feet; North 88 degrees 18 minutes 53 seconds East, 70.75 feet; South 74 degrees 04 minutes 17 seconds East, 39.95 feet; South 41 degrees 30 minutes 31 seconds East, 99.33 feet; South 79 degrees 03 minutes 27 seconds East, 103.50 feet; North 70 degrees 09 minutes 53 seconds East, 90.88 feet; North 53 degrees 56 minutes 10 seconds East, 180.23 feet; North 60 degrees 58 minutes 57 seconds East, 297.00 feet; North 74 degrees 21 minutes 00 seconds East, 149.80 feet; North 79 degrees 44 minutes 30 seconds East, 201.51 feet; and North 80 degrees 23 minutes 28 seconds East, 320.33 feet to the west line of a tract of land conveyed to The United States of America by Deed Book 6033 Page 294 of said records, thence along said line: North 11 degrees 13 minutes 52 seconds East, 4,103.53 feet; to the north line of above said Lot 1, thence the following courses and distances along said line: North 71 degrees 59 minutes 51 minutes 21 seconds West, 99.83 feet; South 77 degrees 38 minutes 25 seconds West, 294.24 feet; and South 75 degrees 11 minutes 34 seconds West, 294.24 feet to the POINT OF BEGINNING. Containing 12,657.441 square feet or 290.575 acres, more or less.

PROPERTY DESCRIPTION - PC ORDINANCE # 3229:

A tract of land being part of Lot 4 of the Nicholas Mueller Estate according to the plat thereof recorded in Plat Book 2 page 25 of the St. Louis County Records, in U.S. Survey 371, Township 45 North, Range 3 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a found cotton picker spindle located at the southwest corner of Lot 1 of the CVAC Consolidation Plat as recorded in Plat Book 359, Page 82 of the St. Louis County Records, said point also being located on the northern right-of-way line of Interstate 64, (aka U.S. Highway 40/64), variable width; thence along said right-of-way line the following courses and distances: North 83 degrees 05 minutes 28 seconds West, 138.18 feet; North 06 degrees 54 minutes 22 seconds East, 24.99 feet to a found iron rod; North 53 degrees 19 minutes 19 seconds West, 201.50 feet to a found iron rod; North 73 degrees 08 minutes 51 seconds West, 203.20 feet; North 88 degrees 51 minutes 59 seconds West, 100.51 feet to a found iron rod; South 38 degrees 43 minutes 03 seconds West, 178.48 feet to a found iron rod; North 83 degrees 05 minutes 28 seconds West, 65.50 feet to a found iron pipe being located on a curve to the right having a radius of 2,654.79 feet and along said curve with an arc length of 829.49 feet and a chord which bears North 74 degrees 06 minutes 29 seconds West, 829.15 feet to a found iron pipe located at the southeast corner of a tract of land conveyed to St. Charles Sand Company as recorded in Book 6033 page 294 of above said records; thence Northwesterly along the East line of said St. Charles Sand Company tract, North 11 degrees 23 minutes 32 seconds West, 1,181.21 feet to the southwest corner of a tract of land conveyed to Monarch Flats, LLC as recorded in Book 2102, Page 2090 of said records, said point also being the south toe of the Agricultural Levee as located in October, 1989 by Volo, Inc.; thence along the south line of said Monarch Flats, LLC tract the following courses and distances: North 57 degrees 05 minutes 24 seconds East, 33.18 feet; North 55 degrees 17 minutes 07 seconds East, 182.18 feet; North 62 degrees 40 minutes 07 seconds East, 170.36 feet; North 68 degrees 22 minutes 01 second East, 177.11 feet; North 82 degrees 07 minutes 34 seconds East, 95.16 feet; South 73 degrees 47 minutes 17 seconds East, 60.35 feet; North 74 degrees 33 minutes 52 seconds East, 130.98 feet; South 81 degrees 14 minutes 51 seconds East, 25.50 feet; South 81 degrees 15 minutes 17 seconds East, 29.90 feet; South 73 degrees 08 minutes 38 seconds East, 282.86 feet; South 86 degrees 18 minutes 31 seconds East, 40.04 feet; North 39 degrees 22 minutes 50 seconds East, 35.07 feet; North 31 degrees 54 minutes 06 seconds East, 301.56 feet; North 41 degrees 24 minutes 58 seconds East, 85.39 feet; and North 56 degrees 39 minutes 15 seconds East, 155.70 feet to the west line of a tract of land as conveyed to the City of Chesterfield, by instrument recorded in Book 17745, Page 5807 of above said records, thence along said west line and the west line of above said CVAC Consolidation Plat, South 11 degrees 19 minutes 32 seconds East, 2,771.16 feet to the POINT OF BEGINNING. Containing 3,390,081 square feet or 77.826 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on November 08, 2022

GEOTECHNICAL NOTE

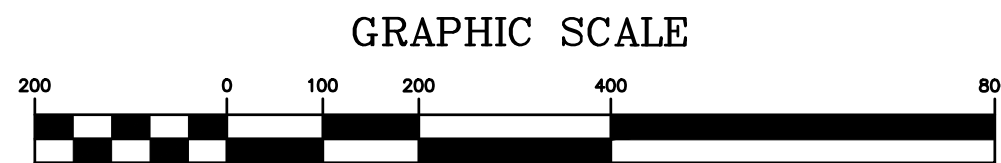
CONTRACTOR SHALL READ THE GEOTECHNICAL FEASIBILITY STUDY REVISED, MWJ JOB NO. 15545 TITLED NORTH OUTER 40 RD, CHESTERFIELD, MISSOURI AS PREPARED BY MIDWEST TESTING (DAN BARCZYKOWSKI, P.E.) DATED 12/21/2022. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT. THE GEOTECHNICAL REPORT, ANY ADDENDUMS OR ADDITIONAL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ARE CONSIDERED PART OF THESE SPECIFICATIONS AND SHALL BE USED AS THE BASIS FOR CONSTRUCTION MEANS AND METHODS.

DISCLAIMER:

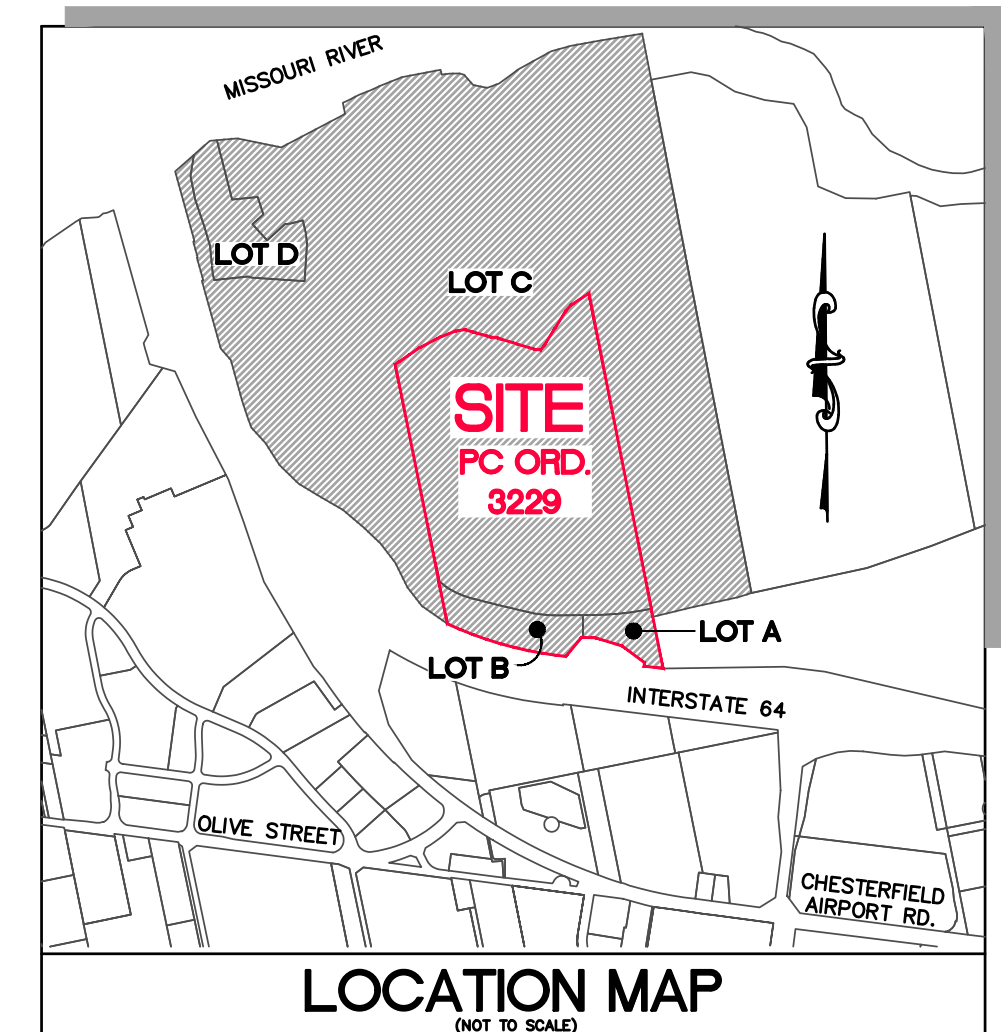
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHEN THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

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, NON-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, EITHER KNOWN 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 OR IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.



SCALE: 1" = 200'



F.A.R. CALCULATION

- MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55 (PC ORD. #3229)

OPEN SPACE:

- MINIMUM 35.0% OPEN SPACE FOR EACH LOT. OPEN SPACE SHALL BE CALCULATED FROM THE SOUTH LINE OF THE 15' WIDE HIKING AND BIKING TRAIL EASEMENT, AS RECORDED IN BK. 20217, PGS. 2144-2203, (PC ORD. #3229)

HEIGHT:

- A MAXIMUM HEIGHT OF 65.0 FEET (PC ORD. #3229)
- REVISED LANGUAGE TO ADD: 65.0 FEET, EXCLUSIVE OF ROOF SCREENING

BUILDING AND PARKING SETBACKS

PC ORD. #3229:

STRUCTURE SETBACKS:

- THIRTY (30) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
- THE SOUTH LINE OF LEVEE EASEMENTS AS RECORDED IN DB. 10348, PG. 306 & DB.10524, PG. 1708
- THIRTY-FIVE (35) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT

PARKING SETBACKS:

- THIRTY (30) FEET FROM NORTH OUTER FORTY ROAD ROAD RIGHT-OF-WAY
- THE SOUTH LINE OF THE LEVEE EASEMENTS AS RECORDED IN DB. 10348, PG. 309 & DB.10524, PG. 1708.
- TWENTY-FIVE (25) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
- ONE HUNDRED TWENTY (120) FEET FROM THE NORTH LINE OF THE 15' WIDE HIKING AND BIKING TRAIL EASEMENT, AS RECORDED IN BK. 20217, PGS. 2144-2203

ABBREVIATIONS

ATG = ADJUST TO GRADE
B.C. = BACK OF CURB
C.O. = CLEANOUT
DB. = DEED BOOK
E. = ELECTRIC
ELEV. = ELEVATION
EX. = EXISTING
F.C. = FACE OF CURB
FL. = FLOWLINE
FT. = FEET
FND. = FOUND
G. = GAS
H.W. = HIGH WATER
LFB. = LOW FLOW BLOCKED
M.H. = MANHOLE
N/F. = NOW OR FORMERLY
P.B. = PLAT BOOK
PG. = PAGE
PR. = PROPOSED
P.V.C. = POLYVINYL CHLORIDE PIPE
R.C.P. = REINFORCED CONCRETE PIPE
R/W. = RIGHT-OF-WAY
SQ. = SQUARE
T. = TELEPHONE CABLE
T.B.A. = TO BE ABANDONED
T.B.R. = TO BE REMOVED
T.B.R. & R. = TO BE REMOVED AND REPLACED
TYP. = TYPICALLY
U.I.P. = USE IN PLACE
U.O.N. = UNLESS OTHERWISE NOTED
V.C.P. = VITRIFIED CLAY PIPE
W. = WATER
(86'W) = RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
ACCESSIBLE PARKING
PROPOSED CONTOUR
PROPOSED SPOT
PROPOSED STORM
PROPOSED SANITARY
PROJECT BOUNDARY
FLOODWAY

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, ELEV = 469.13-469.95), FLOODWAY AREAS IN ZONE AE, FLOOD ZONE AE (FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDS; BASE FLOOD ELEVATIONS DETERMINED, ELEV = 469), AND FLOOD ZONE X SHADDED AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD NOTED AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES WITH 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE NAVY BY FLOOD INSURANCE RATE MAP NUMBER 29189C0145K WITH AN EFFECTIVE DATE OF 02/04/2015 AND REVISED TO REFLECT LOMR NOV. 16, 2017 CASE NO. 17-07-0742P; BY GRAPHICALLY PLOTTING.

SITE BENCHMARK

ELEV = 465.84
FIND CUT CROSS ON EASTERN MEDIAN ISLAND OF ROUNDABOUT AS SHOWN HEREON.

EXISTING AG LEVEE PROVIDES FLOOD PROTECTION FOR RIVER ELEVATIONS BELOW THE 5-YEAR FLOOD EVENT

ST. LOUIS COUNTY BENCHMARK

BENCHMARK#2357
NAVD83 Elev = 461.00
Standard DNR aluminum disk stamped SL-38A situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard; roughly 49 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.5 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

PROJECT APPROVALS

U.S. ARMY CORPS OF ENGINEERS - SECTION 408 - PERMISSION TO PROCEED DATED APRIL 25, 2024 (OD-R 22-036 - PROPERTIES WEST OF CVAC (GATEWAY STUDIOS) - MOLD, MONARCH-CHESTERFIELD LEVEE DISTRICT, ST. LOUIS COUNTY, MISSOURI

MONARCH-CHESTERFIELD LEVEE DISTRICT CONSENT MEMO DATED JULY 19, 2024

GUMBO FLATS BOUNDARY ADJUSTMENT PLAT RECORDED IN BK: 372, PGS: 189-191 - APRIL 24, 2024

CITY OF CHESTERFIELD SITE DEVELOPMENT PLAN APPROVAL DATED AUGUST 16, 2024 SDP RECORDED IN BK: 372, PGS: 451-462 - AUGUST 26, 2024

CITY OF CHESTERFIELD GRADING PERMIT DATED FEBRUARY 26, 2025 (G-120-24)

PREPARED FOR
GUMBO FLATS PROPERTIES, LLC
500 FOX RIDGE ROAD
FRONTENAC, MO 63131
MR. JERRY KERR - MANAGER
PHONE: (855) 332-4777

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PRELIMINARY DEVELOPMENT PLAN FOR:

TEXT AMENDMENT TO PC ORD.# 3229

PRELIMINARY DEVELOPMENT PLAN FOR:

17955, 17965 & 17985 NORTH OUTER 40 ROAD
CHESTERFIELD, MO 63005



03/06/2025
GEORGE M. STOCK
E-25116
CERTIFICATE OF AUTHORITY
NUMBER: 000996

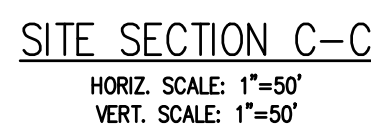
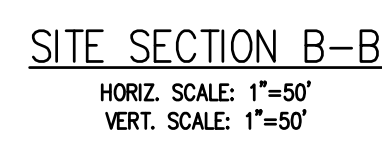
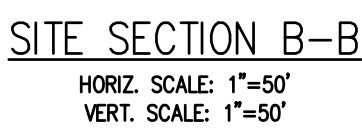
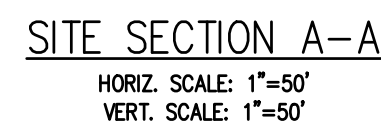
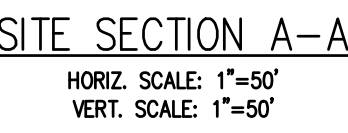
REVISIONS:

DATE	BY	REVISION
03/06/2025	Q.M.S.	JOB NO. 222-72821
DATE	BY	DATE
03/06/2025	Q.M.S.	03/06/2025
DATE	BY	DATE
03/06/2025	Q.M.S.	03/06/2025

DATE	BY	REVISION
03/06/2025	Q.M.S.	JOB NO. 222-72821
DATE	BY	DATE
03/06/2025	Q.M.S.	03/06/2025
DATE	BY	DATE
03/06/2025	Q.M.S.	03/06/2025

PRELIMINARY DEVELOPMENT PLAN

PDP 1.0



ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:

- a. Auditorium
- b. Art gallery
- c. Art studio
- d. Banquet facility
- e. Bakery
- f. Bar
- g. Brewpub
- h. Coffee shop
- i. Commercial service facility
- j. Film drop-off and pick up stations
- k. Film processing plant
- l. Financial institution, No drive-thru
- m. Gymnasium
- n. Hotel
- o. Motorcycle, ATV, and similar motor vehicles dealership
- p. Office-Dental
- q. Office-General
- r. Office-Medical

- s. Parking area (stand-alone), including garages for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours
 - t. Professional and technical service facility
 - u. Recreational facility
 - v. Restaurant – Sit down
 - w. Restaurant – Fast food, no drive-thru
 - x. Restaurant – Take out
 - y. Retail sales establishment – Community
 - z. Retail sales establishment – Neighborhood
 - aa. Theater, indoor
 - bb. Theater, outdoor
2. The permitted uses above are permitted south of the existing Levee Trail with the exception of use “s” which is applicable to either side of the existing Levee Trail.
 3. Use “o” shall allow indoor sales, storage, and indoor display only. No outdoor inventory is allowed.
 4. Hours of Operation.
 - a. Uses “y” and “z” listed above will be subject to hours of operation for the public from 6:00 AM to 11:00 PM.

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

1. Any improvements north of the Levee Trail shall substantially conform with the Preliminary Development Plan.
2. Below are the structure requirements for the south side of the existing Levee Trail measured from the Levee toe/property line described in the survey.
 - a. Height

The maximum height of the building, exclusive of roof screening, shall not exceed sixty-five (65.0) feet.
 - b. Building Requirements

A minimum of thirty-five percent (35%) open space is required for each lot within this development. In the event that parcels include areas on both the north and south side of the existing Levee Trail, areas south of the Levee Trail shall contain a minimum of thirty-five percent (35%) open space as measured from the south line of the 15' wide Hiking and Biking Trail Easement, as recorded in BK. 20217 Pgs. 2144-2203.

- c. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

Structure requirements are for properties south of the existing Levee Trail measured from Levee toe or property line as shown in the survey as exhibit B.

1. Structure Setbacks

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

- a) Thirty (30) feet from the right-of-way of N. Outer Forty Road on the south boundary of the Planned Commercial (PC) District.
- b) The south line of the Levee Easements as recorded in DB. 10348, Pg. 306 & DB. 10524, Pg. 1708.
- c) Thirty-five (35) feet from the east and west boundary of the Planned Commercial (PC) District.

2. Parking Setbacks for properties on the south side of the existing Levee Trail measured from Levee toe/ property line as shown in the Exhibit B.

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

- a) Thirty (30) feet from the right-of-way of N. Outer Forty Road.
- b) The south line of the Levee Easements as recorded in DB. 10348, Pg. 306 & DB. 10524, Pg. 1708.
- c) Twenty-five (25) feet from the east and west boundary of this Planned Commercial District.
- d) One hundred twenty (120) feet from the north line of the 15.0' wide hiking and biking trail easement, as recorded in Bk. 20217 Pgs. 2144-2203

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. No construction related parking shall be permitted within right of way or on any existing roadways or on City property at the Chesterfield Valley Athletic Complex and parking area north of the levee. All construction related parking shall be confined to the development.
4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Cross access shall be provided to the adjoining properties to the east, west and north as directed by the City of Chesterfield and a cross-access/maintenance agreement shall be executed by the City and property owner regarding the existing shared access drive prior to issuance of permits.
4. Access to Missouri Department of Transportation (MoDOT) road right-of-way and improvements within MoDOT road right-of-way (N. Outer 40 Road) shall be as directed by MoDOT.

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. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in a development, the access shall meet the requirements in as per City Code.
3. If a gated access is installed, a minimum stacking distance of sixty (60) feet shall be provided, and a turnaround for rejected vehicles, designed to accommodate a single unit truck, must be provided in advance of the gate.
4. Obtain approvals from the City of Chesterfield, MoDOT, and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
5. Provide street connections to the adjoining properties as directed by the City of Chesterfield.
6. Additional right-of-way and road improvements shall be provided, as required by MoDOT and the City of Chesterfield.

7. Any work in MoDOT right-of-way will require separate permit from MoDOT.
8. Any water taps in MoDOT right-of-way will require separate permit issued to the plumber/contractor doing the work.
9. Pedestrian improvements and connections to and/or across the Levee Trail will require review and approval of the City of Chesterfield and Monarch Chesterfield Levee District.
10. The existing shared access drive shall be evaluated and improved, if necessary, as directed by the City of Chesterfield, to meet the City's existing needs and the increased traffic demand resulting from the development.
11. The existing portion of the Levee Trail at the road crossing shall be reviewed and improved, if necessary, as directed by the City of Chesterfield to meet the City's existing needs and the increased traffic demand resulting from the development.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto N. Outer 40 Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

All development improvements shall be above the net seepage berm section. Geotechnical seepage analyses shall be submitted to demonstrate no adverse effect to the flood protection system from all proposed improvements.

M. 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 seventy-two (72) 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.

N. STORM WATER

1. Storm water shall be as approved by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch Chesterfield Levee District.
2. The site shall provide for the positive drainage of storm water. Stormwater from the portion of the site south of the levee shall flow into the Chesterfield Valley Storm Water Master system and ultimately along North Outer 40 Road to Pump Station 4. Off-site improvements may be required to ensure adequate positive drainage from this development to Pump Station 4.
3. Detention/retention and channel protection measures are to be provided in each watershed as required by the Metropolitan St. Louis Sewer District and Monarch Chesterfield Levee District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on all Site Development Plans.
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 Monarch Chesterfield Levee District, Metropolitan St. Louis Sewer District, and the City of Chesterfield.
5. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of stormwater management facilities shall be identified on all Site Development Plans.
6. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield, Monarch Chesterfield Levee District, and the Metropolitan Saint Louis Sewer District.

O. SANITARY SEWER

1. Easements will be required to allow for future public sewer extensions to adjacent tracts.
2. If sanitary service is proposed on the river side of the levee, the system would need to be designed as to minimize infiltration during a high water event.
3. Projects that affect wetland or waters of the United States will likely be accompanied by an additional assessment of the feature as required by the U.S. Army Corp of Engineers and/or Missouri Department of Natural Resources under the Clean Water Act section 401/404 permitting requirements. MSD may require documentation that the project has satisfied 401/404 permitting requirements prior to plan approval, or documentation that the activities are exempt.
4. The project is subject to the Caulk Creek Surcharge.
5. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District

P. GEOTECHNICAL REPORT

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

Q. MISCELLANEOUS

1. An opportunity for recycling shall be provided in accordance with Chapter 235 of City Code.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Any retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.

4. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study, No-Rise Certification, and/or Floodplain Development Permit/Application, as necessary, 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 Chapter 405, Article 5 of Chesterfield City Code for specific requirements.
5. Gravel parking is allowed on the properties north of the existing Levee Trail.
6. Gravel parking area on the north side of the Levee not to be used as a storage area associated with dealership or repair uses or for inventory.
7. Spray water to control dust on the gravel lot.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Traffic Generation Assessment (TGA) Area E as established by City of Chesterfield [Ordinance 3207](#).

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule effective at the time of development.

The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

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

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

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be the sum of \$1,055.06 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,347.45 per acre for the total area as approved on the Site Development Plan.

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

D. SANITARY SEWER

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

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

The amount of all required contributions for storm water and primary water line improvements, if not submitted by January 1, 2026, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation & Public Works.

IV. 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.

V. 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.

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

Planning Commission Public Hearing/Vote Report

Meeting Date: April 28th, 2025

From: Alyssa Ahner, Senior Planner

Location: South of the intersection of Chesterfield Airport Road and Olive Street Road.

Description: **P.Z. 03-2025 The Wedge:** An ordinance amendment to modify development criteria for an existing “PC” Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road.

PROPOSAL SUMMARY

The City of Chesterfield, on behalf of Energy Marketing 709, LLC, is requesting an amendment to [Ordinance 2820](#) in order to modify the development criteria of a “PC” Planned Commercial District. The modifications requested are in response to a lawsuit that began back in 2017 and are part of the ongoing settlement.

SITE HISTORY

Ordinance 2820 was established in 2013 and included language for access to the site. More specifically, it included language that prohibited left turn movements out of the development at the easternmost access point on Chesterfield Airport Road and the requirement that the development must construct a barrier median separating the westbound and eastbound lanes of Chesterfield Airport Road.



Figure 1: Subject Site

A Site Development Plan was submitted in 2015 and the proposed development did not meet the access criteria established in the zoning ordinance. St. Louis County Department of Transportation, owner of Chesterfield Airport Road and Olive Street Road, provided comments on the Site Development Plan stating that “for traffic safety reasons the barrier median will not be permitted to be constructed on Chesterfield Airport Road. In addition the

left turn movement out of the easternmost access to Chesterfield Airport Road is required for adequate access and to enhance traffic safety". The City was later sued for reasons related to roadway jurisdiction.

STAFF ANALYSIS

The proposed Attachment A includes both the removal and modification to development criteria. There are no changes to the permitted uses. Please see below for the list of substantive changes:

- Removal of the requirement to construct a barrier median.
- Removal of the language prohibiting left turn movements.
- Removal of the language requiring a traffic generation assessment contribution.
- Reduction of structure and parking setbacks on Chesterfield Airport Rd and Olive Street Rd from 30 feet to 15 feet.
- Reduction of structure and parking setbacks on Old Olive Street Rd from 15 feet to 5 feet.
- Parking and loading requirements have been modified to state that *"the development shall substantially conform to the Preliminary Development Plan"* (PDP) i.e., the development would not adhere to [Section 405.04.040 Off-Street Parking, Stacking, and Loading Space Requirements](#). The parking shown on the PDP is what would be permitted during the review of an Amended Site Development Plan and it should be noted that this is an excess of what is allowed per Code. The maximum parking allowed for "filling station and convenience store with pump stations" or "retail sales, community" is 120% of the minimum parking required. The PDP depicts the "filling station and convenience store with pump stations" being parked at roughly 223% of the minimum parking requirements and the "retail sales, community" being parked at roughly 148% of the minimum parking requirements.
- Landscape and tree requirements have been modified to state that *"the development shall substantially conform to the Preliminary Development Plan"* (PDP) i.e., the development would not adhere to the [Section 405.04.020 Tree Preservation and Landscape Requirements](#). The landscaping shown on the is PDP is what would be permitted during the review of an Amended Site Development Plan.

The City is not soliciting comments from external agencies during this ordinance amendment. Staff's review has been limited to items that are under the City's jurisdiction i.e., access to the site from Olive Street Road or Chesterfield Airport Road has not been reviewed. External agencies will be provided with the opportunity to review when permits are applied for.

DEPARTMENT INPUT

Staff has reviewed the ordinance amendment and recommends approval. The project has been added to the agenda for both a public hearing and a vote. Upon recommendation by Planning Commission, the request will continue to Planning & Public Works Committee prior to final approval by City Council. The review of an Amended Site Development Plan and Sign Package will follow shortly after the ordinance amendment.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- "I move to approve (or deny) P.Z. 03-2025 The Wedge as presented."
- "I move to approve P.Z. 03-2025 The Wedge with the following conditions..."

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:

- a. Animal grooming service.
- b. Art studio.
- c. Automotive retail supply.
- d. Bakery.
- e. Bar.
- f. Barber or beauty shop.
- g. Brewpub.
- h. Car wash.
- i. Coffee shop.
- j. Coffee shop, drive-thru.
- k. Commercial service facility.
- l. Drug store and pharmacy.
- m. Drug store and pharmacy, drive-thru.
- n. Dry cleaning establishment.
- o. Filling station and convenience store with pump stations.
- p. Financial institution, no drive-thru.
- q. Financial institution, drive-thru.
- r. Grocery--Community.
- s. Grocery--Neighborhood.
- t. Kennel, boarding.
- u. Office, general.
- v. Oil change facility.

- w. Recreation facility.
 - x. Restaurant, fast food.
 - y. Restaurant, sit down.
 - z. Restaurant, take out.
 - aa. Retail sales establishment, community.
 - bb. Retail sales establishment, neighborhood.
 - cc. Veterinary clinic.
2. The above uses shall be restricted as follows: Drive-thru window for use 1.(j) Coffee Shop, drive-thru, 1.(x) Restaurant, fast food, 1.(y) Restaurant, sit down, and 1.(z) Restaurant, take out shall only be permitted within the same structure as use 1.(o) Filling station and convenience store with pump stations.
3. Hours of Operation.
- a. Hours of operation for this "PC" District shall be restricted as follows: Hours of operation for the convenience store and filling station, including any accessory uses within that structure, shall be unrestricted. Hours of operation for all other uses shall be permitted from 7:00 a.m. to 11:00 p.m. only.
 - b. Hours of operation for retail uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Height
- a. The maximum height of the building, exclusive of roof screening, shall not exceed forty (40) feet.
 - b. The maximum height of a flagpole shall not exceed sixty (60) feet.
2. Building Requirements
- a. A minimum of 35% openspace is required for this development.
 - b. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

1. STRUCTURE SETBACKS

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

- a. Fifteen (15) feet from the right-of-way of Chesterfield Airport Road.
- b. Fifteen (15) feet from the right-of-way of Olive Street Road.
- c. Five (5) feet from the right-of-way of Old Olive Street Road.

2. PARKING SETBACKS

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

- a. Fifteen (15) feet from the right-of-way of Chesterfield Airport Road.
- b. Fifteen (15) feet from the right-of-way of Olive Street Road.
- c. Five (5) feet from the right-of-way of Old Olive Street Road.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall substantially conform to the Preliminary Development Plan.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall substantially conform to the Preliminary Development Plan.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the City of Chesterfield/St. Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

1. The development shall adhere to the Lighting Standards of the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum 5'8" high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan or Site Development Section Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development, except for the access to Out Lot A, shall be as shown on the Preliminary Plan, and adequate sight distance shall be provided, as directed by the City of Chesterfield, Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
 - a. The access to Out Lot A shall be as directed by the City of Chesterfield.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by St. Louis County Department Transportation and/or the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along the Olive Street Road and Chesterfield Airport Road frontages of the site. The sidewalks shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalks may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
2. Obtain approvals from the City of Chesterfield and St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
3. Additional right-of-way and road improvements shall be provided, as required by the City of Chesterfield and the St. Louis County Department of Transportation.
4. Provide a twelve (12) foot wide right turn lane on Chesterfield Airport Road with six (6) foot shoulders with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Transportation.

5. Construct a pork-chop median at the westernmost access point to the development along Chesterfield Airport Road as directed by the St. Louis County Department of Transportation.
6. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Transportation.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

1. The City of Chesterfield City Council shall have automatic power of review of all Site Development Plans for this development. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. 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.
3. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
4. Provide stormwater management facilities as required by the City of Chesterfield, Metropolitan St. Louis Sewer District, and Monarch-Chesterfield Levee District. The location and types of storm water management facilities shall be identified on all Site Development Plans or Site Development Section Plans.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, St. Louis County Department of Transportation, Monarch-Chesterfield Levee District,

Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD), and Missouri Department of Transportation.

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

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

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

16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, St. Louis Department of Transportation, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD), and Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

1. ROADWAY

A traffic generation assessment is not required for this development.

2. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$1,055.06 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

3. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,347.45 per acre for the total area as approved on the Site Development Plan.

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

Special Use Permit is required. Funds shall be payable to Treasurer, St. Louis County.

4. SANITARY SEWER

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

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

5. ADDITIONAL CONDITIONS

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

The amount of all required contributions for storm water and primary water line improvements, if not submitted by January 1, 2025, 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 Transportation.

IV. RECORDING

1. 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.

V. ENFORCEMENT

1. 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.
2. 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.
3. 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.
4. Waiver of Notice of Violation per the City of Chesterfield Code.
5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

Energy Marketing 2nd Amended Site Development Plan

A tract of land being Lot 2 and Outlot A of McGrath Plaza,
part of Lot 6 of the Subdivision of R. H. Stevens Farm and
part of U. S. Survey 102, Township 45 North - Range 3 East,
St. Louis County, Missouri

- LEGEND
- UTILITY POLE
 - LIGHT STANDARD
 - MANHOLE
 - TREE
 - WATER VALVE
 - WATER METER
 - TREE LINE
 - CONC. P.V.M.T.
 - SIGN
 - OVERHEAD UTILITY
 - FENCE
 - SEWER CLEANOUT
 - ELECTRIC BOX
 - BOLLARD
 - GUY WIRE



LOCATION MAP



**Civil & Environmental
Consultants, Inc.**
3000 Little Hills Expressway, Suite 102
St. Charles, MO 63301
314-656-4566 www.cecinc.com

Energy Marketing

A tract of land being Lot 2 and Outlot A of McGrath Plaza,
part of Lot 6 of the Subdivision of R. H. Stevens Farm and
part of U. S. Survey 102, Township 45 North - Range 3 East,
St. Louis County, Missouri

Prepared For:
Energy Marketing 709 LLC

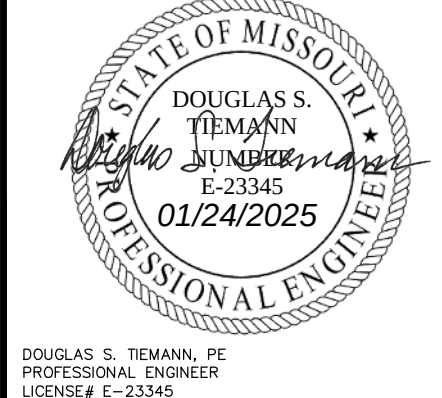
2130 Kipling Avenue
St. Louis, MO 63121-5505
314-383-3700

REVISIONS

NO.	DATE	DESCRIPTION
	08/25/16	FOR CITY APPROVAL
	09/25/16	FOR CITY APPROVAL
	11/22/16	FOR CITY APPROVAL
	09/27/18	FOR CITY APPROVAL
	09/27/19	STREET LIGHTING ADDED
	07/24/24	REVISE PER CLIENT
	12/11/24	REVISE PER CLIENT

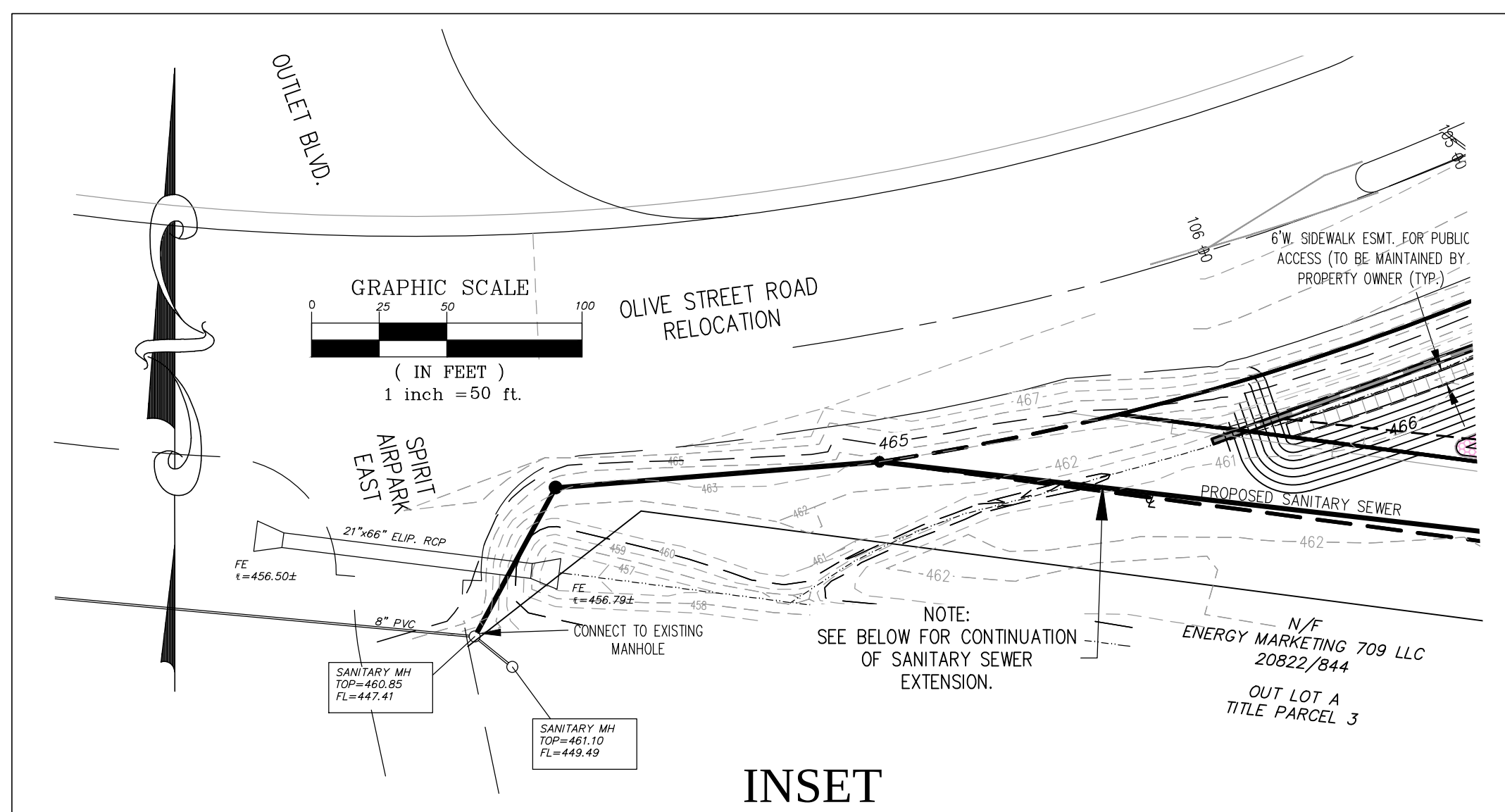
ENGINEERS AUTHENTICATION

The responsibility for professional engineering
activity on this project is hereby limited to the set of
plans authorized by the seal, signature, and date
of the professional engineer. It is disclaimed that no
other engineering plans involved in this project and
specifically exclude revisions other than those
reauthorized.

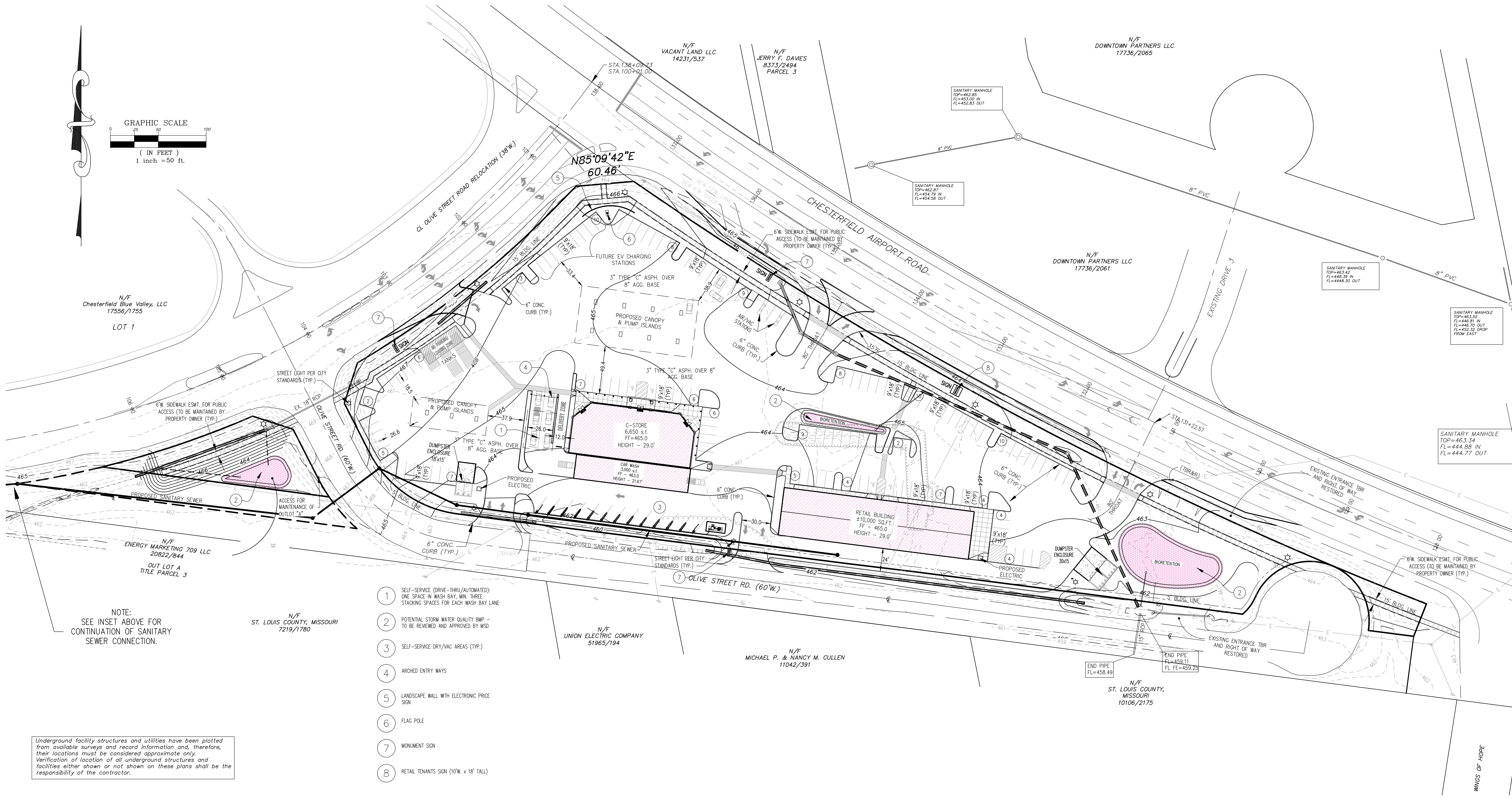


DRAWN DWD	DATE 06/19/24
CHECKED DST	DATE
PROJECT # 09056.EMKT.00R	
CEC # 325-768	FB 1287

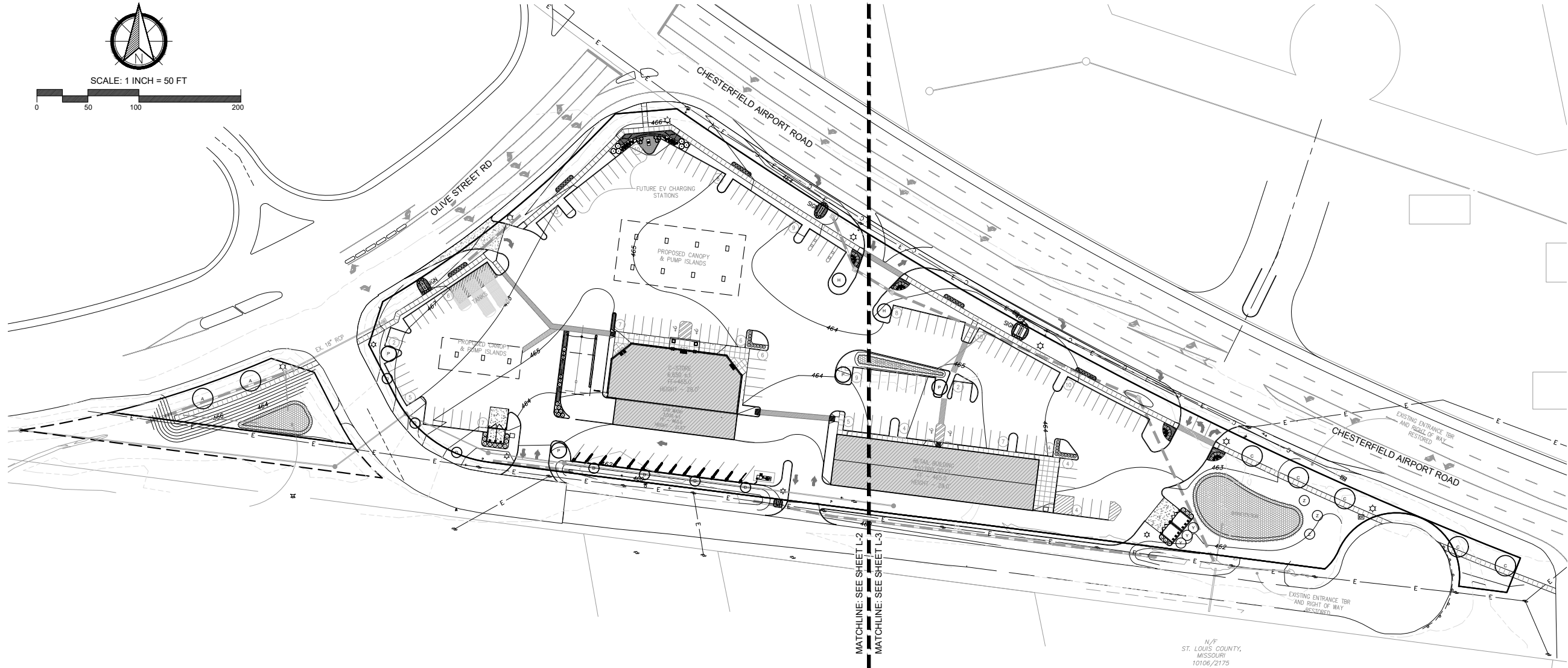
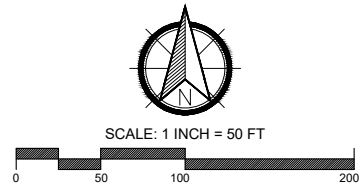
SITE DEVELOPMENT PLAN 18423 OLIVE STREET ROAD
SHEET 2 OF 3
© Copyright 2024 by Civil & Environmental Consultants, Inc.



INSET



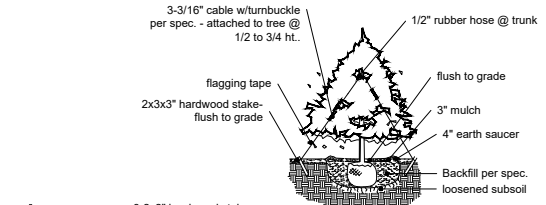
Underground facility structures and utilities have been plotted
from available surveys and record information and, therefore,
their locations must be considered approximate only.
Verification of location of all underground structures and
facilities either shown or not shown on these plans shall be the
responsibility of the contractor.



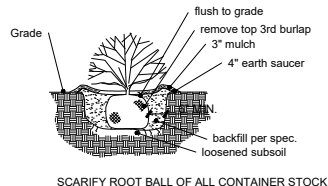
720
JERALD SAUNDERS
NUMBER
LA-7
LANDSCAPE ARCHITECT
Jerald Saunders - Landscape Architect
MO License # LA-007
2/14/25
Consultants:

THE WEDGE

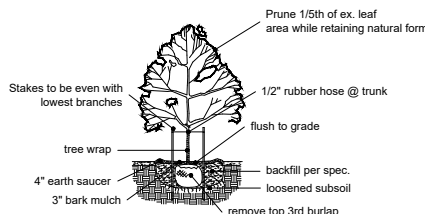
CHESTERFIELD, MISSOURI



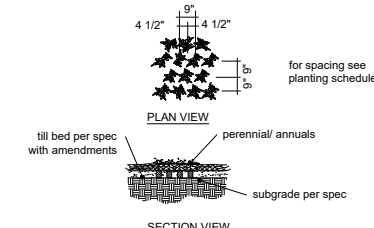
TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING

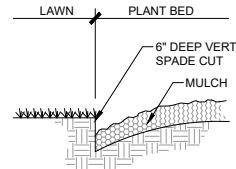


CANOPY TREE PLANTING



TYPICAL PERENNIAL PLANTING

LANDSCAPE NOTES:
1. LAWN AREAS SHALL BE TURF-TYPE TALL FESCUE GRASS OR APPROVED EQUAL.
2. TOPSOIL IN ALL DISTURBED LAWN AREAS AT 6" DEPTH.
3. SOIL MIX IN ALL SHRUB BEDS AT 8" DEPTH.
4. MULCH TO BE 1.5" TRAP ROCK (EXCLUDES BIORETENTIONS).
5. MULCH BEDS TO RECEIVE WOVEN GEOTEXTILE POLYPROPYLENE LANDSCAPE FABRIC WEED BARRIER BELOW ROCK MULCH.
6. BED EDGES TO BE SPADE CUT. SEE DETAIL.
7. ALL LANDSCAPED AREAS, INCLUDING ISLANDS, SHALL BE PROVIDED WITH MECHANICAL, IN-GROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.



SPADE CUT BED EDGE

PLANTING SCHEDULE									
STREET-SPECIFIC CANOPY TREES									
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MATURE HEIGHT	SIZE CLASS	GROWTH RATE	GROWTH RATE %
A	2	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5" cal	B&B	35-45'	Large	Fast	
C	5	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal	B&B	40-50'	Large	Fast	
D	7	Quercus robur x bicolor 'Nadler' (columnar)	Kindred Spirit Oak	2.5" cal	B&B	45+	Large	Medium	17%
CANOPY TREES									
H	2	Acer rubrum 'Armstrong' (columnar)	Armstrong Maple	2.5" cal	B&B	50-60'	Large	Fast	
UNDERSTORY TREES									
P	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" cal	B&B	15-20'	Small	Medium	9.8%
EVERGREEN TREES									
X	15	Juniperus virginiana 'Taylor'	Taylor Upright Juniper	6" ht	B&B	15-20'	Small	Medium	36.6%
Y	3	Picea glauca	White Spruce	6" ht	B&B	35-40'	Medium	Medium	7.3%
Z	3	Picea pungens	Colorado Blue Spruce	6" ht	B&B	35-40'	Medium	Medium	7.3%
SHRUBS									
a	6	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	Cont.				
b	35	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	15"	Cont.				
c	41	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	Cont.				
d	6	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	18"	Cont.				
e	12	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	18"	Cont.				
ORNAMENTAL GRASSES									
oga	38	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal	Cont.				
ogb	23	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Cont.				
PERENNIALS									
aa	33	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal	24" o.c.				
bb	20	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	24" o.c.				
cc	12	Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal	24" o.c.				
dd	122	Linope muscari 'Variegata'	Variegated Linope	1 qt	18" o.c.				
ee	96	Chrysanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 qt	18" o.c.				

