



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, September 17, 2018
6:30 PM**

I. Appointments

- A. Laura Overturf – Chesterfield Blue Valley Community Improvement District**

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

- A. Bill No. 3207 - P.Z. 22-2017 Clarkson Center (2264 Clarkson Road) (Second Reading) Green Sheet Amendments are offered by the PPW Committee**
- B. Summit – Topgolf Lot A (Residence Inn) (Voice Vote)**
- C. Next Meeting – September 20, 2018 (5:45pm)**

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

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

- A. Amphitheater Budget Timing (Roll Call Vote)**
- B. Pool Management and Maintenance Contract (Roll Call Vote)**

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

VI. Report from the City Administrator – Mike Geisel

VII. Unfinished Business – Mayor Bob Nation

VIII. New Business – Mayor Bob Nation

IX. Adjourn –

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

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

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, September 17, 2018
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie Hass
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – September 5, 2018
 - B. Executive Session Minutes** – September 5, 2018
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Wednesday, September 26, 2018** – Planning Commission (7 pm)
 - B. Wednesday, October 3, 2018** – Next City Council Meeting (7 pm)
 - C. Thursday, October 4, 2018** – Planning and Public Works (5:45 pm)
 - D. Monday, October 8, 2018** – F&A Committee of the Whole – Budget Workshop (5:30pm)

VIII. APPOINTMENTS – Mayor Bob Nation

- A. Laura Overturf** – Chesterfield Blue Valley Community Improvement District

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Bill No. 3207 - P.Z. 22-2017 Clarkson Center (2264 Clarkson Road) (Second Reading) Green Sheet Amendments are offered by the PPW Committee**

- 2. Summit – Topgolf Lot A (Residence Inn) (Voice Vote)**

- 3. Next Meeting – September 20, 2018 (5:45pm)**

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

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

- 1. Amphitheater Budget Timing (Roll Call Vote)**

- 2. Pool Management and Maintenance Contract (Roll Call Vote)**

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

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

XIV. LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3207** - An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial to a “PC” Planned Commercial District for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive. (P.Z. 22-2017 Clarkson Center [2264 Clarkson Road])

20T610716). **(Second Reading) Planning Commission recommends approval. Motion to approve, as amended, by the Planning & Public Works Committee failed by a vote of 1-3.**

At its August 6, 2018 meeting, City Council postponed consideration of Bill No. 3207 until September 17th upon such request from the Petitioner. Green Sheet Amendments are offered by the PPW Committee

XV. ADJOURNMENT

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

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

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



RECORD OF PROCEEDING

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

SEPTEMBER 5, 2018

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

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

APPROVAL OF MINUTES

The minutes of the August 20, 2018 City Council meeting were submitted for approval. Councilmember Keathley made a motion, seconded by Councilmember Flachsbart, to approve the August 20, 2018 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Wendy Geckeler, 26 Chesterfield Lakes, spoke in support of payment of Metro Municipal League dues for 2019, and spoke in opposition to remote meeting participation (voting).

Mr. Robert Goldsmith, 2456 Baxton Way, supported elimination of the blue swoosh on the extreme west elevation and increased wall height from 6 feet to 8 feet for Mobil Mart at Baxter and Clayton (Brite Worx).

Ms. Jane Goldsmith, 2456 Baxton Way, supported elimination of the blue swoosh on the extreme west elevation and increased wall height from 6 feet to 8 feet for Mobil Mart at Baxter and Clayton (Brite Worx).

Ms. Lynn Wallis, 106 E. Washington, stated that she was available to answer questions pertaining to Mobil Mart at Baxter and Clayton (Brite Worx).

Mr. Stewart MacGregor, 2190 S. Mason Road, stated that he was available to answer questions pertaining to Mobil Mart at Baxter and Clayton (Brite Worx).

Mr. Kevin Kamp, 4848 Park 370 Blvd., stated that he was available to answer questions pertaining to Mobil Mart at Baxter and Clayton (Brite Worx).