GENERAL NOTES & CALCULATIONS (PER CITY OF CHESTERFIELD LANDSCAPE REQUIREMENTS):
1. STREET TREES SHALL BE LOCATED WITHIN A STREET RIGHT-OF-WAY UNLESS SO APPROVED BY VARIANCE.
2. STREET TREES SHALL NOT BE PLANTED CLOSER THAN THREE (3) FEET TO ANY CURB.
3. STREET TREES SHALL NOT BE PLACED WITHIN TWENTY-FIVE (25) FEET OF STREET LIGHTS, STREET SIGNS, AND INTERSECTIONS.
4. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF STREET INLETS OR MANHOLES.
5. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF A SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
32 PROPOSED TREES WITH SLOW/MEDIUM GROWTH RATE
+ 41 TOTAL PROPOSED TREES
78% SLOW/MEDIUM GROWTH RATE
6. ALL LANDSCAPED AREAS, INCLUDING ISLANDS, SHALL BE PROVIDED WITH MECHANICAL, IN-GROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

Revisions:		
Date	Description	No.
9/22/15	Plan Revision	
2/10/16	Plan Revision	
4/15/16	City Comments	
4/26/16	Plan Changes	
8/24/16	Plan Changes	
12/6/16	City Comments	
9/19/18	Plan Changes	
2/14/25	Plan Changes	

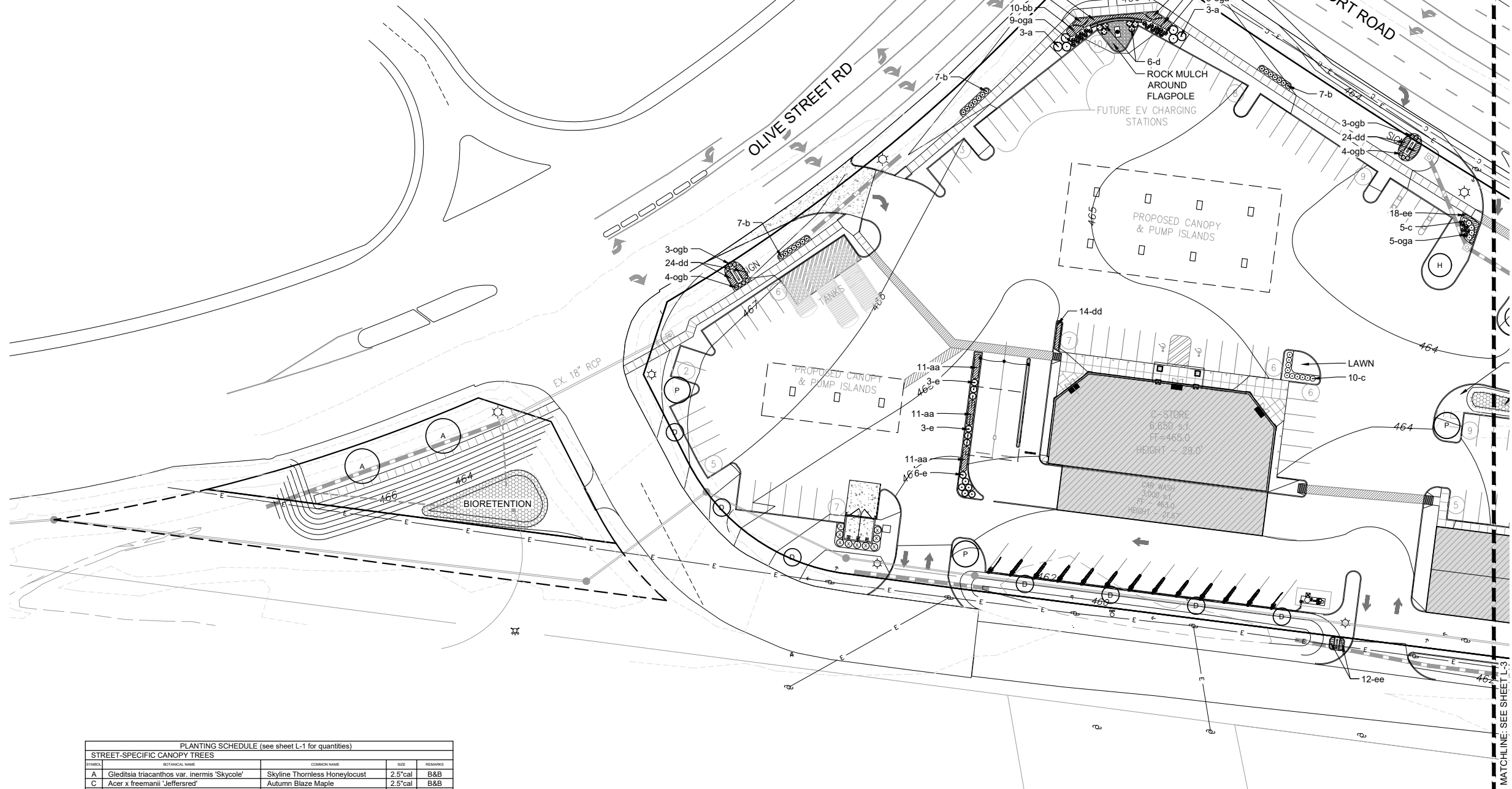
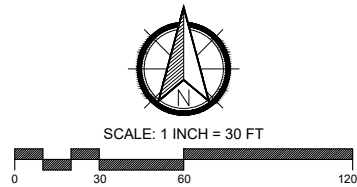
Drawn: LWH
Checked: JAS

LOOMIS ASSOCIATES
landscape architects + planners
799 spitt 40 park drive, chesterfield, missouri 63005
t. 630-919-8068
www.loomis-associates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC #000019

Sheet Title:	OVERALL LANDSCAPE PLAN
Sheet No:	L-1
Date:	04/15/16
Job #:	957.001

PREPARED FOR:
STEVE MADRAS
ENERGY MARKETING
2130 KIENLEN AVE.
ST. LOUIS MO 63121
(314) 383-3700



PLANTING SCHEDULE (see sheet L-1 for quantities)				
STREET-SPECIFIC CANOPY TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5" cal	B&B
C	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal	B&B
D	Quercus robur x bicolor 'Nadler' (columnar)	Kindred Spirit Oak	2.5" cal	B&B
CANOPY TREES				
H	Acer rubrum 'Armstrong' (columnar)	Armstrong Maple	2.5" cal	B&B
UNDERSTORY TREES				
P	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" cal	B&B
EVERGREEN TREES				
X	Juniperus virginiana 'Taylor'	Taylor Upright Juniper	6' ht	B&B
Y	Picea glauca	White Spruce	6' ht	B&B
Z	Picea pungens	Colorado Blue Spruce	6' ht	B&B
SHRUBS				
a	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	Cont.
b	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	15"	Cont.
c	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	Cont.
d	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	18"	Cont.
e	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	18"	Cont.
ORNAMENTAL GRASSES				
oga	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal	Cont.
ogb	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Cont.
PERENNIALS				
aa	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal	24" o.c.
bb	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	24" o.c.
cc	Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal	24" o.c.
dd	Liriope muscari 'Variegata'	Variegated Liriope	1 qt	18" o.c.
ee	Chrysanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 qt	18" o.c.



Consultants:

THE WEDGE

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.
9/22/15	Plan Revision	
2/10/16	Plan Revision	
4/15/16	City Comments	
4/26/16	Plan Changes	
8/24/16	Plan Changes	
12/6/16	City Comments	
9/19/18	Plan Changes	
2/14/25	Plan Changes	

Drawn: LWH
Checked: JAS



Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: LANDSCAPE PLAN - WEST

Sheet No: L-2

Date: 04/15/16
Job #: 957.001

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
MARCH 24, 2025**

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

ABSENT

Commissioner Walter Bilgram

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Ms. Alyssa Ahner, Senior Planner
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate motion to approve the Meeting Summary of the February 10, 2025 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 8 to 0.

VI. PUBLIC COMMENT

1. Brandon Elliott, Numeritex Displays Inc. 2125 Southwest Drive, Murray KY representing the Petitioner for Parkway West, Sign Package.

Mr. Elliott stated that his company was awarded the bid to replace Parkway West's current electronic message sign that is no longer functioning. He explained that the illuminated Parkway West ID panel at the top is cracked and in poor condition.

2. Meagan Elliott, Numeritex Displays Inc., 2125 Southwest Drive, Murray KY representing the Petitioner for **Parkway West, Sign Package** – available for questions.
3. Jack Heaton, 321 Woods Mill Terrace Lane, Chesterfield, MO Petitioner for **Terraces at Woods Mill Cove The, Lot 19 ASDP** – available for questions.
4. George Stock, Stock & Associates Consulting Engineers, Inc. 257 Chesterfield Business Parkway, Chesterfield, MO representing the Petitioners for **Wildhorse Village, Lot 2B-2 (Audere II)** and **P.Z. 09-2024 14001 Olive Blvd. (BluOnx Development LLC)** – available for questions.
5. Scott Pratt, Fischer Homes, 10407 Baur Boulevard, St. Louis, MO representing the Petitioner for **P.Z. 09-2024 14001 Olive Blvd. (BluOnx Development LLC)** – available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. **Parkway West, Sign Package**: A Comprehensive Sign Package for a 65.15-acre tract of land zoned NU – Non-Urban District located north of Clayton Road.

Commissioner Choate made a motion to approve **Parkway West Sign Package**. The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Choate, Commissioner Chohan,
Commissioner Harris, Commissioner Marino,
Commissioner Midgley, Commissioner Staniforth,
Commissioner Wuennenberg, Chair Tilman

Nay: None

The motion **passed** by a vote of 8 to 0.

- B. **Terraces at Woods Mill Cove The, Lot 19 ASDP**: A Partially Amended Site Development Plan for a 0.13-acre tract of land zoned "R3" Residential District north side of Woods Mill Terrace Lane.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Partially Amended Site Development Plan for **The Terraces at Woods Mill Cove, Lot 19**. The motion was seconded by Commissioner Wuennenberg and **passed** by a voice vote of 8 to 0.

- C. **Wildhorse Village, Lot 2B-2 (Audere II)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 0.69-acre tract of land zoned “PC&R” – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for **Wildhorse Village, Lot 2B-2 (Audere II)**. The motion was seconded by **Commissioner Wuennenberg** and **passed** by a voice vote of 8 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 09-2024 14001 Olive Blvd. (BluOnx Development LLC)**: A request for an ordinance amendment to the existing “PUD” Planned Unit District to new “PUD” Planned Unit District for a 29.4-acre parcel located on the north side of Olive Blvd.

Planner Shilpi Bharti gave a PowerPoint presentation showing photographs of the site and surrounding area. She then provided the following information about the subject site:

Request Summary

The ordinance amendment is to modify the density requirements, and development standards of Ordinance 3143. Modification to the density requirements reduces the total number of residential lots from 100 units to 81 units. Additionally, the request is to reduce the minimum lot size requirement from 7,500 square feet to 6,000 square feet for detached single-family homes and include a minimum requirement of 1,740 square feet for attached single-family homes.

DISCUSSION

Chair Tilman requested further clarification on why the City would not accept the street as a public street. **Ms. Bharti** explained that the issue is related to the width of the sidewalk, which is eight (8) feet, and the proposed on-street parking. **Commissioner Choate** expressed her dissatisfaction with private streets, acknowledging the City’s reasoning but emphasizing the burden it places on current and prospective lot owners. **Commissioner Choate** inquired if there is a way to inform new and future homeowners about the private street, as many do not review the Record Plat. She highlighted concerns regarding the cost of snow removal, street repairs, and sidewalk maintenance, and expressed a desire for an alternative solution to be explored, questioning if the issue arises from insufficient parking for attached units.

Commissioner Harris questioned calculation of the required parking, noting the request for 1.5 parking spaces for every dwelling in lieu of 2 spaces, while **Commissioner Chohan** asked if the parking would be private or shared. **Ms. Bharti** clarified that each unit would have assigned parking. **Commissioner Midgley** addressed the maintenance of the streets, noting that homeowners are informed about the fees when purchasing a home. **Commissioner Choate** pointed out that some people mistakenly believe that the City is still responsible for maintaining private streets and sidewalks.

Commissioner Harris expressed traffic concerns specifically in regards to making a left turn onto Olive Boulevard.

Chair Tilman asked about the street trees and the request for an extension concerning the measurement of 50 feet compared to 40 feet. Mr. Stock responded that this would need to be discussed with the landscape architect and City Staff.

Commissioner Choate questioned whether it would be acceptable to have a parking lot. Mr. Stock clarified that the topography of the area does not allow for a parking lot.

Discussion continued regarding parking spaces.

Commissioner Wuennenberg made a motion to approve P.Z. 09-2024 14001 Olive Blvd. (BluOnx Development LLC).

The motion was seconded by Commissioner Marino.

Upon roll call, the vote was as follows:

**Aye: Commissioner Choate, Commissioner Chohan,
Commissioner Marino, Commissioner Midgley,
Commissioner Staniforth, Commissioner Wuennenberg,
Chair Tilman**

Nay: Commissioner Harris

The motion passed by a vote of 7 to 1.
(Commissioner Harris voted "no".)

IX. NEW BUSINESS – None.

X. COMMITTEE REPORTS – None.

XI. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Gail Choate, Secretary

Planning Commission Report

Project Type: Sign Package

Meeting Date: April 28, 2025

From: Shane Streiler, Planner

Location: 15530 Olive Boulevard

Description: **15530 Olive Boulevard (Circle K):** A Sign Package for a free-standing sign with an Electronic Message Center (EMC) at a 0.77-acre tract of land zoned "C8" Planned Commercial located south of Olive Boulevard and east of East Chesterfield Parkway.

PROPOSAL SUMMARY

Midwest Light & Sign, on behalf of Circle K, has submitted a Comprehensive Sign Package for 15530 Olive Boulevard (Circle K). The sign package proposes to permit a fuel price monument sign with an Electronic Messaging Center (EMC) in lieu of the existing non-conforming fuel price pole sign.

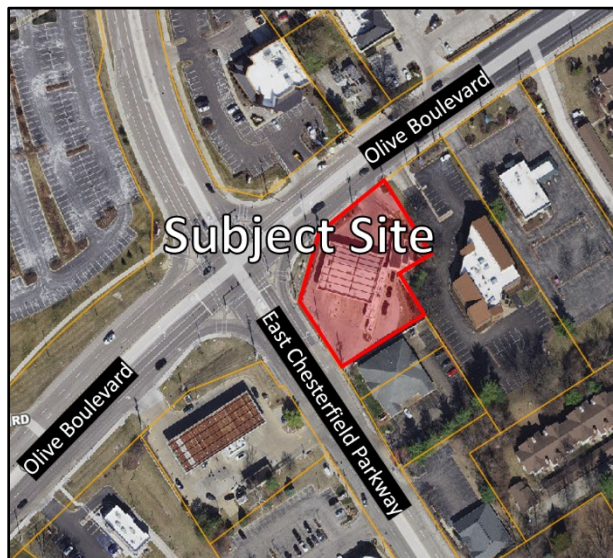


Figure 1: Subject Location



Figure 2: Scope of Work

SITE HISTORY

In 1986, the subject site was rezoned from “R3” Residential District, “C2” Shopping District, and “C8” Planned Commercial District to a consolidated “C8” District (via County Ordinance 12,897). The following year, the fuel station, convenience store, and car wash were developed, and in 1991 the fuel station was enlarged to its current size.

In 1993, City Ordinance 821 was approved to amend the site's signage regulations, ending the temporary signage prohibition to allow one (1) temporary sign. In 2009 and 2019, the fuel station, convenience store, and car wash elevations were changed to red, white, and orange. The existing wall signs attached to the car wash attained Municipal Zoning Approval in 2009, and the signs attached to the fuel station canopy and convenience store were approved in 2019.

STAFF ANALYSIS

Existing Signs

The subject site has an existing pole sign with a Circle K cabinet at the top and two (2) fuel price message boards below that require manual change-in copies (Figure 3). In total, the sign has an area of 96 SF. The legally nonconforming sign is 30' tall. This pole sign will be removed and replaced by the proposed fuel price sign with an EMC.

There are seven (7) attached wall signs: Three (3) signs are 7½-square-foot Circle K signs attached to the fuel station canopy (Figure 4); one (1) is a 9½-square-foot Circle K sign attached to the convenience store (Figure 5), and the car wash has an 8-, an 11½-, and a 16½-square-foot wall sign attached to it (Figure 6). No changes are proposed for these wall signs.

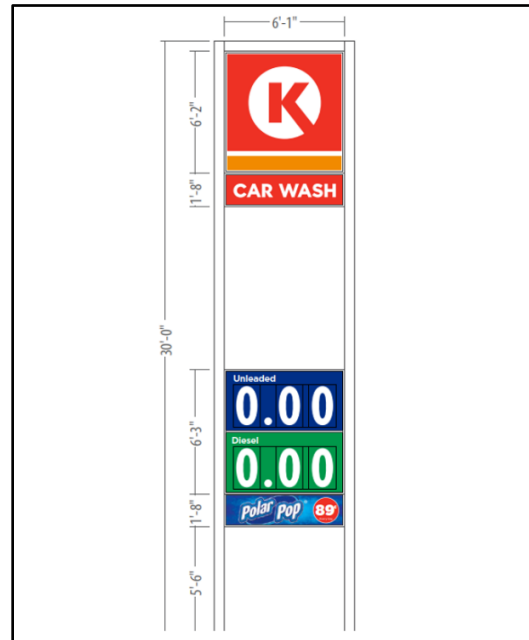


Figure 3: Existing Fuel Price Pole Sign



Figure 4: Existing Canopy Attached Wall Signs



Figure 5: Existing Store Attached Wall Sign

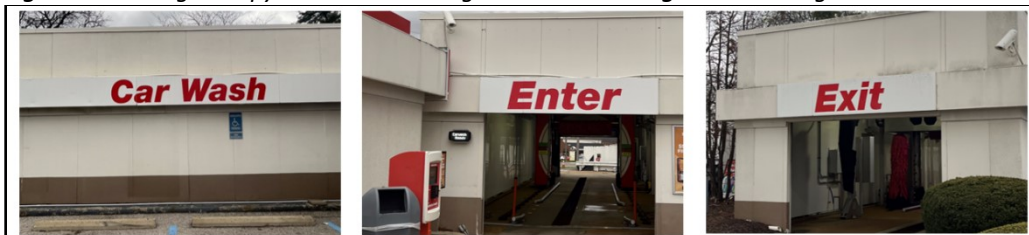


Figure 6: Existing Car Wash Attached Wall Signs

Violation Abatement:

Before Planning Commission, temporary signs and products for sale in front of the convenience store were removed from the subject site to fulfill the site's zoning requirements. In addition, landscaping has been replenished at the site in accordance with the previously approved landscape plan from 1999.

Comprehensive Table:

Below is a summary of the site's permanent signage and the relevant UDC requirements.

Signs	Type	Actual Outline Area (SF)	Permitted Outline Area	Actual Height (F)	Permitted Height
Freestanding Signs	Fuel Price Pole Sign [TBR]	96	50	30	6
	Fuel Price Monument Sign w/ an EMC	30		6	
Attached Wall Signs	3X Canopy Circle K Sign	7½	5% of Wall Area	N/A	N/A
	Store Circle K Sign	9½			
	Car Wash Identification Sign	16½			
	Car Wash Entrance Sign	11½			
	Car Wash Exit Sign	8			

Table 1: Existing and Proposed Signage

Key: [TBR] = To Be Removed

Proposed Sign

The applicant is proposing a six-foot-tall, double-sided, fuel price monument sign with an EMC with 30 SF of outline area located along Olive Boulevard, near its intersection with Chesterfield Parkway (Figure 7). The sign will be raised one (1) foot above the ground by the existing poles, currently used for the existing fuel price sign. The proposal includes landscaping around the base of the sign (Figure 8), as required by code. Landscaping will include a mulch base, 18 Juniper shrubs, and 16 flowering plants.

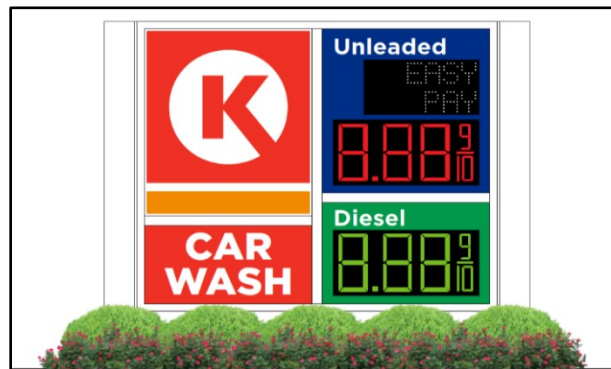


Figure 7: Proposed Fuel Price Sign

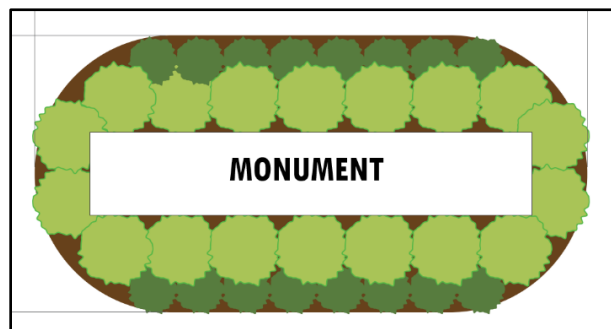


Figure 8: Proposed Fuel Price Sign Landscaping

Sign Package

The purpose of a sign package, which serves as the mechanism for allowing modifications to the UDC sign regulations, is to provide comprehensive, complementary, and unified signage throughout a development.

The UDC states that *“in order to encourage superior design, quality and character, comprehensive sign packages allow for specialized review of signs and flexibility from standard signage requirements.”* The UDC includes the following review factors that are to be considered by the Planning Commission when discussing the appropriateness of the requested flexibility in sign criteria:

1. The physical impact of the proposed comprehensive sign package;
2. The quality of the proposed comprehensive sign package; and
3. Mitigation of unfavorable conditions such as excessive signs, light spillover from signs, height, and other related conditions and potentially negative impacts.

In the sign narrative, the applicant stated that the new monument sign would be beneficial to the store by providing a substantially easier way to change the fuel prices by automating the task, and the sign will look cleaner and more up-to-date. The only proposed change included in the Sign Package is permitting the new fuel price sign with an EMC on the site. All other signs will comply with the UDC.

Electronic Message Center

The UDC contains specific criteria for Electronic Message Centers (EMCs). Listed below are the relevant requirements for EMCs that adhere to the City’s size requirements.

- **Duration Of Image Display.** Each image displayed shall have a minimum duration of 30 minutes.
- **Presentation.** The image shall be a static display. No portion of the image shall flash, scintillate, fade in or fade out, scroll, twirl, change color, or in any manner imitate movement. No motion imagery, special effect to imitate movement, or presentation of graphics displayed in a progression of frames that give the illusion of motion shall be permitted.
- **Transition.** When the image or any portion thereof changes, the change sequence shall only be accomplished by means of instantaneous re-pixelization.
- **Dimmer Control.** The EMC shall be equipped with an automatic dimmer control to automatically produce a distinct illumination change from a higher illumination level to a lower level according to ambient light conditions and for the time period between sundown and sunrise.
- **Brightness.** The EMC shall not exceed a maximum of 7,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 600 nits (candelas per square meter) between sundown and sunrise measured from the sign’s face at maximum brightness.

- **Fluctuating Or Flashing Illumination.** No portion of the EMC may fluctuate in light intensity or use intermittent, strobe or moving light or light that changes in intensity in sudden transitory bursts, streams, zooms, twinkles, sparkles or that in any manner creates the illusion of movement.
- **Malfunction And Non-Compliance.** In the case of malfunction, digitally-illuminated signs are required to contain a default design to freeze the sign message in one (1) position.
- **Resolution And Pixel Spacing.** The EMC shall not have a pixel pitch larger than 16 millimeters (mm).

In accordance with the above requirements for EMCs, the proposed EMC will be equipped with an automatic dimmer control, the illumination of the sign's LED digits will be under 7,000 nits during daylight hours and 600 nits between sundown and sunrise, and the sign will not feature any fluctuating or flashing illumination.

Lastly, the UDC states that sign packages with any EMCs must be reviewed by the Planning Commission using the following items as criteria:

- Proximity of the proposed EMC to other similar signs;
- Proximity and impact on adjacent land uses with particular consideration given to residential properties and uses;
- Impact of the total amount of signage on the site in conjunction with the use of the EMC;
- Nature and character of the roadway on which the project is located;
- Nature and character of the proposed use and area within which the project is located;
- Size of the project and roadway frontage;
- Resolution of proposed sign accounting for size of sign, roadway characteristics, and other relevant features.

Concerning the above review criteria, the proposed Circle K fuel price sign with an EMC will be located 311' northeast of a British Petroleum fuel price sign, 735' northeast of a Waterway fuel price sign, and 1,532' southwest of the Saint John's United Church of Christ monument sign with an EMC. The Circle K property only borders commercial uses containing service and office spaces. Olive Boulevard and East Chesterfield Parkway are six-lane arterial roads at the sections abutting the Circle K property.

DEPARTMENTAL INPUT

Staff has reviewed the proposed Comprehensive Sign Package for 15530 Olive Boulevard (Circle K). Staff recommends the Planning Commission take action on this request.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to forward the Comprehensive Sign Package for 15530 Olive Boulevard (Circle K) as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Comprehensive Sign Package for 15530 Olive Boulevard (Circle K) with a recommendation for approval with the following conditions..."

Attachments:

Planning Commission Packet Submittal

SIGN REGULATIONS

All signage within the development shall be in conformance with the Comprehensive Sign Package.

All tenants, businesses, owners within the development shall receive a copy of the Comprehensive Sign Package from the owner at the time of lease/sale.

Any signage not specifically identified in the Comprehensive Sign Package shall conform to the City of Chesterfield Sign Code.

15530 Olive Boulevard (Circle K) - As depicted on Exhibit A

1) SIGNS – FREESTANDING

A. ONE FREESTANDING SIGN PERMITTED

- a) Permitted the use of one electronic message center
- b) Maximum height shall be limited to six feet (6') above the average existing finished grade, or the elevation of the adjacent street, whichever is higher.
- c) Maximum allowed sign area per face shall not exceed fifty (50) square feet.
- d) In addition to submittal requirements noted in Subsection (D)(4), any request for an electronic message center shall comply with the following:
 - i) Duration Of Image Display. Each image displayed shall have a minimum duration of thirty (30) minutes.
 - ii) Presentation. The image shall be a static display. No portion of the image shall flash, scintillate, fade in or fade out, scroll, twirl, change color, or in any manner imitate movement. No motion imagery, special effect to imitate movement, or presentation of graphics displayed in a progression of frames that give the illusion of motion shall be permitted.
 - iii) Transition. When the image or any portion thereof changes, the change sequence shall only be accomplished by means of instantaneous re-pixelization.
 - iv) Dimmer Control. The electronic message center shall be equipped with an automatic dimmer control to automatically produce a distinct illumination change from a higher illumination level to a lower level according to ambient light conditions and for the time period between sundown and sunrise.
 - v) Brightness. The electronic message center shall not exceed a maximum of seven thousand (7,000) nits (candelas per square meter) during daylight hours and a maximum illumination of six

hundred (600) nits (candelas per square meter) between sundown and sunrise measured from the sign's face at maximum brightness.

- vi) Fluctuating Or Flashing Illumination. No portion of the electronic message center may fluctuate in light intensity or use intermittent, strobe or moving light or light that changes in intensity in sudden transitory bursts, streams, zooms, twinkles, sparkles or that in any manner creates the illusion of movement.
- vii) Malfunction And Non-Compliance. In the case of malfunction, digitally-illuminated signs are required to contain a default design to freeze the sign message in one (1) position.
- viii) Resolution And Pixel Spacing. The electronic message center shall not have a pixel pitch larger than sixteen (16) millimeters (mm).
- ix) Angle. When the interior angle formed by the faces of a V-shaped sign is less than one hundred eighty degrees (180°), both faces of the sign must display the same image.

2) This Document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of the document.

EXHIBIT A





MIDWEST LIGHT & SIGN

1249 WEBER LOOP, RD., FARMINGTON, MO 63640
573.760.1994 | WWW.MWSIGN.COM

01/21/2025

RE: 15530 Olive Boulevard (Circle K) Sign Package

Mr. Streiler,

Thank you for your help with the sign package for Circle K. Circle K is requesting to upgrade their existing outdated gas price system to the new updated digital version. The digital version can be done remotely and does not require an employee to have to physically go out to the sign to change it. The digital version is also a cleaner look for the property as well as the city.

Also to clarify, the sign is double sided and the back will be identical to the front.

I have also attached the updated drawings with the information requested. Please let me know if you need any other information.

Thank You

Jessica Buxton

573-760-1994

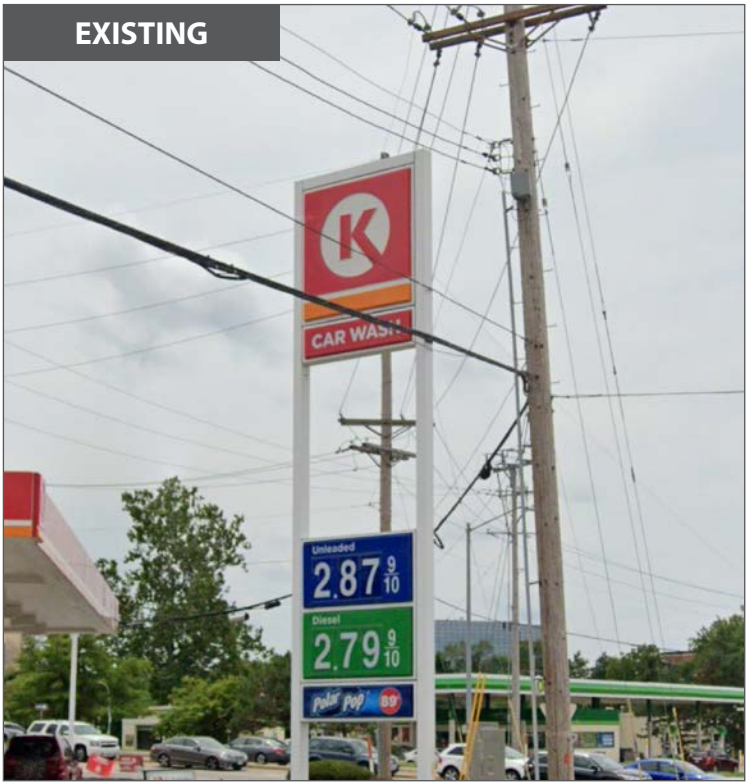
15530 OLIVE BLVD.



EXISTING



EXISTING



**CORPORATE
IDENTIFICATION
SOLUTIONS**

CUSTOMER
CIRCLE K
SITE NUMBER
1651

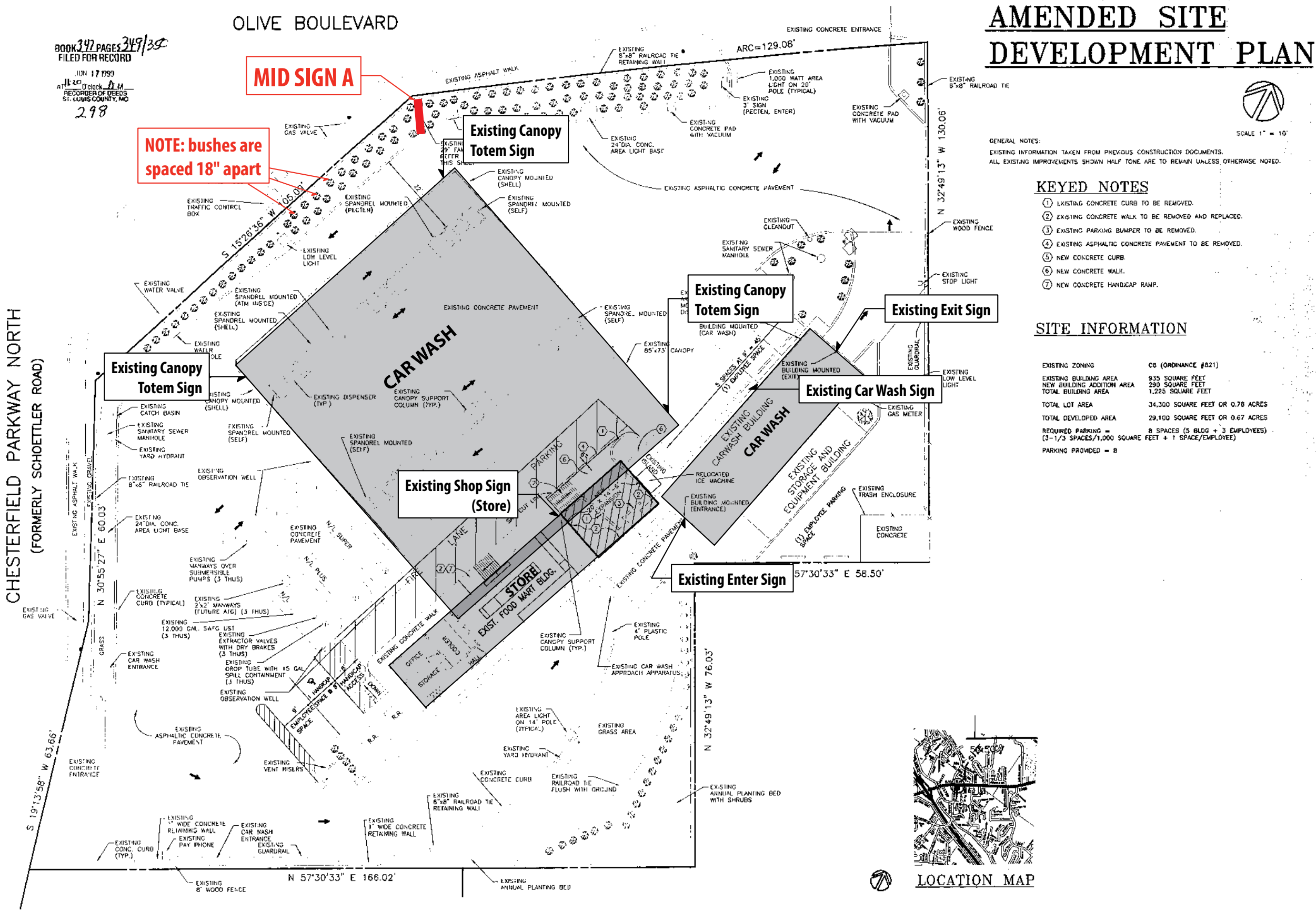
LOCATION
CHESTERFIELD, MO
ACCOUNT REP
BEN DEHAYES

DRAWN BY
MH
DATE
03/21/25

REVISION
08
SCALE
NTS

CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

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SIGNATURE _____
DATE _____



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER	CIRCLE K
SITE NUMBER	1651

LOCATION	CHESTERFIELD, MO
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	03/21/25
REVISION	08
SCALE	NTS

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SIGNATURE	DATE



EXISTING CANOPY SIGNS

- Qty (3) illuminatead signs
- 3'-0"h x 2'-6"w (7.5 Sq Ft) each



EXISTING STORE SIGN

- Qty (1) illuminataed sign
- 3'-1"h x 3'-1"w (9.5 Sq Ft)



EXISTING CAR WASH SIGN

- Qty (1) non-illuminated sign
- 1'-8"h x 10'-0"w (16.7 Sq Ft)



EXISTING ENTER SIGN

- Qty (1) non-illuminated sign
- 1'-8"h x 7'-0"w (11.7 Sq Ft)



EXISTING EXIT SIGN

- Qty (1) non-illuminated sign
- 1'-8"h x 5'-0"w (8.3.0 Sq Ft)



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER
CIRCLE K
SITE NUMBER
1651

LOCATION
CHESTERFIELD, MO
ACCOUNT REP
BEN DEHAYES

DRAWN BY
MH
DATE
03/21/25

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SIGNATURE _____
DATE _____

- NOTE: All temporary signage has been removed
- All building frames, car wash banners and the bollard signs in the fuel area.
 - All retail products (Firewood, window wash, etc)).
 - All sales displays on sidewalk have been removed from store



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER
CIRCLE K

SITE NUMBER
1651

LOCATION
CHESTERFIELD, MO

ACCOUNT REP
BEN DEHAYES

DRAWN BY
MH

DATE
03/21/25

REVISION
08

SCALE
NTS

CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 | F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

CUSTOMER ACCEPTANCE

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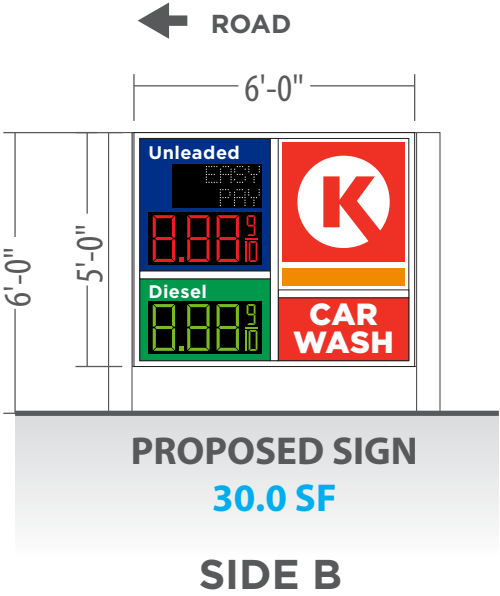
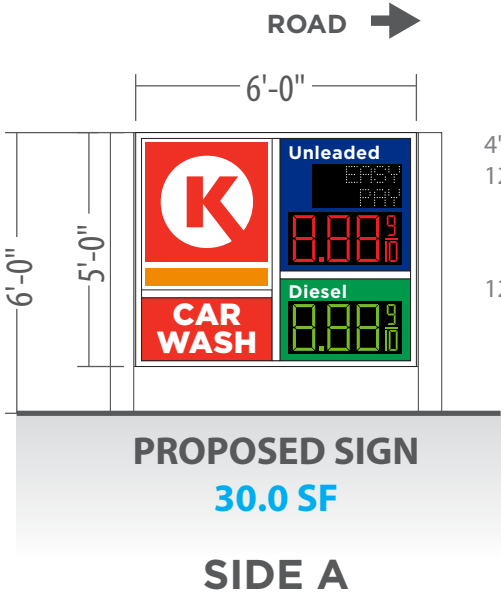
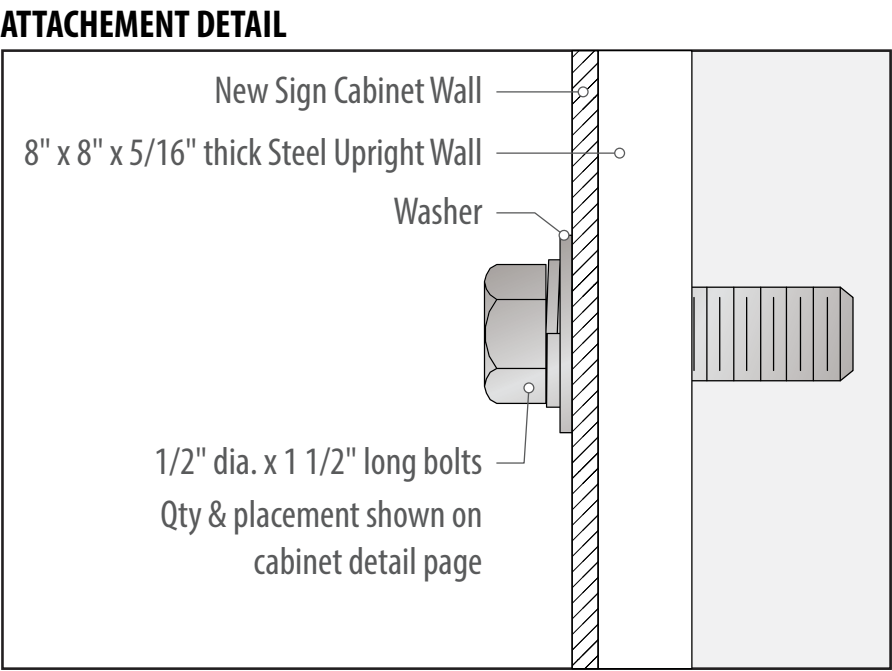
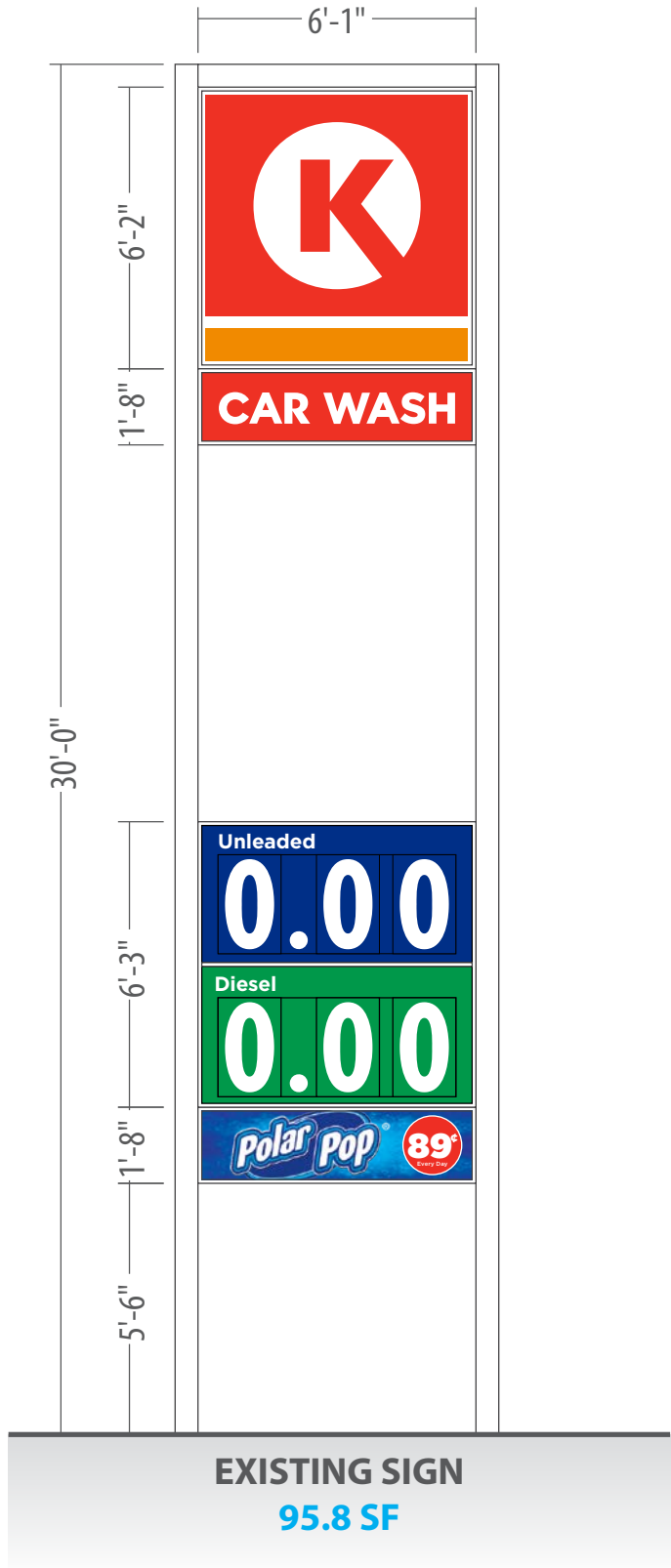
SIGNATURE _____ DATE _____



SCOPE OF WORK

- Cut down existing poles to 6'-0" above grade
- New cabinet installed between poles
- New Circle K faces
- New Unleaded faces w/new 12" LED digits
- New 4" toggles
- New Diesel faces w/new 12" LED digits
- New Car Wash faces

ARTWORK REFLECTS CURRENT SURVEY



CORPORATE
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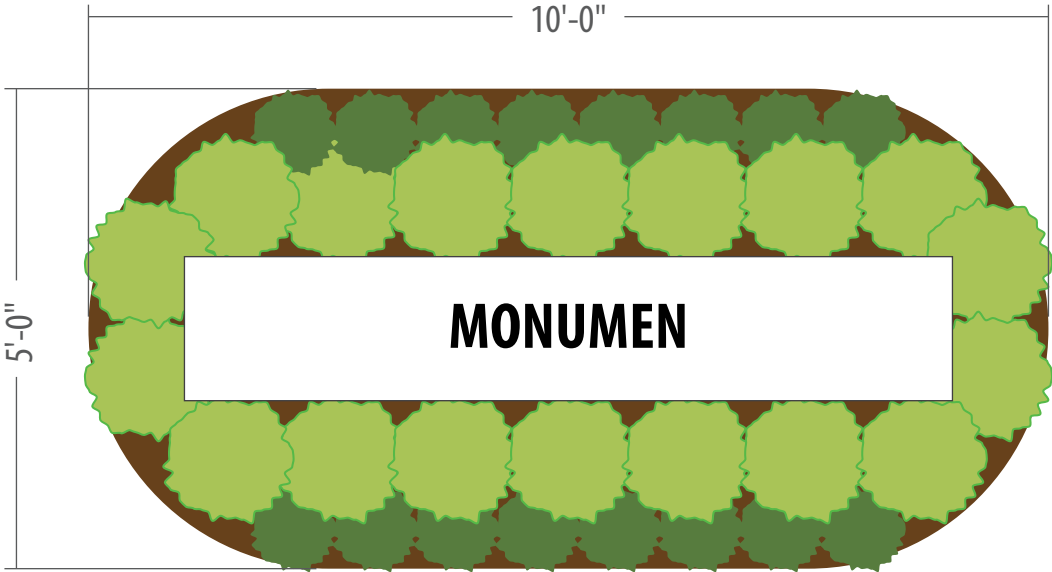
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SIGNATURE _____ DATE _____



LEGEND

- Mulch
- Juniper Shrubs
- Flowering Plants



LANDSCAPING AREA (TOP VIEW) = 50 SQ FT.



CORPORATE
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SOLUTIONS

CUSTOMER	CIRCLE K
SITE NUMBER	1651

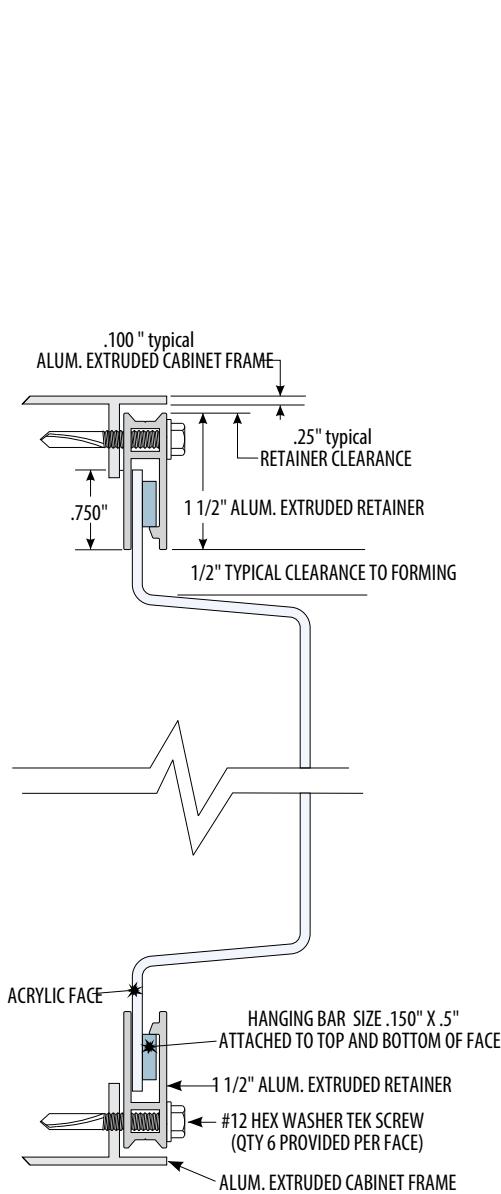
LOCATION	CHESTERFIELD, MO
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	03/21/25

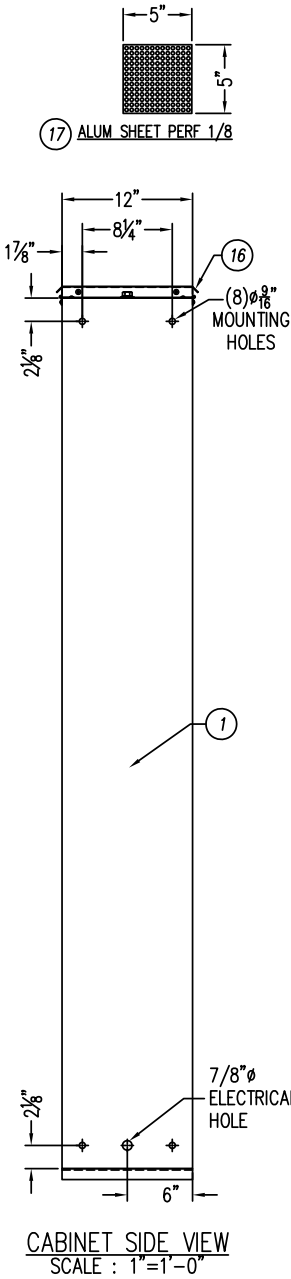
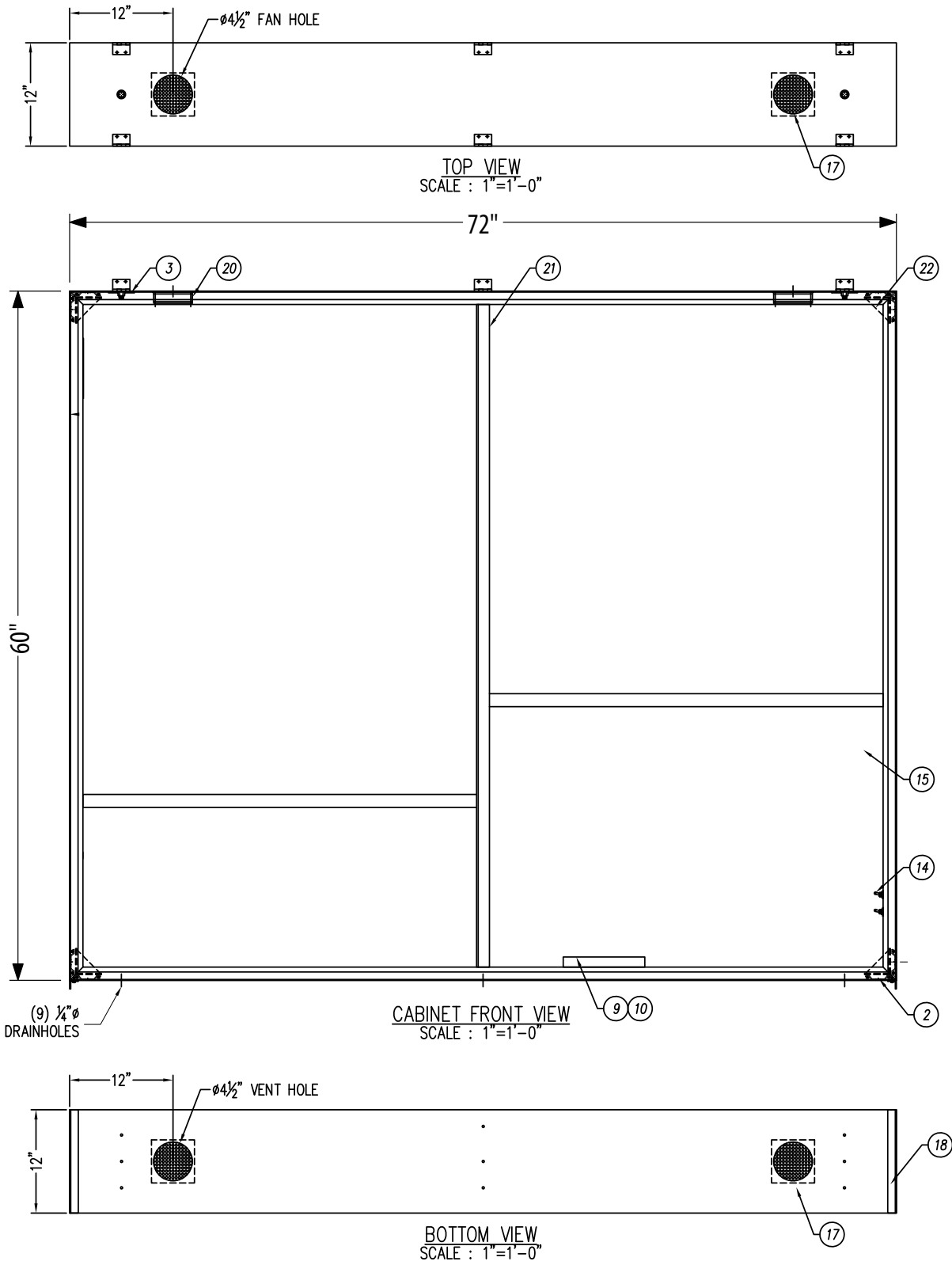
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SIGNATURE	DATE



FACE ATTACHMENT DETAIL



PARTS LIST				
NO	PART #	DESCRIPTION	QTY	
1	OEXT009F12	12" ALUMINUM CABINET EXTRUSION	4	
2	OMF03F	3.5" X 3.5" X 2 7/16" FRAME CORNER KEY	8	
3	OMF016	1 7/8"x3 1/2"-1/2" LIFT PLATE	2	
4	OEXT009R20	2.0" STRAIGHT RETAINER	8	
5	OMF29R	2" X 2" X 0.30" RETAINER CORNER KEY	8	
6	OEXT000407	1" X 1" X .0625" ALUM ANGLE	2	
7	OEXT012316	3/16" X 1/2" ALUMINUM BAR	2	
8	OLED Syl0M65S	OSRAM SYLVANIA BACKLED M SQUARE	40	
9	OLED Syl60PS	OSRAM-SYLVANIA 0T60W/12V/UNV	1	
10	OMF022	ALUMINUM TEEPEES FOR BALLAST	2	
11	OMF109	GALVANIZED STEEL HAT CHANNEL RACE WAY	A/R	
12	OHIN000202	2" X 2" X .060" X 2" WIDE HINGE	6	
13	3SRFF49H90H-177	49 1/2" X 90 1/2" X 2 1/4" POLYCARB FORMED FACE	2	
14	OSWI000002	RUBBER BOOTED TOGGLE SWITCH BLK.	2	
15	OEXT000503	4" DOUBLE LAMP CHANNEL RACEWAY	1	
16	OASH000026	.063 ALUMINUM FAN COVER (SEE PAGE 2)	1	
17	OASH000205	.063 X 48 X 120 ALUM SHEET PERF 1/8	4	
18	OEXT000412	1" X 1" X .125" ALUM ANGLE (VENT SPACER)	2	
19	1CK30L1P-7S	30" ABLE 7-SEGMENT 1P DF LED (1)30"RED WITH 9/10	1	
20	OABLFAN02	ABLE EXHAUST FAN (2) FANS	1	
21	OEXT000420	1" X 1.5" X .1875" ALUM ANGLE	2	
22	OASH004878	.125" ALUMINUM GUSSET	8	
Voltage		Circuits	Current	Drawn By
120 AC		[1] ONE	4.2 AMPS	RG
Date		10/20/17		
Description				Checked By
4'-7" X 8'-0" DOUBLE FACE LED ILLUM. BETWEEN TWO POLE SIGN				~
Sign Size		Design Load	Client	Page
36.666 SQ. FT		30 PSF	CIRCLE K	1 OF 3
Part Number		Drawing No.	Rev.	
CKSZLED0123-LED		CKSZLED0123-LED	A	



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER	CIRCLE K
SITE NUMBER	1651

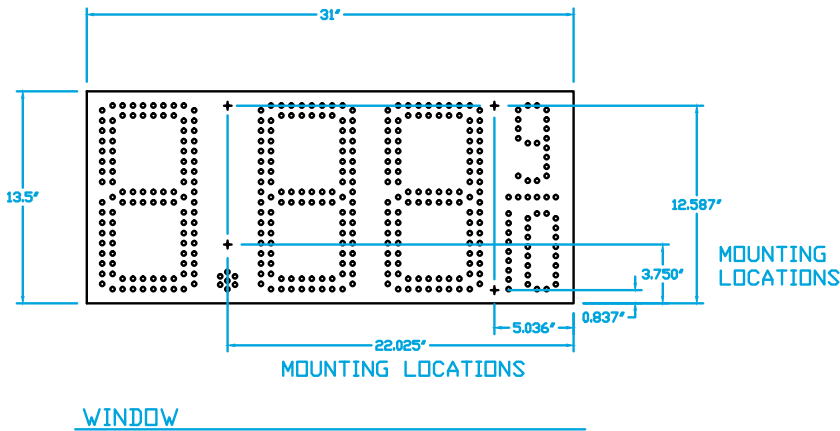
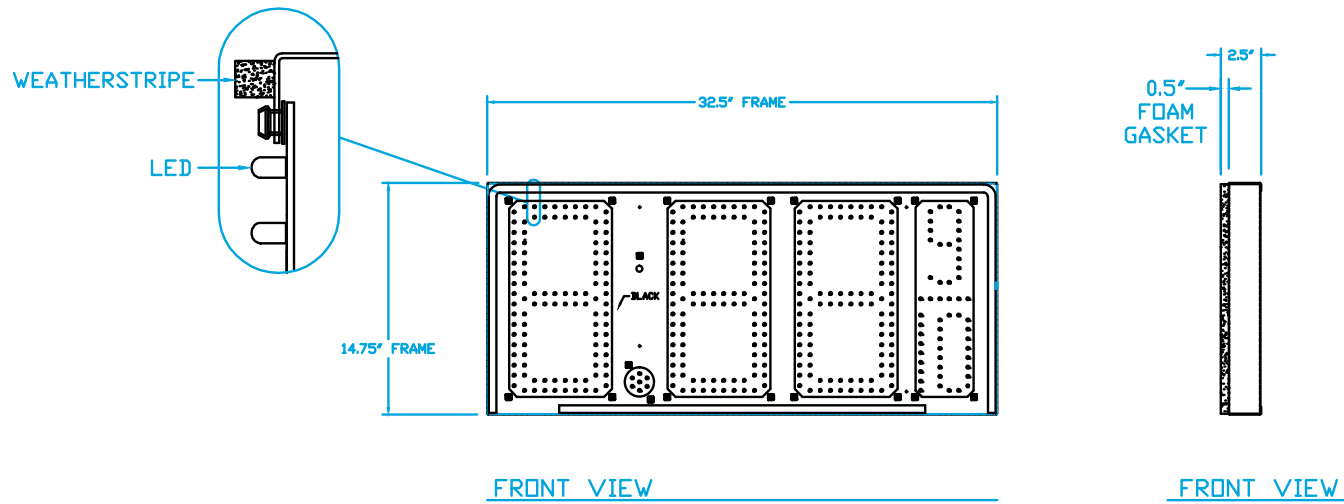
LOCATION	CHESTERFIELD, MO
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	03/21/25

REVISION	08
SCALE	NTS

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NOTES:

GENERAL

DIGITS ARE 12" NOMINAL HEIGHT.

MECHANICAL

ABLE APPLIED TECHNOLOGIES IS NOT RESPONSIBLE FOR THE MOUNTING STRUCTURE OR FOR THE ADEQUACY OF ATTACHMENT TO THE STRUCTURE. STRUCTURE AND ATTACHMENT MUST CONFORM TO ALL APPLICABLE BUILDING CODES.

WEIGHT 7.5LBS

ELECTRICAL

PROVIDE A 90-265V AC, 15 AMP CIRCUIT FOR POWER.

EACH PRICELINE CONFORMS TO CLASS 2 AND LIMITED TO LESS THAN 100W AND 19VDC FOR GREEN AND 15.0VDC FOR RED.

LISTED IN UL SAMS MANUAL

SERVICE AND ELECTRICAL HOOKUP ACCESS IS THROUGH THE BACK OF THE DISPLAY ONLY.

IF THE POWER TO THE DISPLAY IS TEMPORARILY DISRUPTED, DISPLAY FUNCTIONS WILL BE RETAINED IN MEMORY TO CONTINUE OPERATION WHEN POWER IS RESTORED.

PCU DIGITS AND WIRING ARE CONFORMAL COATED FOR USE IN DAMP CONDITIONS.

ON BOARD MEMORY FOR PRICE AND SETTINGS.

DIMMING, BLINK AND DIAGNOSTIC FUNCTIONS BUILT-IN AND ADJUSTABLE FROM REMOTE CONTROL.

THERMAL

PCU TEMPERATURE -40 TO +85°C. POWER SUPPLY -20° TO +85°C.



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SIGNATURE	DATE

Planning Commission Staff Report

Meeting Date: April 28, 2025

From: Shilpi Bharti, Planner *SB*

Location: 1772 Clarkson Road

Description: **Dierbergs the Market Place (Billy G's)**: An Architectural Specialty Lighting Package for a 11.35-acre tract of land zoned "C8" – Planned Commercial District, located on the northeast side of Clarkson Road, southwest of its intersection with Baxter Road.

PROPOSAL SUMMARY

Billy G's, on behalf of Dierbergs Chesterfield Village Inc., has submitted an Architectural Specialty Lighting Package for Dierbergs the Market Place subdivision. The applicant is requesting approval to install an LED light strip on the canopy and tower of the existing Billy G's tenant space, located in an outlot building.

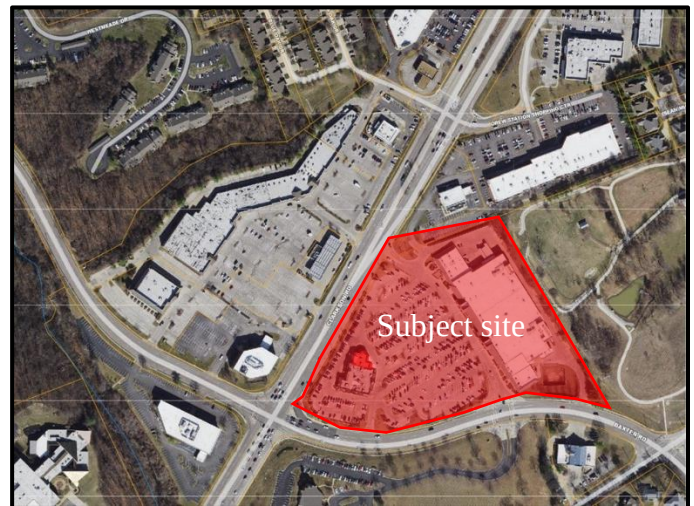


Figure 1: Subject Site

HISTORY OF SUBJECT SITE

The subject site is zoned C8- Planned Commercial District. The site is bordered by a park on the east, a church on the south, and a commercial strip to the west and north. The site was originally developed in 1987 under St. Louis County Ordinance 13,306, which has since been amended to modify the permitted uses within the C8 district. The current governing ordinance is City of Chesterfield Ordinance 2950.

In 2011, a Partially Amended Landscape Plan for Dierbergs the Market Place was approved, covering portions of the landscape area for the outlot building. In 2021, an Amended Site Development Section Plan was approved, which included modifications to the outlot building's tenant space for the proposed Billy G's restaurant.

The sign package for the development was submitted and approved in 2017. The sign package included modification to the attached wall sign regulations on the primary Dierberg's building. In 2023, the sign package was amended to include one (1) roof top sign on the outlot building for the Billy G's restaurant.

ARCHITECTURAL SPECIALTY LIGHTING PACKAGE

The Unified Development Code (UDC) allows for Architectural Specialty Lighting Packages (Sec. 31-04-03.C). The purpose is to provide comprehensive, complementary and unified architectural specialty lighting throughout a single development or contiguous lots under common ownership. In order to encourage superior design, quality and character, comprehensive architectural specialty lighting packages allow for specialized review of architectural specialty lighting and flexibility from standard site lighting requirements.

The UDC provides several considerations for Architectural Specialty Lighting Packages which can be found below:

- **Architectural specialty lighting should highlight and accentuate traditional building detailing and architectural features. Additionally, precise lighting applications should highlight distinctive architectural features.**
- **The color temperature of architectural specialty lighting should underscore the building materials and character. Any non-traditional colors are limited to one change within a 24-hour time period. Additionally, architectural specialty lighting should be unobtrusive in intensity and should not turn a building into an attention-getting device or blanket signage.**
- **All proposed light fixtures should be permanently mounted.**
- **Architectural specialty lighting shall not interfere with or obscure the public's capacity to receive information, or cause visual confusion by interfering with pedestrian or vehicular traffic. Architectural specialty lighting shall conform to the character of the community, enhance the visual harmony of development, and preserve the public health, convenience, welfare and/or safety within the City of Chesterfield by maintaining the high aesthetic quality of the community.**

The applicant provided a narrative statement outlining the design intent and how each of the above points aligns with the proposed Architectural Specialty Lighting. The narrative statement is attached to this report.

STAFF ANALYSIS

The proposed tenant space, Billy G's, has LED strip lights installed on the vestibule roof and canopy. The tenant was informed that the installed lights are non-traditional and that an architectural specialty lighting package is required for approval. Therefore, the applicant submitted an Architectural Specialty Lighting Package requesting approval to install LED strip lights on the vestibule roof and canopy of the Billy G's tenant space located in the outlot

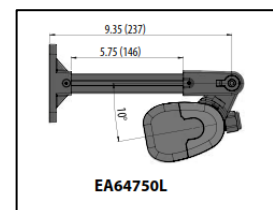


Figure 2: Mounting fixture

building. The lights are already installed but are currently turned off and will be activated once the lighting package is approved.

The proposed LED strip will be installed using two (2) different fixtures for the vestibule roof and canopy. The LED strip on the vestibule roof will be mounted with knuckle mounting accessories, which are angled downward to prevent light trespass. The LED strip on the canopy will consist of a flexible, bendable light strip.



Figure 3: Architectural Specialty lighting on building (night view, and day view)

ARB MEETING REPORT

The project was reviewed by the Architectural Review Board on April 10, 2025. The Board forwarded the project to Planning Commission with a recommendation for approval as presented by a vote of 5-0.

STAFF RECOMMENDATION

Staff has reviewed the proposed Architectural Specialty Lighting Package for proposed non-traditional light, and all outstanding comments have been addressed. Staff recommends action from the Planning Commission on the Architectural Specialty Lighting Package for Dierberg's the Market Place (Billy G's).

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Architectural Specialty Lighting Package for Dierbergs the Market Place (Billy G's), as presented."
- 2) "I move to approve the Architectural Specialty Lighting Package for Dierbergs the Market Place (Billy G's), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments

1. Architectural Specialty Lighting Package

memorandum

City of Chesterfield, Missouri
Re: Planning Commission – Lighting Compliance

From: David Raver/ Lighting Designer

Project No.: R3006.421.02

File No.(s):

Date: April 3, 2025

Project Name: Billy G's Finer Diner – After Dark

Subject: Exterior Lighting

Copes to: Keith Vinyard

Per the City of Chesterfield Ordinance, citing Chapter 405 Unified Development Code and Article 04 Development Requirements and Design Standards Section 405.04.030 Lighting Standards, we are pleased to submit this memorandum explaining compliance of the newly proposed lighting at Billy G's Finer Diner located at 1772 Clarkson Road in Chesterfield, Missouri. The following submittal outlines proposed architectural specialty lighting and addresses the requirements in Section 405.04.030, Paragraph C – Architectural Specialty Lighting Package Submittals- specifically the requirements outlined in subparagraph 11.

The lighting design team was tasked by the owner, Mr. Gianino, to help better identify his new location visually to drivers traveling north and south on Clarkson Road. Mr. Gianino's new establishment took over the corner tenant space of the frontage building owned by Dierbergs. The architectural aesthetic of the frontage development is fairly non-descript and matched the coloring and architectural style of the Dierbergs Market store to the east. It was Mr. Gianino's desire to bring a stronger branding statement to this location and provide brand recognition through the use of his corporate red color found in his existing signage and menus.

The RDG Lighting Team is proposing a solid red “banding” around the unique curvature of the north roof line utilizing a solid red LED illuminated tape and channel system with diffused, frosted lensing. The lighting designer also mocked-up and is proposing fully shielded, narrow optic LED linear downlight fixtures with a static RED color from the top of the architectural feature wall to create a wash of light on the new vertical tower element finished in a satin stainless steel. The red color proposed for both the accent band and the wall wash are unique to this area and were selected after an on-site mock-up to verify that it didn't overwhelm or distract drivers on Clarkson, nor create any lighting trespass or glare off of the property.

We believe that the final design solution is in compliance with the requirements of the lighting ordinance Section 405.04.030 Lighting Standards as follows:

- PARAGRAPH C – Architectural Specialty Lighting
 - ITEM 2 – Lighting highlights and accentuates building detailing and architectural features
 - ITEM 3 – Color temperature (RED) of the lighting underscore's the building's materials and character
 - ITEM 4 – Non-traditional colors (RED) are used – but no color changing controls are provided.
 - ITEM 5 – Precise lighting locations highlight distinctive architectural features
 - ITEM 6 – All lighting fixtures are permanently mounted
 - ITEM 7 – Specialty lighting is unobtrusive in intensity
 - ITEM 8 – Specialty lighting does not interfere or obscure the public's capacity to receive information
 - Lighting enhances the visual harmony of the development and does not impact welfare or safety
 - Lighting meets the existing aesthetic of the community
 - A similar lighting approach is used in a business on the west side of Clarkson
 - ITEM 9 – The new lighting promotes superior design and enhances the architectural aesthetic
 - The new lighting is reminiscent of similar lighting techniques typically applied to diners nationwide

- ITEM 10 – The new lighting does not result in any lighting trespass or glare

Cutsheets of the two products utilized in this installation are included for reference. Installation photos of the completed installation will also be provided for reference.

Additional questions or concerns may be addressed to the lighting designer as noted below:

David Raver, IALD, MIES, LC
Lighting Studio Leader
RDG Planning & Design
7415 Manchester Rd,
Saint Louis, MO 63143
draver@rdgusa.com





EXTERIOR RENDERINGS



CONCEPTUAL RENDERING ENTRANCE



CONCEPTUAL
RENDERING
NORTH

NOTE: Rendering for concept example only and is not a guarantee or representation of final results.







NEON BLAZE™

Diffused LED Lighting

Specification Sheet

NEON BLAZE™ 24V

Diffused LED Lighting

Diffused, neon-like LED lighting with top-bending and side-bending options. Available in static white and colors, and suitable for wet locations (IP65).



FEATURES

- Fully diffused, dotless light
- Top-bending and side-bending options with multiple output levels
- IP65 for wet locations and UV stabilized for outdoor use
- Ideal for coves and other architectural details
- 5 Year limited warranty



ORDERING CODES

Order spools, and components for field assembly

OPTIONAL ORDERING CODES

Add Length, Assembly Preferences, Finish, Mounting, Driver, and Delivery

	Voltage	Bend Style	Model	CCT		Length	Channels	Finish	Mounting	Driver	Delivery	
DI	DI-24V	TE	NBL2	RD		XXF						
	24V (24V Volt)	SE (Side Emitting) TE (Top Emitting)	NBL1 NBL2 NBL4	27 (2700K) 30 (3000K) 35 (3500K) 42 (4200K) 63 (6300K)	GL (Amber) BL (Blue) GR (Green) PK (Pink) RD (Red)	016 (16 feet) 32 (32 feet) 65 (65 feet) 29.93F 5.65F 31.9F 21.24F	MTCH (Neon Top Bend) SPN (Neon Top Spine) MTCH (Neon Side Bend) SPN (Neon Side Spine)	AL (Aluminum)	TUC (Top U-Clip) BUC (Bottom U-Clip)	ELV (Electronic) 010 (0-10V) MAG (MLV) LUT (Lutron)	O/O (On / Off) SWX (Switchex) PoE (Power over Ethernet)	Field Assembly Factory + Field (Hybrid)

NEON BLAZE™ - SPECIFICATION TABLE

Models	24V-SE-NBL1	24V-SE-NBL2	24V-SE-NBL4	24V-TE-NBL1	24V-TE-NBL2	24V-TE-NBL4
Voltage	24VDC	24VDC	24VDC	24VDC	24VDC	24VDC
Wattage	1.22W/ft.	2.44W/ft.	4.4W/ft.	1.22W/ft.	2.44W/ft.	4.4W/ft.
Lumens	2700K	62 Lm/ft.	134 Lm/ft.	208 Lm/ft.	86 Lm/ft.	173 Lm/ft.
	3000K	65 Lm/ft.	146 Lm/ft.	198 Lm/ft.	102 Lm/ft.	219 Lm/ft.
	3500K	60 Lm/ft.	120 Lm/ft.	195 Lm/ft.	89 Lm/ft.	155 Lm/ft.
	4200K	-	120 Lm/ft.	-	-	-
	6300K	59 Lm/ft.	116 Lm/ft.	173 Lm/ft.	88 Lm/ft.	145 Lm/ft.
	Amber	31 Lm/ft.	61 Lm/ft.	84 Lm/ft.	70 Lm/ft.	157 Lm/ft.
	Blue	6 Lm/ft.	12 Lm/ft.	18 Lm/ft.	18 Lm/ft.	30 Lm/ft.
	Green	30 Lm/ft.	-	78 Lm/ft.	88 Lm/ft.	148 Lm/ft.
	Pink	17 Lm/ft.	37 Lm/ft.	53 Lm/ft.	39 Lm/ft.	93 Lm/ft.
	Red	11 Lm/ft.	21 Lm/ft.	34 Lm/ft.	31 Lm/ft.	61 Lm/ft.
Cut Points	2 in.	2 in.	2 in.	2 in.	2 in.	2 in.
Max Run (ft.)	65 ft.	32 ft.	16 ft.	65 ft.	32 ft.	16 ft.
CRI	80+	80+	80+	80+	80+	80+
Dimensions	0.37 × 0.75 in. (W x H)	0.37 × 0.75 in. (W x H)	0.37 × 0.75 in. (W x H)	0.65 × 0.59 in. (W x H)	0.65 × 0.59 in. (W x H)	0.65 × 0.59 in. (W x H)
TM-21 (LM-80)	>50,000 hours	>50,000 hours	>50,000 hours	>50,000 hours	>50,000 hours	>50,000 hours
Environment	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)
Certification	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108
Warranty	5 Year	5 Year	5 Year	5 Year	5 Year	5 Year

NEON BLAZE™

Diffused LED Lighting

Specification Sheet

NEON BLAZE™ 24V

Diffused LED Lighting

Diffused, neon-like LED lighting with top-bending and side-bending options.

Available in static white and colors, and suitable for wet locations (IP65).

Date

Project Notes



RECOMMENDED 24V DRIVERS

SKU	INPUT VOLTAGE / FREQUENCY	OUTPUT VOLTAGE	MAXIMUM LOAD	MINIMUM LOAD	CLASS 2	DIMMABLE	LENGTH	WIDTH	HEIGHT
OMNIDRIVE® X Dimmable Driver Versatile driver for most high-performance dimming on ELV, TRIAC, and 0-10V systems. OMNIDRIVE® X Dimmable Driver Specification Sheet https://www.diodeled.com/custom/download/productFile/filename/omnidrive-x-specification-sheet.pdf Contains • Additional Models • Additional Features • Derating Curves • System Diagrams									
DI-ODX-24V30W-J	120-277V	24V	30W	No Minimum Load	Yes	Yes	6.5 in.	3.7 in.	1.57 in.
DI-ODX-24V60W-J	120-277V	24V	60W	No Minimum Load	Yes	Yes	7.4 in.	3.7 in.	1.57 in.
DI-ODX-24V96W-J	120-277V	24V	96W	No Minimum Load	Yes	Yes	8.66 in.	3.7 in.	1.57 in.
DI-ODX-24V120W-J	120-277V	24V	120W	No Minimum Load	No	Yes	8.66 in.	3.7 in.	1.57 in.
OMNIDRIVE® BASICS Electronic Dimmable Driver Compact electronic dimmable (ELV) driver for everyday projects. OMNIDRIVE® BASICS Electronic Dimmable Driver Specification Sheet https://www.diodeled.com/custom/download/productFile/filename/DI-ODBELV-Specification%20Sheet.pdf Contains • Additional Models • Additional Features • Derating Curves • System Diagrams									
DI-ODBELV-24V60W-LPELV	120V AC 50/60Hz, 0.5A	24V	60W	No Minimum Load	Yes	Yes	5.5 in.	4.7 in.	0.96 in.
DI-ODBELV-24V60W	120V AC 50/60Hz, 0.5A	24V	60W	No Minimum Load	Yes	Yes	4.2 in.	1.75 in.	0.96 in.
DI-ODBELV-24V96W-LPS	120V AC 50/60Hz, 0.83A	24V	96W	No minimum load	Yes	Yes	11.25 in.	3.75 in.	1.9 in.
VLM Series Constant Voltage Driver Compact driver for on/off, PWM dimming, and color-changing applications. VLM Series Constant Voltage Driver Specification Sheet https://www.diodeled.com/custom/download/productFile/filename/VLM-Specification%20Sheet%20(Driver%20&%20J-Box).pdf Contains • Additional Models • Additional Features • Derating Curves • System Diagrams									
VLM60W-24-LPS3R	120 / 277VAC 47 - 63Hz	24V	60W	No Minimum Load	Yes	PWM	10.79 in.	7.34 in.	2.36 in.
VLM60W-24-LPM	120 / 277VAC 47 - 63Hz	24V	60W	No Minimum Load	Yes	PWM	8.19 in.	2.94 in.	1.31 in.
PoE (Power over Ethernet) Constant voltage platform, ready for Power over Ethernet (inquire)									

RECOMMENDED CONTROLLERS

SKU	DESCRIPTION
TOUCHDIAL™ Control Systems The TOUCHDIAL™ zone control system controls single color dimming, tunable white, and color changing LED lighting via mobile device and additional TOUCHDIAL controls.	
DI-RF-WMT-RGBW	TOUCHDIAL RGB(W) Wall Control - Single Zone
DI-RF-REC-CV-A	TOUCHDIAL Color Control System - WIFI Receiver
DI-RF-REM-RGBW-4	TOUCHDIAL Color Control System - RGB/RGBW 4-Zone Remote Controller
DI-WIFI-RF-TRMS	TOUCHDIAL Color Control System - WIFI Hub
CASAMBI® Controllers The CASAMBI controllers will remotely control your lighting through the app - downloadable for IOS & Android.	
CBU-PWM4	CASAMBI PWM4 Single Color Dimming Controller
CBU-A2D	CASAMBI A2D 2 Channel 0-10V/DALI Controller



	Project 24-85116-0 Date 7/15/2024 Billy G's Finer Diner - New Phase Submitted By ST. LOUIS LIGHTING GROUP	Catalog Number: DI-24V-TE-NBL2-RD-XXF-FLCH-BF-E/DI-ODX-24V96W-J/VL M60W-24-LPMV Note:	Type SCB
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NEON BLAZE™ Diffused LED Lighting

Specification Sheet

NEON BLAZE™ 24V
Diffused LED Lighting
 Diffused, neon-like LED lighting with top-bending and side-bending options.
 Available in static white and colors, and suitable for wet locations (IP65).

Date _____

Project Notes _____



MECHANICAL DIAGRAMS





NEON BLAZE™ Diffused LED Lighting

Specification Sheet

NEON BLAZE™ 24V Diffused LED Lighting

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

Date _____

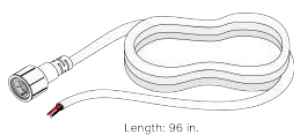
Project Notes _____



ACCESSORIES

DI-NB-96M-CNCT

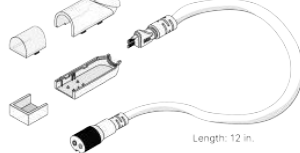
NEON BLAZE Top and Side Emitting Male connector with 96" lead



Length: 96 in.

DI-SE-NB-STWC-EC

NEON BLAZE Side Bending, Straight Wire Entry Connector and Frosted end cap pair



Length: 12 in.

DI-SE-NB-STBW-20

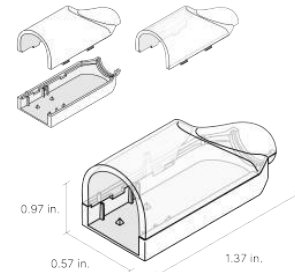
NEON BLAZE Side Bending, Straight Wire Splice Connector, 20 ft.



Length: 20 ft.

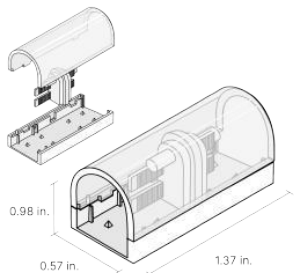
DI-SE-NB-ST-FR-EC

NEON BLAZE Side Bending, Straight Wire Entry Frosted end cap pair only (no lead wire)



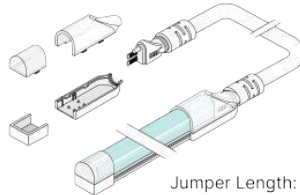
DI-SE-NB-TTT-2

NEON BLAZE Side Bending, Strip to Strip Connector Frosted, Pack of 2



DI-SE-NB-JPR

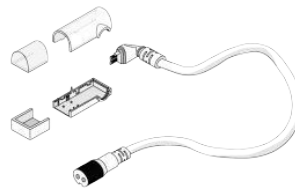
NEON BLAZE Side Bending Jumper with Frosted top cap and end cap



Jumper Length:
3JPR - (3 in.)
6JPR - (6 in.)
12JPR - (12 in.)
24JPR - (24 in.)

DI-SE-NB-SDWC-EC

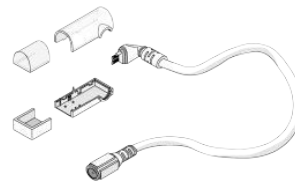
NEON BLAZE Side Bending, Side Wire Entry Connector and Frosted end cap pair



Length: 12 in.

DI-SE-NB-SDWC-EC-FDC

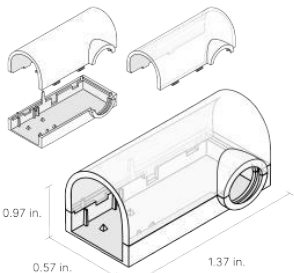
NEON BLAZE Side Bending, Side wire entry connector and frosted end cap pair, Female DC Plug



Length: 12 in.

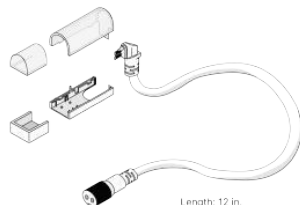
DI-SE-NB-SD-FR-EC

NEON BLAZE Side Bending, Side Wire Entry Frosted end cap pair only (no lead wire)



DI-SE-NB-BWC-EC

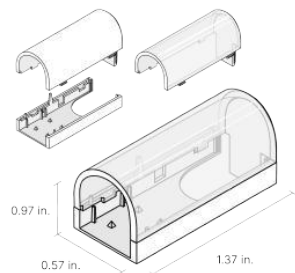
NEON BLAZE Side Bending, Bottom Wire Entry Connector and Frosted end cap pair



Length: 12 in.

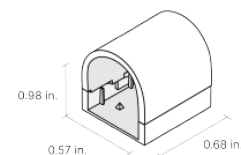
DI-SE-NB-B-FR-EC

NEON BLAZE Side Bending, Bottom Wire Entry Frosted end cap pair only (no lead wire)



DI-SE-NB-EC-5

NEON BLAZE, Side Emitting, End Cap Pair, 5 Pack





NEON BLAZE™ Diffused LED Lighting

Specification Sheet

NEON BLAZE™ 24V Diffused LED Lighting

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

Date

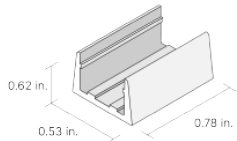
Project Notes



SIDE BENDING ACCESSORIES

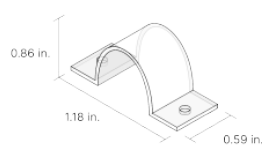
DI-SE-NB-BUC-16

NEON BLAZE Side Emitting, Bottom U-clip, Bag of 16



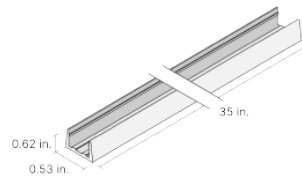
DI-SE-NB-TUC-16

NEON BLAZE Side Emitting, Top U-clip, Bag of 16



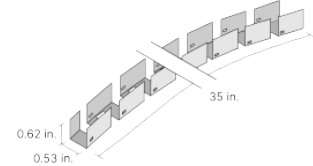
DI-SE-NB-MTCH

NEON BLAZE Side Emitting, 35" inch channel



DI-SE-NB-FLCH-WH

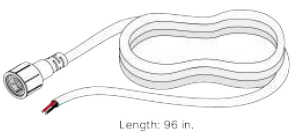
NEON BLAZE Flexible Spine Channel, Side Bending, 1m, White



TOP BENDING ACCESSORIES

DI-NB-96M-CNCT

NEON BLAZE Top and Side Emitting Male connector with 96" lead



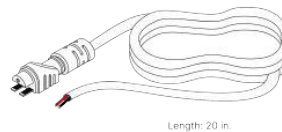
DI-TE-NB-STWC-EC

NEON BLAZE Top Bending, Straight Wire Entry Connector and Frosted end cap pair



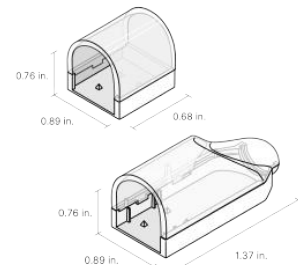
DI-TE-NB-STBW-20

NEON BLAZE Top Bending, Straight Wire Splice Connector, 20 ft.



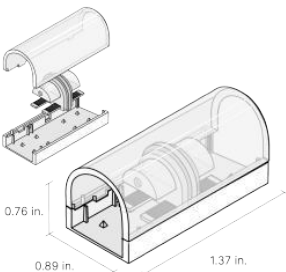
DI-TE-NB-ST-FR-EC

NEON BLAZE Top Bending, Straight Wire Entry Frosted end cap pair



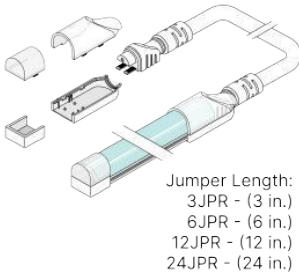
DI-TE-NB-TTT-2

NEON BLAZE Top Bending, Strip to Strip Connector Frosted, 2 Pack



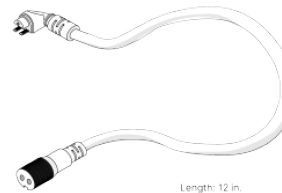
DI-TE-NB-JPR

NEON BLAZE Top Bending Jumper with Frosted top cap and end cap



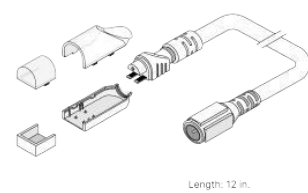
DI-TE-NB-SDWC-EC

NEON BLAZE Top Bending, Side Wire Entry Connector and Frosted end cap pair



DI-TE-NB-SDWC-EC-FDC

NEON BLAZE Top Bending, Side Wire Entry Connector and Frosted end cap pair, Female DC Plug





Project 24-85116-0 Date 7/15/2024
Billy G's Finer Diner - New Phase

Submitted By
ST. LOUIS LIGHTING GROUP

Catalog Number:
DI-24V-TE-NBL2-RD-XXF-FLCH-BF-E/DI-ODX-24V96W-J/VL
M60W-24-LPMV

Note:

Type

SCB



NEON BLAZE™ Diffused LED Lighting

Specification Sheet

NEON BLAZE™ 24V Diffused LED Lighting

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

Date

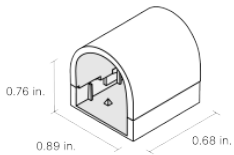
Project Notes



TOP BENDING ACCESSORIES

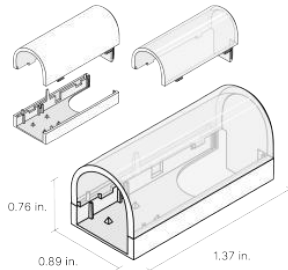
DI-TE-NB-BWC-EC

NEON BLAZE Top Bending, Bottom Wire Entry
Connector and Frosted end cap pair



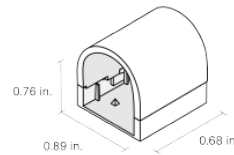
DI-TE-NB-B-FR-EC

NEON BLAZE Top Bending, Bottom Wire Entry Frosted
end cap pair



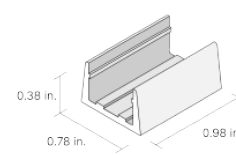
DI-TE-NB-EC-5

NEON BLAZE, Top Bending, End cap pair, 5 Pack



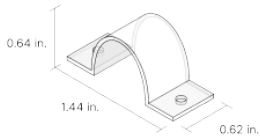
DI-TE-NB-BUC-16

NEON BLAZE Top Bending, Bottom U-clip, 16 Pack



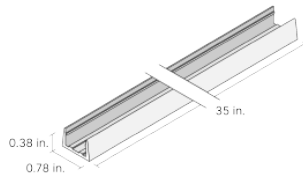
DI-TE-NB-TUC-16

NEON BLAZE Top Bending, Top U-clip, 16 Pack



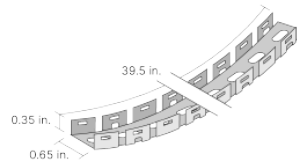
DI-TE-NB-MTCH

NEON BLAZE Top Bending, 35 in. channel



DI-TE-NB-FLCH-WH

NEON BLAZE Flexible Spine Channel, Top Bending, 1m,
White



DELIVERY OPTIONS

- **Field Assembly**
Fastest order fulfillment. Field connectors and accessories not included.
- **Factory + Field (Hybrid)**
Onsite modifications with factory connection. Additional accessories not included.

- Lumen value measured in accordance to IES LM-80-08. LED chips have a luminous flux range with a tolerance of +/- 5%.
- Each maximum run requires a dedicated power feed from the driver. Do not extend beyond the recommended maximum run length. Max run may exceed Class 2 limit. Actual wattage may differ from calculated wattage due to voltage drop across run.
- Do not install product in an environment outside the listed ambient temperature. Exceeding the maximum ambient temperature may damage LED chips, reduce the total lamp life, lumen output, and/or adversely impact color consistency.
- Actual efficacy value is dependent to specified LED driver (power supply). An estimated efficacy value can be calculated as follows: Lumen value divided by average power consumption per foot.
- Operating temperature is measured according to the minimum and maximum ambient temperature environment.

NEON BLAZE™ Diffused LED Lighting
Specification Sheet

NEON BLAZE™ 24V
Diffused LED Lighting
Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

Date

Project Notes



CERTIFICATIONS

Safety

- UL Listed 2108 Low Voltage Lighting System / Low Voltage Luminaire. UL 1598 / CSA 250.0-08, UL 8750. UL 879 / CAN/CSA-C22.2 no. 207-M89. Certified for United States and Canada. File # E469769.
- UL Listed Field Cutable.
- CE & EMC Compliant.
- Approved for storage areas of clothes closets per NEC 410.16.A.3 and 410.16.C.5.

Environment

- Ambient Temperature: -4 ~ 122°F (-20 ~ 50°C)
- Operating Temperature: -4 ~ 176°F (-20 ~ 80°C)
- RoHS Compliant.

Performance

- LED chip data measured in accordance to IES LM-80-08.
- Photometric & Colorimetry data measured in accordance to IES LM-79-08, in Elemental LED's Innovation Lab.

Safety / Warnings / Disclosures

- Install in accordance with national and local electrical code regulations.
- This product is intended to be installed and serviced by a qualified, licensed electrician.
- Only use copper wiring. Use wires rated for at least 176°F (80°C) and certified for use with external connection of electrical equipment.
- Each maximum run requires a dedicated power feed from the driver. Do not extend beyond the recommended maximum run length.
- Tape light, attached wire leads, and additional extension cables, connectors, etc., are not rated for in-wall installation unless otherwise noted. Tape light and attached wire leads are field-cutable.
- Ensure applicable wire is installed between driver, fixture, and any controls in-between. When choosing wire, factor in voltage drop, amperage rating, and type (in-wall rated, wet location rated, etc.). Inadequate wire installation could overheat wires, and cause fire.
- Do not install in environment where LED chips are exposed to direct sunlight as damage to the phosphor will occur.
- Do not install in environment where excessive heat may exist (ex. close proximity to fireplace, etc.) See Ambient Temperature ratings
- Do not modify product beyond instructions or warranty will be void.
- Tape light must be handled with care. Excessive handling, bending, and pressure may damage the product, voiding the warranty.
- Actual color may vary from what is pictured on this sheet and other print materials due to the limitations of photographic processes.
- We reserve the right to modify and improve the design of our fixtures without prior notice. We cannot guarantee to match existing installed fixtures for subsequent orders or replacements in regards to product appearance, CCT, or lumen output.

WARRANTY

Limited Warranty

- 5 Year limited warranty

This warranty does not include the additional accessories referenced in this specification sheet. Complete warranty details for fixtures and additional accessories are available at www.diodeled.com/limited-warranty/ within the Policies section. For warranty related questions please contact product support.

Consumer's Acknowledgment

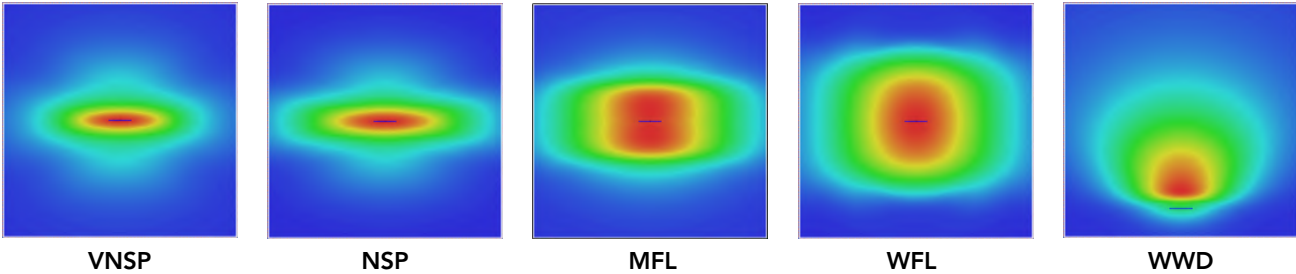
Elemental LED, Inc. stands behind its products when they are used properly and according to our specifications. By purchasing our products, the purchaser agrees and acknowledges that lighting design, configuration and installation is a complex process, wherein seemingly minor factors or changes in layout and infield adjustments can have a significant impact on an entire system. Choosing the correct components is essential. Elemental LED is able to work with the original purchaser to make an appropriate product selection to the extent of the limited information that the customer can provide, but it is virtually impossible for Elemental LED to design a system that foresees every unknown factor. For this reason, this Warranty does not cover problems caused by improper design, configuration or installation issues. Any statement from a Elemental LED employee or agent regarding a customer's bill of goods and/or purchase order is NOT an acknowledgment that the products purchased are designed and configured correctly. The purchase agrees and acknowledges that it is the customer's responsibility to adhere strictly to all information contained in the Product Specification Sheets.

There is often more than one way to design, configure and layout an LED lighting application properly to achieve the same lighting effect. Elemental LED strongly recommends that licensed professionals be used in the design and installation of lighting systems that include Elemental LED products. The specifications include important information that a designer and installer should carefully review and strictly follow. Qualified designers and certified and/or licensed installers, with access to the final installation environment, customer goals, and Elemental LED product specifications can make the requisite decisions appropriate for a successful finished lighting application.



4750L LINEAR CONTINUOUS RUN RGBW | 3

PERFORMANCE DATA



LUMEN OUTPUT 4' FIXTURE

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

LED Output	Nominal System Watts	Distribution Type	Field Angle		Beam Angle		RGBW		
			°H	°V	°H	°V	Max Cd	Lumens	LPW
1000LMF	56	VNSP	109.6	39.2	63.2	12.1	7733	3576.9	63.47
		NSP	144.0	39.8	98.4	15.7	5239	3591.8	64.01
		MFL	148.4	84.5	106.7	61.3	2361	4170	73.68
		WFL	149.6	109.2	106.8	94.9	1781	4229.7	74.72
		WWD	146.9	78.6	100.7	46.3	2942	3922	72.14

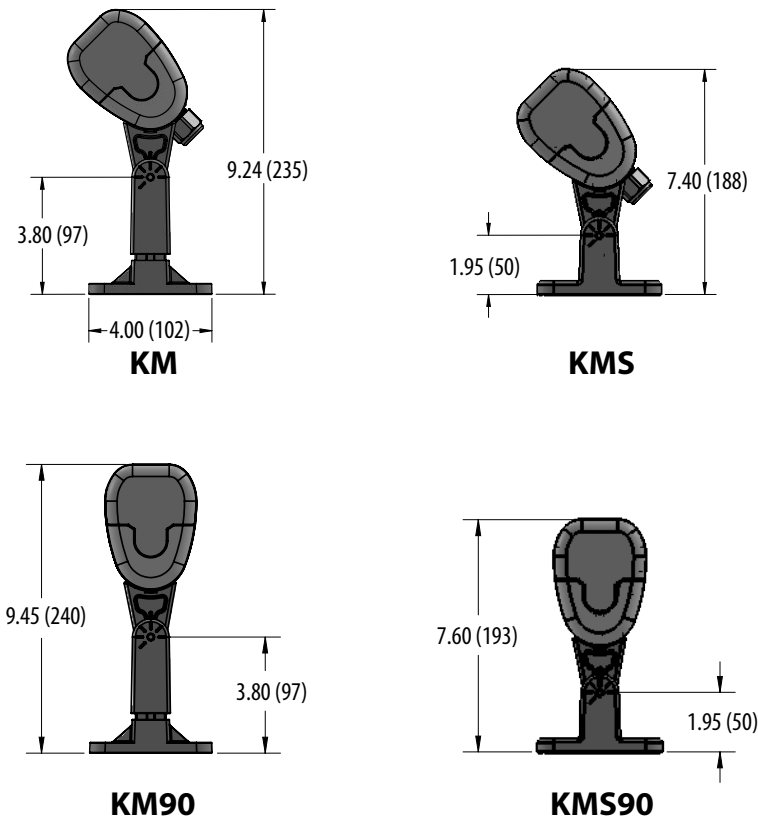
 SAINT LOUIS LIGHTING GROUP your lighting and controls solution	Project 24-85116-0 Date 7/15/2024 Billy G's Finer Diner - New Phase Submitted By ST. LOUIS LIGHTING GROUP	Catalog Number: 4750LCR LOP 16FT 1000LMF RGBW MVOLT VNSP KM EA6 CSL25 DMX BL Note:	Type SFA-16'
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4750L LINEAR CONTINUOUS RUN RGBW | 4

MOUNTING OPTIONS

KNUCKLE MOUNTING



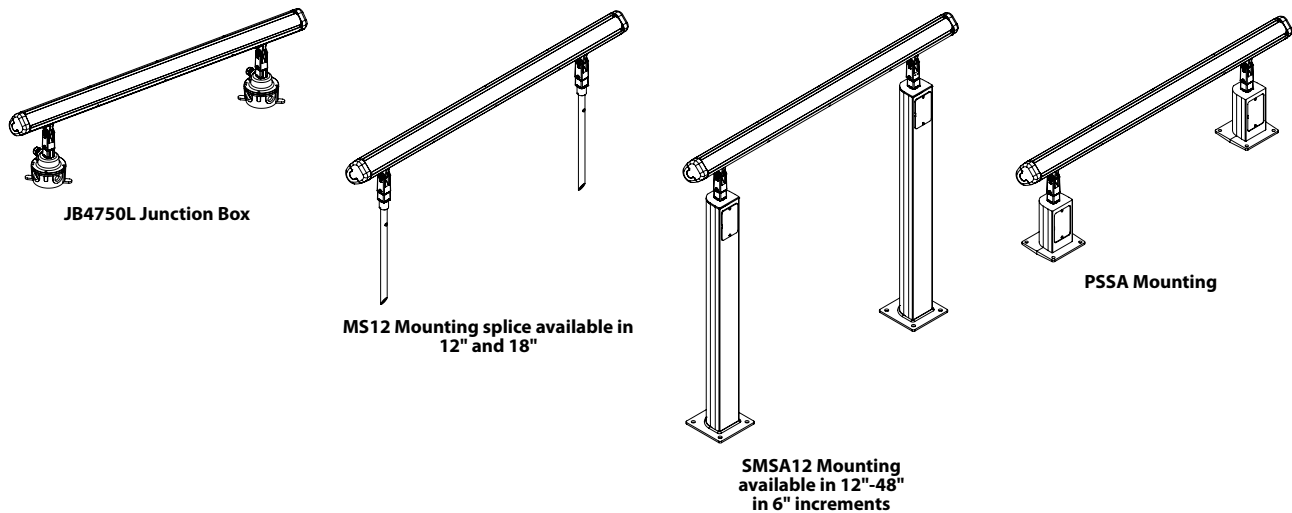
 SAINT LOUIS LIGHTING GROUP your lighting and controls solution	Project 24-85116-0 Date 7/15/2024 Billy G's Finer Diner - New Phase Submitted By ST. LOUIS LIGHTING GROUP	Catalog Number: 4750LCR LOP 16FT 1000LMF RGBW MVOLT VNSP KM EA6 CSL25 DMX BL Note:	Type SFA-16'
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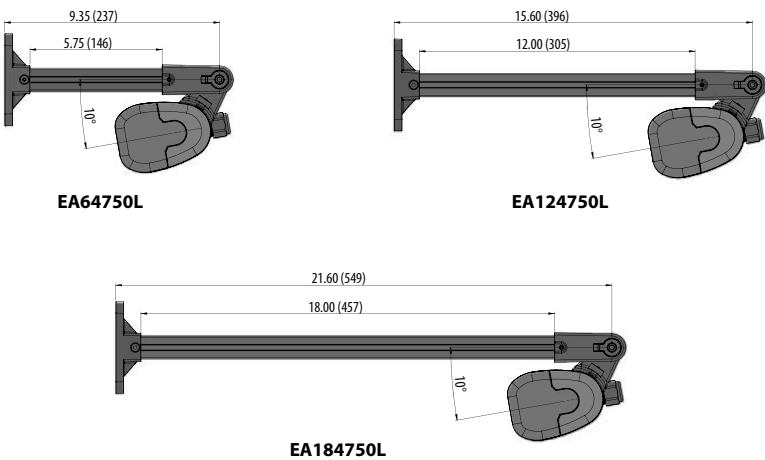
4750L LINEAR CONTINUOUS RUN RGBW | 5

MOUNTING ACCESSORIES

MOUNTING ACCESSORIES - is supplied with 1/2" NPS adaptor. Suitable for ground mounting.