Mr. Michael Kane, 1292 Stillhouse Creek, invited officials to attend a guitar event at the Chesterfield Heritage Museum.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, September 17, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Michelle Ohley, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3213 (Public Street Acceptance – Harmony Meadow Court) will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Ohley reported that Bill No. 3214 (Cittadino Place Lots 1 & 2 – Boundary Adjustment Plat) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, to postpone approval of a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Summit Topgolf Lot A (Residence Inn) until the September 17 City Council meeting, at the request of the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, to approve a Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Mobil Mart at Baxter and Clayton (Brite Worx) including an amendment recommended by the Planning & Public Works Committee to eliminate the blue swoosh on the extreme west elevation.

Councilmember Moore made a motion, seconded by Councilmember Hurt, to further amend the motion to increase the wall height along the western portion of the development from 6 feet to 8 feet. A voice vote was taken with an affirmative result (Councilmember Flachsbart voted "No") and the motion to amend was declared passed.

A voice vote was taken on the original motion as amended, with a unanimous affirmative result, and the motion, as amended, was declared passed.

Councilmember Ohley made a motion, seconded by Councilmember Mastorakos, to authorize the City Administrator to enter into a contract with Town Planning and Urban Design Collaborative for the update to the Comprehensive Plan; authorize the City Administrator to enter into a contract with George Butler Associates for the update to the Travel Demand Model and authorize an additional transfer of \$50,000 from General Fund Fund Reserves. A roll call vote was taken with the following results: Ayes – Flachsbart, Hurt, Mastorakos, Keathley, McGuinness, DeCampi, Ohley and Moore. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Ohley announced that the next meeting of this Committee has been scheduled for Thursday, September 20, at 5:45 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Moore, to authorize the purchase of one, four wheeled mobility scooter, to be funded by a \$2,500 transfer from General Fund Fund Reserves in an effort to improve accessibility for visitors. The scooter will initially be used exclusively for City Council and Planning Commission meetings. A roll call vote was taken with the following results: Ayes – Mastorakos, Flachsbart, Moore, Hurt and McGuinness. Nays – Ohley, DeCampi and Keathley. Whereupon Mayor Nation declared the motion passed.

Councilmember McGuinness made a motion, seconded by Councilmember Flachsbart, to authorize payment of 2018-2019 membership dues to the Missouri Metro League in the amount of \$7,122. After substantial discussion, a roll call vote was taken with the following results: Ayes – Moore, Mastorakos, Flachsbart, Ohley, Keathley, Hurt and McGuinness. Nays – DeCampi. Whereupon Mayor Nation declared the motion passed.

Councilmember DeCampi made a motion, seconded by Councilmember Keathley, to direct Staff to prepare the necessary ordinances, policies and procedures to provide for remote voting by video conferencing and to refer those back to the Finance & Administration Committee for review and refinement. Discussion ensued and a roll call vote was taken with the following results: Ayes – DeCampi, Ohley, Mastorakos and Keathley. Nays – McGuinness, Moore, Flachsbart and Hurt. Mayor Nation voted “Nay” to break the tie and declared the motion failed.

Councilmember McGuinness made a motion, seconded by Councilmember Flachsbart, to authorize a budget amendment for the early purchase of eleven replacement police vehicles that would otherwise have been included in the 2019 budget request, due to the manufacturer’s production schedule and opportunity to save \$4,000 per vehicle. A roll call vote was taken with the following results: Ayes – Keathley, McGuinness, Mastorakos, Flachsbart, Hurt, Ohley, DeCampi and Moore. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to revise City Council Policy No. 5 – Speaker Time Limits, to extend the time limits to four minutes for individual speakers and six minutes for speakers representing a group.

Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to amend the motion to revise City Council Policy No. 5 – Speaker Time Limits, by extending the time limit for individual speakers to four minutes and have the time for speakers representing a group remain at five minutes. A voice vote was taken on the amendment, with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken on the main motion as amended, with a unanimous affirmative result and the motion, as amended, was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to revise the Order of Business for City Council meetings to provide for voting for legislation related to items discussed in a committee report, during the committee report portion of the agenda and to direct staff to prepare the appropriate ordinance to modify City Code to provide for this change in procedure.