EXTENDED ARM Suitable for wall or surface mount

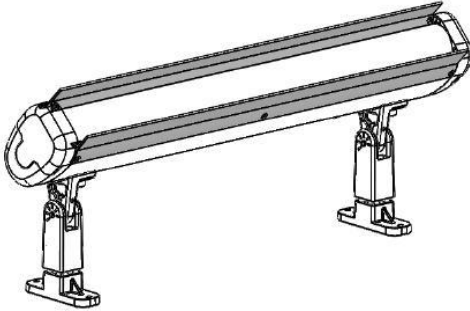




4750L LINEAR CONTINUOUS RUN RGBW | 6

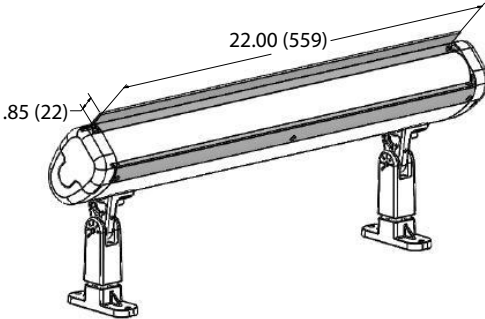
EXTERNAL ACCESSORIES

VISORS



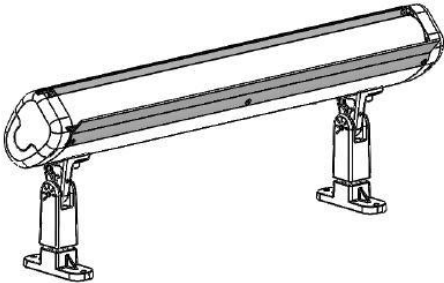
FVSR4750L

FULL VISOR is supplied with top and bottom visor.



HVSR4750L

HALF VISOR are factory installed on top side except for wall wash distribution which is installed on the bottom.
Visors: Can be field installed and moved from top to bottom if desired.





4750L LINEAR CONTINUOUS RUN RGBW | 7

ACCESSORY OPTIONS

TAKE CONTROL

Hydrel lighting solutions bring ease of use, innovation, and next-generation control features to commercial, underwater, and architectural outdoor applications. We offer a dedicated team of specification engineers to take you through lighting design, the specification process, to the installation of our fixtures. We simplify the complex and help you create the right layer of light for any outdoor lighting environment. Find the right architectural outdoor fixture, controls, and network connectivity with Hydrel Lighting Solutions.

FRESCO CONTROL SYSTEM

Series	Model	Options	Finish
FCS Fresco Control System	7TSN 7" touchscreen with nLight port	X DMX/RDM control	DBL Black DWH White DNA Natural Aluminum

Refer to [FRESCO](#) spec sheet for additional details and options.



EASYL - LED SHOW CONTROLLER WITH LCD TOUCHSCREEN (INTETRAL POWER SUPPLY)

Series	Voltage	Finish
EZSOLO Easyl Solo	MVOLT 120V-277V VAC, 50/60Hz	BK Black
EZTOUCH Easyl Touch		WH White
EZPRO Easyl Pro		

Refer to [EASYL](#) spec sheet for additional details and options.



PATHWAY Connectivity Solutions- DMX lighting and networking with scalable networks



DMX512 networks create dynamic lighting. Dynamic lighting often brings a lot of color and movement to spaces. The DMX512 lighting protocol was created to serve the needs of performance lighting, such as in theaters or music venues. A DMX network is designed to support large amounts of data continually moving between controllers and luminaires, and at very high speeds. Many non-performance lighting applications also rely on DMX networks, to support RGB LED luminaires featured in applications such as building façades, hotel lobbies and corporate reception areas.

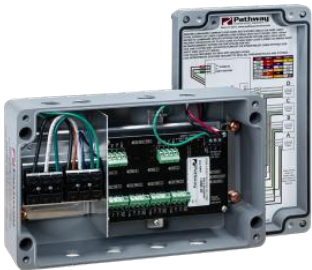
A DMX network always includes a controller and luminaires that are compatible with the DMX protocol. As well, DMX lighting systems must include network devices that route the DMX data to different locations between the controllers and luminaires.

[Pathway Connectivity](#) provides these network devices, creating robust and secure network backbones. Pathway devices create bridges between Ethernet and DMX, and DMX and other kinds of lighting control protocols, such as RDM, nLight® or 0-10v.

DMX-RDM Repeater with Power in IP65 Enclosure

Model
PWREP IP65 P4 TERM RDM DMX-RDM Repeater with Power in IP65 Enclosure

Refer to [PWREP IP65](#) spec sheet for additional details.

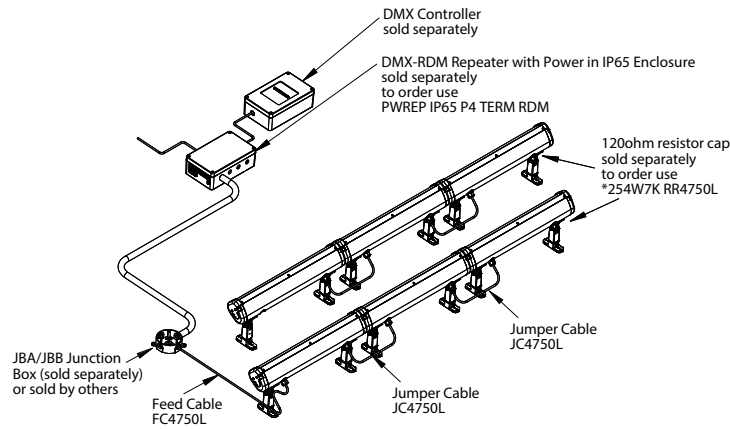




4750L LINEAR CONTINUOUS RUN RGBW | 8

WIRING AND LAYOUT DESIGN

CONTINUOUS RUN LAYOUT



MAX RUN LENGTH

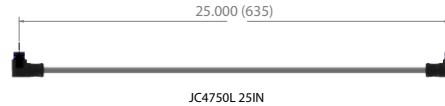
Fix Length	Watt/FT	120V	277V
4FT	17.8	128 ft	128 ft

Note: Fixtures are not physically attached to one another. Fixtures are attached using the jumper cables. Maximum run length based on 32 fixtures and 1000ft cable length per DMX/RDM specifications

Cable:

FC4750L CSL10	10' Feed Cable
FC4750L CSL25	25' Feed Cable
JC4750L 25IN	25" Jumper Cable for use on 4FT to 4ft fixtures controlled by DMX

Note: Cables provided with fixtures, may be ordered separately as replacements.



Feed Cable Wiring Detail - RGBW Fixture



SPECIFICATIONS AND FEATURES

MATERIAL: Copper free die cast aluminum and corrosion resistant extruded aluminum. All stainless steel fasteners.

LIGHT SOURCE: RGBW Red, Green, Blue, White 1000LMF.

VOLTAGE: MVOLT 120-277 (4ft only.)

DISTRIBUTION: VNSP (10x), NSP (20x), MFL (55x), WFL (100x), WWL (wall wash Asymmetric).

LENS: High clarity acrylic, superior UV resistant.

MOUNTING: KM (kuckle mount 45°), KMS (Knuckle Mount Short 45°), KM90 (Knuckle mount 90°), KMS90 (Knuckle mount short 90°).

FINISH: Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climates without cracking or peeling.

CORD DETAILS: Provided with black cord MVOLT - 18-6 SJTOW 10ft. length. 347 - 16-5 STW 10ft. length.

LISTING: cCSAus. MRE (Marine Environment) is listed to UL1598a. IP67 rated.

ENVIRONMENT: Suitable for outdoor wet location applications. Suitable for indoor, non-IC rated applications, maximum 45° C and minimum -20° C ambient operating temperatures.

BUY AMERICAN ACT: This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY: 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Consult factory for details.

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Planning Commission Staff Report

Meeting Date: April 28, 2025

From: Shilpi Bharti, Planner *SB*

Location: 50 N Chesterfield Industrial Blvd.

Description: **Long Road Lipton Parcel:** An Amended Site Development Concept Plan for Long Road Lipton Parcel subdivision located on a 20-acre tract of land located north of Chesterfield Airport Road, and south of Interstate 64, zoned "PI"-Planned Industrial.

PROPOSAL SUMMARY

George Stock on behalf of SMD RE Holdings, LLC has submitted an Amended Site Development Concept Plan for Long Road Lipton Parcel subdivision. The Concept Plan has been amended to update the access of lot 8 and lot 2 to North Chesterfield Industrial Blvd.

HISTORY OF SUBJECT SITE

The site is known as Long Road Lipton Parcel subdivision of the City of Chesterfield. Originally, the subdivision was zoned as "M3" – Planned Industrial District before the City's incorporation. In 1999, the site was rezoned to "PI" – Planned Industrial, which resulted in the creation of Ordinance 1540. In 2023, this ordinance was revised to permit additional uses. The current ordinance in effect for the site is Ordinance 3262.

The Site Development Concept Plan for the subdivision was approved in 1999, which created ten (10) lots. This plan was modified in 2006 and was again updated in 2024 to reflect six (6) lots. In conjunction



Figure 1: Aerial of subject site

with the Site Development Concept Plan, a Boundary Adjustment Plat for Lots 3, 4, 5, 6, and 7 was also approved.

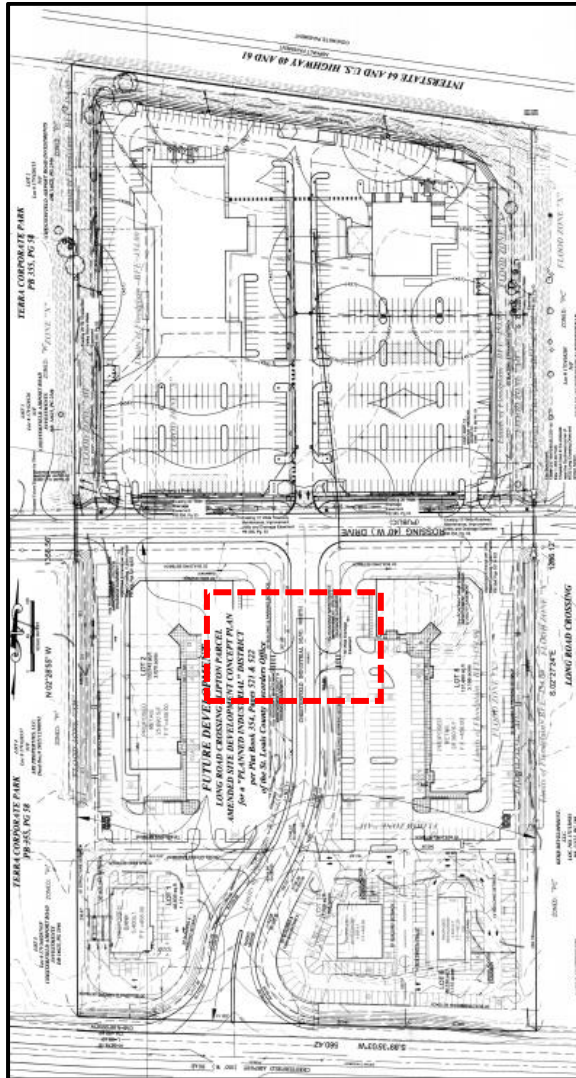


Figure 2: Previously approved Concept Plan

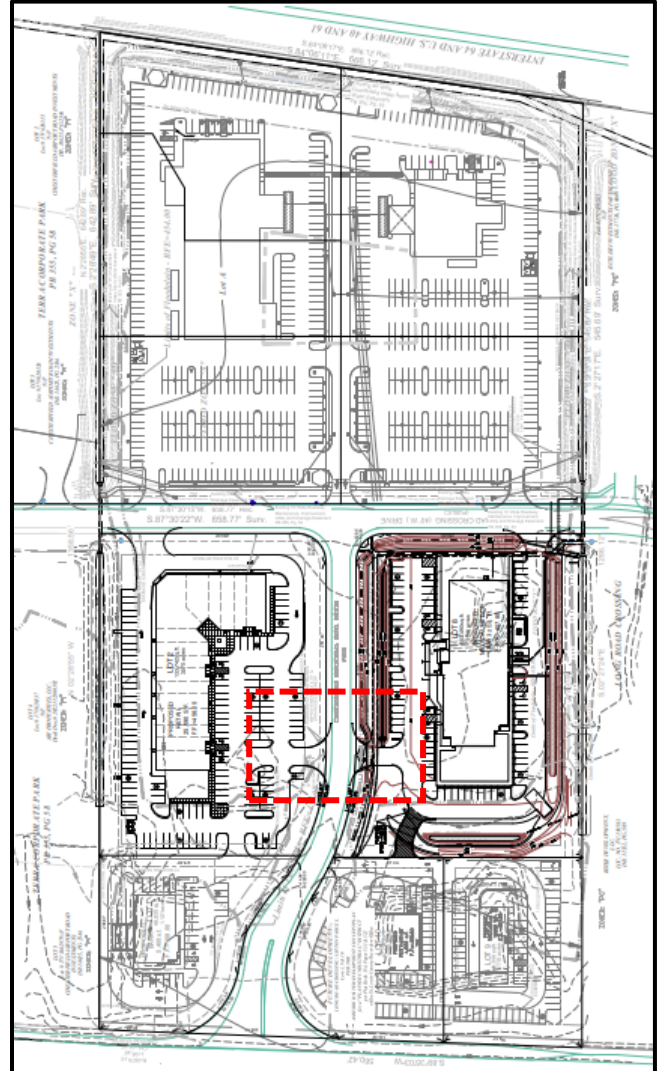


Figure 3: Proposed Concept Plan

STAFF ANALYSIS

The Amended Site Development Concept Plan for the Long Road Lipton Parcel was submitted in response to staff comments on the Site Development Section Plan for Lot 8, where the applicant is proposing an access point from North Chesterfield Industrial Blvd. that is shifted slightly south of the site (shown as a red rectangle in Figure 3) and does not conform to the previously approved Site Development Concept Plan. As a result, the applicant submitted a partially Amended Site Development Concept Plan to propose a revised access location for Lot 8 along North Chesterfield Industrial Blvd., and accordingly revised the access location for Lot 2 to align the two access points. The applicant also modified the proposed cross-

access easement to Lot 10, located south of Lot 8. The distance between the proposed access points is 150 feet, which complies with code requirements. No other changes are proposed with the submitted Amended Site Development Concept Plan.

DEPARTMENTAL INPUT

Staff has reviewed the proposed amendment to the concept plan and found it to be in compliance with the City's Unified Development Code and site-specific ordinances. All outstanding comments have been addressed at this time. Staff recommends approval of the Amended Site Development Concept Plan for Long Road Lipton Parcel.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

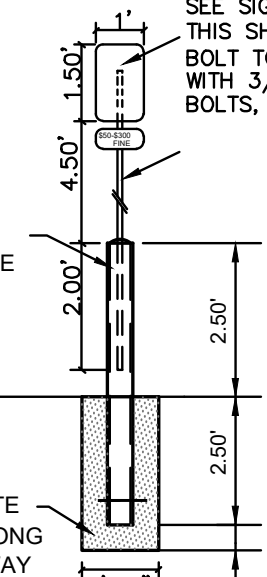
- 1) "I move to approve (or deny) the Amended Site Development Concept Plan for Long Road Lipton Parcel, as presented."
- 2) "I move to approve the Amended Site Development Concept Plan for Long Road Lipton Parcel with the following conditions..."

Attachments

1. Planning Commission Packet Submittal

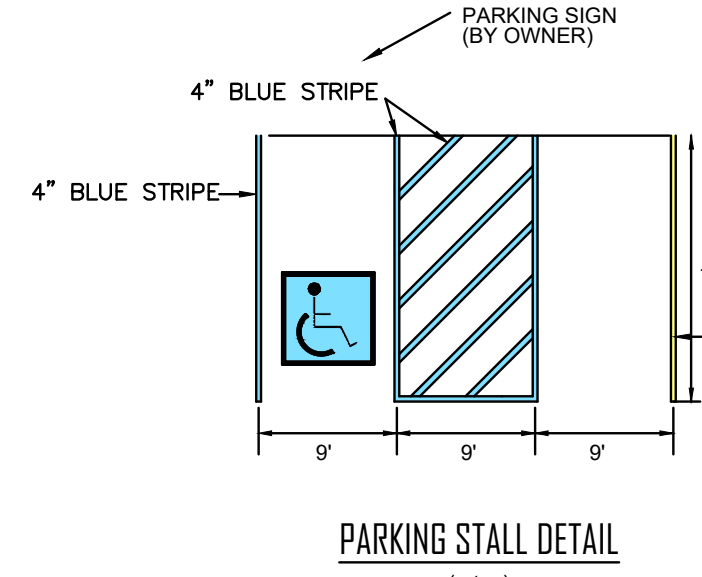


- NOTES: 1. PROVIDE ONE SIGN PER ACCESSIBLE SPACE.
2. PAINT BACK OF SIGNS TO MATCH POST.

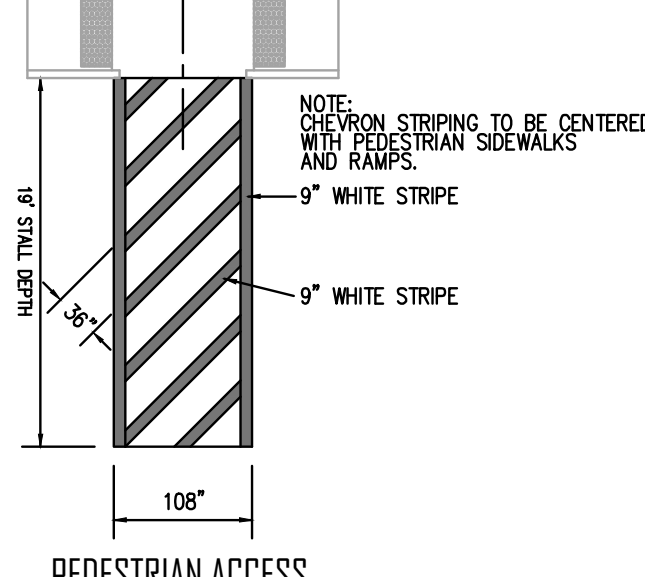


ACCESSIBLE SIGN DETAIL (n.l.s.)

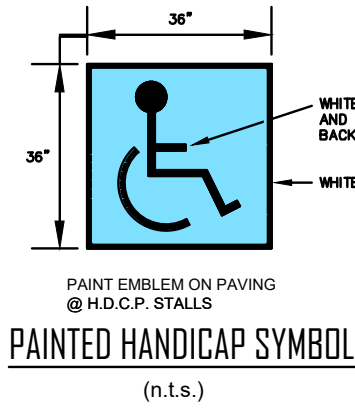
ACCESSIBLE PARKING SIGN (n.l.s.)



PARKING STALL DETAIL (n.l.s.)

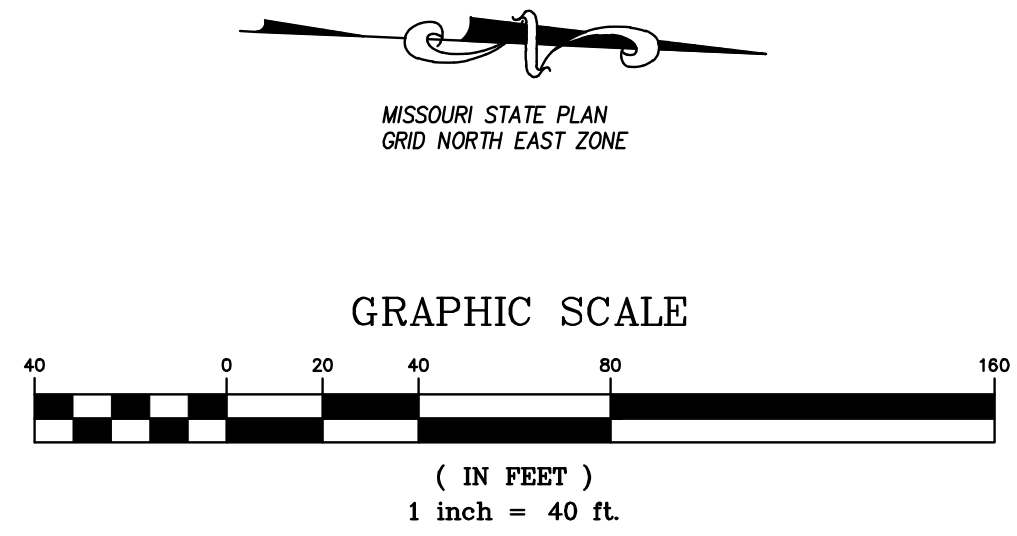


PEDESTRIAN ACCESS (n.l.s.)



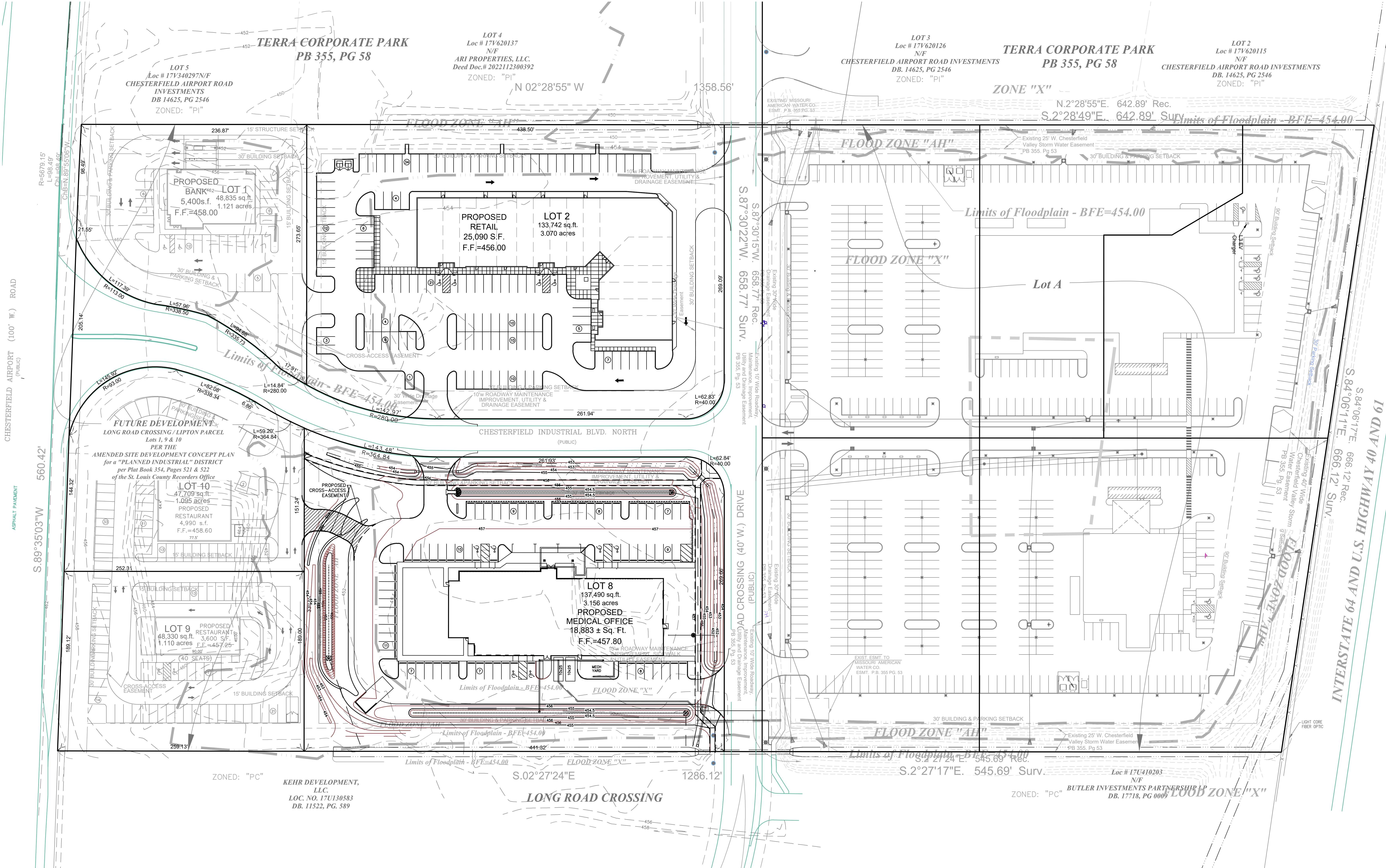
PAINTED HANDICAP SYMBOL (n.l.s.)

NOTE (R7-8 SIGN): THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE AND/OR AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S) A MUNICIPALITY MAY IMPOSE. CONFIRM WITH LOCAL REGULATIONS.



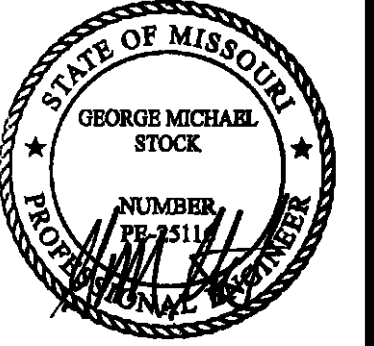
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
FAX: (636) 530-9300
e-mail: general@stockinc.com
Web: www.stockinc.com

PARTIAL SITE DEVELOPMENT CONCEPT PLAN FOR:
**ONYX SPINE AND ORTHOPEDIC INSTITUTE
AMBULATORY SURGERY CENTER AND CLINIC at LOT 8**
LOT 8 - 50' N. CHESTERFIELD INDUSTRIAL BLVD.
CHESTERFIELD, MISSOURI 63005



04/17/25
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

- REVISIONS:
- | | |
|---|---|
| 1 | 03/14/25 PARTIAL AMENDED SUBMITTAL |
| 2 | 04/03/25 AM CONCEPTUAL APPROVAL SUBMITTAL |
| 3 | 04/16/25 UPDATED CROSS-ACCESS EASEMENT PER CITY COMMENTS DATED 04/15/25 |
| 4 | 04/17/25 UPDATED CROSS-ACCESS EASEMENT PER CITY COMMENT DATED 04/17/25 |

DRAWN BY: D.P.B.	CHECKED BY: G.M.S.
DATE: 03/14/2025	JOB NO: 224-7656
SCALE: AS SHOWN	DATE: 04/17/25
SHEET NO: XXXX	DATE: 04/17/25
MO-RA	MO-RA

SHEET TITLE:
PARTIAL AMENDED
SITE DEVELOPMENT
CONCEPT PLAN
LOTS 2 AND 8

SHEET NO:
ASDCP-2

Planning Commission Staff Report

Meeting Date: April 28, 2025

From: Shilpi Bharti, Planner *SB*

Location: 50 N. Chesterfield Industrial Blvd.

Description: **Long Road Lipton Parcel, Lot 8:** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a medical office building located on a 3.16-acre tract of land located east side of Chesterfield Industrial Blvd., zoned “PI”-Planned Industrial.

PROPOSAL SUMMARY

SMD RE Holdings, LLC has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a proposed medical office building to be known as Onyx Spine and Orthopedic Institute Ambulatory Surgery Center and Clinic, located at 50 N Chesterfield Industrial Blvd., Long Road, in the Long Road Lipton subdivision.

Proposed Development includes:

- 18,883 square feet of building
- 76 parking spaces
- Landscape Plan
- Lighting Plan



Figure 1: Subject Location

HISTORY OF SUBJECT SITE

The site is situated within the Long Road Lipton subdivision in the City of Chesterfield. Originally, the subdivision was zoned as “M3” – Planned Industrial District before the City’s incorporation. In 1999, the zoning was changed to “PI” – Planned Industrial, which resulted in the creation of Ordinance 1540. In 2023, this ordinance was revised to permit additional uses. The current ordinance in effect for the site is Ordinance 3262.

The Site Development Concept Plan for the subdivision was approved in 1999, which created ten (10) lots. This plan was modified in 2006 and was again updated in 2024 to reflect six (6) lots. In conjunction with the Site Development Concept Plan, a Boundary Adjustment Plat for Lots 3, 4, 5, 6, and 7 was also approved.

STAFF ANALYSIS

The Site Development Section Plan for Lot 8 outlines a proposed 18,883 square foot medical office facility. The building will be accessible from Long Road Crossing Drive on the north side of the property, as well as from North Chesterfield Industrial Blvd. to the west. Sidewalks are proposed along the north and west sides, with the sidewalk on the north connecting to the one proposed along the building's perimeter.

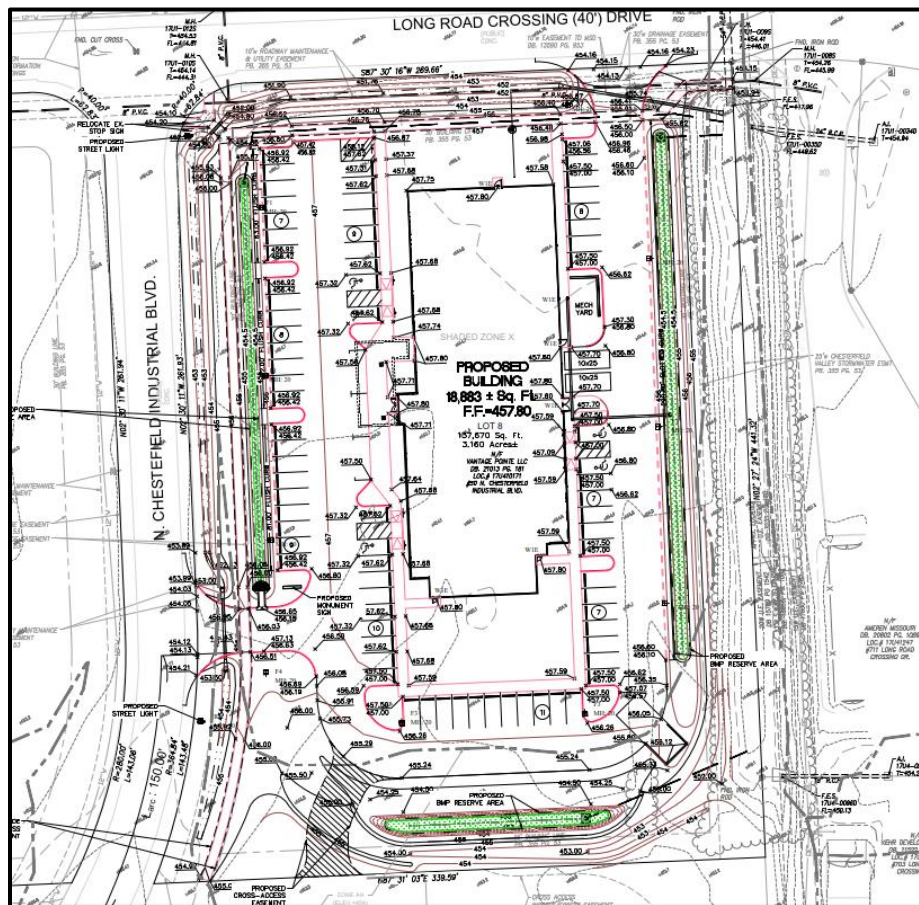


Figure 2: Site Plan

Zoning and Land Use:

The subject site is located within the Long Road Lipton Parcel Subdivision, which is zoned “PI” – Planned Industrial. It is bordered by “PC” – Planned Commercial zoning to the east and “PI” – Planned Industrial to the west. To the north of the site is the proposed Hyundai Genesis car dealership, whose Site Development Section Plan was approved in 2024. Directly east of the site is the Ameren facility, and further east of the Ameren facility is the recently approved vehicle service facility.

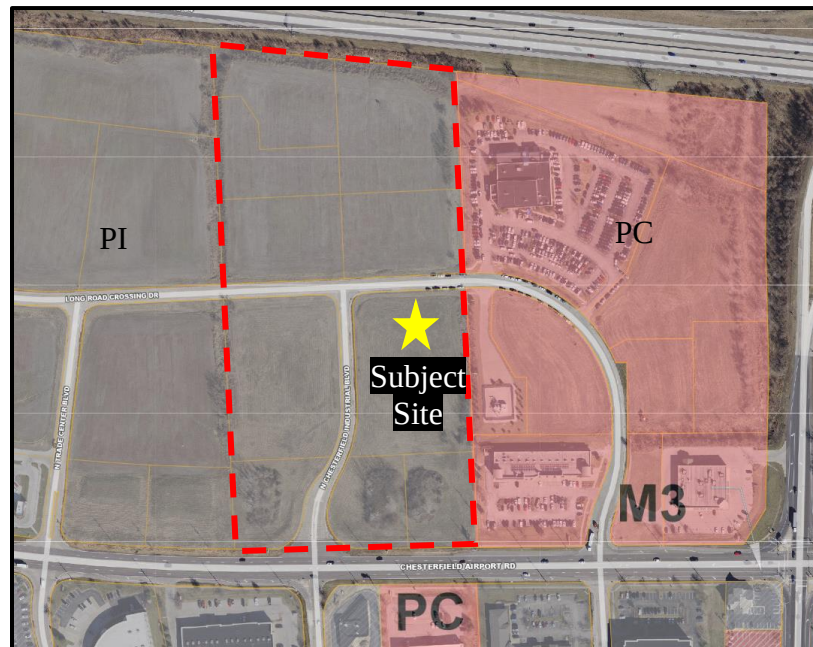


Figure 3: Zoning map

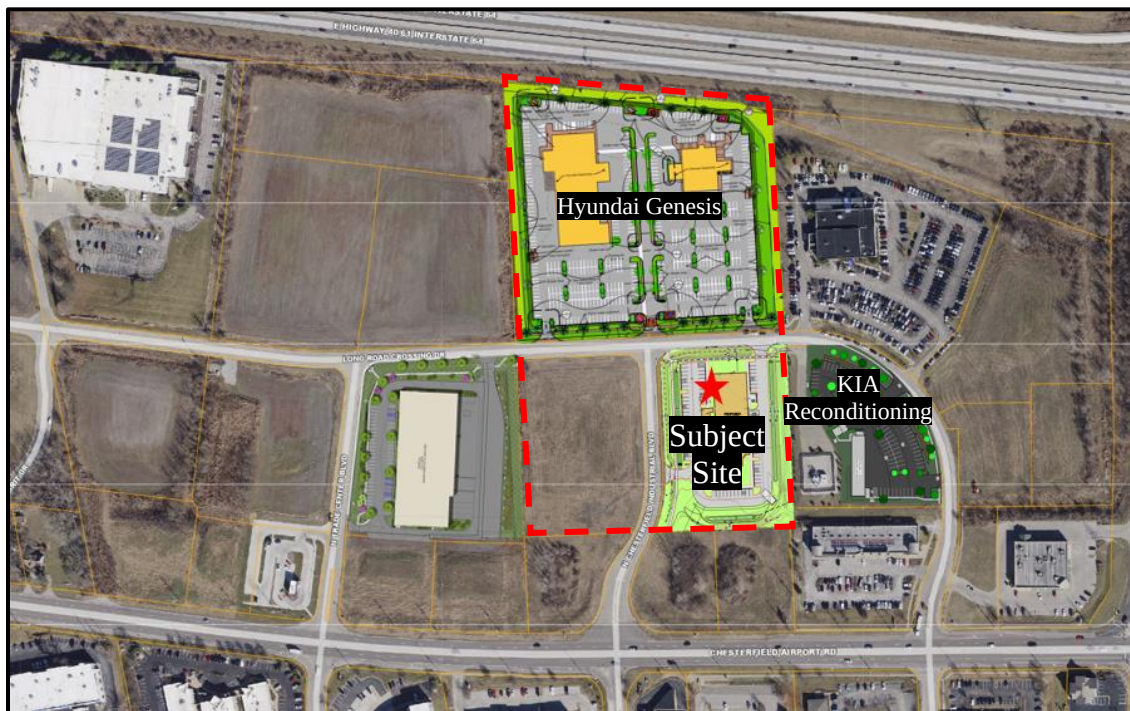


Figure 4: Neighboring development

Site Relationships, Circulation System and Access

The proposed building spans 18,883 square feet and sits on a 3.61-acre parcel of land. The height of the proposed single-story building is 19 feet, with an additional nine (9) feet screen fence for rooftop mechanical equipment. The site is bordered by Long Road Crossing Drive to the north, a vacant lot to the

south, and an Ameren facility to the east. To the north, a recently approved single-story car dealership facility is anticipated to be under construction in the near future.

The site is accessible from Long Road Crossing Drive to the north and North Chesterfield Industrial Boulevard to the west, with the building's main entrance oriented toward North Chesterfield Industrial Boulevard. A cross-access easement is provided for Lot 10, located directly south of the site. Proposed internal driveways are 26 feet wide, allowing for two-way traffic.

Parking, and Screening

The proposed medical office facility includes 76 parking spaces, six of which are designated as ADA-accessible. In accordance with the City of Chesterfield Unified Development Code, the development is required to provide two loading spaces, which are planned on the east side of the building.

The mechanical yard and trash enclosure are located at the east and southeast corners of the property, respectively. The mechanical yard will be screened by an EIFS wall, while the trash enclosure will be screened with evergreen trees. Rooftop mechanical equipment will also be installed and screened by a 9-foot-high EIFS wall. This equipment will be positioned on the eastern side of the building to reduce visibility from the front.

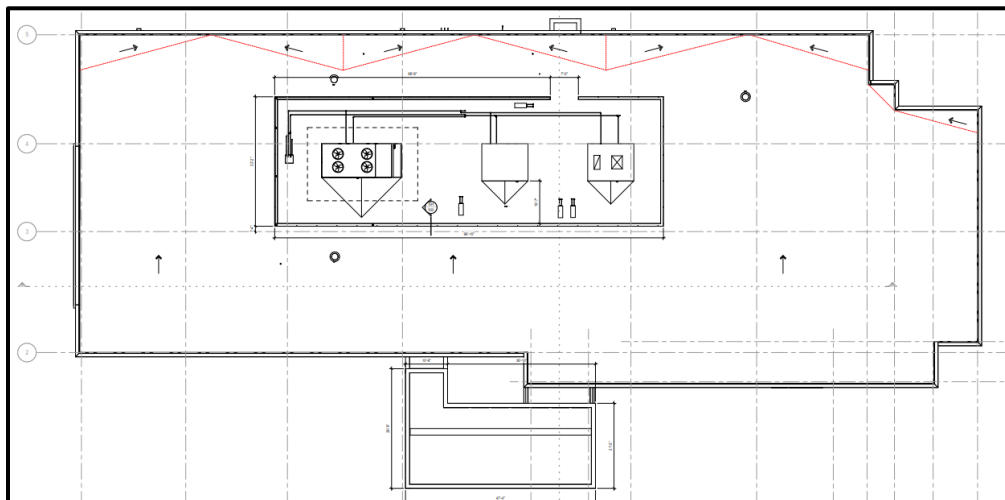


Figure 5: Roof top plan

Elevations

The building features five (5) primary materials across all four (4) elevations. The front elevation, which faces North Chesterfield Industrial Blvd, includes brick, aluminum panels, aluminum storefronts, single-skin rolled metal panels, and EIFS. The entrance canopy is constructed with aluminum panels. The north elevation faces Long Road Crossing Drive.



Figure 6: Front Elevation



Figure 7: North Elevation

Lighting

There are two separate fixtures proposed for the parking and wall pack lights. All of the proposed light fixtures comply with City Code. Additionally, there are two street lights proposed along the N. Chesterfield Industrial Blvd.

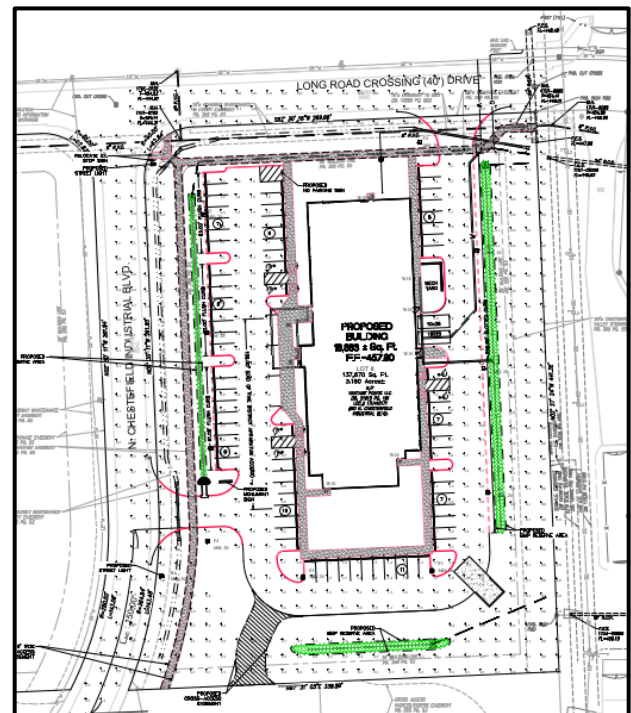


Figure 2: Lighting Plan

Landscaping

The proposed landscape plan for the site includes shade trees, ornamental trees, evergreen trees, shrubs, and ground cover. Three (3) bio-retention basins are planned, located on the east, west, and south sides of the site. The development is designed to provide nearly 57% open space.

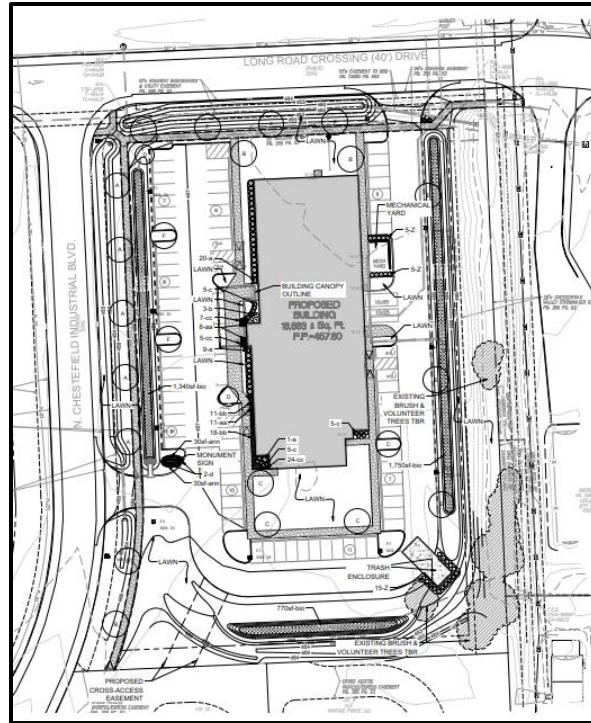


Figure 9: Proposed Landscaping

Rendering



Figure 10: Rendering

ARB MEETING REPORT

The project was reviewed by the Architectural Review Board on April 10, 2025. At that meeting, the Board passed a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations to the Planning Commission with a recommendation for approval, subject to one condition. The condition required additional landscaping within the two parking islands along North

Chesterfield Industrial Boulevard. Since then, the applicant has addressed the condition and submitted an updated landscape plan.

DEPARTMENTAL INPUT

Staff has reviewed this proposed development and found it to be in compliance with the City's Unified Development Code and site-specific ordinances. All outstanding comments have been addressed at this time. Staff recommends approval of the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for Long Road Lipton Parcel, Lot 8.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Long Road Lipton Parcel, Lot 8, as presented."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Long Road Lipton Parcel, Lot 8, with the following conditions..."

Attachments

1. Planning Commission Packet Submittal

PROJECT Onyx Spine and Orthopedics Institute – Ambulatory Surgery Center

PROJECT NUMBER P.2400230.00

CLIENT Architect's Statement of Intent

DATE 2/7/2025

TO

The City of Chesterfield

690 Chesterfield Pkwy

Chesterfield, MO 63017-0760

FROM Ryan Johansen

651.290.1927

rjohansen@bwbr.com

The following statement of intent reflects BWBR's adherence to the architectural design standards as set forth by the City of Chesterfield

Architect's Statement of Intent

1. Scale

A. Building Scale

1. The proportion and size of the building is meant to coexist with the adjacent buildings and developments of the area. The compact, one-story form, with flat roof, shall not otherwise distract from the established massing of the existing district. Most adjacent lots feature single story buildings with predominantly flat roofs.
2. Transitional elements will not be employed as they are not required given the similarity in massing to the nearby structures.

B. Human Scale

1. Human scale is achieved through the thoughtful inclusion of glazing along the building's facade. This glazing has been sized for patient privacy, while adhering to our design datum of 6'-0" at window sills and 9'-0" to window heads. In addition, careful consideration was made to the proportions of materials used in the design to reinforce this sense of human scale.
2. The exterior materials vary transitioning from grade to parapet in aid of relating to the human scale. A wainscot of brick provides a tactile material nearest to human interaction and transitions to metal panel above that is punctured by the windows. Canopies have also been included to define a more intimate overhead plane as occupants enter and exit from the main entrance.

C. Generic Scale

1. Buildings on the adjacent lots are not in immediate proximity to the new clinic building and precise matching of heights was not employed for this reason. The height of the building was determined by the decision for it to be a one story structure and based on the requirements of the medical, mechanical, and electrical equipment within the building. Measures were taken to reduce the overall height of the building to the minimum reasonably possible.

2. Design

- A. All facades have been coordinated in regards to color, using four separate materials in a uniform fashion. Architectural form and design have been intelligently implemented and detailed to create a sense of hierarchy and order in the overall building.

- B. Linear streetscapes have been avoided by adding visual interest with a larger storefront glazing system. This prominent element of the building helps give the design a hierarchy, rather than monotony. Further site elements and plantings help to break up static streetscapes by enhancing the natural vegetation.
- C. This project is a unique design that incorporates aspects of the Onyx Brand identity into the design, while avoiding franchise architectural elements. Signage will be incorporated into the main building façade, but caution was taken to help it feel incorporated into the building's proportion and color.
- D. Architectural details have been given a greater emphasis as they relate to the "front entry" façade of the building. These details include bold color contrasts, hierarchical organization, canopies, and controlled glazing, amongst others. The tall, glazed element of the front entry acts as the principle focal point for the entire building.
- E. This building shall engage with artistic elements such as wall murals within the interior design of the building.
- F. This project design has been created with energy efficiency in mind, maintaining a compact form with limited glazing where necessary.
- G. The material selection for this project will include locally sources materials and products that easily convey sustainable declaration. The project shall promote environmentally responsible building techniques when construction commences.
- H. This design has incorporated the use of canopies to help indicate and reinforce the intended building entries.
- I. Temporary constructions and barriers shall be painted to compliment the permanent construction features.
- J. Rooftop mechanical units have been designed with appropriate wall screens with materials that are analogous to the overall building design, while remaining minimally invasive to the visual aesthetic.

3. Materials and Colors

- A. Consistent colors and materials have been incorporated into the overall building design. While the materials may not be identical to that of adjacent buildings, they have been selected to fit into the character of the region. The black and white color palette is neutral and integral to the design's personification of an onyx stone.
- B. Materials have been selected for durability and their unobtrusive quality. Glare and other visual impacts have been assessed.
- C. Contrasting paving surfaces shall be included for pedestrian access

4. Landscape Design and Screening

- A. Development Landscaping
 - 1. Positioned at the intersection of two public streets, the most prominent landscape element of this site will be the Street Trees located along Long Road Crossing and along North Chesterfield Industrial Blvd. These trees will provide both vertical structure as well as shade for the public's views of the facility and the pedestrian users of the sidewalks. Care has been taken to site these trees to respect sight triangles at entrances, utilities and storm drainage facilities.
- B. Building Landscaping
 - 1. Low evergreen and deciduous shrub plantings have been located on the main entrance (west) side to provide landscape interest for the employees and guests.

C. Parking Area Landscaping

1. Vehicular entrances and associated signs have been landscaped with shrubs and annuals/perennials to emphasize and highlight these entrances. Tree plantings in the parking lots are provided to allow each parking space to be within 50' of a tree. These trees will provide shade and help "break down" the scale of the parking lots.

D. Walls and Fences

1. No fences or landscaping walls to be included in this project

E. Screening

1. Exterior trash enclosure shall be screened. In addition, upright evergreen trees have been utilized to shield and screen views to the service areas on the east side of the building as well as the trash enclosure located at the SE corner of the site.
2. Rooftop mechanical equipment

5. Signage

- A. Signs shall be reviewed through a separate process and shall adhere to the Unified Development Code

6. Lighting

- A. Site Lighting shall be reviewed through a separate process. All lighting, including architectural lighting and building light fixtures, shall adhere to the Unified Development Code

7. Existing Structures

- A. There are no existing structures on this site.

8. Specific Requirements for the Chesterfield Valley

A. Facades

1. Architectural elements and materials from the front façade will also be included on the rear of the structure. A greater utilization of EIFS will deviate the design of the "back" façade from the front, while matching colors and including the brick wainscot that appears throughout.
2. Accent lighting to be utilized on facades facing 1-64/US 40. Front building façade does not directly face 1-64/US 40
3. Trash enclosure shall be screened with materials that are analogous to those used in building design with EIFS and brick materials

B. Storage

1. No outdoor storage included in project

C. Parking

1. Parking located near front (west) and south façades of the building. Neither the front (west) nor the south façade directly faces 1-64/US 40
2. No loading area included in project

END ARCHITECT'S STATEMENT OF INTENT

RDJ

For professional licensure, visit bwbr.com/licenses-registrations/

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 13](#)

Quick Facts

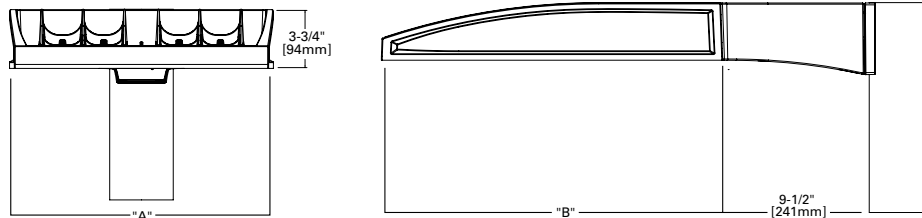
- Lumen packages range from 3,300 - 99,100 (33W - 658W)
- 17 optical distributions
- Efficacy up to 171 lumens per watt

Connected Systems

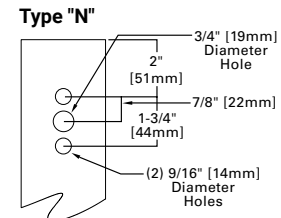
- Wavelinx LITE Wireless
- Wavelinx PRO Wireless

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

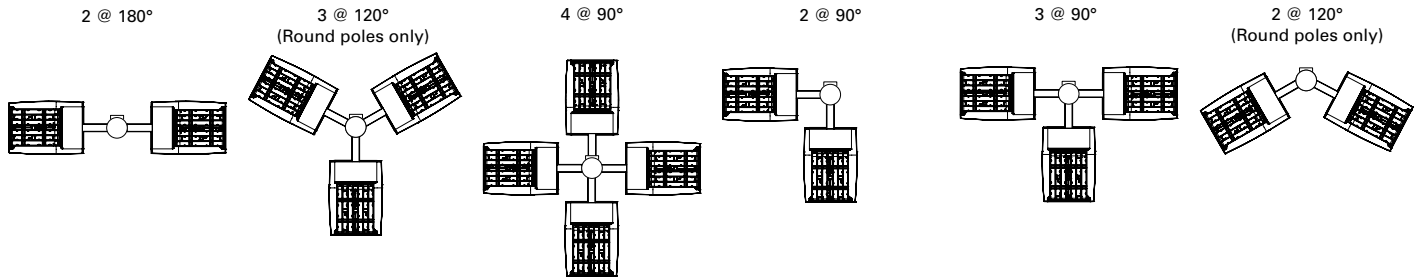
Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family ^{1,2}	Light Engine Configuration			Color Temperature	Voltage	Distribution	Mounting	Finish
	Light Square	Square Count	Lumen Output					
GALN =Galleon II BAA-GALN =Galleon II Buy American Act Compliant ²⁶ TAA-GALN =Galleon II Trade Agreements Act Compliant ²⁶	SA =16 LED Light Square SB =26 LED Light Square ³⁵	1 =1 Light Square 2 =2 Light Squares 3 =3 Light Squares 4 =4 Light Squares 5 =5 Light Squares 6 =6 Light Squares 7 =7 Light Squares 8 =8 Light Squares 9 =9 Light Squares	A =Output Level 1 B =Output Level 2 C =Output Level 3 D =Output Level 4 ^{4, 16} Z =Configured Output ³²	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K 835 =80CRI, 3500K 840 =80CRI, 4000K 930 =90CRI, 3000K 935 =90CRI, 3500K 940 =90CRI, 4000K 950 =90CRI, 5000K AMB =Amber ^{14, 16}	U =120-277V H =347V-480V ^{7, 29} 1 =120V 2 =208V 3 =240V 4 =277V 8 =480V ^{7, 29} 9 =347V ⁷ DV =277V-480V DuraVolt Drivers ^{28, 29, 30}	T1 =Type I T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide 5NQ =Type V Narrow 5MQ =Type V Square Medium 5WQ =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	[Blank] =Standard Pole Mount Arm QU =Quick Mount Universal Arm QM =Pole Mount Arm with Quick Mount Adaptor PA =Pole Mount, Adjustable SP =3" Slipfitter, Adjustable ⁸ SP2 =2-3/8" Slipfitter, Adjustable ⁸ QMA =Quick Mount Mast Arm, Fixed MA =Mast Arm, Fixed WM =Wall Mount, Fixed WA =Wall Mount, Adjustable UP =Upswept Arm	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White RALXX =Custom Color
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ²⁷		
DIM =External 0-10V Dimming Leads ¹⁹ F =Single Fuse (120, 277 or 347V Specify Voltage) FF =Double Fuse (208, 240 or 480V Specify Voltage) 20K =20kV UL 1449 fused surge protective device ¹⁰ 2L =Two Circuits ¹⁰ HA =50°C High Ambient ¹⁶ HSS =Installed House Side Shield ¹⁷ GRSBK =Glare Reducing Shield, Black ²² GRSWH =Glare Reducing Shield, White ²² LCF =Light Square Trim Painted to Match Housing ²⁵ TH =Tool-less Door Hardware ⁵ CC =Coastal Construction finish ³ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right AHD145 =After Hours Dim, 5 Hours ²¹ AHD245 =After Hours Dim, 6 Hours ²¹ AHD255 =After Hours Dim, 7 Hours ²¹ AHD355 =After Hours Dim, 8 Hours ²¹ DALI =DALI Drivers			BPC =Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. ⁶ PR =NEMA 3-PIN Photocontrol Receptacle PR7 =NEMA 7-PIN Photocontrol Receptacle ²⁰ FADC =Field Adjustable Dimming Controller ³¹ PSC =Photocontrol Shorting Cap SPB2 =Dimming Motion Sensor, 9'-20' mounting ²³ SPB4 =Dimming Motion Sensor, 21'-40' mounting ²³ SPB2/X =Dimming Motion Sensor, limited square count, 9'-20' mounting ²³ SPB4/X =Dimming Motion Sensor, limited square count, 21'-40' mounting ²³ MS/DIM-L20 =Motion Sensor for Dimming Operation, 9'-20' Mounting ³³ MS/DIM-L40 =Motion Sensor for Dimming Operation, 21'-40' Mounting ³³ WLS2XX =WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{18, 12, 34} WLS4XX =WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{18, 12, 34} WPS2XX =WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{18, 12, 13, 34} WPS4XX =WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{18, 12, 13, 34} DIM10-L20 =AirMesh Occupancy Sensor (9'-20' Mounting) ¹⁸ DIM10-L40 =AirMesh Occupancy Sensor (21'-40' Mounting) ¹⁸			OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA238 =Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon FSIR-100 =Wireless Configuration Tool for MS/DIM ³³ LS/HSS =Field Installed House Side Shield ^{9, 17} LS/GRSBK-2PK =Glare Reducing Shield, Black ^{9, 22} LS/GRSWH-2PK =Glare Reducing Shield, White ^{9, 22} LS/PFS =Perimeter Shield, Black ¹⁵ WOLC-7P-10A =WaveLinx Outdoor Control Module ^{11, 18} TL7-G1-HV = AirMesh 7-PIN node, 110-480V ^{11, 18}		
NOTES: 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option. 4. When using SA light squares, Output Level 4 not available with color temperatures 722, 727, 827, 830 or 930 when HSS is used. 5. TH option not 3G rated. Not available with Coastal Construction (CC) option. 6. Not available with voltage options H, 8 or 9. 7. Not available with SB1A or SB2A configurations. Not available in combination with HA high ambient and sensor options at Output Level 3. H voltage not available with sensor options, choose voltage 8 or 9. 8. SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon. 9. One required for each Light Square. 10. 2L is not available with SB light squares. Not available with SPB at 347V or 480V. Not available with WaveLinx or 20kV surge option. 11. Requires PR7. 12. Replace XX with sensor color (WH, BZ or BK.) 13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors. 14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1; supplied at 500mA drive current only. Not available with SB light squares. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 15. Set of 4 pcs. One set required per Light Square. 16. HA option not available with Output Level 4 or AMB Amber. 17. Not for use with T1, 5NQ, 5MQ, 5WQ or RW optics. 18. Cannot be used with other control options. 19. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options 20. Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell. 21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 4. 22. Not for use with T1, T4FT, T4W or SL optics. See IES files for details. Not available with SB light squares. 23. Sensor configuration mobile application required for configuration. See controls page for details. 24. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page. 25. Not available with HSS, GRSWH or GRSBK. 26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 27. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 28. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 29. 480V not to be used with ungrounded or impedance grounded systems. 30. Not available with SA1A or SA1B. Not available with SB1, or any SB configuration using Output Level 1. Not available with any control option except SPB 31. Cannot be used with DALI, PR7, or other motion response control options. Not available with SB light squares when using Output Level 4 32. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. Not available with SB light squares. 33. Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 34. Controls system is not available with photocontrol receptacles (PR, PR7) or other controls systems (FADC, SPBx). 35. Available with T1, T2, T3, T4FT, SL4 and 5WQ distributions								

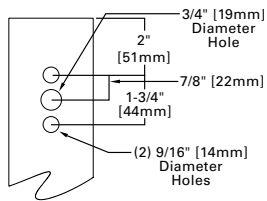
Mounting Details

Pole Configuration Options

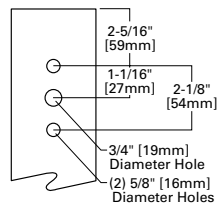


Pole Drilling Patterns

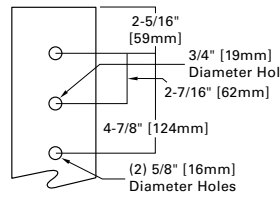
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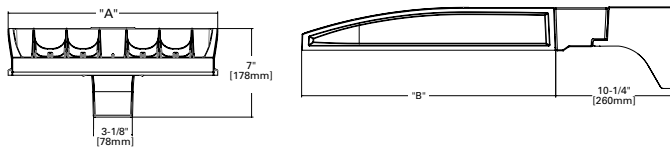
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Type "M"

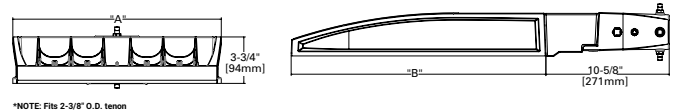


Quick Mount Universal Arm (QU)



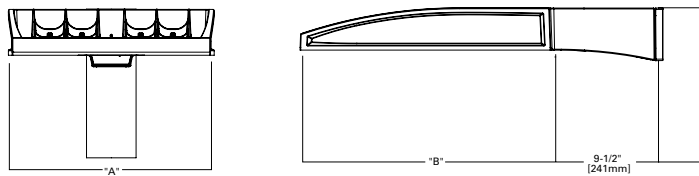
*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Quick Mount Mast Arm (QMA)



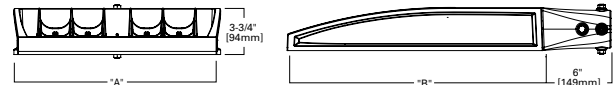
*NOTE: Fits 2-3/8\"/>

Pole Mount Arm with Quick Mount Adaptor (QM)



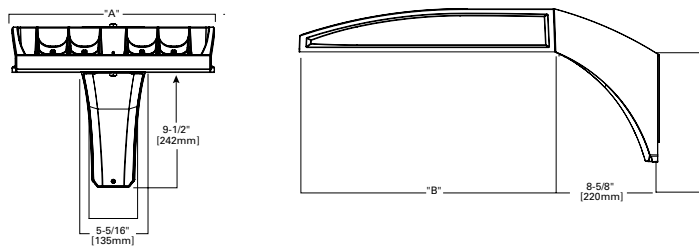
*NOTE: Use Type N drilling pattern

Mast Arm, Fixed (MA)



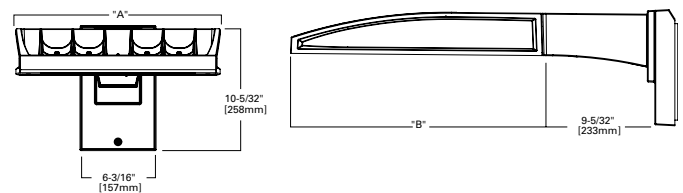
*NOTE: Fits 2-3/8\"/>

Upswept Arm (UP)



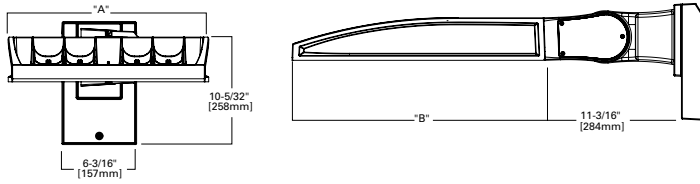
*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Wall Mount, Fixed (WM)

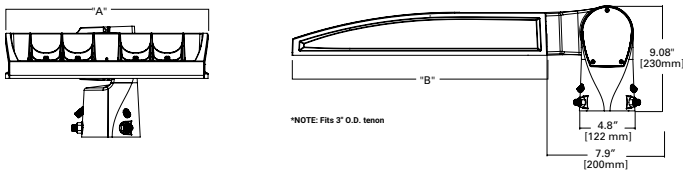


Mounting Details

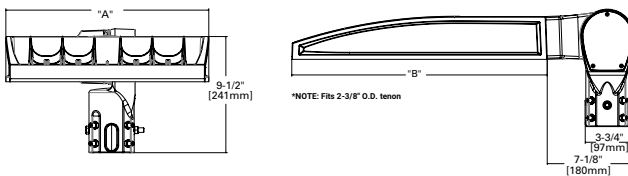
Wall Mount, Adjustable (WA)



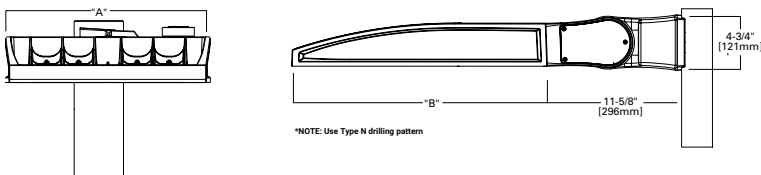
3" Slipfitter, Adjustable (SP)



2-3/8" Slipfitter, Adjustable (SP2)

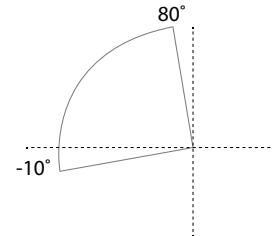


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

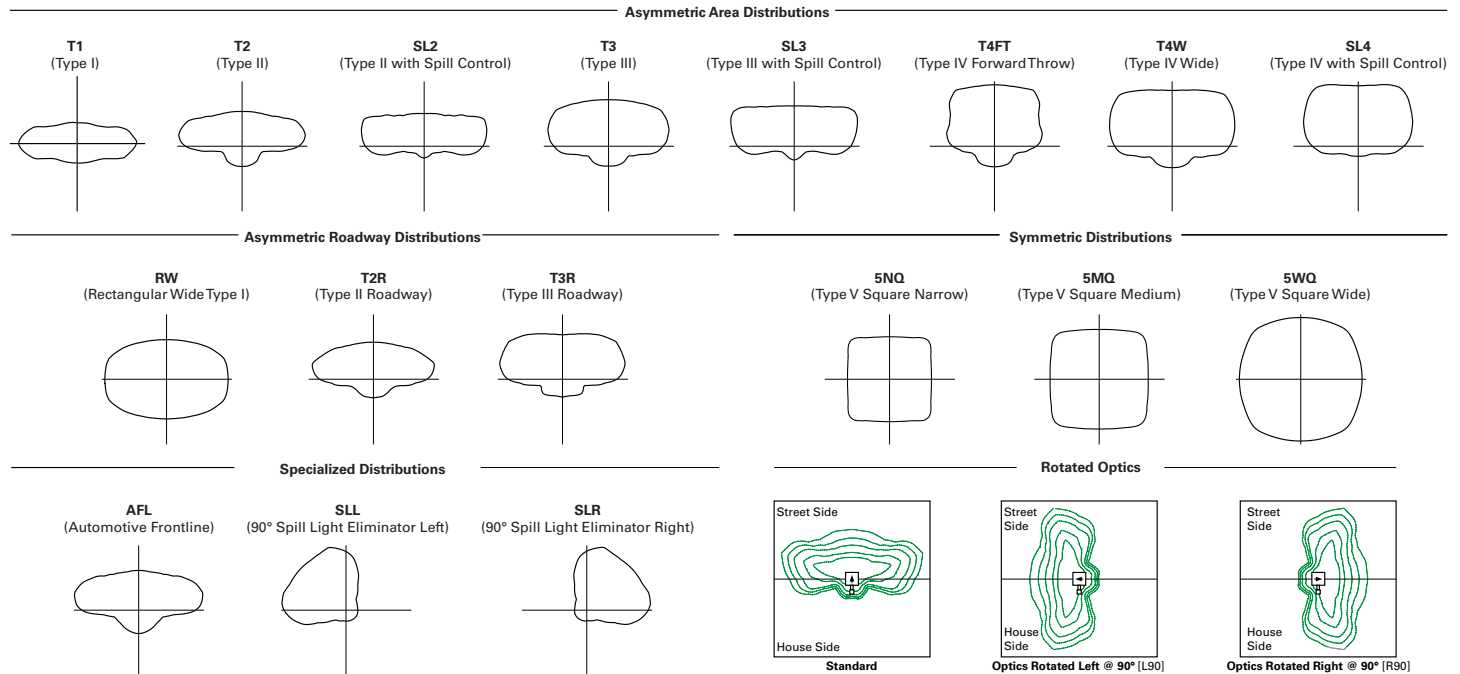
- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation



Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Optical Distributions



Product Specifications

Construction

- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics

- High-efficiency injection-molded AccuLED Optics technology
- 17 optical distributions for area site and roadway applications
- 3 shielding options include HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)

Electrical

- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting

- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish

- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Typical Applications

- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

Warranty

- Five-year limited warranty. Consult website for details.
www.cooperlighting.com/legal

Lumen Maintenance (TM-21)

Lumen Multiplier

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Note: +/-5% typical value

Note: +/-5% typical value

Note: +/-5% typical value

SA Light Squares, Output Level 1, 4000K CCT, 70 CRI

[Galleon II IES Files](#)[Supplemental Lumen Tables](#)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		33	63	93	121	154	182	215	244	274
Input Current @ 120V		0.283	0.529	0.778	1.058	1.310	1.556	1.839	2.089	2.335
Input Current @ 208V		0.165	0.309	0.460	0.618	0.771	0.919	1.082	1.240	1.379
Input Current @ 240V		0.143	0.270	0.398	0.540	0.671	0.796	0.944	1.078	1.194
Input Current @ 277V		0.125	0.237	0.352	0.473	0.581	0.705	0.818	0.962	1.057
Input Current @ 347V		0.098	0.181	0.272	0.362	0.454	0.544	0.636	0.738	0.816
Input Current @ 480V		0.073	0.133	0.200	0.267	0.335	0.400	0.470	0.554	0.600
Optics										
T1	Lumens	4,619	9,180	13,628	18,059	22,861	27,070	31,796	36,863	41,385
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	140	146	147	149	148	149	148	151	151
T2	Lumens	4,654	9,249	13,730	18,194	23,032	27,273	32,034	37,138	41,694
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	147	148	150	150	150	149	152	152
T2R	Lumens	4,716	9,372	13,913	18,437	23,340	27,637	32,462	37,634	42,251
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	143	149	150	152	152	152	151	154	154
T3	Lumens	4,589	9,120	13,538	17,940	22,711	26,892	31,587	36,620	41,112
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	139	145	146	148	147	148	147	150	150
T3R	Lumens	4,735	9,411	13,970	18,513	23,436	27,751	32,596	37,790	42,425
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	143	149	150	153	152	152	152	155	155
T4FT	Lumens	4,617	9,176	13,622	18,051	22,851	27,058	31,782	36,847	41,366
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	140	146	146	149	148	149	148	151	151
T4W	Lumens	4,631	9,203	13,662	18,104	22,918	27,138	31,876	36,955	41,488
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	150	149	149	148	151	151
SL2	Lumens	4,619	9,180	13,627	18,058	22,860	27,069	31,795	36,861	41,383
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	149	148	149	148	151	151
SL3	Lumens	4,586	9,115	13,531	17,931	22,699	26,879	31,571	36,602	41,091
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	139	145	145	148	147	148	147	150	150
SL4	Lumens	4,529	9,002	13,363	17,708	22,417	26,544	31,178	36,146	40,580
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	137	143	144	146	146	146	145	148	148
5NQ	Lumens	4,829	9,598	14,247	18,880	23,901	28,301	33,242	38,539	43,266
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	146	152	153	156	155	155	155	158	158
5MQ	Lumens	4,853	9,645	14,318	18,974	24,020	28,442	33,407	38,731	43,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	153	154	157	156	156	155	159	159
5WQ	Lumens	4,843	9,625	14,288	18,934	23,969	28,382	33,337	38,649	43,390
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	147	153	154	156	156	156	155	158	158
SLL/ SLR	Lumens	3,989	7,927	11,768	15,594	19,741	23,375	27,456	31,831	35,736
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	121	126	127	129	128	128	128	130	130
RW	Lumens	4,774	9,488	14,085	18,665	23,628	27,979	32,863	38,100	42,774
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	145	151	151	154	153	154	153	156	156
AFL	Lumens	4,673	9,286	13,785	18,268	23,126	27,384	32,164	37,290	41,864
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	142	147	148	151	150	150	150	153	153

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

SA Light Squares, Output Level 2, 4000K CCT, 70 CRI

[Galleon II IES Files](#)[Supplemental Lumen Tables](#)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		44	82	121	164	204	243	286	325	364
Input Current @ 120V		0.367	0.689	1.014	1.378	1.704	2.027	2.393	2.716	3.041
Input Current @ 208V		0.213	0.401	0.594	0.802	0.997	1.188	1.400	1.605	1.782
Input Current @ 240V		0.184	0.347	0.510	0.694	0.860	1.021	1.210	1.386	1.531
Input Current @ 277V		0.160	0.303	0.449	0.605	0.757	0.898	1.065	1.242	1.347
Input Current @ 347V		0.125	0.235	0.355	0.471	0.592	0.710	0.828	0.958	1.065
Input Current @ 480V		0.092	0.172	0.258	0.344	0.432	0.517	0.605	0.706	0.775
Optics										
T1	Lumens	5,748	11,423	16,957	22,470	28,446	33,683	39,563	45,867	51,494
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T2	Lumens	5,790	11,508	17,083	22,638	28,658	33,935	39,859	46,210	51,879
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	132	140	141	138	140	140	139	142	143
T2R	Lumens	5,868	11,662	17,311	22,941	29,041	34,388	40,391	46,827	52,572
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	133	142	143	140	142	142	141	144	144
T3	Lumens	5,710	11,347	16,845	22,322	28,258	33,461	39,303	45,565	51,155
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	130	138	139	136	139	138	137	140	141
T3R	Lumens	5,892	11,710	17,383	23,035	29,161	34,530	40,558	47,020	52,788
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	134	143	144	140	143	142	142	145	145
T4FT	Lumens	5,745	11,418	16,949	22,460	28,433	33,668	39,546	45,847	51,471
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T4W	Lumens	5,762	11,451	16,999	22,526	28,517	33,767	39,662	45,982	51,622
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	140	140	137	140	139	139	141	142
SL2	Lumens	5,747	11,422	16,956	22,469	28,444	33,681	39,561	45,865	51,491
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
SL3	Lumens	5,707	11,342	16,836	22,311	28,244	33,444	39,283	45,542	51,129
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	130	138	139	136	138	138	137	140	140
SL4	Lumens	5,636	11,201	16,627	22,034	27,893	33,028	38,794	44,976	50,493
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	128	137	137	134	137	136	136	138	139
5NQ	Lumens	6,009	11,942	17,727	23,492	29,739	35,214	41,362	47,953	53,835
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	137	146	147	143	146	145	145	148	148
5MQ	Lumens	6,039	12,001	17,816	23,609	29,887	35,389	41,568	48,191	54,103
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	137	146	147	144	147	146	145	148	149
5WQ	Lumens	6,026	11,976	17,778	23,559	29,824	35,315	41,480	48,090	53,989
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	146	147	144	146	145	145	148	148
SLL/ SLR	Lumens	4,963	9,863	14,642	19,403	24,563	29,085	34,163	39,607	44,465
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	113	120	121	118	120	120	119	122	122
RW	Lumens	5,940	11,806	17,526	23,224	29,400	34,813	40,891	47,407	53,222
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	135	144	145	142	144	143	143	146	146
AFL	Lumens	5,814	11,555	17,153	22,730	28,775	34,073	40,021	46,398	52,090
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	132	141	142	139	141	140	140	143	143

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

SA Light Squares, Output Level 3, 4000K CCT, 70 CRI

[Galleon II IES Files](#)

[Supplemental Lumen Tables](#)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022
Optics										
T1	Lumens	7,101	14,113	20,950	27,763	35,146	41,616	48,882	56,671	63,623
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T2	Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	132	132	131	132	131	131	133	133
T2R	Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	127	133	134	133	133	132	132	135	135
T3	Lumens	7,054	14,020	20,812	27,580	34,914	41,342	48,560	56,297	63,203
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
T3R	Lumens	7,280	14,468	21,477	28,461	36,029	42,663	50,111	58,096	65,222
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	134	134	134	134	133	133	135	136
T4FT	Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,646	63,594
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T4W	Lumens	7,119	14,148	21,003	27,832	35,233	41,720	49,004	56,812	63,781
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	131	131	130	130	132	133
SL2	Lumens	7,101	14,112	20,949	27,761	35,144	41,614	48,879	56,668	63,619
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
SL3	Lumens	7,051	14,013	20,802	27,566	34,897	41,321	48,535	56,269	63,172
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
SL4	Lumens	6,963	13,839	20,543	27,223	34,463	40,808	47,932	55,569	62,386
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	122	128	128	128	128	127	127	130	130
5NQ	Lumens	7,424	14,755	21,903	29,025	36,743	43,508	51,104	59,247	66,515
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	130	137	137	136	137	136	136	138	138
5MQ	Lumens	7,461	14,828	22,012	29,169	36,926	43,725	51,359	59,542	66,846
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	138	137	137	136	136	139	139
5WQ	Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,705
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	137	137	137	136	136	139	139
SLL/ SLR	Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	113	113	113	113	112	112	114	114
RW	Lumens	7,340	14,587	21,653	28,694	36,325	43,013	50,522	58,573	65,757
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	135	135	135	135	134	134	137	137
AFL	Lumens	7,183	14,276	21,193	28,084	35,552	42,098	49,448	57,327	64,359
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	126	132	132	132	132	131	131	134	134

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

SA Light Squares, Output Level 4, 4000K CCT, 70 CRI

[Galleon II IES Files](#)[Supplemental Lumen Tables](#)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		65	125	184	245	309	368	433	493	552
Input Current @ 120V		0.546	1.041	1.535	2.082	2.578	3.070	3.619	4.114	4.605
Input Current @ 208V		0.318	0.610	0.893	1.219	1.504	1.786	2.113	2.397	2.679
Input Current @ 240V		0.276	0.523	0.758	1.046	1.282	1.516	1.806	2.041	2.274
Input Current @ 277V		0.241	0.460	0.662	0.920	1.133	1.325	1.593	1.807	1.987
Input Current @ 347V		0.187	0.370	0.543	0.740	0.915	1.085	1.285	1.459	1.628
Input Current @ 480V		0.138	0.269	0.391	0.537	0.663	0.782	0.932	1.057	1.173
Optics										
T1	Lumens	7,814	15,529	23,053	30,549	38,672	45,793	53,787	62,358	70,007
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T2	Lumens	7,872	15,645	23,225	30,777	38,962	46,135	54,189	62,824	70,530
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	126	126	125	125	127	128
T2R	Lumens	7,977	15,854	23,535	31,188	39,482	46,751	54,913	63,663	71,472
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	127	128	127	127	129	129
T3	Lumens	7,762	15,427	22,901	30,348	38,418	45,491	53,433	61,947	69,546
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
T3R	Lumens	8,010	15,920	23,632	31,317	39,645	46,944	55,139	63,925	71,767
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	128	128	128	127	130	130
T4FT	Lumens	7,810	15,522	23,043	30,535	38,655	45,772	53,763	62,330	69,976
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T4W	Lumens	7,833	15,568	23,110	30,625	38,769	45,907	53,921	62,513	70,182
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	125	125	125	125	127	127
SL2	Lumens	7,813	15,528	23,052	30,547	38,670	45,790	53,784	62,354	70,003
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
SL3	Lumens	7,758	15,419	22,889	30,332	38,398	45,468	53,406	61,916	69,511
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
SL4	Lumens	7,662	15,228	22,605	29,955	37,921	44,903	52,742	61,146	68,646
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	118	122	123	122	123	122	122	124	124
5NQ	Lumens	8,169	16,235	24,101	31,938	40,431	47,874	56,232	65,193	73,190
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	126	130	131	130	131	130	130	132	133
5MQ	Lumens	8,210	16,316	24,221	32,097	40,632	48,113	56,512	65,517	73,554
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	131	132	131	131	131	131	133	133
5WQ	Lumens	8,192	16,282	24,170	32,029	40,546	48,011	56,393	65,379	73,399
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	130	131	131	131	130	130	133	133
SLL/ SLR	Lumens	6,747	13,410	19,906	26,379	33,394	39,542	46,445	53,846	60,451
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	104	107	108	108	108	107	107	109	110
RW	Lumens	8,076	16,050	23,826	31,574	39,970	47,329	55,592	64,450	72,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	124	128	129	129	129	129	128	131	131
AFL	Lumens	7,904	15,709	23,320	30,902	39,120	46,323	54,410	63,079	70,817
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	122	126	127	126	127	126	126	128	128

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

SB Light Squares, Output Level 1, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		31	57	85	114	142	171	199	227	256
Input Current @ 120V		0.263	0.484	0.717	0.952	1.201	1.434	1.685	1.918	2.151
Input Current @ 208V		0.154	0.280	0.420	0.552	0.700	0.839	0.979	1.119	1.259
Input Current @ 240V		0.136	0.245	0.370	0.483	0.615	0.740	0.860	0.985	1.110
Input Current @ 277V		0.122	0.216	0.330	0.425	0.546	0.660	0.762	0.876	0.989
Input Current @ 347V		-	-	0.248	0.328	0.413	0.495	0.577	0.665	0.743
Input Current @ 480V		-	-	0.182	0.238	0.304	0.364	0.426	0.493	0.547
Optics										
T1	Lumens	4,696	9,389	14,086	18,816	23,716	28,470	33,388	37,964	42,763
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
	Lumens per Watt	152	164	166	165	167	167	168	167	167
T2	Lumens	4,704	9,404	14,109	18,846	23,754	28,515	33,442	38,024	42,831
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	152	164	167	165	168	167	168	167	168
T3	Lumens	4,751	9,497	14,249	19,033	23,989	28,798	33,773	38,401	43,256
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	154	166	168	167	169	169	170	169	169
T4FT	Lumens	4,692	9,380	14,074	18,799	23,694	28,444	33,358	37,929	42,724
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	152	164	166	165	167	166	168	167	167
SL4	Lumens	4,706	9,408	14,115	18,854	23,764	28,527	33,456	38,040	42,849
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	152	164	167	165	168	167	168	168	168
5WQ	Lumens	4,802	9,600	14,403	19,239	24,249	29,110	34,139	38,817	43,724
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	155	168	170	169	171	170	171	171	171

SB Light Squares, Output Level 2, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		40	74	109	147	183	220	257	293	330
Input Current @ 120V		0.330	0.627	0.919	1.255	1.547	1.838	2.174	2.466	2.758
Input Current @ 208V		0.192	0.370	0.533	0.739	0.902	1.066	1.272	1.435	1.598
Input Current @ 240V		0.169	0.327	0.467	0.655	0.794	0.933	1.121	1.260	1.400
Input Current @ 277V		0.150	0.294	0.412	0.588	0.706	0.823	1.000	1.118	1.235
Input Current @ 347V		0.112	0.215	0.316	0.431	0.531	0.632	0.746	0.847	0.947
Input Current @ 480V		0.086	0.160	0.230	0.320	0.390	0.460	0.550	0.620	0.690
Optics										
T1	Lumens	5,895	11,786	17,683	23,620	29,771	35,739	41,913	47,656	53,681
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	148	159	162	161	163	162	163	163	163
T2	Lumens	5,905	11,805	17,711	23,658	29,818	35,796	41,980	47,732	53,766
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	148	160	162	161	163	162	164	163	163
T3	Lumens	5,963	11,922	17,887	23,892	30,114	36,151	42,396	48,206	54,300
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	150	161	164	163	165	164	165	165	165
T4FT	Lumens	5,890	11,775	17,667	23,599	29,744	35,706	41,875	47,613	53,632
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	148	159	162	161	163	162	163	163	163
SL4	Lumens	5,907	11,810	17,718	23,668	29,831	35,811	41,998	47,752	53,789
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	148	160	162	161	163	162	164	163	163
5WQ	Lumens	6,028	12,051	18,080	24,151	30,440	36,542	42,855	48,728	54,887
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	163	166	164	167	166	167	166	167

SB Light Squares, Output Level 3, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		54	101	149	201	250	301	351	400	450
Input Current @ 120V		0.437	0.857	1.259	1.714	2.116	2.518	2.973	3.375	3.776
Input Current @ 208V		0.254	0.498	0.721	0.996	1.219	1.442	1.717	1.940	2.163
Input Current @ 240V		0.223	0.437	0.628	0.874	1.065	1.256	1.501	1.693	1.884
Input Current @ 277V		0.197	0.386	0.550	0.772	0.936	1.100	1.322	1.485	1.649
Input Current @ 347V		0.150	0.292	0.432	0.584	0.724	0.863	1.016	1.155	1.295
Input Current @ 480V		0.111	0.213	0.311	0.427	0.525	0.622	0.738	0.836	0.933
Optics										
T1	Lumens	7,841	15,675	23,517	31,414	39,594	47,531	55,743	63,381	71,393
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	144	155	158	157	159	158	159	159	159
T2	Lumens	7,853	15,700	23,555	31,464	39,657	47,607	55,832	63,482	71,507
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	144	156	158	157	159	158	159	159	159
T3	Lumens	7,931	15,856	23,789	31,776	40,051	48,080	56,386	64,112	72,217
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	146	157	160	158	161	160	161	160	161
T4FT	Lumens	7,834	15,661	23,496	31,385	39,558	47,488	55,692	63,324	71,329
	BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	144	155	158	156	159	158	159	158	159
SL4	Lumens	7,857	15,707	23,565	31,477	39,674	47,627	55,855	63,509	71,538
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	144	156	158	157	159	158	159	159	159
5WQ	Lumens	8,017	16,027	24,046	32,120	40,484	48,600	56,996	64,806	72,998
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	147	159	161	160	162	162	163	162	162

SB Light Squares, Output Level 4, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		80	148	218	294	365	440	513	585	658
Input Current @ 120V		0.638	1.234	1.840	2.469	3.094	3.680	4.349	4.934	5.519
Input Current @ 208V		0.367	0.705	1.045	1.410	1.779	2.090	2.513	2.824	3.135
Input Current @ 240V		0.320	0.614	0.913	1.227	1.567	1.827	2.220	2.480	2.740
Input Current @ 277V		0.280	0.537	0.813	1.075	1.402	1.626	1.992	2.215	2.439
Input Current @ 347V		0.219	0.430	0.640	0.897	1.089	1.280	1.537	1.729	1.920
Input Current @ 480V		0.160	0.313	0.479	0.700	0.829	0.958	1.179	1.308	1.437
Optics										
T1	Lumens	10,654	21,299	31,955	42,684	53,800	64,585	75,742	86,121	97,008
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	144	147	145	147	147	148	147	147
T2	Lumens	10,671	21,333	32,006	42,752	53,886	64,688	75,863	86,258	97,162
	BUG Rating	B2-U0-G2	B3-U0-G3	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	145	147	146	148	147	148	147	148
T3	Lumens	10,777	21,545	32,324	43,177	54,420	65,329	76,616	87,114	98,127
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	135	146	148	147	149	148	149	149	149
T4FT	Lumens	10,644	21,280	31,926	42,646	53,751	64,526	75,674	86,043	96,920
	BUG Rating	B2-U0-G2	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	144	146	145	147	147	148	147	147
SL4	Lumens	10,675	21,342	32,020	42,771	53,908	64,715	75,895	86,295	97,204
	BUG Rating	B2-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	145	147	146	148	147	148	148	148
5WQ	Lumens	10,893	21,778	32,673	43,644	55,009	66,037	77,445	88,057	99,189
	BUG Rating	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	148	150	149	151	150	151	151	151

Control Options

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)

Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB and MS/DIM-LXX)

These passive infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB (FSP-321 or FSP-311) or MS/DIM (FSP-211) sensor options are selected, the occupancy sensor is connected to a dimming driver and the luminaire dims when no motion is detected. After a set period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. Both sensors are factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM sensor requires the FSIR-100 programming tool to adjust factory defaults. The SPB sensor default parameters are listed in the table below and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares (See SPB/X Availability Table below.) An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish*
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

*SPB bezel color automatically selected based on luminaire finish

SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

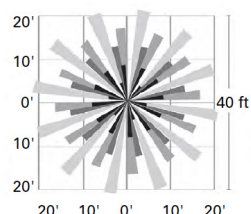
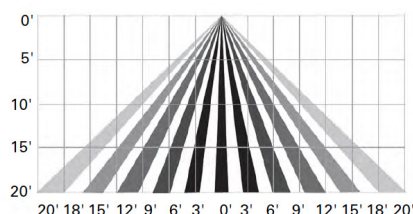
Default Program Settings (Out of the Box Functionality)

Occupancy Sensor				
Setting	MS/DIM	SPB	WaveLinX Lite (WLS4 / WLS2)	WaveLinX (WPS)
High Mode %	100%	100%	100%	100%
Low Mode %	10%	10%	50%	50%
Time Delay	5 min	5 min	15 min	15 min
Cut Off Delay	1 hr	1 hr	Disabled	Disabled
Photocell Enabled	No	No	Yes	Yes

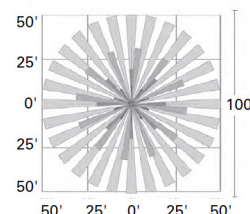
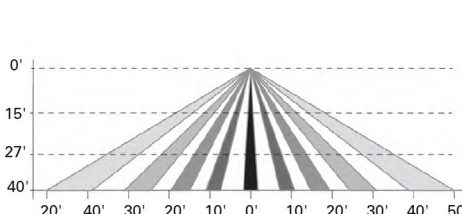
WaveLinX Wireless Control and Monitoring System

Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinX (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinX Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX Lite mobile application for set-up and configuration. WAC not required. WaveLinX Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (WPS2 and WLS2)



For mounting heights up to 40' (WPS4 and WLS4)



AirMesh (DIM10)

AirMesh integrated wireless controls system includes factory installed DIM10 Synapse control module and FSP-201 motion sensor; requires additional AirMesh components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Dresden

Architectural Full Cutoff

Wall Mounted Luminaire

Indoor/Outdoor

We reserve the right to revise the design or components of any product without notice.

CATALOG #		TYPE
PROJECT/LOCATION		
APPROVED BY		

SPECIFICATIONS

- DRIVER** — Universal Voltage (120/277v), 50/60Hz Electronic Driver. <20% THD / PF <0.90. 0-10V low voltage dimming is standard, with dim level 100-10% (See Note 3 on Page 2). 347 and 480 Volt are optional.
- HOUSING** — Die-cast Aluminum Housing with Full Cutoff frame. Features Integral heatsink and driver compartment.
- LENS** — One-piece Molded Type IV Clear Polycarbonate Lens.
- FINISH** — Bronze Textured Powdercoat Finish over a Chromate Coated Coating.
- LIGHT ENGINE** — Energy efficient LED designed to replace HID lighting systems. Standard 80 CRI.
- MOUNTING** — Mounts directly over a 4" Recessed Outlet Box. Includes user-friendly wall mount bracket with built-in level. Recommended mounting height of 12 to 25 feet.
- OPERATING TEMP** — -40°C to +50°C Environment.
- COMPLIANCE** — Built to comply with U.S. and Canadian safety standards. CSA listed for Wet Locations. ANSI/UL 1598, 8750. IP66 Sealed LED Compartment.
- WARRANTY** — 5-Year Limited Warranty.



ORDERING INFO

Series	Size	Wattage	CCT	Voltage	Finish	Options
ORDERING GUIDE:						

SERIES

DD = Dresden

SIZE

S = Small (8 3/4" W x 11" L x 5 3/4" D)

L = Large (15" W x 12" L x 6" D)

WATTAGE

Note: Delivered Lumens based on 4000K

Dresden Small LED Wattages

LED17 = 17 Watt LED (2,140 Lumens)

LED25 = 25 Watt LED (3,151 Lumens)

LED37 = 37 Watt LED (4,459 Lumens)

LED81 = 81 Watt LED (9,166 Lumens)

Dresden Large LED Wattages

LED81 = 81 Watt LED (9,700 Lumens)

LED112 = 112 Watt LED (13,636 Lumens)

LED174 = 174 Watt LED (20,327 Lumens)

COLOR TEMPERATURE (CCT)

3K = ±3000K range (Size Small ONLY)

4K = ±4000K range

5K = ±5000K range

VOLTAGE

347 = 347 Volt (Size Large ONLY)

480 = 480 Volt (Size Large ONLY)

UNV = Universal Volt (120-277v) Driver

STANDARD FINISH

BZ = Bronze Finish (STANDARD)

PREMIUM UPCHARGE FINISH

CC = Custom Color (Consult Factory)

PHOTOCELL OPTIONS

9328 = Photocell Button – 120/277V

CONTROL OPTIONS

Sensor Control (Sensor Integral to Fixture)

OCC = Occupancy Sensing | Motion Sensor Integral
— Microwave / Single Feed / 120/277V Only
— Standby Dim Level Presets: ON/OFF (0%/100%)

BLD = Bi-Level Dimming | Motion Sensor Integral
— Microwave / Single Feed / 120/277V Only
— Standby Dim Level Presets:
10% / 20% / 30% (Standard) / 50%

MISC OPTIONS

FUS = Single Fuse

DFUS = Double Fuse

EMERGENCY BATTERY OPTIONS

EL4W = Integral LED 4 Watt (120/277V Only)

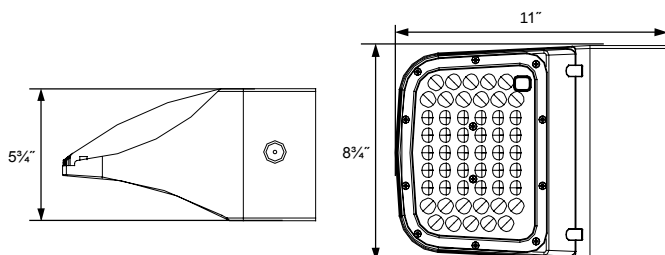
— Operating Temp Range: 0°F to 122°F

EL4W-CW = Integral LED 4 Watt - Cold Weather (120/277V Only)

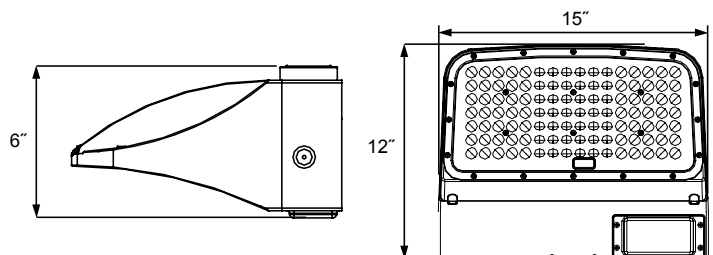
— Operating Temp Range: -4°F to 122°F

DIMENSIONS

Dresden Small



Dresden Large



Dresden

Architectural Full Cutoff

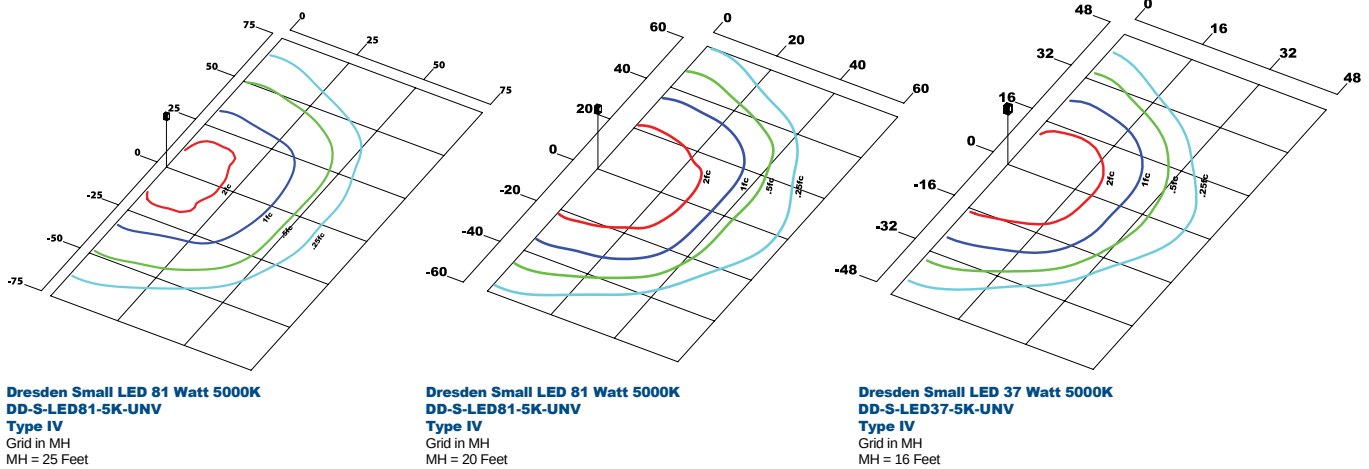
Wall Mounted Luminaire

Indoor/Outdoor

We reserve the right to revise the design or components of any product without notice.

CATALOG #		TYPE
PROJECT/LOCATION		
APPROVED BY		

DRESDEN SMALL PHOTOMETRIC DATA



DRESDEN SMALL PHOTOMETRIC PERFORMANCE

Wattage	Drive Current (mA)	Input Watts	Optics	5000K / 80 CRI					4000K / 80 CRI					3000K / 80 CRI				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
17 Watt	525	19	Type IV	2,326	120	1	0	1	2,140	112	1	0	1	-	-	-	-	-
25 Watt	525	28	Type IV	3,424	122	1	1	1	3,151	113	1	1	1	-	-	-	-	-
37 Watt	525	42	Type IV	4,604	110	1	1	1	4,459	106	1	1	1	4,259	101	1	1	1
81 Watt	525	84	Type IV	9,278	110	2	1	2	9,166	109	2	1	2	8,582	102	2	1	2

DRESDEN SMALL PROJECTED LUMEN MAINTENANCE

DATA SHOWN FOR 5000 CCT						
TM-21-11 ¹	Input Watts	Initial	25,000 Hrs ²	50,000 Hrs	100,000 Hrs	Calculated L70@ 25°C
L70 Lumen Maintenance @ 25°C / 77°F	84	1.00	0.99	0.98	0.95	646,000
L70 Lumen Maintenance @ 50°C / 122°F	84	1.00	0.98	0.97	0.93	455,000
L70 Lumen Maintenance @ 40°C / 104°F	84	1.00	0.98	0.97	0.94	320,000

NOTES:

- Projected per IESNA TM-21. Data references the extrapolated performance projections for the 525mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.
- Indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.
- Field wiring of 0-10V Dimming is NOT IMPLIED and may not be available. Luminaires are tested with Eclipse Lighting Inc. supplied controls and may not function properly with controls Supplied by Others.

Dresden

Architectural Full Cutoff

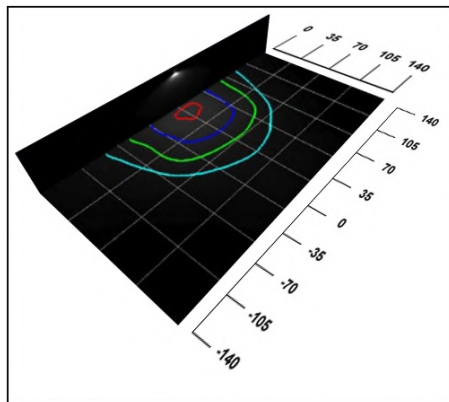
Wall Mounted Luminaire

Indoor/Outdoor

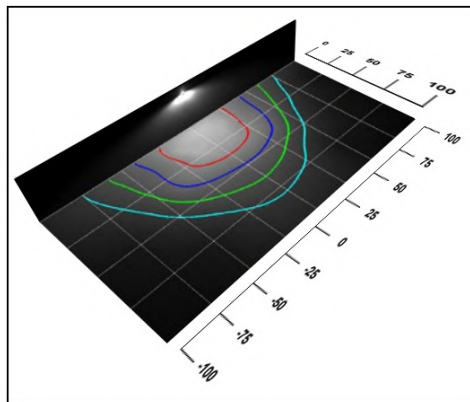
We reserve the right to revise the design or components of any product without notice.