Councilmember Flachsbart made a motion, seconded by Councilmember McGuinness, to amend the motion to include revisions to the Order of Business that would provide for items that did not go through a specific committee, to be addressed in other portions of the agenda. A voice vote was taken on the amendment, with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken on the main motion as amended, with a unanimous affirmative result and the motion, as amended, was declared passed.

Councilmember McGuinness announced that the next meeting of this Committee has been scheduled for Monday, September 17, at 5:00 p.m., as a Finance and Administration Committee of the Whole – Budget Workshop.

Parks, Recreation & Arts Committee

Councilmember Dan Hurt, Chairperson of the Parks, Recreation & Arts Committee, announced there were no action items from its recent meeting.

Councilmember Hurt announced that the next meeting of this Committee has been scheduled for Monday, September 10, at 5:30 p.m.

Public Health & Safety Committee

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

REPORT FROM THE CITY ADMINISTRATOR

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

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3213 Pertains to the acceptance of Harmony Meadow Court as a public street in the City of Chesterfield **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3213. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3213 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3213 with the following results: Ayes – Hurt, McGuinness, Mastorakos, DeCampi, Keathley, Moore, Flachsbart and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3213 approved, passed it and it became **ORDINANCE NO. 3019**.

BILL NO. 3214 Provides for the approval of a Boundary Adjustment Plat for two lots totaling 14 acres, with the first lot zoned “NU” Non-Urban District located at 16853 Wild Horse Creek Road and the second lot zoned “NU” Non-Urban District located at 16847 Wild Horse Creek Road (18T410249 & 18T410250) **(First & Second Readings)**
Department of Planning & Development Services recommends approval

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3214. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3214 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3214. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3214 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3214 with the following results: Ayes – Mastorakos, DeCampi, Ohley, Hurt, Keathley, Moore, Flachsbart and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3214 approved, passed it and it became **ORDINANCE NO. 3020**.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:40 p.m. and Council re-convened in Executive Session.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

City of Chesterfield

Payment Register

Checks over \$5000.00

From Payment Date: 7/1/2018 - To Payment Date: 7/31/2018

Number	Payee Name	Transaction Amount
42342	BUGSY KERSHAW, LLC	\$9,000.00
42346	COLLIN RAYE ENTERTAINMENT, LLC	\$5,500.00
42356	LIFEGUARDS UNLIMITED	\$27,305.85
42363	PEPSI BEVERAGE CO	\$5,808.28
42367	R.L. MUELLER NATIONAL DIST. INC.	\$6,590.46
42376	TIP TOP ENTERTAINMENT, INC	\$5,500.00
42379	UNITED VOLLEYBALL SUPPLY, LLC	\$15,525.10
42380	US SILICA COMPANY	\$8,240.75
42392	LIFEGUARDS UNLIMITED	\$11,765.00
42411	LIFEGUARDS UNLIMITED	\$30,670.12
42419	PEPSI BEVERAGE CO	\$9,432.12
42422	R.L. MUELLER NATIONAL DIST. INC.	\$8,557.41
42423	SAM'S CLUB	\$9,840.00
42457	R.L. MUELLER NATIONAL DIST. INC.	\$6,297.46
42492	CINTAS CORP. #452	\$5,059.60
42498	PEPSI BEVERAGE CO	\$5,596.68
54650	COMPASS MINERALS AMERICA INC	\$73,166.61
54665	J. M. MARSCHUETZ	\$198,864.31
54677	MURPHY COMPANY	\$6,222.69
54681	PAVEMENT SOLUTIONS, LLC	\$61,332.53
54687	THE GRAVILLE LAW FIRM, LLC	\$24,256.25
54699	BROOKING PARK	\$5,000.00
54710	FARINELLA NURSERY LANDSCAPE CONST. LLC	\$5,170.00
54732	REJIS COMMISSION	\$6,695.80
54742	THE GRAVILLE LAW FIRM, LLC	\$18,212.50
54756	AMEREN MISSOURI	\$20,650.16
54759	BURNS & MCDONNELL	\$10,018.47
54765	DOORACK BRICK CONTRACTING COMPANY	\$6,500.00
54772	GERSHENSON CONSTRUCTION	\$37,084.40
54785	MISSOURI AMERICAN WATER COMPANY	\$11,130.64
54810	DANIEL AND HENRY COMPANY	\$264,129.00
54811	DELTA DENTAL OF MISSOURI	\$12,813.02
54816	HR GREEN, INC.	\$16,943.81
54823	ST. LOUIS AREA INSURANCE TRUST	\$460,514.39
54825	THE HARTFORD-PRIORITY ACCOUNTS	\$8,449.69
54833	AMERICA'S PARKING REMARKING INC	\$43,107.13
54839	FROESEL OIL, INC.	\$36,328.34
54850	NUWAY CONCRETE FORMS	\$15,800.80
54861	TSI GEOTECHNICAL, INC.	\$10,338.50
54876	PNC BANK	\$6,723.00
54880	TSI GEOTECHNICAL, INC.	\$5,240.50