CATALOG #		TYPE
PROJECT/LOCATION		
APPROVED BY		

DRESDEN LARGE PHOTOMETRIC DATA



Dresden Large LED 175 Watt 5000K
DD-L-LED174-5K-UNV
Type IV
Grid in MH
MH=35 Feet



Dresden Large LED 175 Watt 5000K
DD-L-LED174-5K-UNV
Type IV
Grid in MH
MH=25 Feet

DRESDEN LARGE PHOTOMETRIC PERFORMANCE

Led Wattage	Drive Current (mA)	Input Watts	Optics	5000K / 80 CRI					4000K / 80 CRI				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
81 Watt LED	525	93	Type IV	10,402	112	3	3	3	9,700	104	3	3	3
112 Watt LED	525	131	Type IV	14,689	112	3	3	3	13,697	105	3	3	3
174 Watt LED	525	188	Type IV	21,374	114	3	3	3	19,931	106	3	3	3

DRESDEN LARGE PROJECTED LUMEN MAINTENANCE

DATA SHOWN FOR 5000 CCT						
TM-21-11 ¹	Input Watts	Initial	25,000 Hrs ²	50,000 Hrs	100,000 Hrs	Calculated L70@ 25°C
L70 Lumen Maintenance @ 25°C / 77°F	188	1.00	0.99	0.98	0.95	646,000
L70 Lumen Maintenance @ 50°C / 122°F	188	1.00	0.98	0.97	0.93	455,000
L70 Lumen Maintenance @ 40°C / 104°F	188	1.00	0.98	0.97	0.94	320,000

NOTES:

- Projected per IESNA TM-21. Data references the extrapolated performance projections for the 525mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.
- Indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	ELECTRIC BREAKER
	GAS DROP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

ABBREVIATIONS	
C.O.	CLEANOUT
D.B.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VERIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH

LINE TYPE LEGEND	
	EX CONT MAR
	TREE LINE
	FEMA ELEV
	FEMA LIMIT
	PAVEMENT
	GUARD RAIL
	CHAINLINK FENCE
	WOOD/VINYL FENCE
	GAS
	UNDER GROUND ELEC
	OVERHEAD ELEC
	TELEPHONE LINE
	FIBER OPTIC LINE
	WATERLINE
	SLOPE/LEEVE

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.(BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE SHADED X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND FLOOD ZONE AN (ELEVATION 454, FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDING) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29180C0169K WITH AND EFFECTIVE DATE OF 2/4/2015.
- THE REGULATORY 100YR WATER SURFACE ELEVATION FOR SITE IS CONTROLLED BY THE CHESTERFIELD VALLEY STORM WATER MASTER PLAN MODEL. THE LOWEST FLOOR OF ANY BUILDING NEEDS TO BE AT LEAST 1 FOOT ABOVE THE ELEVATION OF THE 100YR WATER SURFACE OF ANY CHANNEL WITHIN 200 FEET OF THE BUILDING FOOTPRINT. THE 100YR HIGH WATER ELEVATION IS 453.43 IN THE DITCH ALONG THE EAST PROPERTY LINE.
- 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE DITCHES.
- ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, MADOT, MSD AND THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- AN ELEVATION CERTIFICATE WILL NEED TO BE COMPLETED FOR ANY STRUCTURE LOCATED WITHIN THE SUPPLEMENTAL PROTECTION AREA (SPA) AS SETFIED BY SECTION 462.05, FLOOD DAMAGE PREVENTION, OF THE CITY CODE.
- A SIGN PACKAGE IS REQUIRED FOR THIS DEVELOPMENT AND MUST BE APPROVED BY THE PLANNING COMMISSION.
- LIGHT FIXTURES SHALL NOT EXCEED 20 FEET IN HEIGHT WHEN MOUNTED ON POLES.
- THE MAXIMUM HEIGHT OF THE BUILDING, EXCLUSIVE OF ROOF SCREENING, SHALL NOT EXCEED THREE (3) STORES OR FORTY-FIVE (45) FEET (AS MEASURED FROM EXISTING GRADE, WHICHEVER IS LESS).
- SUBJECT PROPERTY IS ZONED IN PLANNED INDUSTRIAL DISTRICT, CITY OF CHESTERFIELD ORDINANCE #3262.
- STRUCTURE SETBACKS:
NO BUILDING OR STRUCTURE, OTHER THAN: A TREESTANDING PROJECT IDENTIFICATION SIGN, LIGHT STANDARDS OR FLAG POLE WILL BE LOCATED WITHIN THE FOLLOWING SETBACKS:
NINETY (90) FEET FROM THE NEW OR EXISTING RIGHT-OF-WAY LIMITS OF INTERSTATE 64/40.
THIRTY (30) FEET FROM THE RIGHT-OF-WAY LIMITS OF CHESTERFIELD AIRPORT ROAD.
THIRTY (30) FEET FROM THE RIGHT-OF-WAY LIMITS OF CHESTERFIELD INDUSTRIAL DRIVE.
THIRTY (30) FEET FROM THE RIGHT-OF-WAY LIMITS OF LONG ROAD CROSSING DRIVE.
THIRTY (30) FEET FROM THE EASTERN BOUNDARY OF THIS "PD" DISTRICT.
THIRTY (30) FEET FROM THE WESTERN BOUNDARY OF THIS "PD" DISTRICT.
FIFTEEN (15) FEET FROM INTERNAL LOT LINES.
- PARKING SETBACKS:
NO PARKING STALL, LOADING SPACE, INTERNAL DRIVEWAY, OR ROADWAY, EXCEPT POINTS OF INGRESS OR EGRESS, WILL BE LOCATED WITHIN THE FOLLOWING SETBACKS:
THIRTY (30) FEET FROM THE RIGHT-OF-WAY LIMITS OF INTERSTATE 64/40.
THIRTY (30) FEET FROM THE RIGHT-OF-WAY LIMITS OF CHESTERFIELD AIRPORT ROAD.
THIRTY (30) FEET FROM THE RIGHT-OF-WAY LIMITS OF CHESTERFIELD INDUSTRIAL DRIVE.
THIRTY (30) FEET FROM THE RIGHT-OF-WAY LIMITS OF LONG ROAD CROSSING DRIVE.
FIFTEEN (15) FEET FROM INTERNAL LOT LINES.
- PARKING CALCULATIONS:
GROSS FLOOR AREA = 18,883 S.F.
MIN. MAX.
OFFICE, MEDICAL: 18,883 S.F. (MIN 4.0/1000) (MAX 5.0/1000) 76 SPACES 94 SPACES
REQUIRED SPACES: 76 SPACES
PROVIDED SPACES: 76 SPACES
PROVIDED LOADING: 2 SPACES @ 10'x25' (2 REQ. PER TABLE B)
- OPEN SPACE CALCULATION:
LOT AREA = 137,670 S.F.
BUILDING = 18,883 S.F. (13.72%)
PAVEMENT = 40,564 S.F. (29.48%)
OPENSPACE = 78,223 S.F. (56.82%)
- FLOOR AREA RATIO:
TOTAL FLOOR SPACE/LOT AREA
BUILDING = 18,883 S.F.
18,883 / 137,670 = 0.14 F.A.R.
- A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO IMPROVEMENT PLAN APPROVAL, AND AN AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO THE CITY ISSUING THE CERTIFICATE OF OCCUPANCY.

PREPARED FOR:
SMD RE HOLDINGS, LLC
425 N. NEW BALLAS RD., SUITE 230
ST. LOUIS, MO. 63141
c/o DR. DAVID MINGES
mingesdavid@gmail.com
PH.: (314) 266-2066

PREPARED FOR:
BWBR
ARCHITECTURE/INTERIORS/PLANNING
380 ST. PETERS ST., UNIT 600
ST. PAUL, MN. 55102
c/o MR. RYAN JOHANSEN, PRICIPAL
rjohansen@bwbr.com
PH.: (612) 578-0465 (mobile)

PREPARED FOR:
MEDCRAFT HEALTHCARE REAL ESTATE
c/o MR. KEITH BENEKE, PRINCIPAL
kbeneke@medcraft.com
PH.: (952) 829-3496 (office)
PH.: (612) 991-6670 (mobile)

GEOTECH ENGINEER'S STATEMENT

Midwest Testing, at the request of Vantage Point, LLC., has provided geotechnical services for the project proposed herein. A geotechnical investigation titled "Geotechnical Exploration, Medcraft, Chesterfield, Missouri", dated November 12, 2024, MT Job No. 15934. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our Geotechnical Report.

Daniel W. Greenwood, P.E., R.G.
Engineer
12-11-24
Date



SURVEYOR CERTIFICATE

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

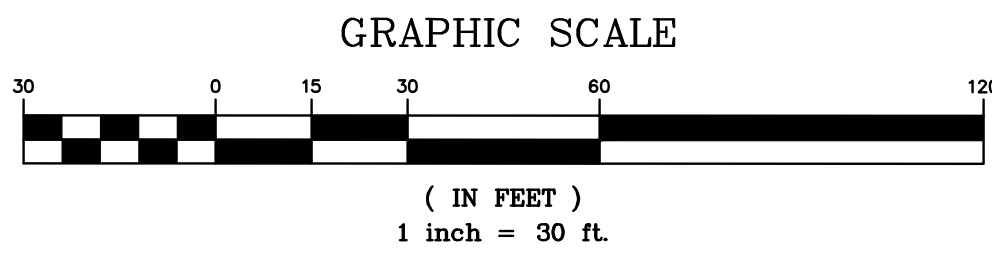
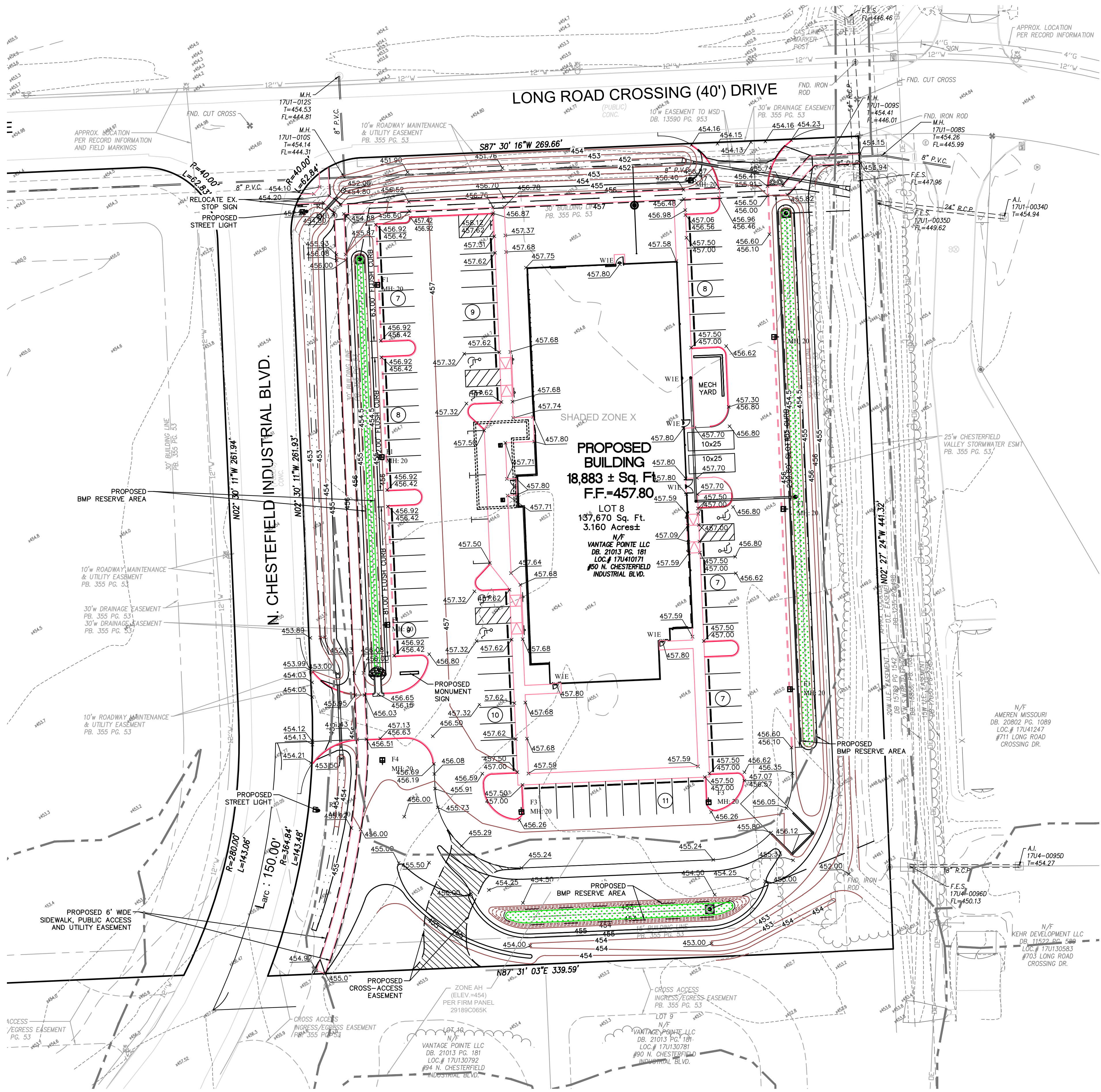
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: *Walter J. Pfeiffer*
Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728



SITE DEVELOPMENT SECTION PLAN FOR: PROPOSED ONYX SPINE AND ORTHOPEDIC INSTITUTE AMBULATORY SURGERY CENTER AND CLINIC

A TRACT OF LAND BEING LOT 8 OF LONG ROAD CROSSING/LIPTON PARCEL AS RECORDED IN PLAT BOOK 355, PAGE 53 LOCATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ST. LOUIS COUNTY BENCHMARK

BENCHMARK#1257
NAVD88 Elev = 461.00
Standard DNR aluminum disk stamped 3L-38A situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 49 feet south of the centerline of Chesterfield Airport Road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 45.6 feet northeast of the northeast corner of the subdivision entrance monument for Chesterfield Industrial Park.

Property Description

All of Lot 8 of Long Road Crossing/Lipton Parcel, a subdivision according to the plat recorded in Plat Book 355 Page 53 of the St. Louis County Records, located in Township 45 North, Range 3 East of the 5th Principal Meridian the City of Chesterfield, St. Louis County, Missouri

Beginning at a found iron pipe located at the northeast corner of above said Lot 8, said point also being located on the southern right-of-way line of Long Road Crossing Drive, 40 feet wide; thence along the east line of said Lot 8, South 02 degrees 27 minutes 24 seconds East, 441.32 feet to the southeast corner thereof; thence along the south line of said Lot 8, South 87 degrees 31 minutes 03 seconds West, 339.59 feet to the eastern right-of-way line of N. Chesterfield Industrial Blvd., 40 feet wide, said point also being located on a non-tangent curve to the left having a radius of 384.84 feet; thence along said right-of-way line the following courses and distances: along said said curve with an arc length of 143.48 feet and a chord which bears North 09 degrees 45 feet 34 seconds East, 142.55 feet; North 02 degrees 30 minutes 11 seconds West, 291.93 feet to the point of curvature to the right having a radius of 40.00 feet, an arc length of 62.84 feet and a chord which bears North 42 degrees 30 minutes 02 seconds East, 62.84 feet to the intersection with the southern right-of-way above said Long Road Crossing Drive; thence along said right-of-way line, North 87 degrees 30 minutes 16 seconds East, 269.66 feet to the POINT OF BEGINNING.

Containing 137,670 square feet or 3.160 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. during December 2024.

SMD RE Holdings, LLC, the owner under contract of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03, _____ of City of Chesterfield Unified Development Code, _____ (applicable subsection) _____ (present Zoning) do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Signature: _____

Name: _____

State of _____
County of _____

On this _____ day of _____, A.D., 2025, before me personally appeared _____, to me known, who, being by me sworn in, did say that he/she is the _____ of _____ a corporation in the State of _____, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ acknowledged said _____ (Officer of Corporation) _____ (Officer of Corporation) instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal at my office in _____, the day and year last above written.

My term expires _____

Notary Public _____

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

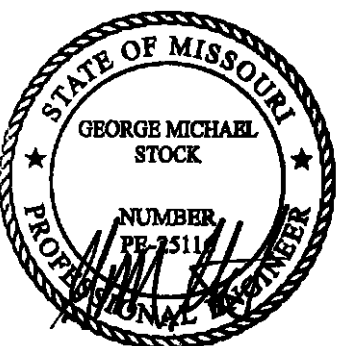
Justin Wyse, AICP
Director of Planning
City of Chesterfield, Missouri

Vickie McGownd, City Clerk
City of Chesterfield, Missouri

PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.

SITE DEVELOPMENT SECTION PLAN FOR:
**ONYX SPINE AND ORTHOPEDIC INSTITUTE
AMBULATORY SURGERY CENTER AND CLINIC at LOT 8**
50 N. CHESTERFIELD INDUSTRIAL BLVD.
CHESTERFIELD, MISSOURI 63005



04/17/25
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- DD PLANS 02/21/25
- 03/06/25 REVISED PER CITY AND CLIENT
- 03/10/25 SDSP RESUBMITTAL TO CITY
- 04/10/25 REVISED PER CITY COMMENTS DATED 04/09/25
- 04/15/25 REVISED PER CITY COMMENTS DATED 04/11/25
- 04/16/25 UPDATED CROSS-ACCESS EASEMENT PER CITY COMMENTS DATED 04/15/25
- 04/17/25 UPDATED CROSS-ACCESS EASEMENT PER CITY COMMENT DATED 04/17/25

DRAWN BY: D.P.B.	CHECKED BY: G.M.S.
DATE: 01/03/2025	JOB NO: 224-7656
MSD P.#: 25MSD-	BAKE MAP P.#: 17-V
S.L.C. MAP #: XXXX	HAT S.U.P. #: XX-XXXX-XX
MSDR #: MO-RA	

SHEET TITLE:
SITE DEVELOPMENT
SECTION PLAN
- GRADING PLAN -

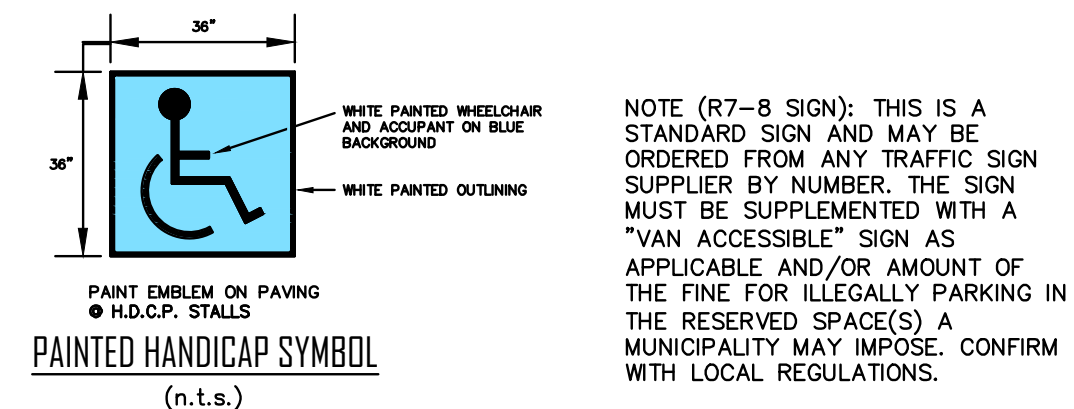
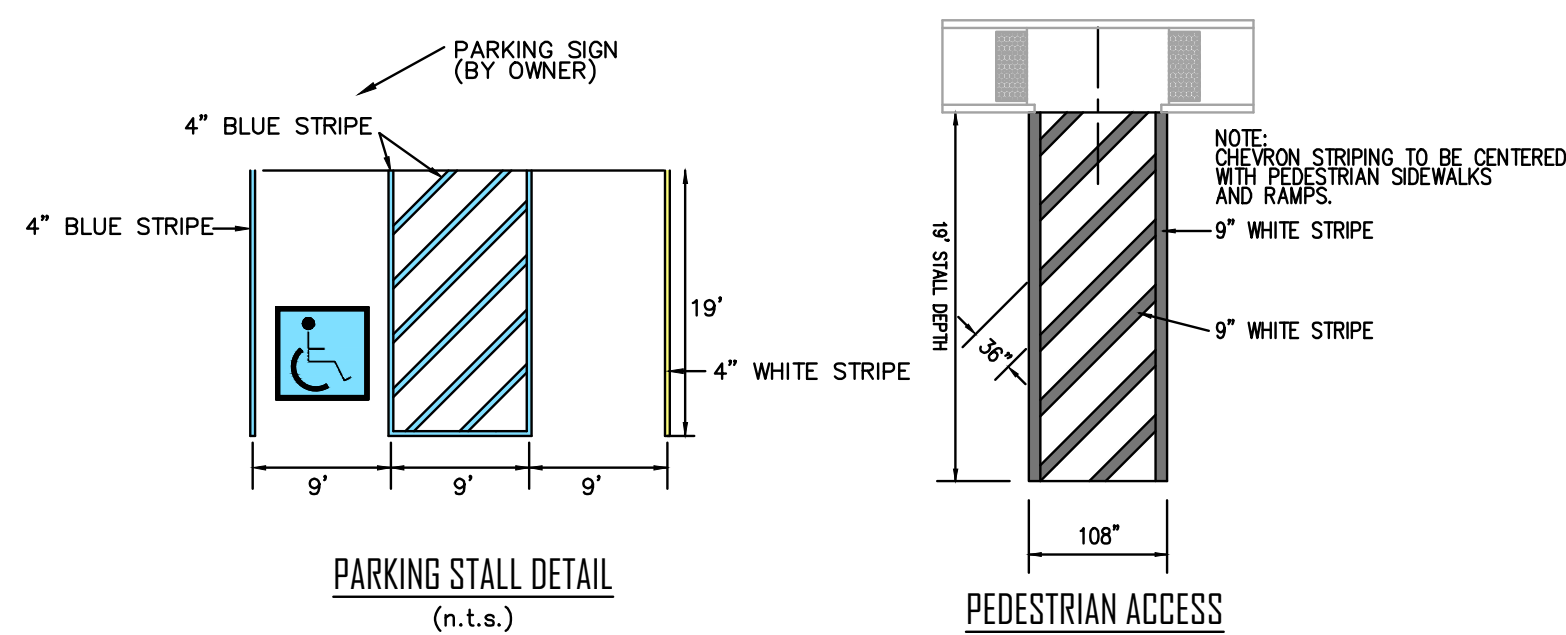
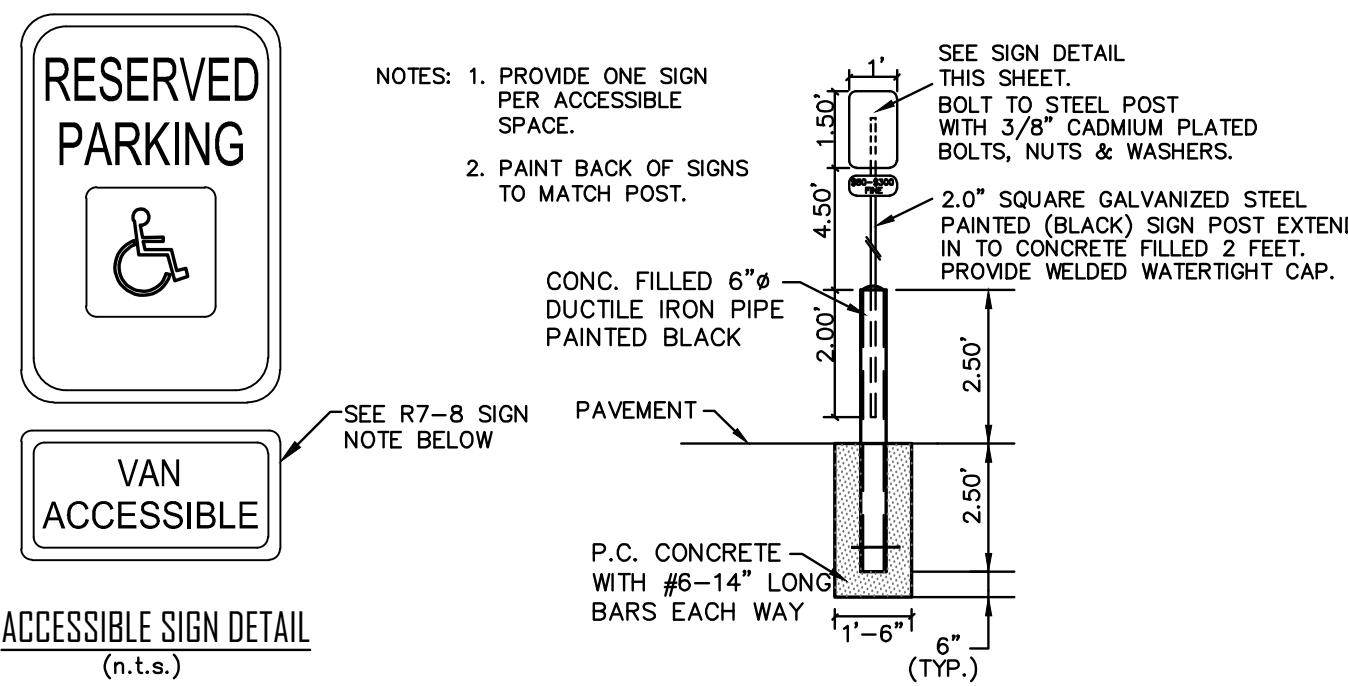
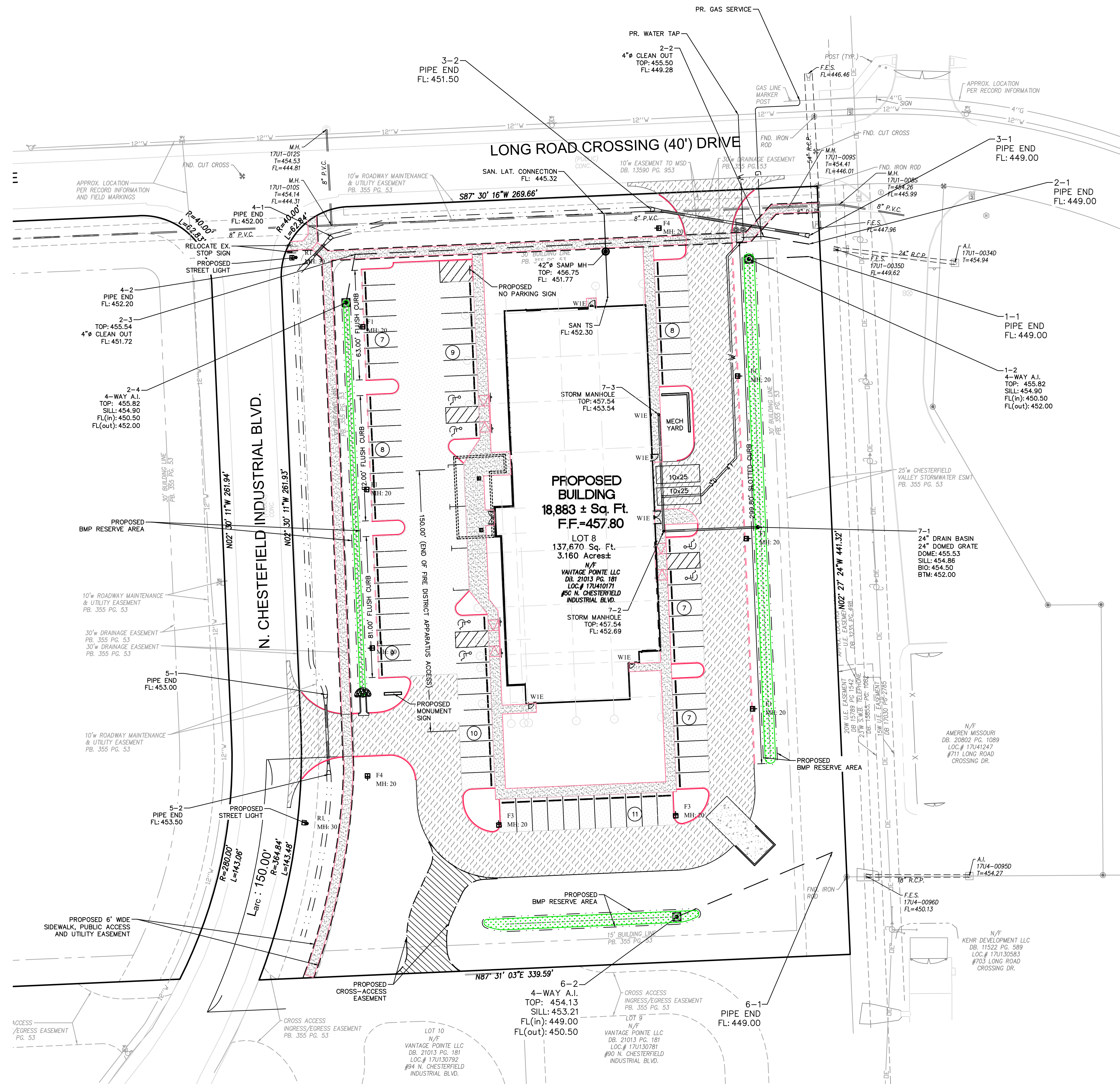
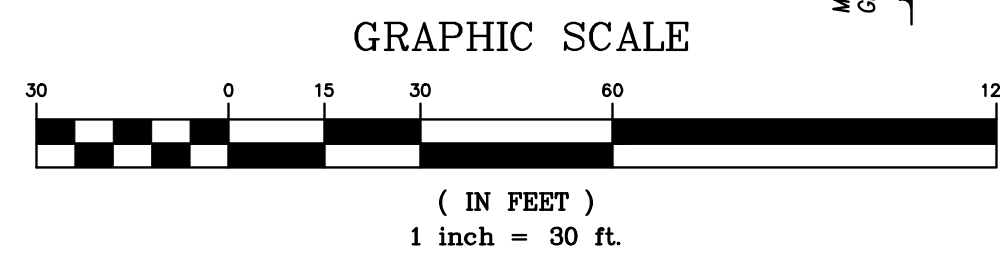
SHEET NO.:
SDSP-1

ASPHALT SECTIONS	
	LIGHT DUTY ASPHALT (3" TYPE "C" ON 8" TYPE 5 AGGREGATE BASE)
	HEAVY DUTY ASPHALT (4" TYPE "C" ON 8" TYPE 5 AGGREGATE BASE)

CONCRETE SECTIONS

SIDEWALK CONCRETE (4" THICK CONCRETE ON 4" TYPE 5 AGGREGATE BASE)

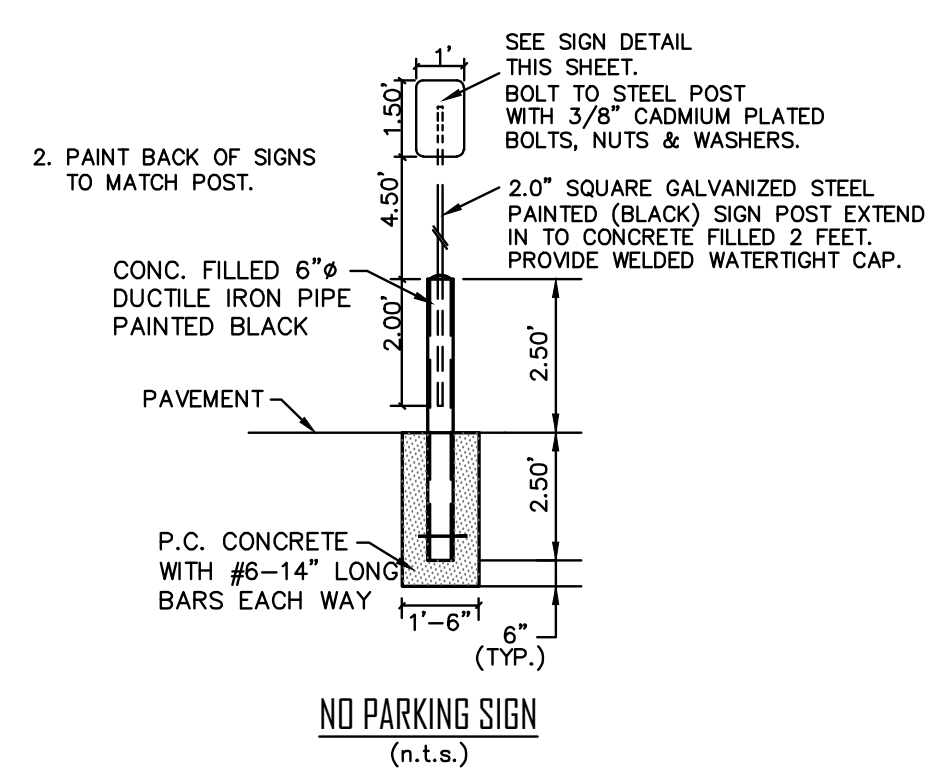
PAVEMENT CONCRETE (7" NON-REINFORCED CONCRETE ON 4" TYPE 5 AGGREGATE BASE)



A	B	C	D	E	F	G	H	J	K	L
18	24	.375	.625	7	4 D	3	3 C	3.5	6.938	1.5

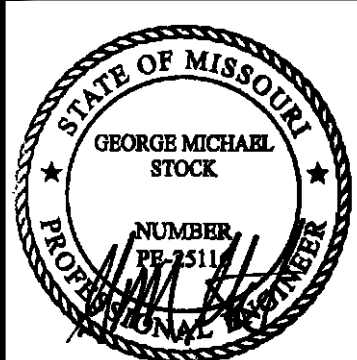
COLORS: LEGEND — RED (RETROREFLECTIVE)
BACKGROUND — WHITE (RETROREFLECTIVE)

1-103



PREPARED BY:

ONYX SPINE AND ORTHOPEDIC INSTITUTE
AMBULATORY SURGERY CENTER AND CLINIC at LOT 8
50 N. CHESTERFIELD INDUSTRIAL BLVD.
CHESTERFIELD, MISSOURI 63005



04/17/25
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000896

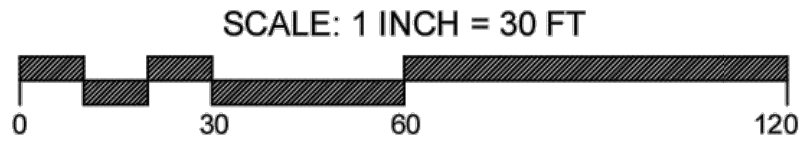
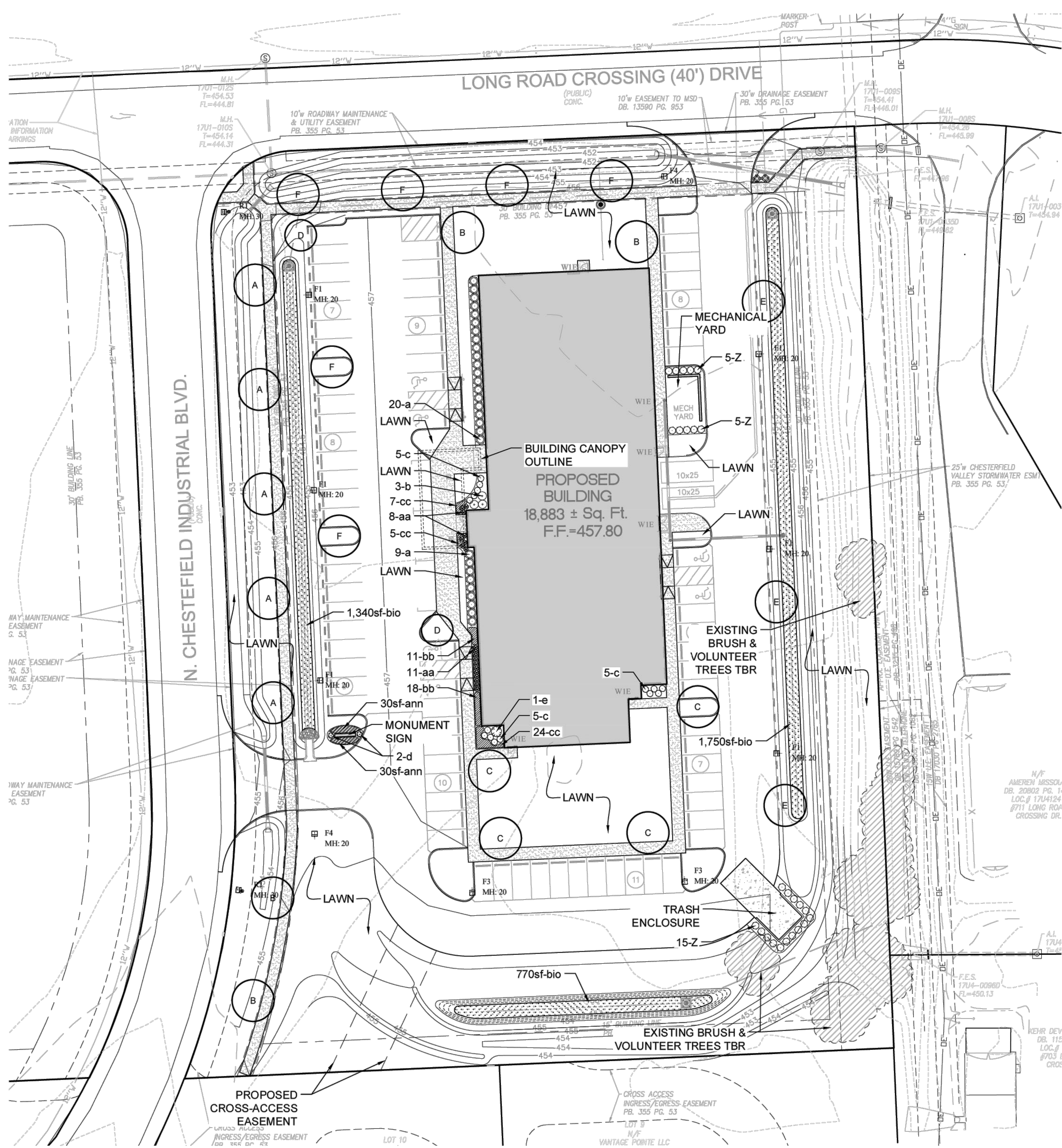
REVISIONS:

- | | |
|----|---------------------------|
| 1 | DD PLANS 02/21/25 |
| 2 | 03/06/25 REVISED PER CITY |
| 3 | AND CLIENT |
| 4 | 03/10/25 SDSP RESUBMITTAL |
| 5 | TO CITY |
| 6 | 04/10/25 REVISED PER CITY |
| 7 | COMMENTS DATED 04/09/25 |
| 8 | 04/15/25 REVISED PER CITY |
| 9 | COMMENTS DATED 04/11/25 |
| 10 | 04/16/25 UPDATED |
| 11 | CROSS-ACCESS EASEMENT PE |
| 12 | CITY COMMENTS DATED |
| 13 | 04/15/25 |
| 14 | 04/17/25 UPDATED |
| 15 | CROSS-ACCESS EASEMENT PE |
| 16 | CITY COMMENT DATED 04/17/ |

DRAWN BY: D.P.B.	CHECKED BY: G.M.S.
DATE: 01/03/2025	JOB NO: 224-7656
M.S.D. P #: 25MSD-_____	BASE MAP #: 17-V
S.L.C. H&T #: XXXX	H&T S.U.P. # XX-XXX-XX
M.D.N.R. #: MO-RA	

SHEET TITLE:
SITE DEVELOPMENT
SECTION PLAN
- UTILITY PLAN -

SHEET NO.:
SDSP-2



- GENERAL NOTES (PER CITY OF CHESTERFIELD LANDSCAPE REQUIREMENTS):**
1. STREET TREES SHALL BE LOCATED WITHIN A STREET RIGHT-OF-WAY UNLESS SO APPROVED BY VARIANCE.
 2. STREET TREES SHALL NOT BE PLANTED CLOSER THAN THREE (3) FEET TO ANY CURB.
 3. STREET TREES SHALL NOT BE PLACED WITHIN TWENTY-FIVE (25) FEET OF STREET LIGHTS, STREET SIGNS, AND INTERSECTIONS.
 4. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF STREET INLETS OR MANHOLES.
 5. NO PARKING SPACE SHALL BE LOCATED FURTHER THAN FIFTY (50) FEET FROM A TREE.
 6. A MINIMUM OF 1 STREET TREE FOR EVERY 50 FEET OF STREET FRONTAGE.
 7. A MAXIMUM OF TWENTY PERCENT (20%) OF ONE SPECIES MAY BE UTILIZED FOR STREET TREES.
 8. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF A SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.

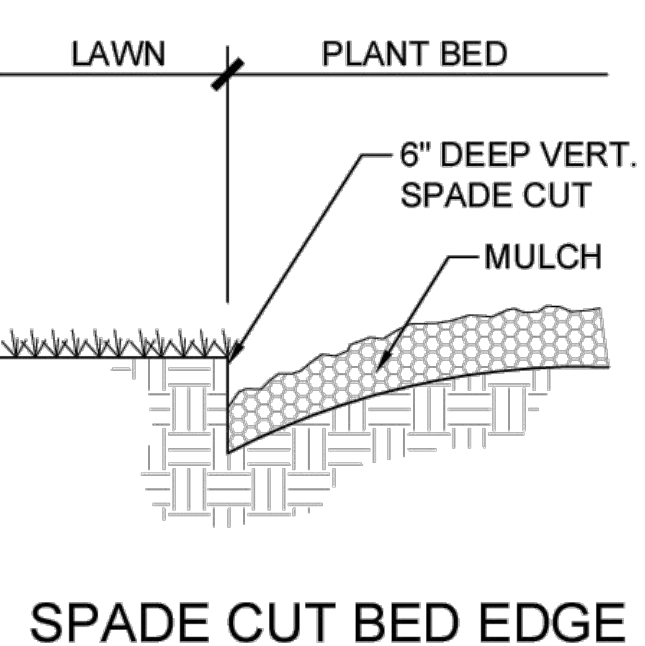
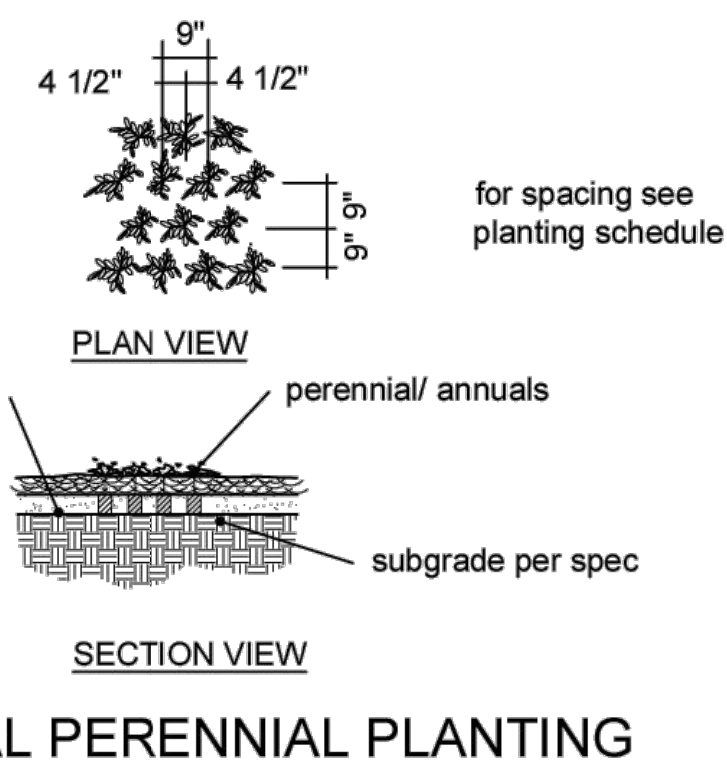
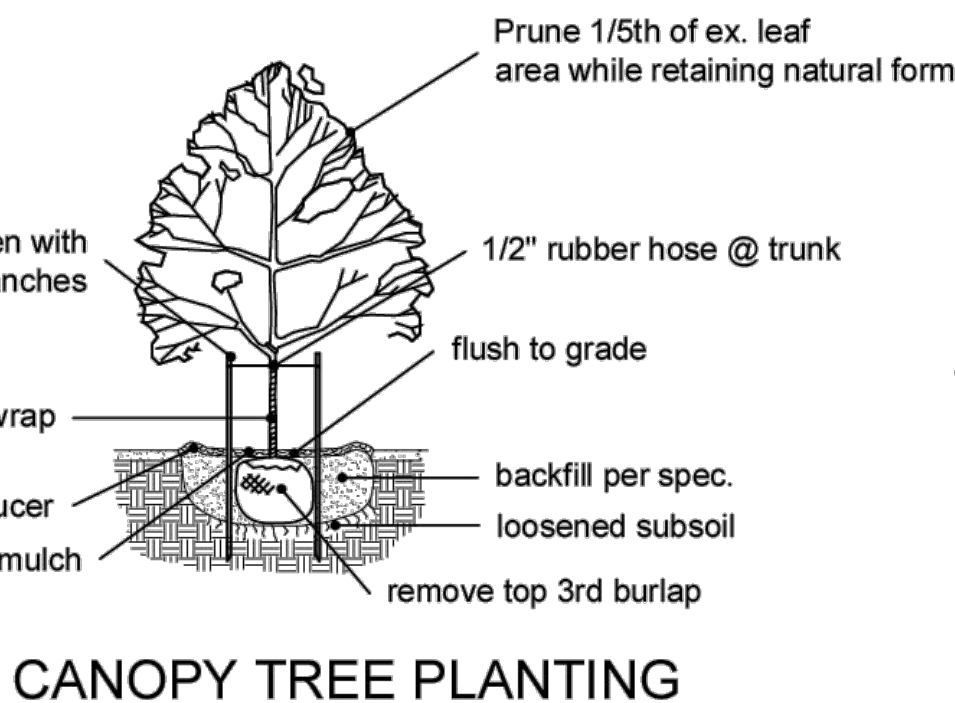
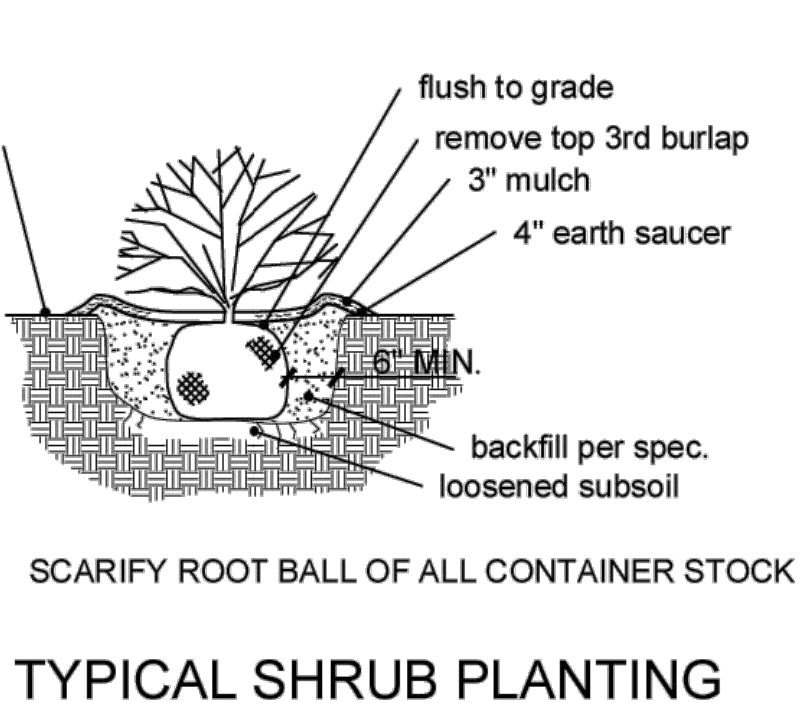
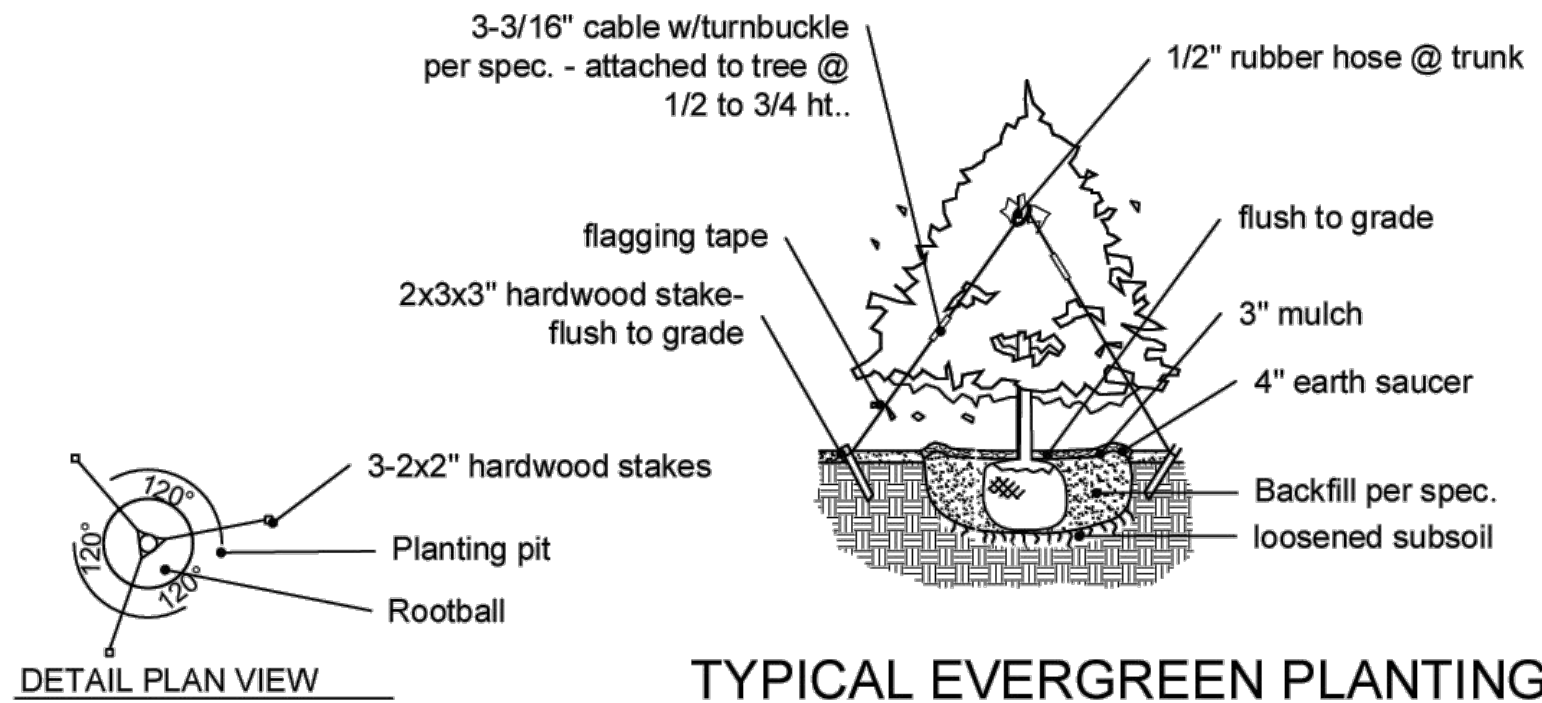
- LANDSCAPE NOTES:**
1. LAWN AREAS SHALL BE TURF-TYPE TALL FESCUE GRASS OR APPROVED EQUAL.
 2. TOPSOIL IN ALL DISTURBED LAWN AREAS AT 6" DEPTH.
 3. SOIL MIX IN ALL SHRUB BEDS AT 8" DEPTH.
 4. ALL MULCH TO BE DOUBLE GROUND BARK MULCH.
 5. BED EDGES TO BE SPADE CUT. SEE DETAIL.
 6. ALL LANDSCAPED AREAS, INCLUDING ISLANDS, SHALL BE PROVIDED WITH MECHANICAL, IN-GROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.