City of Chesterfield

Payment Register

Checks Over \$5000.00

From Payment Date: 8/1/2018 - To Payment Date: 8/31/2018

Number	Payee Name	Transaction Amount
42509	AMEREN MISSOURI	\$5,600.21
42511	AMEREN MISSOURI	\$5,678.57
42512	AMEREN MISSOURI	\$10,955.96
42534	LIFEGUARDS UNLIMITED	\$30,017.78
42537	MAMMOTH, INC	\$16,836.30
42562	MISSOURI AMERICAN WATER COMPANY	\$6,823.26
42563	MISSOURI AMERICAN WATER COMPANY	\$27,939.22
42593	LIFEGUARDS UNLIMITED	\$41,982.33
42610	PEPSI BEVERAGE CO	\$6,281.05
42612	SAM'S CLUB	\$9,510.73
42623	INDUSTRIAL SOAP COMPANY	\$5,017.54
42631	SITE ONE LANDSCAPE SUPPLY, LLC	\$5,261.41
42651	AMEREN MISSOURI	\$10,064.25
42654	AMEREN MISSOURI	\$5,365.64
42655	AMEREN MISSOURI	\$5,226.48
54886	AXON ENTERPRISE INC, ,	\$17,870.00
54897	GAMMA TREE EXPERTS	\$16,240.50
54905	J. M. MARSCHUETZ	\$268,086.06
54920	ST. LOUIS LODGE VENTURES I, LLC	\$26,245.31
54922	TIMBERLINE PROFESSIONAL TREE CARE	\$5,900.00
54937	GAMMA TREE EXPERTS	\$9,241.50
54959	TREASURER-ST. LOUIS COUNTY	\$16,109.50
54967	DELTA DENTAL OF MISSOURI	\$14,098.04
54969	ED ROEHR SAFETY PRODUCTS	\$10,386.29
54982	RCCEEG	\$7,500.00
54987	ST. LOUIS AREA INSURANCE TRUST	\$197,005.15
54990	THE HARTFORD-PRIORITY ACCOUNTS	\$8,586.27
54997	AMEREN MISSOURI	\$18,717.22
55013	HARRIS DOWELL FISHER	\$6,462.50
55041	TOPE PLUMBING	\$7,160.00
55047	DOORACK BRICK CONTRACTING COMPANY	\$6,500.00
55058	TSI GEOTECHNICAL, INC.	\$9,494.65
55059	ST. LOUIS AREA INSURANCE TRUST	\$197,005.15
55068	FROESEL OIL, INC.	\$17,062.67
55085	TOPE PLUMBING	\$5,330.00
55086	TSI GEOTECHNICAL, INC.	\$5,434.20
55087	UNITED RENTALS (NORTH AMERICA), INC.	\$5,039.37
55095	AZTEC CONSTRUCTION SPECIALTIES, LLC	\$35,833.01
55104	ESRI	\$16,201.38
55107	FISCHER & FRICHTEL	\$137,654.08
55131	TREASURER-ST. LOUIS COUNTY	\$16,109.50
55140	ESRI	\$5,272.00
55169	MURPHY COMPANY	\$5,717.26
55172	PNC BANK	\$7,034.36

AGENDA REVIEW – Monday 9/17/2018 – 6:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:30 pm, on Monday, September 17, 2018.**