ST. LOUIS COUNTY BENCHMARK

BENCHMARK#12357
NAD83 Elev = 461.00
Standard DNR aluminum disk stamped SL-384 situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 42 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

PLANTING SCHEDULE								
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE	GROWTH RATE	GROWTH RATE %
STREET - SHADE TREES								
A	5	Tilia cordata	Littleleaf Linden	2.5" caliper	B & B	Large	Slow-Med	10.2%
B	4	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5" caliper	B & B	Large	Fast	
C	4	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B	Large	Medium	8.2 %
D	2	Nyssa sylvatica 'WFH1'	Tupelo Tower Blackgum	2.5" caliper	B & B	Medium	Medium	4.1 %
E	3	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)	2.5" caliper	B & B	Large	Slow-Med	6.1 %
F	6	Acer rubrum 'Frank Jr.'	Redpointe Maple	2.5" caliper	B & B	Large	Fast	
EVERGREEN TREES								
Z	25	Juniperus virginiana 'Taylor'	Taylor Juniper	6'h	B & B	Medium	Medium	51.0%
SHRUBS						Total % of Slow/Medium		79.6%
a	29	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	18"h	Cont.			
b	3	Hydrangea arborescens 'NCHA4'	Incrediball Blush Hydrangea	18"h	Cont.			
c	15	Aronia melanocarpa 'UCONNAM012'	Ground Hug Aronia	3 gal	Cont.			
d	2	Buxus sempervirens 'Graham Blandy'	Graham Blandy Boxwood	30"h	B&B			
e	1	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper	18"h	Cont.			
ANNUALS, PERENNIALS, & ORNAMENTAL GRASSES								
aa	19	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	2 gal	24"o.c.			
bb	29	Leucanthemum superbum 'Daisy May'	Daisy May Shasta Daisy	1 gal	18"o.c.			
cc	36	Nepeta 'Cat's Pajamas'	Cat's Pajamas Catmint	1 gal	18"o.c.			
ann	60sf	Seasonal Annuals (3 seasons / 1 calendar year of plantings)		TBD				
bio	3,860sf	Bioretention Plantings per MSD Requirements		DCP				



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

ONYX SPINE AND ORTHOPEDIC INSTITUTE
AMBULATORY SURGERY CENTER AND CLINIC

50 N. CHESTERFIELD INDUSTRIAL BLVD.
CHESTERFIELD, MISSOURI

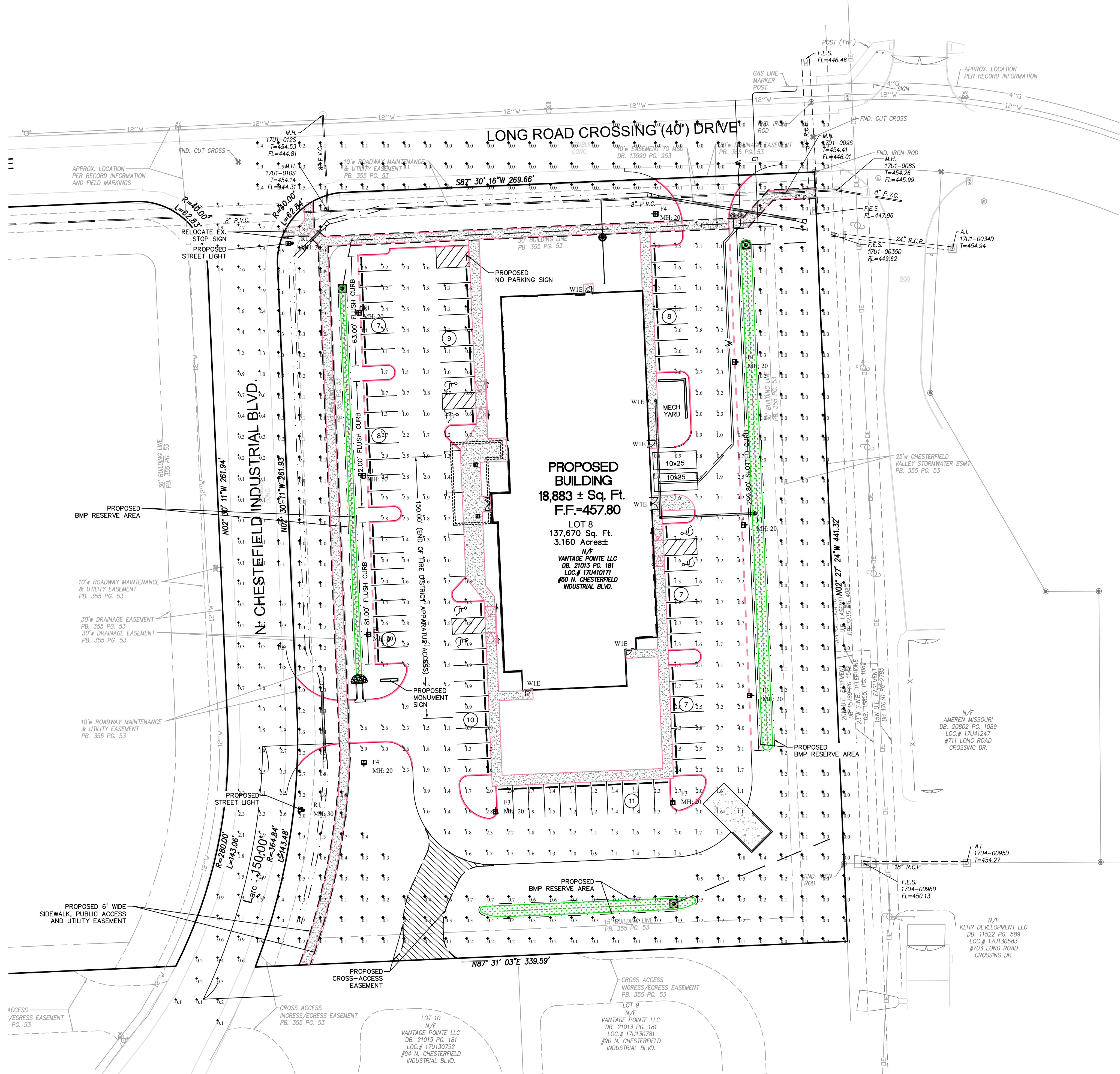
Date	Description	No.
1/21/25	Plan Revisions	1
3/10/25	Plan Revisions	2
4/14/25	City Comments	3

Drawn: LWH
Checked: JAS

LOOMIS ASSOCIATES
landscape architects + planners
799 spirit 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com

Sheet Title: LANDSCAPE PLAN
Sheet No: L-1
Date: 11/08/24
Job #: 813.146

SITE DEVELOPMENT SECTION PLAN FOR:
**ONYX SPINE AND ORTHOPEDIC INSTITUTE
AMBULATORY SURGERY CENTER AND CLINIC at LOT 8**
50 N. CHESTERFIELD INDUSTRIAL BLVD.
CHESTERFIELD, MISSOURI 63005

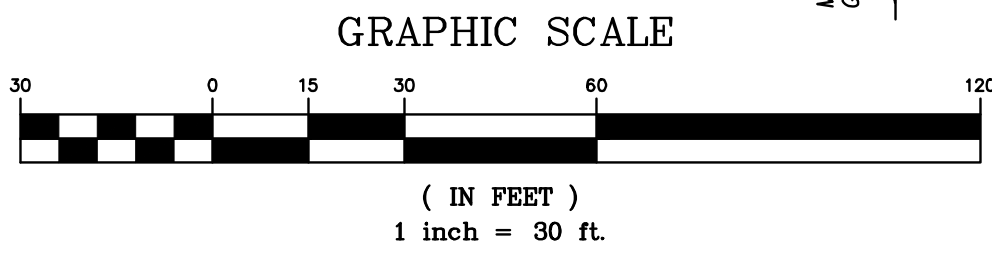


FIXTURES MOUNTED ON 18' POLE & 2' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ROADWAY	Illuminance	Fc	1.22	3.6	0.1	12.2	36.0
SITE	Illuminance	Fc	1.84	4.6	0.4	4.6	11.5
SPILL LIGHT	Illuminance	Fc	0.31	4.2	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	6	F1	Single	1.000	125	750	GALN-SA2D-740-U-T4FT-HSS
	2	F3	Single	1.000	108	216	GALN-SA2C-740-U-5WQ
	2	F4	Single	1.000	57	114	GALN-SA1C-740-U-SLR-HSS
	2	R1	Single	1.000	160	320	GALN-SA3C-740-U-T2
	6	W1E	Single	1.000	37	222	DD-S-LED37-4K-UNV-BZ

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



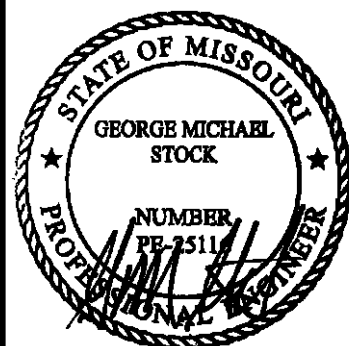
PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
FAX: (636) 530-9300
e-mail: gmoen@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT SECTION PLAN FOR:

**ONYX SPINE AND ORTHOPEDIC INSTITUTE
AMBULATORY SURGERY CENTER AND CLINIC at LOT 8**

50 N. CHESTERFIELD INDUSTRIAL BLVD.
CHESTERFIELD, MISSOURI 63005



04/17/25
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

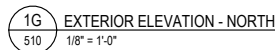
REVISIONS:

- DD PLANS 02/21/25
- 03/06/25 REVISED PER CITY AND CLIENT
- 03/10/25 SDSP RESUBMITTAL TO CITY
- 04/10/25 REVISED PER CITY COMMENTS DATED 04/09/25
- 04/15/25 REVISED PER CITY COMMENTS DATED 04/11/25
- 04/16/25 UPDATED CROSS-ACCESS EASEMENT PER CITY COMMENTS DATED 04/15/25
- 04/17/25 UPDATED CROSS-ACCESS EASEMENT PER CITY COMMENT DATED 04/17/25

DRAWN BY: D.P.B. CHECKED BY: G.M.S.
DATE: 01/03/2025 JOB NO: 224-7656
KED: P # BASE MAP: 17-V
Z5MSD: - HAT SUP: XX
S.L.C. HAT # XX
M.D.N.R. # XX-XXX-XX
MO-RA: -

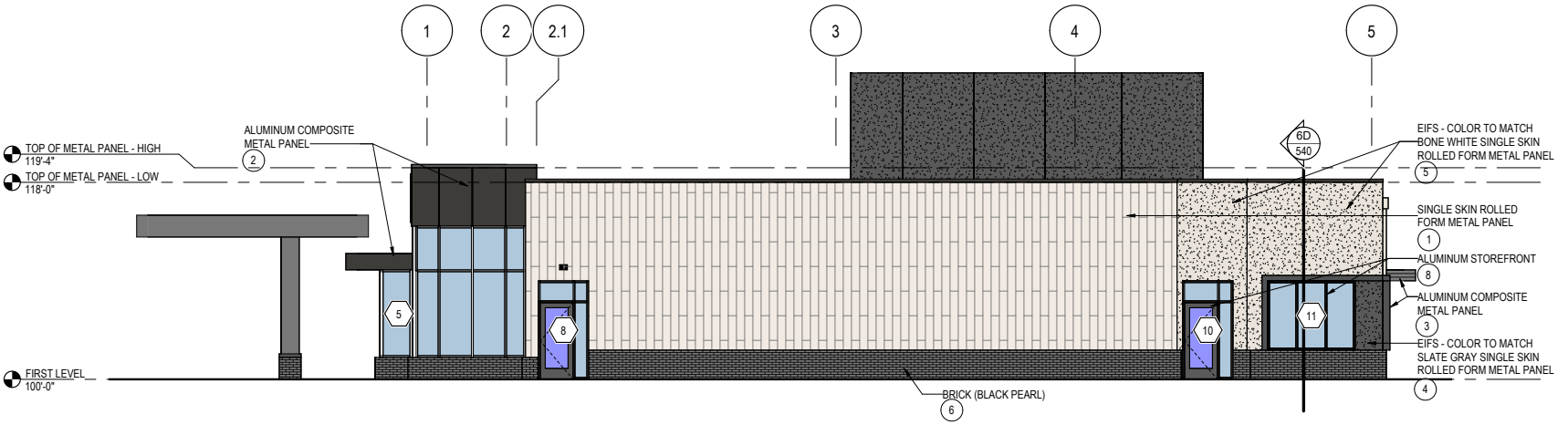
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SITE DEVELOPMENT
SECTION PLAN
- LIGHTING PLAN -

SHEET NO.:
SDSP-4

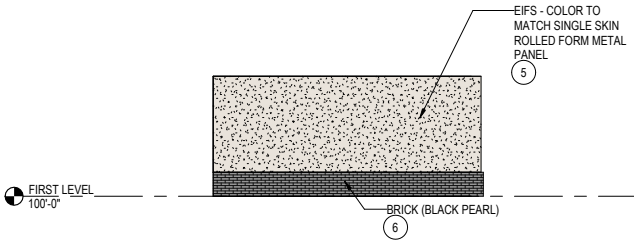


Onyx Spine and Ortho - ASC and Clinic

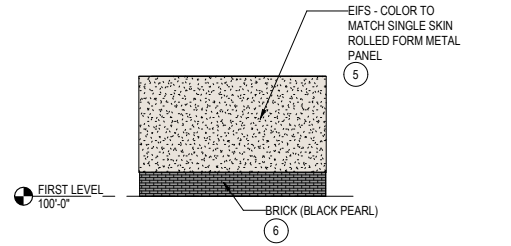
Page 126 of 167



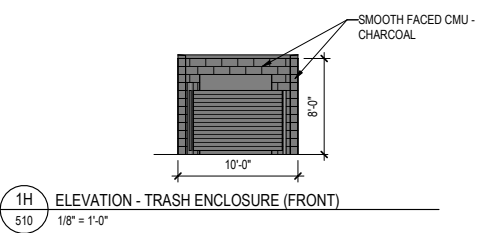
1D EXTERIOR ELEVATION - SOUTH
510 1/8" = 1'-0"



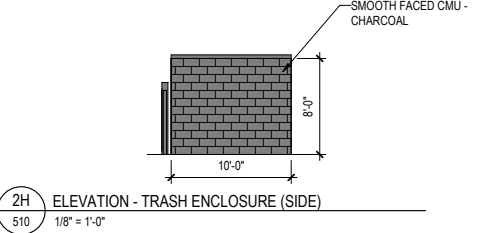
4G EXTERIOR ELEVATION - EAST MECHANICAL SCREEN WALL
510 1/8" = 1'-0"



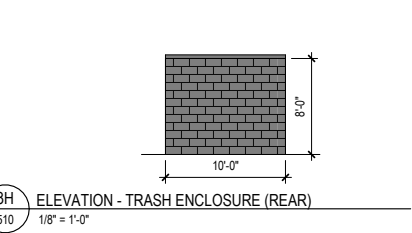
6G EXTERIOR ELEVATION - NORTH MECHANICAL SCREEN WALL
510 1/8" = 1'-0"



1H ELEVATION - TRASH ENCLOSURE (FRONT)
510 1/8" = 1'-0"



2H ELEVATION - TRASH ENCLOSURE (SIDE)
510 1/8" = 1'-0"



3H ELEVATION - TRASH ENCLOSURE (REAR)
510 1/8" = 1'-0"

MATERIALS LEGEND	
1	BONE WHITE METAL PANELS Zeiff Panel Systems; Origin - Select Series Panels
2	MIDNIGHT BLACK METAL PANELS Alfred, Inc - Alfred FR - Metal Composite Material JY-6230 Alfred FR MCM
3	SLATE GRAY METAL PANELS Alfred, Inc - Alfred FR - Metal Composite Material JY-6145 Alfred FR MCM
4	BLACK EIFS
5	WHITE EIFS
6	BRICK (BLACK PEARL) Glen-Gery 'Black Pearl Wirecut' - Modular, 3-5/8" x 2-1/4" x 7-5/8"
7	ANODIZED ALUMINUM STOREFRONT EFCO Corp, EFCO System 403X Dual-Thermal Flush-Glazed Screw Spine Storefront
8	BLACK WINDOW FRAMES

Planning Commission Public Hearing and Staff Report

Meeting Date: April 28, 2025

From: Shilpi Bharti, Planner *SB*

Location: North side of North Outer 40 Road

Description: **P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.):** A request for an ordinance amendment to an existing “PC” Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc., on behalf of Gumbo Flats Properties, LLC, has submitted a request to amend the ordinance for an existing “PC” Planned Commercial District encompassing 77.8 acres, to add “Hotel” as a permitted use. The site fronts North Outer 40 Road and is situated within the Gumbo Flats Subdivision. No other changes are proposed as part of this petition. The submittal includes a Preliminary Development Plan and a narrative statement

HISTORY OF SUBJECT SITE

The subject site is located in Ward 4 of City of Chesterfield. In 2023, the site was rezoned from “M3” – Planned Industrial District to “PC” – Planned Commercial District. At that time the PC parcel comprised of four (4) lots. In 2023, Gumbo Flats LLC purchased the neighboring lots to the east, west, and south of the PC District, totaling ten (10) lots.



Figure 1: Subject Site

In 2024, the Boundary Adjustment Plat and Site Development Plan, comprising of ten (10) lots for Gumbo Flats, were approved. The Boundary Adjustment Plat re-platted ten (10) lots into four (4) lots: Lot A, Lot B,

Lot C, and Lot D. Lot A, Lot B, and the central portion of Lot C are zoned “PC” – Planned Commercial, and are governed by Ordinance 3229. The Applicant with this petition is requesting to amend the Ordinance 3299 to include “Hotel” as a permitted use and to revise the previously approved Preliminary Development Plan. The revised Preliminary Development Plan submitted with this petition reduces the previously proposed gravel parking area on Lot C. The revised size of the parking area conforms to the recently approved Site Development Plan for the subdivision. The site will serve as an amenity for Gateway Studios located southeast of the subject site and north of Chesterfield Airport Road.



Figure 2: Updated Lot Configuration as approved in the Boundary Adjustment Plat

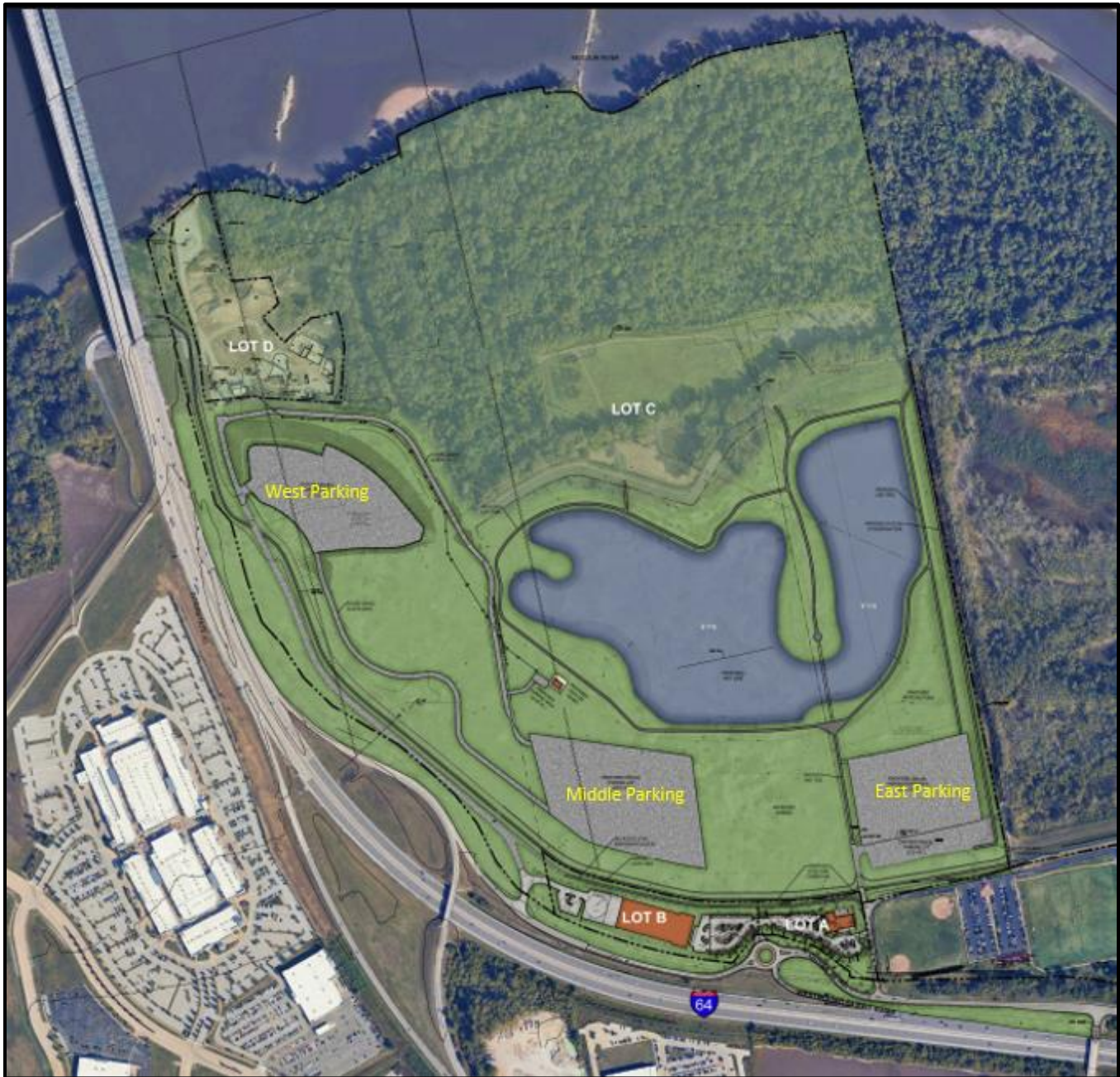


Figure 3: Approved Site Development Plan

SURROUNDING LAND USE AND ZONING

The subject site is surrounded by “M-3” Planned Industrial zoning districts on the north and east. The West side of the PC District is zoned “PI” Planned Industrial. North Outer 40 Road and Interstate 64 run south of the subject site. The property on the south is zoned “PC” Planned Commercial



Figure 4: Zoning map

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site.

As per the City of Chesterfield Land Use Plan, the subject sites are within the Conservation land use, and one(1) site, Lot A (17955 N. Outer 40 Road) is within Parks and Recreation. The subject site is surrounded by Parks and Recreation on the east, Conservation on the north and west, and Regional Commercial on the south.

As per the City of Chesterfield Comprehensive Land Use Plan, Conservation areas are undeveloped and/or preserved land dedicated for passive recreation or conservation purposes. Undisturbed land is reserved to protect natural beauty or serve environment and wildlife management purposes. Below are the development policies for Conservation land use as described in the City of Chesterfield Comprehensive Plan.

- Focus on preservation.
- Limit impervious surface or encourage the use of stormwater BMPs.

- Planned residential developments should promote open space and preserving natural features which may cluster new construction.

The Parks and Recreation use supports active recreation or leisure uses, whether community- or commercial-purposed. Development policies for Parks and Recreation facilities are described below.

- Leverage natural resources.
- Plans for development are to be coordinated with parks to assure parks and open space needs are addressed.
- Appropriation of parks and recreation facilities should be developed in association with Missouri River frontage.
- A trail system should be developed utilizing existing street rights-of-way, common ground when available, utility easements, flood plain areas, and additional property acquisition or private easements. Consideration should be given to cooperating with neighboring municipalities in developing portions of the trail system and between individual subdivision common ground. Trail systems could include walking, jogging, and biking. This system is to be fully integrated with and connected to the transportation network.



Figure 5: Land use map

It should be noted that the Planning Commission discussed this property late in 2022. At the time of the development of the Future Land Use Plan, the parcels were owned by the Monarch Chesterfield Levee District. The Commission discussed the property and the land use designation after learning the property was being offered for sale and there was general consensus of the Planning Commission that development consistent with the Regional Commercial designation would be appropriate.

REQUEST

The applicant is seeking to amend the existing ordinance for the PC – Planned Commercial District within the Contemporary Lodge & Wilderness Area Subdivision to add “Hotel” as a permitted use. As outlined in the Preliminary Development Plan, the proposed hotel is to be located on Lot B, a 6.23-acre parcel situated north of the Levee Trail. Access to Lot B will be provided via a shared driveway from Lot A to the east, as well as from a private street to the west. The access points shown on the Preliminary Development Plan align with those approved in the recently approved Site Development Plan for the subdivision. No changes are proposed to the existing building or parking setbacks. The updated ordinance will allow for a total of 27 permitted uses, as listed below:

- Auditorium
- Art Gallery, Art Studio
- Banquet Facility
- Bakery
- Bar
- Brewpub
- Coffee shop
- Commercial service facility
- Film drop-off and pick up stations
- Film processing plant
- Financial Institution, No Drive-Thru
- Gymnasium
- Hotel
- Motorcycle, ATV, and similar motor vehicles dealership
- Office-Dental
- Office-General
- Office-Medical
- Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours
- Professional and technical service facility
- Recreational Facility
- Restaurant-Sit Down
- Restaurant – Fast Food, No Drive Thru
- Restaurant – Take Out
- Retail Sales Establishment – Community
- Retail Sales Establishment – Neighborhood

- Theater, indoor
- Theater, outdoor

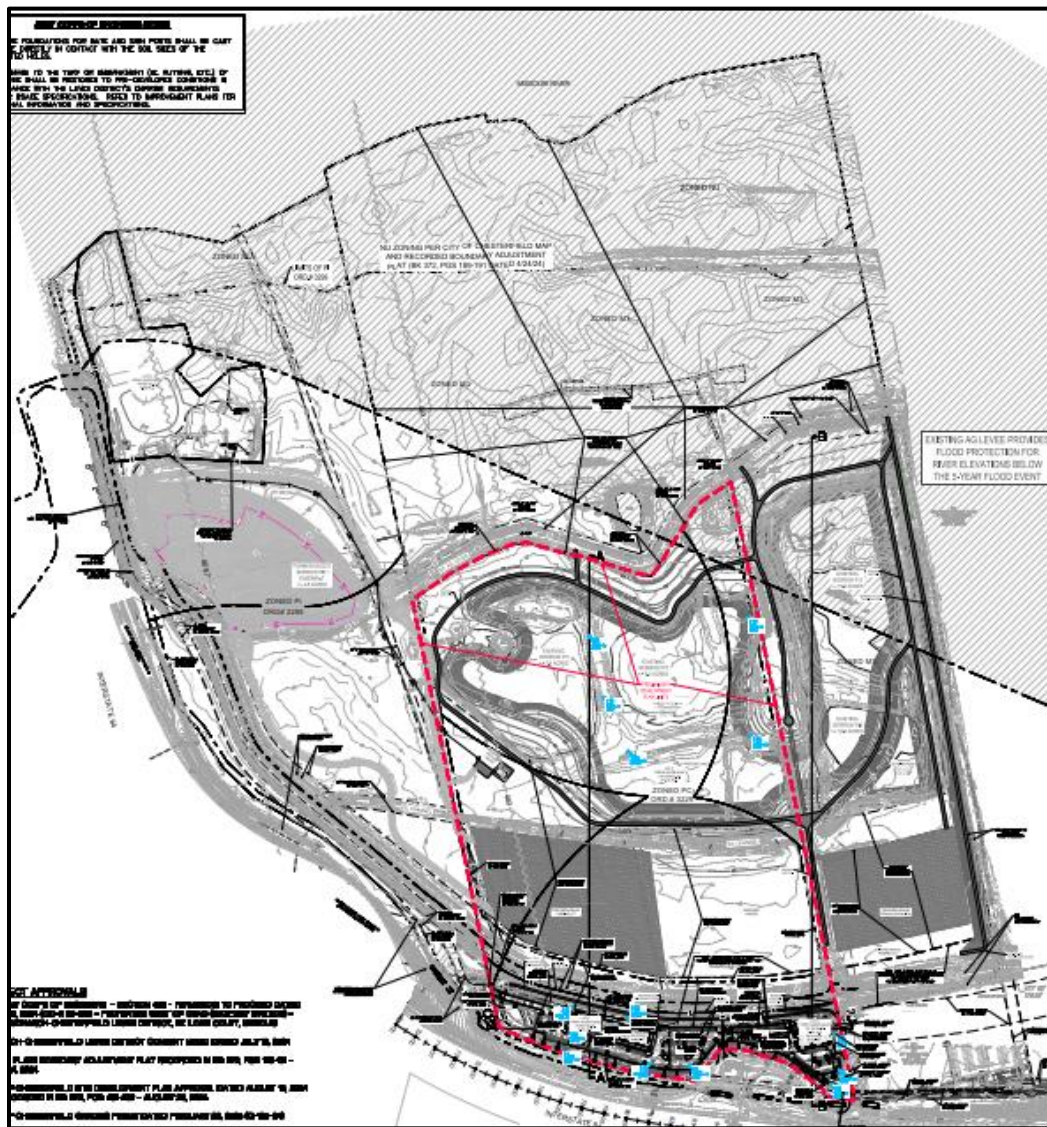


Figure 6: Preliminary Development Plan

A Public Hearing further addressing the request will be held at the April 28th, 2025 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Petitioner's Narrative Statement and Preliminary Plan packet.

Staff has completed review of this petition and has prepared the Attachment A reflecting this request for consideration by the Planning Commission. All agency comments have been received. The Preliminary Development Plan has also been reviewed by Staff and is included herewith as Attachment B. Staff has no further comments or outstanding issues regarding the zoning request before the Commission. Therefore, the Planning Commission may proceed with a vote on the petition.

Upon receiving recommendation on this petition from the Planning Commission, this zoning request will be forwarded to both the Planning and Public Works Committee and City Council for review. If approved, the Site Development Plan process will then commence.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Preliminary Development Plan
4. Attachment A

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, April 28, 2025 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 02-2025 Contemporary Lodge & Wilderness area (17955, 17965, 17985, and 17995 N. Outer 40 Rd.): A request for an ordinance amendment to an existing “PC” Planned Commercial District comprising of 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).

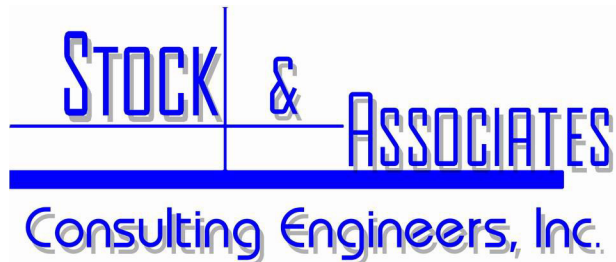


Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Shilpi Bharti, Planner, by telephone at 636-537-4743 or by email at Sbharti@chesterfield.mo.us.

CITY OF CHESTERFIELD
Guy Tilman, Chair
Chesterfield Planning Commission

PROPERTY DESCRIPTION

A tract of land being part of Lot 3 of the Nicholas Mueller Estate according to the plat thereof recorded in Plat Book 2 page 25 of the St. Louis County Records, located in US. Survey 371, Township 45 North, Range 3 East, St. Louis County, Missouri.



PROJECT NARRATIVE

Request for an Amendment to Ordinance # 3229

Date: March 24, 2025

(Stock Project No. 222-7282.1)

On behalf of, “Gumbo Flats Properties, LLC.”, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield’s consideration in amending the Planned Commercial Ordinance # 3229 at 17955, 17985 and 17965 N. Outer Forty Road to add an additional permitted use “Hotel and Motel, extended stay.” This will allow a Four (4) story, approximately 127 room hotel on Lot B. In addition, some minor language changes/modifications and/or clarifications to Ordinance No. 3229 as directed by the City.

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

ARMY CORPS OF ENGINEERS NOTES

- CONCRETE FOUNDATIONS FOR GATE AND SIGN POSTS SHALL BE CAST IN PLACE DIRECTLY IN CONTACT WITH THE SOIL SIDES OF THE EXCAVATED HOLES.
- ANY DAMAGE TO THE TURF OR EMBANKMENT (I.E. RUTTING, ETC.) OF THE LEVEE SHALL BE RESTORED TO PRE-DEVELOPED CONDITIONS IN ACCORDANCE WITH THE LEVEE DISTRICT'S OMRR&R REQUIREMENTS AND/OR USAGE SPECIFICATIONS. REFER TO IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING LOTS A, B AND PART OF C OF GUMBO FLATS AS RECORDED IN PLAT BOOK 372 PAGES 189-191 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEYS 368 AND 371 IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SITE INFORMATION

OWNER: GUMBO FLATS PROPERTIES, LLC
ADDRESS: 17955, 17965, 17985 & 18045 N. OUTER 40 RD CHESTERFIELD, MO 63005
ZONING: "PC" PLANNED COMMERCIAL - ORD. NO. 3229
LOCATOR NO: 16V10077, 16W320025, 17W640035, 16W330022, 16W620036, 16W320011, 16W330021, 16W610015, 16W240041 & 16W310045
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0145K (02/04/2015)
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE, INC.
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

SHEET INDEX

PDP 1.0
PDP 2.0
PRELIMINARY DEVELOPMENT PLAN
SITE SECTIONS

PROPERTY DESCRIPTION - OVERALL DEVELOPMENT:

A tract of land being part U.S. Survey 368 and 371 in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northwest corner of Lot 1 of the CVAC Consolidation Plat as recorded in Plat Book 359 Page 82 of said records; thence along the west line of said Consolidation Plat, South 11 degrees 19 minutes 28 seconds East, 381.84 feet; to the north right of way line of Interstate 64, variable width; thence the following courses and distances along said north line: North 83 degrees 05 minutes 28 seconds West, 138.18 feet; North 06 degrees 54 minutes 22 seconds East, 24.99 feet; North 53 degrees 19 minutes 19 seconds West, 201.50 feet; North 73 degrees 08 minutes 51 seconds West, 203.20 feet; North 88 degrees 51 minutes 59 seconds West, 100.51 feet; South 38 degrees 43 minutes 03 seconds West, 178.48 feet; North 83 degrees 05 minutes 28 seconds West, 65.50 feet to a curve to the right, having a radius of 2,654.79 feet, and along said curve an arc distance of 829.49 feet with a chord which bears North 74 degrees 06 minutes 29 seconds West, 829.13 feet; to the east line of a tract of land conveyed to St. Charles Sand Company by Deed Book 6033 Page 294 of said records, being on the west line of Lot 3 of Nicholas Mueller Estate Plat Book 2 Page 26, of said records; thence continuing along said north right of way line: North 55 degrees 11 minutes 06 seconds West, 225.12 feet; North 37 degrees 50 minutes 17 seconds West, 169.45 feet; North 25 degrees 25 minutes 51 seconds West, 199.71 feet; North 37 degrees 39 minutes 24 seconds West, 175.60 feet; North 46 degrees 48 minutes 50 seconds West, 100.60 feet; North 46 degrees 48 minutes 50 seconds West, 197.81 feet; North 60 degrees 07 minutes 09 seconds West, 187.51 feet; North 59 degrees 03 minutes 47 seconds West, 183.04 feet; North 45 degrees 52 minutes 41 seconds West, 193.39 feet; North 32 degrees 48 minutes 51 seconds West, 190.24 feet; North 42 degrees 30 minutes 56 seconds West, 148.45 feet to a curve to the right, having a radius of 2,724.29 feet, along said curve an arc distance of 270.42 feet and a chord which bears North 18 degrees 31 minutes 12 seconds West, 270.33 feet; North 15 degrees 40 minutes 42 seconds West, 243.13 feet; North 41 degrees 19 minutes 10 seconds West, 110.92 feet; North 15 degrees 40 minutes 42 seconds West, 510.00 feet; North 19 degrees 19 minutes 18 seconds East, 10.00 feet; North 19 degrees 19 minutes 42 seconds West, 170.00 feet; North 74 degrees 19 minutes 18 seconds East, 5.00 feet; North 15 degrees 40 minutes 42 seconds West, 120.00 feet; North 74 degrees 19 minutes 18 seconds East, 10.00 feet; North 15 degrees 40 minutes 42 seconds West, 525.24 feet; to the South Bank of the Missouri River, thence the following courses and distances along the said south Bank of the Missouri River: North 48 degrees 31 minutes 28 seconds East, 335.26 feet; North 84 degrees 44 minutes 55 seconds East, 198.93 feet; South 78 degrees 34 minutes 40 seconds East, 325.04 feet; and North 62 degrees 10 minutes 34 seconds East, 523.22 feet; North 11 degrees 29 minutes 32 seconds West, 62.50 feet; North 03 degrees 33 minutes 45 seconds East, 27.15 feet; North 02 degrees 47 minutes 30 seconds East, 94.51 feet; North 08 degrees 22 minutes 56 seconds East, 82.28 feet; North 05 degrees 10 minutes 24 seconds East, 90.14 feet; North 08 degrees 22 minutes 56 seconds East, 163.07 feet; North 79 degrees 01 minute 41 seconds East, 294.16 feet; South 11 degrees 32 minutes 32 seconds East, 34.07 feet; North 83 degrees 24 minutes 50 seconds East, 58.44 feet; North 88 degrees 18 minutes 53 seconds East, 70.75 feet; South 74 degrees 04 minutes 17 seconds East, 39.95 feet; South 41 degrees 30 minutes 31 seconds East, 99.33 feet; South 79 degrees 03 minutes 27 seconds East, 103.50 feet; North 70 degrees 09 minutes 53 seconds East, 90.88 feet; North 53 degrees 56 minutes 10 seconds East, 180.23 feet; North 60 degrees 58 minutes 57 seconds East, 297.00 feet; North 74 degrees 21 minutes 00 seconds East, 149.80 feet; North 79 degrees 44 minutes 30 seconds East, 201.51 feet; and North 80 degrees 23 minutes 28 seconds East, 320.33 feet to the west line of a tract of land conveyed to The United States of America by Deed Book 1441 Page 674 of said records; thence along said west line, South 11 degrees 13 minutes 52 seconds East, 4,105.53 feet; to the north line of above said Lot 1; thence the following courses and distances along said North line: North 71 degrees 51 minutes 21 seconds West, 99.83 feet; South 77 degrees 38 minutes 25 seconds West, 294.24 feet; and South 75 degrees 11 minutes 34 seconds West, 294.24 feet to the POINT OF BEGINNING. Containing 12,657.441 square feet or 290.575 acres, more or less.

PROPERTY DESCRIPTION - PC ORDINANCE # 3229:

A tract of land being part of Lot 3 of the Nicholas Mueller Estate according to the plat thereof recorded in Plat Book 2 page 25 of the St. Louis County Records, in U.S. Survey 371, Township 45 North, Range 3 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a found cotton picker spindle located at the southwest corner of Lot 1 of the CVAC Consolidation Plat as recorded in Plat Book 359, Page 82 of the St. Louis County Records, said point also being located on the northern right-of-way line of Interstate 64, (aka U.S. Highway 40), variable width; thence along said right-of-way line the following courses and distances: North 83 degrees 05 minutes 28 seconds West, 138.18 feet; North 06 degrees 54 minutes 22 seconds East, 24.99 feet to a found iron rod; North 53 degrees 19 minutes 19 seconds West, 201.50 feet to a found iron rod; North 73 degrees 08 minutes 51 seconds West, 203.20 feet; North 88 degrees 51 minutes 59 seconds West, 100.51 feet to a found iron rod; South 38 degrees 43 minutes 03 seconds West, 178.48 feet to a found iron rod; North 83 degrees 05 minutes 28 seconds West, 65.50 feet to a found iron pipe being located on a curve to the right having a radius of 2,654.79 feet and along said curve with an arc length of 829.49 feet and a chord which bears North 74 degrees 06 minutes 29 seconds West, 829.13 feet to a found iron pipe located at the southeast corner of a tract of land as conveyed to St. Charles Sand Company as recorded in Book 6033 page 294 of above said records; thence Northwesterly along the East line of said St. Charles Sand Company tract, North 11 degrees 23 minutes 32 seconds West, 1,018.21 feet to the southwest corner of a tract of land as conveyed to Monarch Flats, LLC as recorded in Book 21202, Page 2090 of said records, said point also being the south toe of the Agricultural Levee as located in October, 1989 by Volo, Inc.; thence along the south line of said Monarch Flats, LLC tract the following courses and distances: North 57 degrees 05 minutes 24 seconds East, 33.18 feet; North 55 degrees 17 minutes 07 seconds East, 182.18 feet; North 62 degrees 40 minutes 07 seconds East, 170.36 feet; North 68 degrees 22 minutes 01 second East, 177.11 feet; North 82 degrees 07 minutes 34 seconds East, 95.16 feet; South 73 degrees 47 minutes 17 seconds East, 60.35 feet; North 74 degrees 33 minutes 52 seconds East, 130.98 feet; South 81 degrees 14 minutes 51 seconds East, 25.50 feet; South 81 degrees 15 minutes 17 seconds East, 29.90 feet; South 73 degrees 08 minutes 38 seconds East, 282.86 feet; South 80 degrees 18 minutes 31 seconds East, 40.04 feet; North 39 degrees 22 minutes 50 seconds East, 35.07 feet; North 31 degrees 54 minutes 06 seconds East, 301.56 feet; North 41 degrees 24 minutes 58 seconds East, 65.39 feet; North 50 degrees 39 minutes 15 seconds East, 155.70 feet to the west line of a tract of land as conveyed to the City of Chesterfield, by instrument recorded in Book 17745, Page 5807 of above said records; thence along said west line and the west line of above said CVAC Consolidation Plat, South 11 degrees 19 minutes 32 seconds East, 2,771.16 feet to the POINT OF BEGINNING.

Containing 3,390.081 square feet or 77.826 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on November 08, 2022

GEOTECHNICAL NOTE

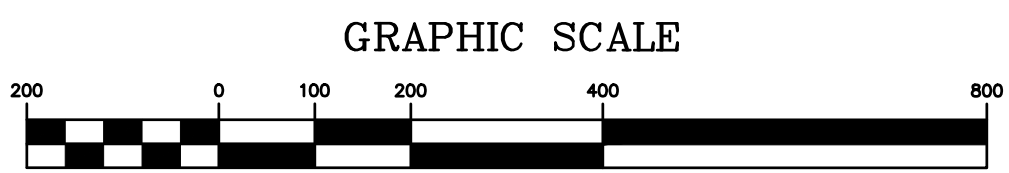
CONTRACTOR SHALL READ THE GEOTECHNICAL FEASIBILITY STUDY REVISED, MWT JOB NO. 15545 TITLED NORTH OUTER 40 RD, CHESTERFIELD, MISSOURI AS PREPARED BY MIDWEST TESTING (DAN BARCZYKOWSKI, P.E.) DATED 12/21/2022. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT. THE GEOTECHNICAL REPORT, ANY ADDENDUMS OR ADDITIONAL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ARE CONSIDERED PART OF THESE SPECIFICATIONS AND SHALL BE USED AS THE BASIS FOR CONSTRUCTION MEANS AND METHODS.

DISCLAIMER:

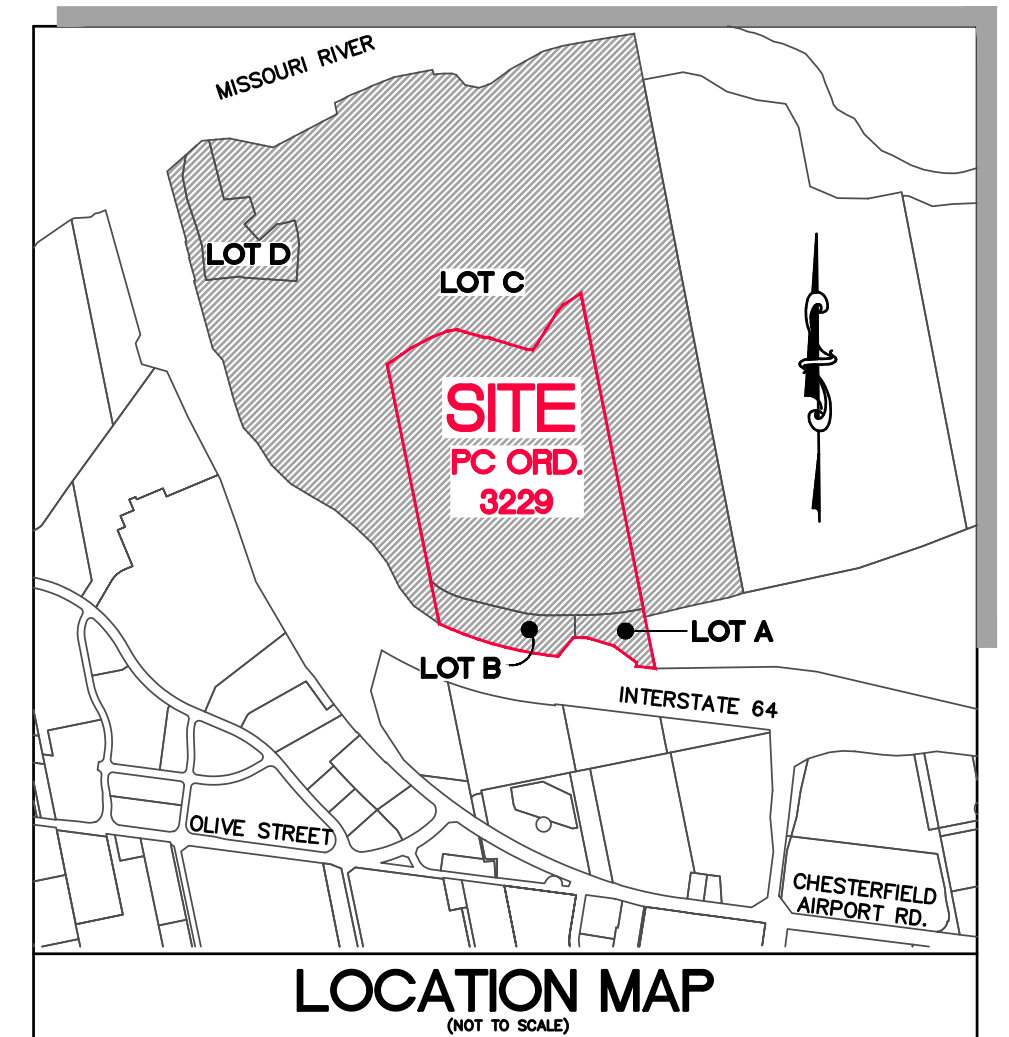
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHEN THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

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, NON-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, EITHER KNOWN 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 OR IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.



SCALE: 1" = 200'



F.A.R. CALCULATION

- MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55 (PC ORD. #3229)

OPEN SPACE:

- MINIMUM 35.0% OPEN SPACE FOR EACH LOT. OPEN SPACE SHALL BE CALCULATED FROM THE SOUTH LINE OF THE 15' WIDE HIKING AND BIKING TRAIL EASEMENT, AS RECORDED IN BK. 20217, PGS. 2144-2203, (PC ORD. #3229)

HEIGHT:

- A MAXIMUM HEIGHT OF 65.0 FEET (PC ORD. #3229)
- REVISED LANGUAGE TO ADD: 65.0 FEET, EXCLUSIVE OF ROOF SCREENING

BUILDING AND PARKING SETBACKS

PC ORD. #3229:

STRUCTURE SETBACKS:

- THIRTY (30) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
- THE SOUTH LINE OF LEVEE EASEMENTS AS RECORDED IN DB. 10348, PG. 306 & DB.10524, PG. 1708
- THIRTY-FIVE (35) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT

PARKING SETBACKS:

- THIRTY (30) FEET FROM NORTH OUTER FORTY ROAD ROAD RIGHT-OF-WAY
- THE SOUTH LINE OF THE LEVEE EASEMENTS AS RECORDED IN DB. 10348, PG. 309 & DB.10524, PG. 1708.
- TWENTY-FIVE (25) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
- ONE HUNDRED TWENTY (120) FEET FROM THE NORTH LINE OF THE 15' WIDE HIKING AND BIKING TRAIL EASEMENT, AS RECORDED IN BK. 20217, PGS. 2144-2203

ABBREVIATIONS

ATG = ADJUST TO GRADE
B.C. = BACK OF CURB
C.O. = CLEANOUT
DB. = DEED BOOK
ELEV. = ELEVATION
EX. = EXISTING
F.C. = FACE OF CURB
FL. = FLOWLINE
FT. = FEET
FND. = FOUND
G. = GAS
H.W. = HIGH WATER
LFB. = LOW FLOW BLOCKED
M.H. = MANHOLE
N/F. = NOW OR FORMERLY
P.B. = PLAT BOOK
PG. = PAGE
PR. = PROPOSED
P.V.C. = POLYVINYL CHLORIDE PIPE
R.C.P. = REINFORCED CONCRETE PIPE
R/W. = RIGHT-OF-WAY
SQ. = SQUARE
T. = TELEPHONE CABLE
T.B.A. = TO BE ABANDONED
T.B.R. = TO BE REMOVED
T.B.R. & R. = TO BE REMOVED AND REPLACED
TYP. = TYPICALLY
U.I.P. = USE IN PLACE
U.O.N. = UNLESS OTHERWISE NOTED
V.C.P. = VITRIFIED CLAY PIPE
W. = WATER
(86'W) = RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
ACCESSIBLE PARKING
PROPOSED CONTOUR
PROPOSED SPOT
PROPOSED STORM
PROPOSED SANITARY
PROJECT BOUNDARY
FLOODWAY

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, ELEV = 469.13-469.95), FLOODWAY AREAS IN ZONE AE, FLOOD ZONE AE (FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDS; BASE FLOOD ELEVATIONS DETERMINED, ELEV = 469), AND FLOOD ZONE X SHADDED AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD NOT SHOWN. AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES WITH 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0145K WITH AN EFFECTIVE DATE OF 02/04/2015 AND REVISED TO REFLECT LOMR NOV. 16, 2017 CASE NO. 17-07-0742P. BY GRAPHICALLY PLOTTING.

SITE BENCHMARK

ELEV = 465.84
FIND CUT CROSS ON EASTERN MEDIAN ISLAND OF ROUNDABOUT AS SHOWN HEREON.