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

UPCOMING MEETINGS/EVENTS

- A. Wednesday, September 26, 2018** – Planning Commission (7 pm)
- B. Wednesday, October 3, 2018** – Next City Council Meeting (7 pm)
- C. Thursday, October 4, 2018** – Planning and Public Works (5:45 pm)
- D. Monday, October 8, 2018** – F&A Committee of the Whole – Budget Workshop (5:30pm)

APPOINTMENTS

Chesterfield Blue Valley CID Board

The Chesterfield Blue Valley CID currently has a vacancy due to the resignation of Elizabeth Harry. As required by Ordinance 2698, the Mayor is required to appoint Directors with the consent of City Council from a slate of candidates proposed by the Board. The CBV-CID Board has offered and Mayor Nation proposes the appointment of Lauren Overturf to the current CID board vacancy. A Resolution is provided.

LAUREN M. OVERTURF

Current Address

5478 Nottingham Ave.
St. Louis, MO 63109

Phone: (314) 898-7625

Email: loverturf25@gmail.com

EDUCATION

Bachelor of Arts - Communications
University of Missouri – Columbia, Missouri – Graduated May, 2010
(Coursework focus in Public Relations and Event Planning)

WORK EXPERIENCE

GENERAL GROWTH PROPERTIES – Property Management Associate – St. Louis, Missouri **January 2016 – Present**

- In charge of coordinating all common area activity for the Saint Louis Galleria to maximize common area programming
- Responsible for growing the business development program ie: negotiating storage deals and strategic partnerships
- Lead for strategic communication pieces – in mall messaging and public relations
- Liaison between corporate team, multiple departments, retailers, media, contractors and City officials
- Manage and coordinate all events for the Saint Louis Galleria
- Successfully maintain the Saint Louis Galleria website and app with routine updates
- Responsible for producing new content and scheduling posts on three social media outlets for the mall
- Assist with production of weekly retailer eblasts, text messaging and all digital opportunities
- Responsible for meeting with retailers to discuss advertising and signage opportunities
- Manage and coordinate the retailer merchandise displays to make sure they adhere to the center guidelines
- Assist with budget management and collect rent and sales information from retailers
- In charge of producing financial reports and notifying accounting of any issues

GENERAL GROWTH PROPERTIES – Common Area Coordinator – St. Louis, Missouri **April 2013 – December 2016**

- Assist the Marketing Manager in event coordination and planning for the Saint Louis Galleria and Plaza Frontenac
- Manage and maintain the Saint Louis Galleria website with routine updates
- Lead for all strategic communication pieces – in mall messaging and public relations
- In charge of maintaining all alternative revenue inventory in Salesforce database
- Lead on all specialty leasing and alternative revenue license agreements in Salesforce
- Coordinator of all specialty tenants move in and move out
- Head of gift card sales for the center
- Responsible for meeting with retailers to discuss advertising and signage opportunities
- Manage and coordinate the retailer merchandise displays to make sure they adhere to the center guidelines
- Assist with budget management and collect rent and sales information from retailers
- In charge of producing financial reports and notifying accounting of any issues
- Responsible for updating the backlit directories for the Saint Louis Galleria

ROSS & BARUZZINI – Marketing Coordinator – St. Louis, Missouri **August 2010 – April 2013**

- Head of all logistics and coordination for higher education conferences
- In charge of complete production of Higher Education and Healthcare proposals
- Creator of all marketing materials including brochures, presentations and qualification packages for the Higher Education and Healthcare markets
- Responsible for internal and external company communication such as monthly newsletters to clients and to coworkers
- Designer of all advertisements
- In charge of all e-mail marketing initiatives including client e-blasts
- Part of team effort to redevelop and revamp company website
- Leader in development and on-going maintenance of project profiles and project resumes
- Support Human Resources in development of career fair materials
- Handle all public relation duties including development of press releases, social media and routine updates to the website

ROSS & BARUZZINI INTERNSHIP – Marketing Intern – St. Louis, Missouri

May – August 2010

- Led coordination with key individuals to produce proposals as part of the marketing effort
- Coordination of documenting staff and corporate state registrations
- Major focus on updating all marketing materials including resumes and project sheets