EXISTING AG LEVEE PROVIDES FLOOD PROTECTION FOR RIVER ELEVATIONS BELOW THE 5-YEAR FLOOD EVENT

ST. LOUIS COUNTY BENCHMARK

BENCHMARK#2357
NAVD83 Elev = 461.00
Standard DNR aluminum disk stamped SL-38A situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard; roughly 49 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.5 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

PROJECT APPROVALS

U.S. ARMY CORPS OF ENGINEERS - SECTION 408 - PERMISSION TO PROCEED DATED APRIL 25, 2024 (OD-R 22-036 - PROPERTIES WEST OF CVAC (GATEWAY STUDIOS) - MOLD, MONARCH-CHESTERFIELD LEVEE DISTRICT, ST. LOUIS COUNTY, MISSOURI

MONARCH-CHESTERFIELD LEVEE DISTRICT CONSENT MEMO DATED JULY 19, 2024

GUMBO FLATS BOUNDARY ADJUSTMENT PLAT RECORDED IN BK: 372, PGS: 189-191 - APRIL 24, 2024

CITY OF CHESTERFIELD SITE DEVELOPMENT PLAN APPROVAL DATED AUGUST 16, 2024 SDP RECORDED IN BK: 372, PGS: 451-462 - AUGUST 26, 2024

CITY OF CHESTERFIELD GRADING PERMIT DATED FEBRUARY 26, 2025 (G-120-24)

PREPARED FOR
GUMBO FLATS PROPERTIES, LLC
500 FOX RIDGE ROAD
FRONTENAC, MO 63131
MR. JERRY KERR - MANAGER
PHONE: (855) 332-4777

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-3001 FAX: (636) 530-9100
e-mail: jkerr@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

TEXT AMENDMENT TO PC ORD.# 3229

17955, 17965 & 17985 NORTH OUTER 40 ROAD
CHESTERFIELD, MO 63005



03/06/2025

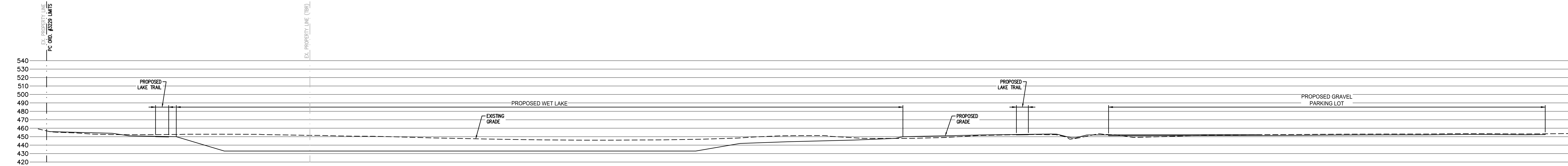
GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

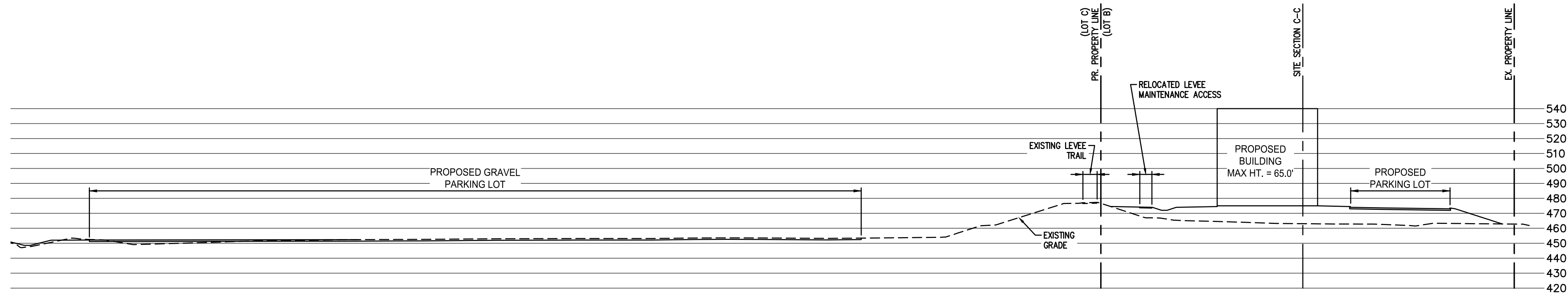
DATE	BY	REVISION
03/06/2025	GM.S.	222-7282.1
R.S.G. #		BASE MAP
S.L.C. HAT #		16W & 17W HAT SUR. #
M.D.N.R. #		

SHEET TITLE:	PRELIMINARY DEVELOPMENT PLAN
SHEET NO.:	PDP 1.0

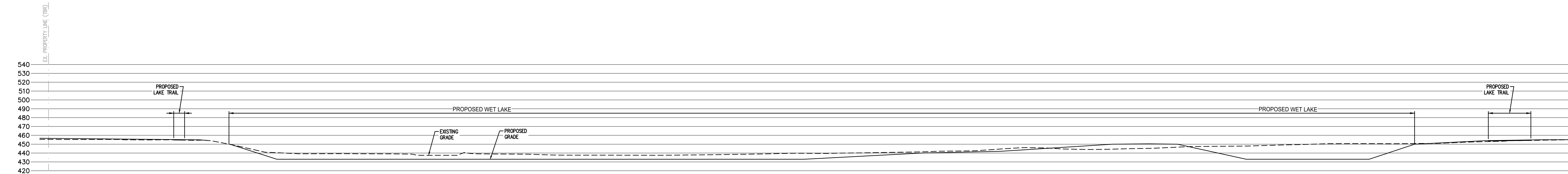
DATE: 03/06/2025
DRAWN BY: G.M.S.
CHECKED BY: G.M.S.
DATE: 03/06/2025
JOB NO: 222-7282.1
R.S.D. P. # 16W & 17W
S.L.C. HAT # HAT SUP. #
M.D.N.R. #



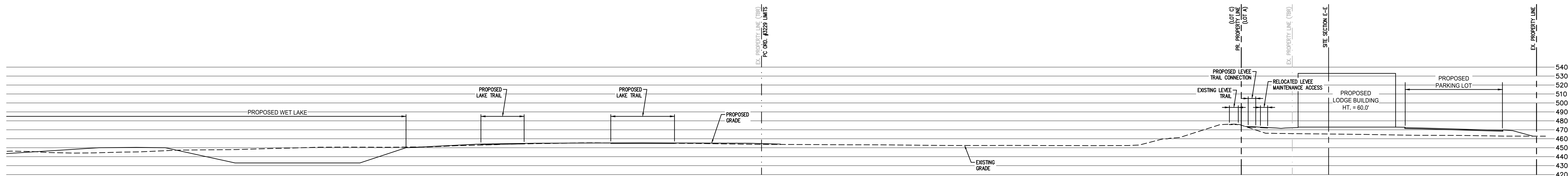
SITE SECTION A-A
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'



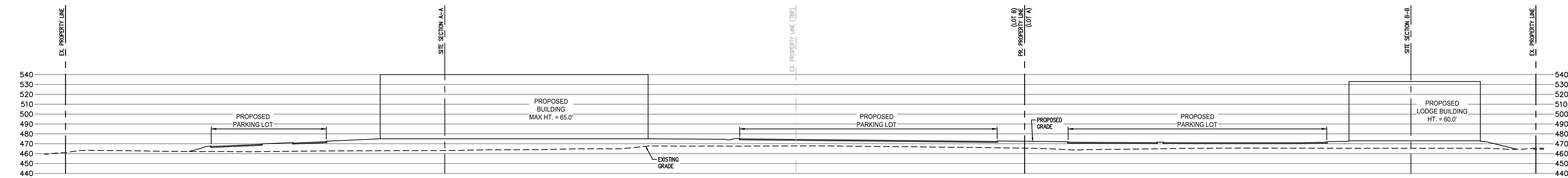
SITE SECTION A-A
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'



SITE SECTION B-B
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'



SITE SECTION B-B
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'



SITE SECTION C-C
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

TEXT AMENDMENT TO PC ORD.# 3229

17965, 17965 & 17985 NORTH OUTER 40 ROAD
CHESTERFIELD, MO 63005



03/06/2025

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

REVISIONS:

DRAWN BY: A.C.D. CHECKED BY: G.M.S.
DATE: 03/06/2025 JOB NO: 222-7282.1
R.S.D. P. # 16W & 17W
S.L.C. HAT # HAT SUP. #
M.D.N.R. #

SHEET NO.:

SITE SECTIONS

SHEET NO.:
PDP 2.0

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:

- a. Auditorium
- b. Art gallery
- c. Art studio
- d. Banquet facility
- e. Bakery
- f. Bar
- g. Brewpub
- h. Coffee shop
- i. Commercial service facility
- j. Film drop-off and pick up stations
- k. Film processing plant
- l. Financial institution, No drive-thru
- m. Gymnasium
- n. Hotel
- o. Motorcycle, ATV, and similar motor vehicles dealership
- p. Office-Dental
- q. Office-General
- r. Office-Medical

- s. Parking area (stand-alone), including garages for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours
 - t. Professional and technical service facility
 - u. Recreational facility
 - v. Restaurant – Sit down
 - w. Restaurant – Fast food, no drive-thru
 - x. Restaurant – Take out
 - y. Retail sales establishment – Community
 - z. Retail sales establishment – Neighborhood
 - aa. Theater, indoor
 - bb. Theater, outdoor
2. The permitted uses above are permitted south of the existing Levee Trail with the exception of use “s” which is applicable to either side of the existing Levee Trail.
 3. Use “o” shall allow indoor sales, storage, and indoor display only. No outdoor inventory is allowed.
 4. Hours of Operation.
 - a. Uses “y” and “z” listed above will be subject to hours of operation for the public from 6:00 AM to 11:00 PM.

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

1. Any improvements north of the Levee Trail shall substantially conform with the Preliminary Development Plan.
2. Below are the structure requirements for the south side of the existing Levee Trail measured from the Levee toe/property line described in the survey.
 - a. Height

The maximum height of the building, exclusive of roof screening, shall not exceed sixty-five (65.0) feet.
 - b. Building Requirements

A minimum of thirty-five percent (35%) open space is required for each lot within this development. In the event that parcels include areas on both the north and south side of the existing Levee Trail, areas south of the Levee Trail shall contain a minimum of thirty-five percent (35%) open space as measured from the south line of the 15' wide Hiking and Biking Trail Easement, as recorded in BK. 20217 Pgs. 2144-2203.

- c. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

Structure requirements are for properties south of the existing Levee Trail measured from Levee toe or property line as shown in the survey as exhibit B.

1. Structure Setbacks

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

- a) Thirty (30) feet from the right-of-way of N. Outer Forty Road on the south boundary of the Planned Commercial (PC) District.
- b) The south line of the Levee Easements as recorded in DB. 10348, Pg. 306 & DB. 10524, Pg. 1708.
- c) Thirty-five (35) feet from the east and west boundary of the Planned Commercial (PC) District.

2. Parking Setbacks for properties on the south side of the existing Levee Trail measured from Levee toe/ property line as shown in the Exhibit B.

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

- a) Thirty (30) feet from the right-of-way of N. Outer Forty Road.
- b) The south line of the Levee Easements as recorded in DB. 10348, Pg. 306 & DB. 10524, Pg. 1708.
- c) Twenty-five (25) feet from the east and west boundary of this Planned Commercial District.
- d) One hundred twenty (120) feet from the north line of the 15.0' wide hiking and biking trail easement, as recorded in Bk. 20217 Pgs. 2144-2203

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. No construction related parking shall be permitted within right of way or on any existing roadways or on City property at the Chesterfield Valley Athletic Complex and parking area north of the levee. All construction related parking shall be confined to the development.
4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Cross access shall be provided to the adjoining properties to the east, west and north as directed by the City of Chesterfield and a cross-access/maintenance agreement shall be executed by the City and property owner regarding the existing shared access drive prior to issuance of permits.
4. Access to Missouri Department of Transportation (MoDOT) road right-of-way and improvements within MoDOT road right-of-way (N. Outer 40 Road) shall be as directed by MoDOT.

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. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in a development, the access shall meet the requirements in as per City Code.
3. If a gated access is installed, a minimum stacking distance of sixty (60) feet shall be provided, and a turnaround for rejected vehicles, designed to accommodate a single unit truck, must be provided in advance of the gate.
4. Obtain approvals from the City of Chesterfield, MoDOT, and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
5. Provide street connections to the adjoining properties as directed by the City of Chesterfield.
6. Additional right-of-way and road improvements shall be provided, as required by MoDOT and the City of Chesterfield.

7. Any work in MoDOT right-of-way will require separate permit from MoDOT.
8. Any water taps in MoDOT right-of-way will require separate permit issued to the plumber/contractor doing the work.
9. Pedestrian improvements and connections to and/or across the Levee Trail will require review and approval of the City of Chesterfield and Monarch Chesterfield Levee District.
10. The existing shared access drive shall be evaluated and improved, if necessary, as directed by the City of Chesterfield, to meet the City's existing needs and the increased traffic demand resulting from the development.
11. The existing portion of the Levee Trail at the road crossing shall be reviewed and improved, if necessary, as directed by the City of Chesterfield to meet the City's existing needs and the increased traffic demand resulting from the development.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto N. Outer 40 Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

All development improvements shall be above the net seepage berm section. Geotechnical seepage analyses shall be submitted to demonstrate no adverse effect to the flood protection system from all proposed improvements.

M. 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 seventy-two (72) 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.

N. STORM WATER

1. Storm water shall be as approved by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch Chesterfield Levee District.
2. The site shall provide for the positive drainage of storm water. Stormwater from the portion of the site south of the levee shall flow into the Chesterfield Valley Storm Water Master system and ultimately along North Outer 40 Road to Pump Station 4. Off-site improvements may be required to ensure adequate positive drainage from this development to Pump Station 4.
3. Detention/retention and channel protection measures are to be provided in each watershed as required by the Metropolitan St. Louis Sewer District and Monarch Chesterfield Levee District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on all Site Development Plans.
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 Monarch Chesterfield Levee District, Metropolitan St. Louis Sewer District, and the City of Chesterfield.
5. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of stormwater management facilities shall be identified on all Site Development Plans.
6. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield, Monarch Chesterfield Levee District, and the Metropolitan Saint Louis Sewer District.

O. SANITARY SEWER

1. Easements will be required to allow for future public sewer extensions to adjacent tracts.
2. If sanitary service is proposed on the river side of the levee, the system would need to be designed as to minimize infiltration during a high water event.
3. Projects that affect wetland or waters of the United States will likely be accompanied by an additional assessment of the feature as required by the U.S. Army Corp of Engineers and/or Missouri Department of Natural Resources under the Clean Water Act section 401/404 permitting requirements. MSD may require documentation that the project has satisfied 401/404 permitting requirements prior to plan approval, or documentation that the activities are exempt.
4. The project is subject to the Caulk Creek Surcharge.
5. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District

P. GEOTECHNICAL REPORT

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

Q. MISCELLANEOUS

1. An opportunity for recycling shall be provided in accordance with Chapter 235 of City Code.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Any retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.

4. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study, No-Rise Certification, and/or Floodplain Development Permit/Application, as necessary, 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 Chapter 405, Article 5 of Chesterfield City Code for specific requirements.
5. Gravel parking is allowed on the properties north of the existing Levee Trail.
6. Gravel parking area on the north side of the Levee not to be used as a storage area associated with dealership or repair uses or for inventory.
7. Spray water to control dust on the gravel lot.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Traffic Generation Assessment (TGA) Area E as established by City of Chesterfield [Ordinance 3207](#).

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule effective at the time of development.

The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

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

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

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be the sum of \$1,055.06 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,347.45 per acre for the total area as approved on the Site Development Plan.

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

D. SANITARY SEWER

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

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

The amount of all required contributions for storm water and primary water line improvements, if not submitted by January 1, 2026, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation & Public Works.

IV. 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.

V. 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.

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

Planning Commission Public Hearing/Vote Report

Meeting Date: April 28th, 2025

From: Alyssa Ahner, Senior Planner

Location: South of the intersection of Chesterfield Airport Road and Olive Street Road.

Description: **P.Z. 03-2025 The Wedge:** An ordinance amendment to modify development criteria for an existing “PC” Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road.

PROPOSAL SUMMARY

The City of Chesterfield, on behalf of Energy Marketing 709, LLC, is requesting an amendment to [Ordinance 2820](#) in order to modify the development criteria of a “PC” Planned Commercial District. The modifications requested are in response to a lawsuit that began back in 2017 and are part of the ongoing settlement.

SITE HISTORY

Ordinance 2820 was established in 2013 and included language for access to the site. More specifically, it included language that prohibited left turn movements out of the development at the easternmost access point on Chesterfield Airport Road and the requirement that the development must construct a barrier median separating the westbound and eastbound lanes of Chesterfield Airport Road.



Figure 1: Subject Site

A Site Development Plan was submitted in 2015 and the proposed development did not meet the access criteria established in the zoning ordinance. St. Louis County Department of Transportation, owner of Chesterfield Airport Road and Olive Street Road, provided comments on the Site Development Plan stating that “for traffic safety reasons the barrier median will not be permitted to be constructed on Chesterfield Airport Road. In addition the

left turn movement out of the easternmost access to Chesterfield Airport Road is required for adequate access and to enhance traffic safety". The City was later sued for reasons related to roadway jurisdiction.

STAFF ANALYSIS

The proposed Attachment A includes both the removal and modification to development criteria. There are no changes to the permitted uses. Please see below for the list of substantive changes:

- Removal of the requirement to construct a barrier median.
- Removal of the language prohibiting left turn movements.
- Removal of the language requiring a traffic generation assessment contribution.
- Reduction of structure and parking setbacks on Chesterfield Airport Rd and Olive Street Rd from 30 feet to 15 feet.
- Reduction of structure and parking setbacks on Old Olive Street Rd from 15 feet to 5 feet.
- Parking and loading requirements have been modified to state that *"the development shall substantially conform to the Preliminary Development Plan"* (PDP) i.e., the development would not adhere to [Section 405.04.040 Off-Street Parking, Stacking, and Loading Space Requirements](#). The parking shown on the PDP is what would be permitted during the review of an Amended Site Development Plan and it should be noted that this is an excess of what is allowed per Code. The maximum parking allowed for "filling station and convenience store with pump stations" or "retail sales, community" is 120% of the minimum parking required. The PDP depicts the "filling station and convenience store with pump stations" being parked at roughly 223% of the minimum parking requirements and the "retail sales, community" being parked at roughly 148% of the minimum parking requirements.
- Landscape and tree requirements have been modified to state that *"the development shall substantially conform to the Preliminary Development Plan"* (PDP) i.e., the development would not adhere to the [Section 405.04.020 Tree Preservation and Landscape Requirements](#). The landscaping shown on the is PDP is what would be permitted during the review of an Amended Site Development Plan.

The City is not soliciting comments from external agencies during this ordinance amendment. Staff's review has been limited to items that are under the City's jurisdiction i.e., access to the site from Olive Street Road or Chesterfield Airport Road has not been reviewed. External agencies will be provided with the opportunity to review when permits are applied for.

DEPARTMENT INPUT

Staff has reviewed the ordinance amendment and recommends approval. The project has been added to the agenda for both a public hearing and a vote. Upon recommendation by Planning Commission, the request will continue to Planning & Public Works Committee prior to final approval by City Council. The review of an Amended Site Development Plan and Sign Package will follow shortly after the ordinance amendment.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- "I move to approve (or deny) P.Z. 03-2025 The Wedge as presented."
- "I move to approve P.Z. 03-2025 The Wedge with the following conditions..."

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:

- a. Animal grooming service.
- b. Art studio.
- c. Automotive retail supply.
- d. Bakery.
- e. Bar.
- f. Barber or beauty shop.
- g. Brewpub.
- h. Car wash.
- i. Coffee shop.
- j. Coffee shop, drive-thru.
- k. Commercial service facility.
- l. Drug store and pharmacy.
- m. Drug store and pharmacy, drive-thru.
- n. Dry cleaning establishment.
- o. Filling station and convenience store with pump stations.
- p. Financial institution, no drive-thru.
- q. Financial institution, drive-thru.
- r. Grocery--Community.
- s. Grocery--Neighborhood.
- t. Kennel, boarding.
- u. Office, general.
- v. Oil change facility.

- w. Recreation facility.
 - x. Restaurant, fast food.
 - y. Restaurant, sit down.
 - z. Restaurant, take out.
 - aa. Retail sales establishment, community.
 - bb. Retail sales establishment, neighborhood.
 - cc. Veterinary clinic.
2. The above uses shall be restricted as follows: Drive-thru window for use 1.(j) Coffee Shop, drive-thru, 1.(x) Restaurant, fast food, 1.(y) Restaurant, sit down, and 1.(z) Restaurant, take out shall only be permitted within the same structure as use 1.(o) Filling station and convenience store with pump stations.
 3. Hours of Operation.
 - a. Hours of operation for this "PC" District shall be restricted as follows: Hours of operation for the convenience store and filling station, including any accessory uses within that structure, shall be unrestricted. Hours of operation for all other uses shall be permitted from 7:00 a.m. to 11:00 p.m. only.
 - b. Hours of operation for retail uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
 4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty (40) feet.
 - b. The maximum height of a flagpole shall not exceed sixty (60) feet.
2. Building Requirements
 - a. A minimum of 35% openspace is required for this development.
 - b. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

1. STRUCTURE SETBACKS

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

- a. Fifteen (15) feet from the right-of-way of Chesterfield Airport Road.
- b. Fifteen (15) feet from the right-of-way of Olive Street Road.
- c. Five (5) feet from the right-of-way of Old Olive Street Road.

2. PARKING SETBACKS

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

- a. Fifteen (15) feet from the right-of-way of Chesterfield Airport Road.
- b. Fifteen (15) feet from the right-of-way of Olive Street Road.
- c. Five (5) feet from the right-of-way of Old Olive Street Road.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall substantially conform to the Preliminary Development Plan.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall substantially conform to the Preliminary Development Plan.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the City of Chesterfield/St. Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

1. The development shall adhere to the Lighting Standards of the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum 5'8" high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan or Site Development Section Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development, except for the access to Out Lot A, shall be as shown on the Preliminary Plan, and adequate sight distance shall be provided, as directed by the City of Chesterfield, Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
 - a. The access to Out Lot A shall be as directed by the City of Chesterfield.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by St. Louis County Department Transportation and/or the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along the Olive Street Road and Chesterfield Airport Road frontages of the site. The sidewalks shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalks may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
2. Obtain approvals from the City of Chesterfield and St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
3. Additional right-of-way and road improvements shall be provided, as required by the City of Chesterfield and the St. Louis County Department of Transportation.
4. Provide a twelve (12) foot wide right turn lane on Chesterfield Airport Road with six (6) foot shoulders with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Transportation.

5. Construct a pork-chop median at the westernmost access point to the development along Chesterfield Airport Road as directed by the St. Louis County Department of Transportation.
6. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Transportation.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

1. The City of Chesterfield City Council shall have automatic power of review of all Site Development Plans for this development. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. 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.
3. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
4. Provide stormwater management facilities as required by the City of Chesterfield, Metropolitan St. Louis Sewer District, and Monarch-Chesterfield Levee District. The location and types of storm water management facilities shall be identified on all Site Development Plans or Site Development Section Plans.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, St. Louis County Department of Transportation, Monarch-Chesterfield Levee District,

Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD), and Missouri Department of Transportation.

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

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

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

16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, St. Louis Department of Transportation, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD), and Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

1. ROADWAY

A traffic generation assessment is not required for this development.

2. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$1,055.06 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

3. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,347.45 per acre for the total area as approved on the Site Development Plan.

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

Special Use Permit is required. Funds shall be payable to Treasurer, St. Louis County.

4. SANITARY SEWER

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

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

5. ADDITIONAL CONDITIONS

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

The amount of all required contributions for storm water and primary water line improvements, if not submitted by January 1, 2025, 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 Transportation.

IV. RECORDING

1. 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.

V. ENFORCEMENT

1. 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.
2. 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.
3. 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.
4. Waiver of Notice of Violation per the City of Chesterfield Code.
5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

Energy Marketing
2nd Amended Site Development Plan

A tract of land being Lot 2 and Outlot A of McGrath Plaza,
part of Lot 6 of the Subdivision of R. H. Stevens Farm and
part of U. S. Survey 102, Township 45 North - Range 3 East,
St. Louis County, Missouri

- LEGEND
- UTILITY POLE
 - LIGHT STANDARD
 - MANHOLE
 - TREE
 - WATER VALVE
 - WATER METER
 - TREE LINE
 - CONC. P.V.M.T.
 - SIGN
 - OVERHEAD UTILITY
 - FENCE
 - SEWER CLEANOUT
 - ELECTRIC BOX
 - BOLLARD
 - GUY WIRE



LOCATION MAP



**Civil & Environmental
Consultants, Inc.**
3000 Little Hills Expressway, Suite 102
St. Charles, MO 63301
314-656-4566 www.ccecinc.com

Energy Marketing

A tract of land being Lot 2 and Outlot A of McGrath Plaza,
part of Lot 6 of the Subdivision of R. H. Stevens Farm and
part of U. S. Survey 102, Township 45 North - Range 3 East,
St. Louis County, Missouri

Prepared For:
Energy Marketing 709 LLC

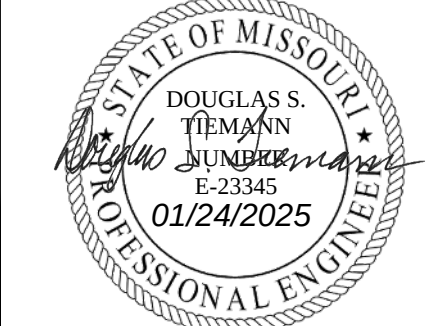
2130 Kipling Avenue
St. Louis, MO 63121-5505
314-383-3700

REVISIONS

NO.	DATE	DESCRIPTION
	09/25/16	FOR CITY APPROVAL
	09/25/16	FOR CITY APPROVAL
	09/27/18	FOR CITY APPROVAL
	09/27/18	STREET LIGHTING ADDED
	07/24/19	REVISE PER CLIENT
	07/24/24	REVISE PER CLIENT
	12/11/24	REVISE PER CLIENT

ENGINEERS AUTHENTICATION

The responsibility for professional engineering
work on this project is hereby limited to the set of
plans authorized by the seal, signature, and date
of the engineer. No other engineering plans in this project
and specifically exclude revisions to the site unless
reauthorized.



DOUGLAS S. TEMANN, PE
PROFESSIONAL ENGINEER
LICENSE E-23345

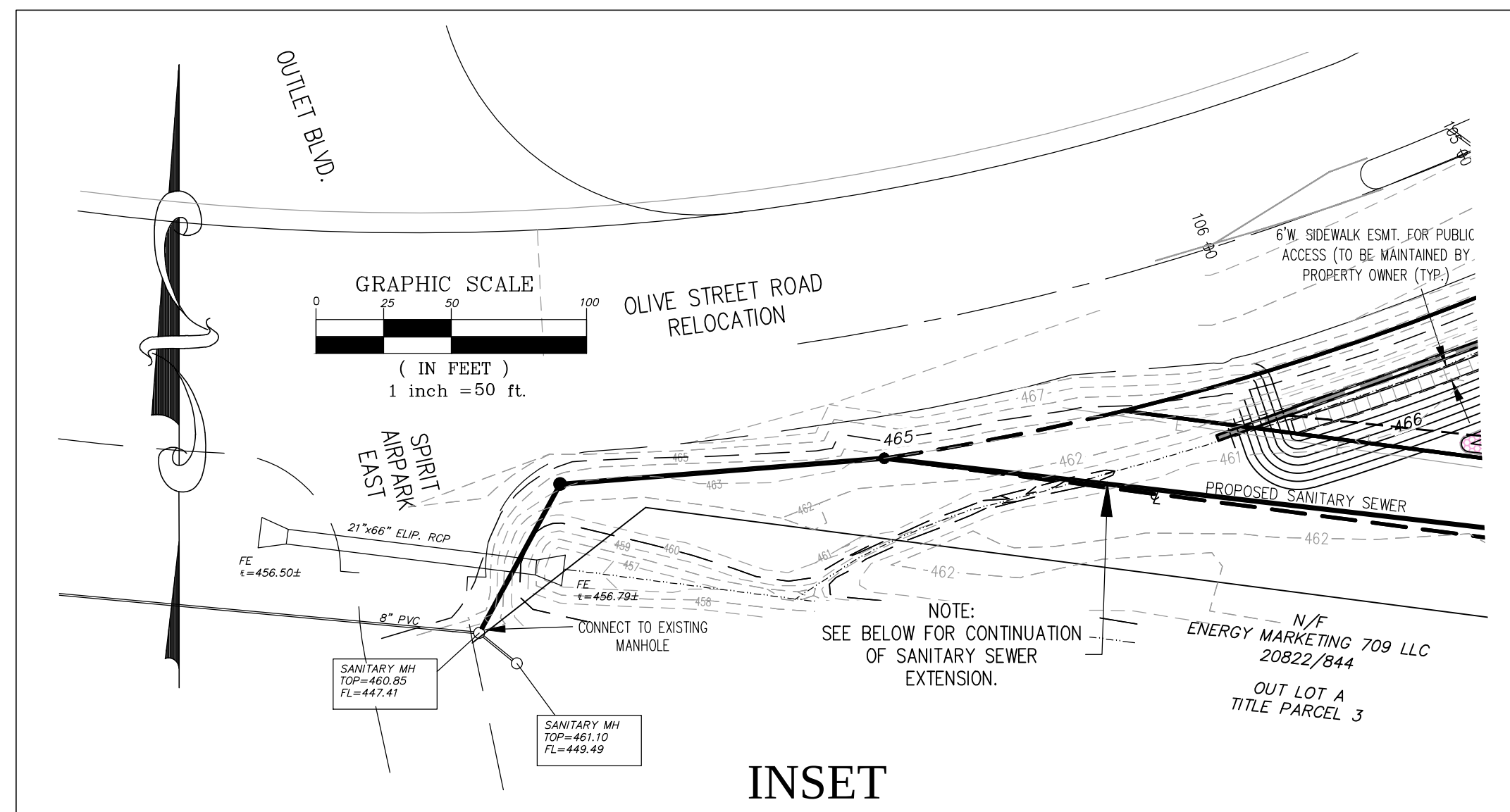
DRAWN DWD	DATE 06/19/24
CHECKED DST	DATE

PROJECT # 09056.EMKT.00R
CEC # 325-768 FB 1287

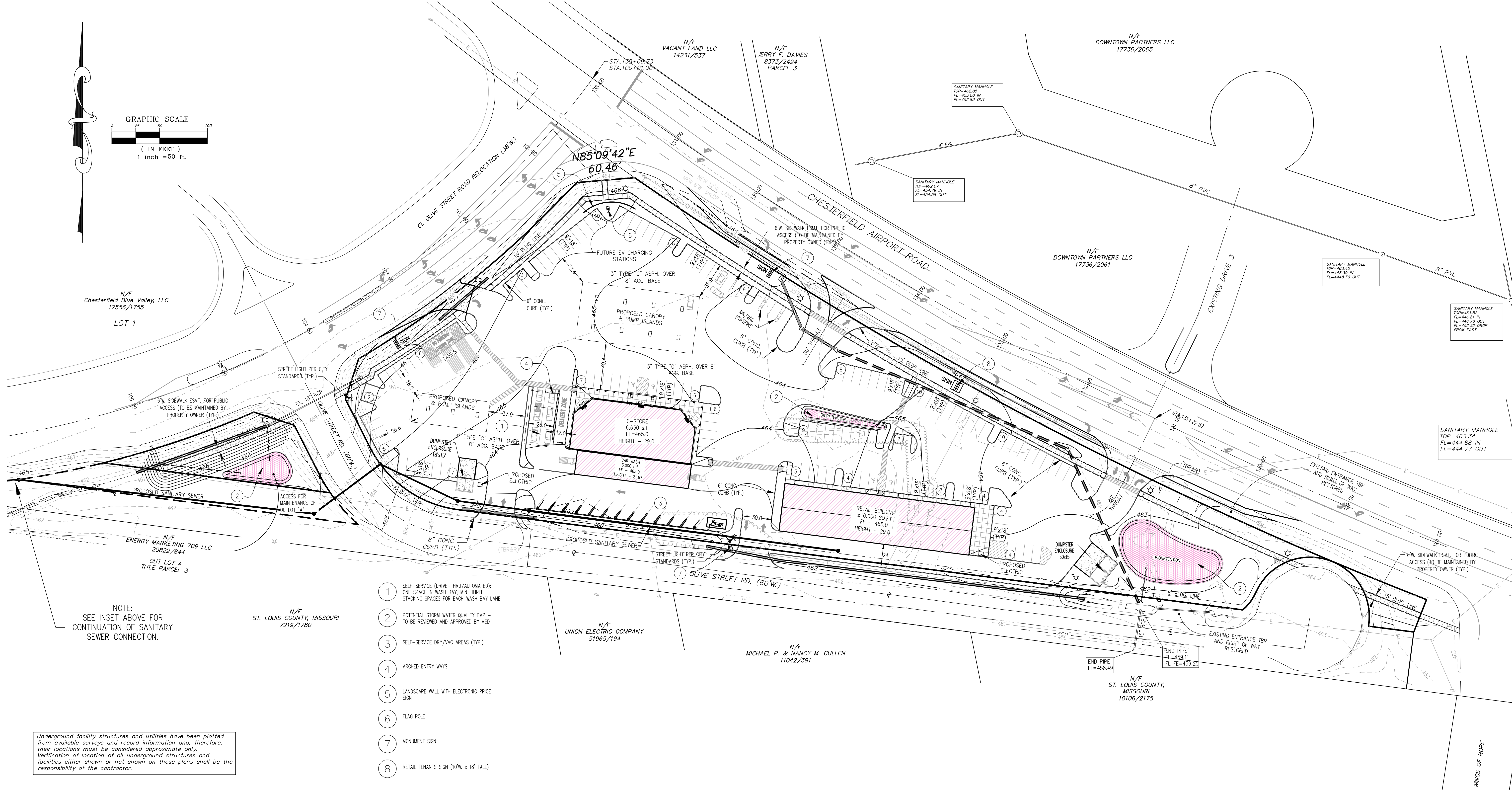
SITE DEVELOPMENT PLAN
18423 OLIVE STREET ROAD

SHEET 2 OF 3

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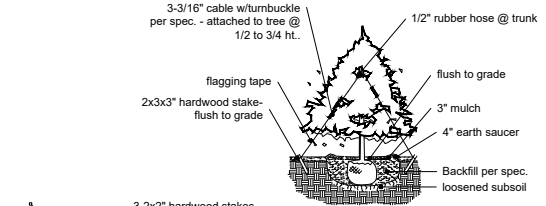
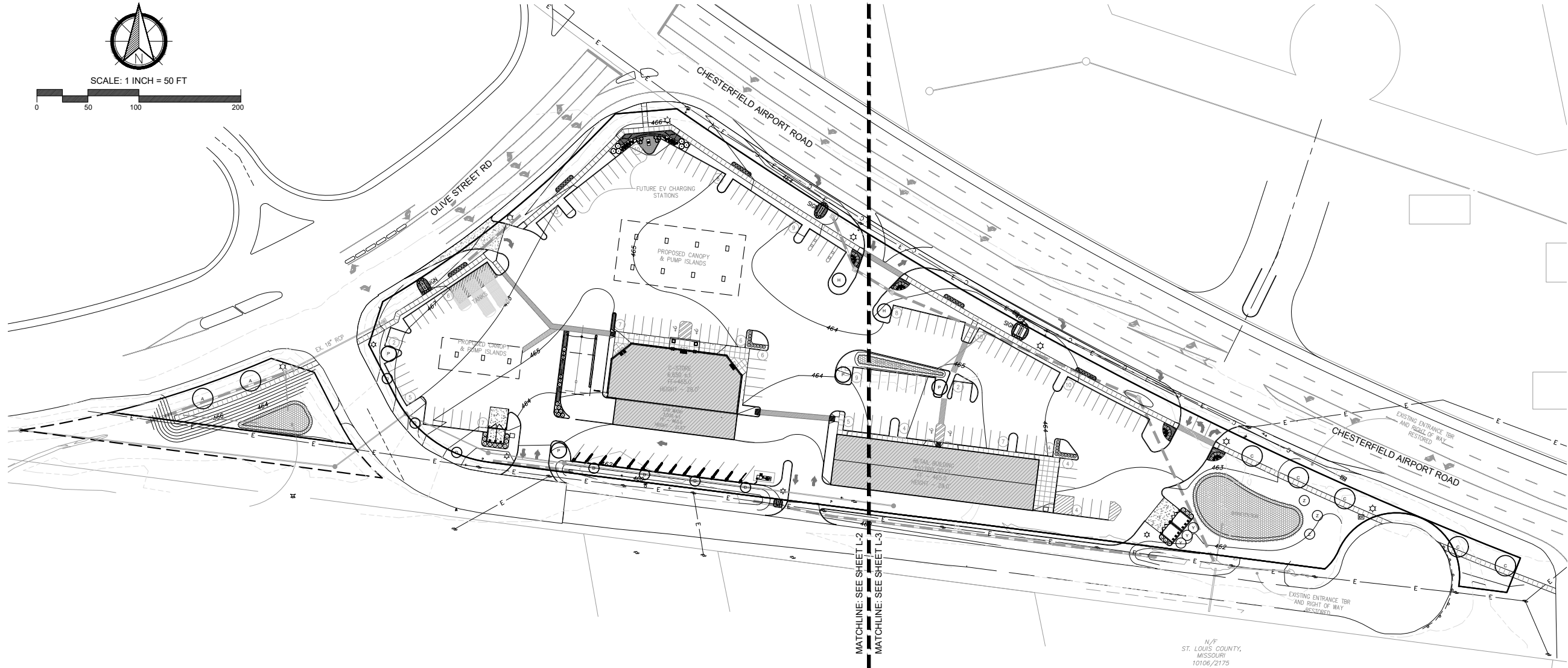
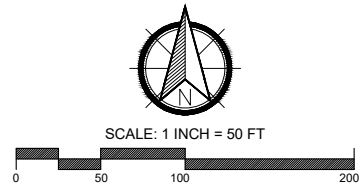


INSET

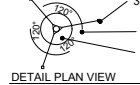


- SELF-SERVICE (DRIVE-THRU/AUTOMATED):
ONE SPACE IN WASH BAY, MIN. THREE
STACKING SPACES FOR EACH WASH BAY LINE
- POTENTIAL STORM WATER QUALITY BMP -
TO BE REVIEWED AND APPROVED BY MSD
- SELF-SERVICE DRY/VAC AREAS (TYP.)
- ARCHED ENTRY WAYS
- LANDSCAPE WALL WITH ELECTRONIC PRICE
SIGN
- FLAG POLE
- MONUMENT SIGN
- RETAIL TENANTS SIGN (10'W. x 18' TALL)

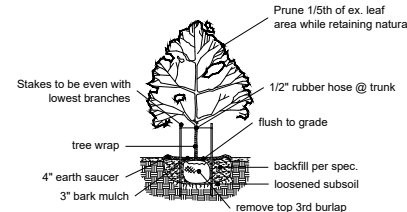
Underground facility structures and utilities have been plotted
from available surveys and record information and, therefore,
their locations must be considered approximate only.
Verification of location of all underground structures and
facilities either shown or not shown on these plans shall be the
responsibility of the contractor.



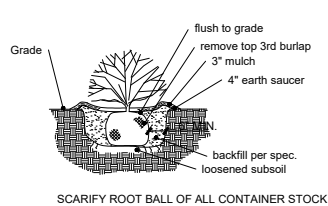
TYPICAL EVERGREEN PLANTING



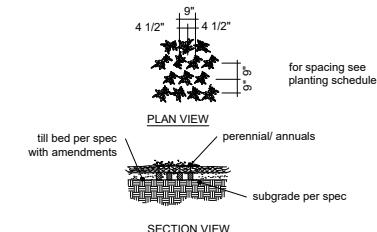
DETAIL PLAN VIEW



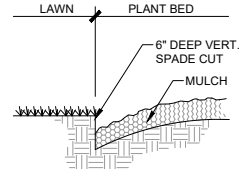
CANOPY TREE PLANTING



TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

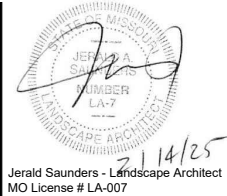


SPADE CUT BED EDGE

- LANDSCAPE NOTES:**
1. LAWN AREAS SHALL BE TURF-TYPE TALL FESCUE GRASS OR APPROVED EQUAL.
 2. TOPSOIL IN ALL DISTURBED LAWN AREAS AT 6\"
 3. SOIL MIX IN ALL SHRUB BEDS AT 8\"
 4. MULCH TO BE 1.5\"
 5. MULCH BEDS TO RECEIVE WOVEN GEOTEXTILE POLYPROPYLENE LANDSCAPE FABRIC WEED BARRIER BELOW ROCK MULCH.
 6. BED EDGES TO BE SPADE CUT. SEE DETAIL.
 7. ALL LANDSCAPED AREAS, INCLUDING ISLANDS, SHALL BE PROVIDED WITH MECHANICAL, IN-GROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

PLANTING SCHEDULE									
STREET-SPECIFIC CANOPY TREES									
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MATURE HEIGHT	SIZE CLASS	GROWTH RATE	GROWTH RATE %
A	2	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5\"cal	B&B	35-45'	Large	Fast	
C	5	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5\"cal	B&B	40-50'	Large	Fast	
D	7	Quercus robur x bicolor 'Nadler' (columnar)	Kindred Spirit Oak	2.5\"cal	B&B	45+'	Large	Medium	17%
CANOPY TREES									
H	2	Acer rubrum 'Armstrong' (columnar)	Armstrong Maple	2.5\"cal	B&B	50-60'	Large	Fast	
UNDERSTORY TREES									
P	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5\"cal	B&B	15-20'	Small	Medium	9.8%
EVERGREEN TREES									
X	15	Juniperus virginiana 'Taylor'	Taylor Upright Juniper	6\"	ht	B&B	15-20'	Small	Medium 36.6%
Y	3	Picea glauca	White Spruce	6\"	ht	B&B	35-40'	Medium	Medium 7.3%
Z	3	Picea pungens	Colorado Blue Spruce	6\"	ht	B&B	35-40'	Medium	Medium 7.3%
SHRUBS									
a	6	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24\"	Cont.				
b	35	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	15\"	Cont.				
c	41	Buxus 'Green Velvet'	Green Velvet Boxwood	18\"	Cont.				
d	6	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	18\"	Cont.				
e	12	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	18\"	Cont.				
ORNAMENTAL GRASSES									
oga	38	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3	gal	Cont.			
ogb	23	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3	gal	Cont.			
PERENNIALS									
aa	33	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1	gal	24\"	o.c.		
bb	20	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	1	gal	24\"	o.c.		
cc	12	Salvia x sylvestris 'Mainacht'	May Night Salvia	1	gal	24\"	o.c.		
dd	122	Liriope muscari 'Variegata'	Variegated Liriope	1	qt	18\"	o.c.		
ee	96	Chrysanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1	qt	18\"	o.c.		

- GENERAL NOTES & CALCULATIONS (PER CITY OF CHESTERFIELD LANDSCAPE REQUIREMENTS):**
1. STREET TREES SHALL BE LOCATED WITHIN A STREET RIGHT-OF-WAY UNLESS SO APPROVED BY VARIANCE.
 2. STREET TREES SHALL NOT BE PLANTED CLOSER THAN THREE (3) FEET TO ANY CURB.
 3. STREET TREES SHALL NOT BE PLACED WITHIN TWENTY-FIVE (25) FEET OF STREET LIGHTS, STREET SIGNS, AND INTERSECTIONS.
 4. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF STREET INLETS OR MANHOLES.
 5. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF A SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
32 PROPOSED TREES WITH SLOW/MEDIUM GROWTH RATE
+ 41 TOTAL PROPOSED TREES
78% SLOW/MEDIUM GROWTH RATE
 6. ALL LANDSCAPED AREAS, INCLUDING ISLANDS, SHALL BE PROVIDED WITH MECHANICAL, IN-GROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.



Consultants:

THE WEDGE

CHESTERFIELD, MISSOURI

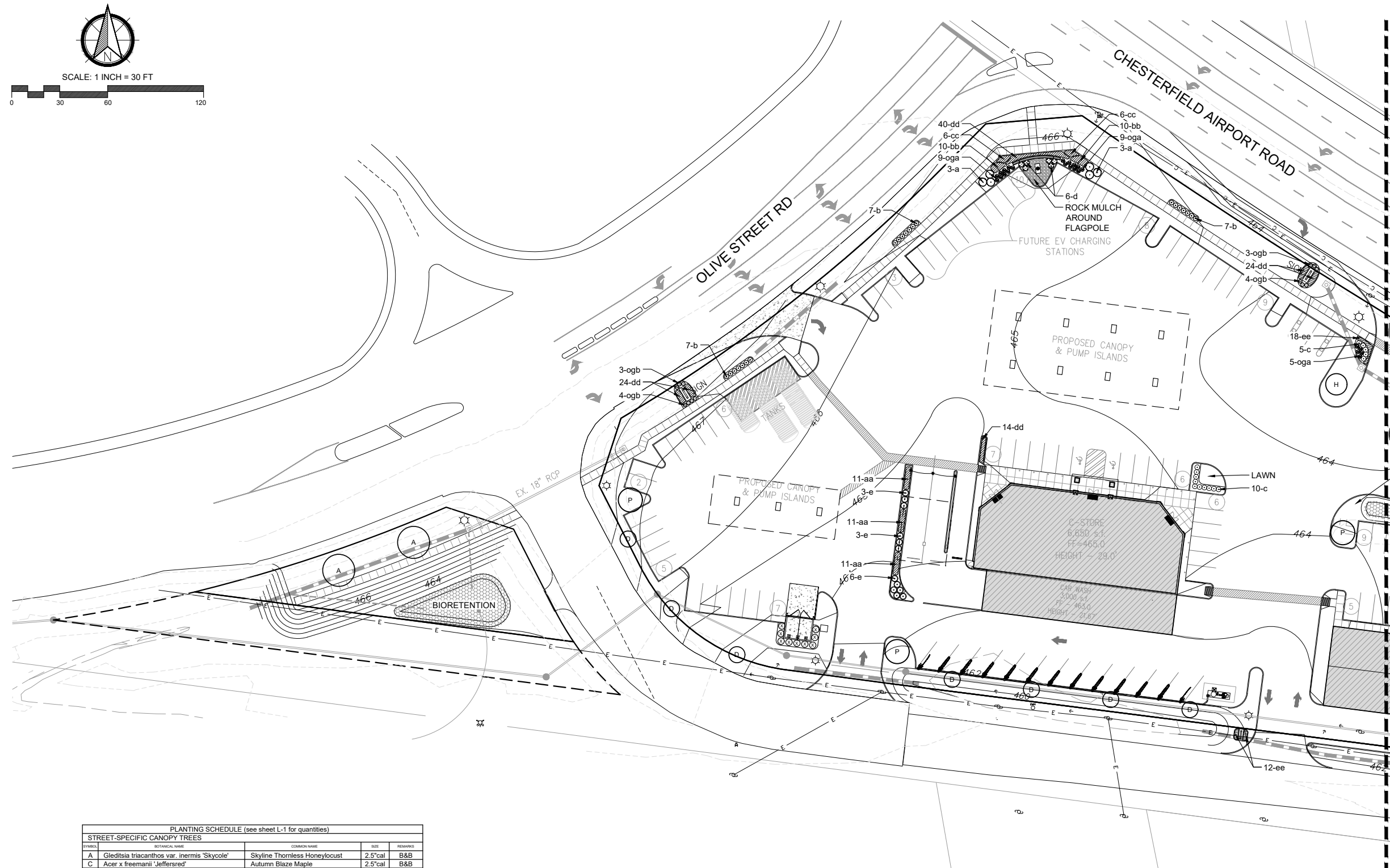
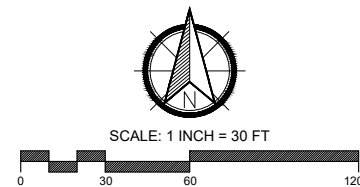
Revisions:		
Date	Description	No.
9/22/15	Plan Revision	
2/10/16	Plan Revision	
4/15/16	City Comments	
4/26/16	Plan Changes	
8/24/16	Plan Changes	
12/6/16	City Comments	
9/19/18	Plan Changes	
2/14/25	Plan Changes	

Drawn: LWH
Checked: JAS



Sheet Title:	OVERALL LANDSCAPE PLAN
Sheet No:	L-1
Date:	04/15/16
Job #:	957.001

PREPARED FOR:
STEVE MADRAS
ENERGY MARKETING
2130 KIENLEN AVE.
ST. LOUIS MO 63121
(314) 383-3700



PLANTING SCHEDULE (see sheet L-1 for quantities)				
STREET-SPECIFIC CANOPY TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	Skyline Thornless Honeylocust	2.5'cal	B&B
C	<i>Acer</i> x <i>fremianii</i> 'Jeffersred'	Autumn Blaze Maple	2.5'cal	B&B
D	<i>Quercus robur</i> x <i>bicolor</i> 'Nadler' (columnar)	Kindred Spirit Oak	2.5'cal	B&B
CANOPY TREES				
H	<i>Acer rubrum</i> 'Armstrong' (columnar)	Armstrong Maple	2.5'cal	B&B
UNDERSTORY TREES				
P	<i>Amelanchier</i> x <i>grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5'cal	B&B
EVERGREEN TREES				
X	<i>Juniperus virginiana</i> 'Taylor'	Taylor Upright Juniper	6' ht	B&B
Y	<i>Picea glauca</i>	White Spruce	6' ht	B&B
Z	<i>Picea pungens</i>	Colorado Blue Spruce	6' ht	B&B
SHRUBS				
	<i>Juniperus</i> x <i>pfitzeriana</i> 'Sea Green'	Sea Green Juniper	24"	Cont.
	<i>Spiraea japonica</i> 'Tracy'	Double Play Big Bang Spiraea	15"	Cont.
	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	18"	Cont.
	<i>Cornus sericea</i> 'Farrow'	Arctic Fire Redtwig Dogwood	18"	Cont.
	<i>Juniperus</i> x <i>pfitzeriana</i> 'Kallia's Compact'	Kallia's Compact Pfitzer Juniper	18"	Cont.
ORNAMENTAL GRASSES				
oga	<i>Panicum virgatum</i> 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal	Cont.
ogb	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Cont.
PERENNIALS				
aa	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	1 gal	24" o.c.
ab	<i>Rutxa x julida</i> var. <i>sulcata</i> 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	24" o.c.
ac	<i>Salvia</i> x <i>stylvestris</i> 'Mainacht'	May Night Salvia	1 gal	24" o.c.
dd	<i>Liriope muscarum</i> 'Variegata'	Variegated Liriope	1 qt	18" o.c.
ee	<i>Chrysanthemum</i> x <i>superbum</i> 'Snowcap'	Snowcap Shasta Daisy	1 qt	18" o.c.



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

THE WEDGE
CHESTERFIELD, MISSOURI

Revisions:		
Date	Description	No.
9/22/15	Plan Revision	
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4/15/16	City Comments	
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8/24/16	Plan Changes	
12/6/16	City Comments	
9/19/18	Plan Changes	
2/14/25	Plan Changes	

Drawn:	LWH
Checked:	JAS



loomis Associates Inc.
Securities State Certificate of Authority #: 1 AC #0000010

Sheet Title:	LANDSCAPE PLAN - WEST
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Sheet No:	L-2
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Date:	04/15/16
Job #:	957.001