CUMULUS BROADCASTING INTERNSHIP – Event/ Promotions Intern – Columbia, Missouri

2010

- Worked with vendors to coordinate event and to ensure the operations ran smoothly.
- Met with companies that Cumulus Broadcasting sponsored to ensure the success of their future event.
- Developed graphics and managed updates for the company website

UNITED WAY INTERNSHIP – Intern – Columbia, Missouri

2009

- Researched companies and created a list of potential United Way Partners
- Developed 8 new business categories with approximately 25 companies in each category which helped contribute to a successful 2009 – 2010 campaign year
- Identified and spoke with key individuals within these companies, effectively garnering their support

HONORS AND ACTIVITIES

Nominated Member – General Growth Properties Culture Team – 2017 – Present

Member – United Way GenNext – 2012 – 2015

Member – Public Relations Society of America – 2010 – 2014

Member – Society of Marketing Professional Services – 2010 – 2013

Member – Intercollegiate Communication Organization – University of Missouri – 2009

Member – Alpha Phi Sorority – 2006 – 2007

VOLUNTEERISM

Big Brothers Big Sisters – Mentor – 2015 – Present

United Way – Volunteer – 2011 – Present

Muscular Dystrophy Association Camp – Camp Counselor – 2004-2011

Jerry Lewis Telethon – 2004 – 2011

BILL NO. 2879

ORDINANCE NO. 2698

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI, ESTABLISHING THE CHESTERFIELD BLUE VALLEY COMMUNITY IMPROVEMENT DISTRICT; APPROVING THE APPOINTMENT OF THE INITIAL BOARD OF DIRECTORS THERETO; AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT; AND FURTHER ACTION RELATED THERETO

WHEREAS, the City of Chesterfield, Missouri (the "City") is authorized and empowered pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act"), to establish a community improvement district as proposed by a verified petition; and

WHEREAS, on March 29, 2012, Chesterfield Blue Valley, LLC, a Missouri limited liability company (the "Developer"), and Donald E. Brasher and Barbara J. Maloney, tenants in common ("Brasher", and collectively, the "Petitioners") filed a Petition to Establish the Chesterfield Blue Valley Community Improvement District (the "Petition") with the City Clerk; and

WHEREAS, the City Clerk has verified that the Petition complies with the requirements of the CID Act; and

WHEREAS, after timely notice of the public hearing by publication and individually to each property owner within the proposed Chesterfield Blue Valley Community Improvement District (the "District") via registered or certified United States mail with a return receipt, the City Council held a public hearing regarding the establishment of the District on May 7, 2012, at the Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017 (the "Public Hearing"); and

WHEREAS, subject to and in accordance with the CID Act and the Petition, and upon the approval of the qualified voters of the District, the District intends: (a) to impose a sales tax in an amount at a rate of one percent (1%) ("Sales Tax") on the receipts from the sales at retail of all tangible personal property or taxable services at retail within the District, if such property and services are subject to taxation by the State of Missouri pursuant to the provisions of Sections 144.010 to 144.525 of the Revised Statutes of Missouri, as amended, except such Sales Tax shall not apply to the sale or use of motor vehicles, trailers, boats, or outbound motors, not to public utilities, and (b) and, if necessary to fund debt service shortfalls on any obligations issued by the District, to levy a special assessment against the real property within the boundaries of the District in an aggregate amount not to exceed \$1,600,000.00 per year (the "Special Assessment"); and

WHEREAS, the Petition provides that the proposed members of the initial Board of Directors of the District be appointed by the Mayor with the consent of the City Council pursuant to Section 67.1451.5 of the CID Act; and

WHEREAS, the District proposes to apply the Sales Tax and the Special Assessment revenues to the payment of costs related to the improvements described in the Petition; and

WHEREAS, following closure of the Public Hearing and upon due consideration of the comments received, the City Council has determined that it is necessary and in the interest of the public health, safety, morals and general welfare of the people of the City to create the District; and

WHEREAS, the City, the District and the Developer desire to enter into a development agreement (the "Development Agreement") governing the construction of the project described in the Petition, and the operation and financing of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI, as follows:

Section 1. Pursuant to Section 67.1411.3 of the CID Act, the Chesterfield Blue Valley Community Improvement District is hereby formed as a political subdivision of the State of Missouri pursuant and subject to the terms of the Petition attached hereto as Exhibit A and incorporated herein by reference.

Section 2. The District shall not terminate sooner than one year from the date of this Ordinance.

Section 3. Pursuant to Section 67.1451.5 of the CID Act, the Mayor hereby appoints and the City Council of the City hereby approves the initial appointment of the District's Board of Directors as follows:

<u>Name</u>	<u>Initial Term</u>
Dean Wolfe	4 years from date of appointment
Eric Fjeseth	4 years from date of appointment
Marian Nunn	2 years from date of appointment
Arthur Spellmeyer	2 years from date of appointment
Raymond Wade	2 years from date of appointment

The date of appointment for each of the initial Board of Directors shall be the date of passage of this Ordinance. No further action by the Mayor or City Council is necessary for appointment of the Board of Directors.

Section 4. The Board of Directors of the District shall have its initial meeting on such date and at such time when a quorum of Board of Directors is available.

Section 5. Pursuant to Section 67.1421.6 of the CID Act, the City Clerk shall notify in writing the Missouri Department of Economic Development of the District's creation.

Section 6. The City Council hereby approves the Development Agreement in substantially the form attached hereto as Exhibit B, with such changes therein as shall be approved by the

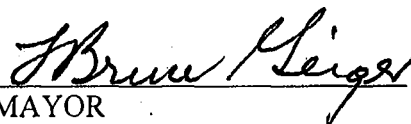
officers of the City executing the same. The Mayor is hereby authorized and directed to execute, on behalf of the City, the Development Agreement between the City, the District and the Developer, and the City Clerk is hereby authorized and directed to attest to the Development Agreement and to affix the seal of the City thereto; provided, however, that because the formation of the District and the authorization of the Development Agreement are conditioned on the District's approval thereof, if the Developer fails to (a) execute the Development Agreement, and (b) cause the District to execute the Development Agreement within thirty (30) days of the adoption of this Ordinance, this Ordinance shall be null and void and establishment of the District and the authority to execute the Development Agreement shall be terminated.

Section 7. The City shall, and the officers, agents and employees of the City are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 8. The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that (a) the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the City Council would have enacted the valid sections without the void ones; and (b) the valid sections, standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

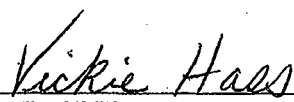
Section 9. This Ordinance shall be in full force and effect from and after its passage of the City Council and approval by the Mayor.

Passed and approved this 21st day of May, 2012.


MAYOR

(SEAL)

ATTEST:


~~CITY CLERK~~
Deputy City Clerk

RESOLUTION NO. 2018-____

A RESOLUTION NOMINATING LAUREN OVERTURF AS DIRECTOR OF THE CHESTERFIELD BLUE VALLEY COMMUNITY IMPROVEMENT DISTRICT

WHEREAS, Elizabeth Harry has resigned from the Board of Directors (the “Board”) of the Chesterfield Blue Valley Community Improvement District (“District”); and

WHEREAS, the Board wishes to nominate Lauren Overturf to fill the vacant position on the Board who must be appointed by the Mayor of the City of Chesterfield with the consent of the City Council of the City of Chesterfield; and

WHEREAS, the Board has confirmed that Lauren Overturf is over the age of 18, is a Missouri resident and will have been for over one year by the effective date of her candidacy, is an employee and/or designated representative of Simon/Woodmont Development, LLC, the owner of real property and a business within the District, and otherwise meets the applicable criteria for Board membership.

NOW, THEREFORE, BE IT RESOLVED BY THE CHESTERFIELD BLUE VALLEY COMMUNITY IMPROVEMENT DISTRICT:

SECTION 1. Lauren Overturf be, and hereby is, nominated by the Board to fill the vacant position on the Board and shall serve on the Board, for a term of three years.

SECTION 2. If and to the extent that the City of Chesterfield has not already taken the action necessary to nominate Lauren Overturf, Thomas B. Smallwood, General Counsel of the District, be, and hereby is, authorized to coordinate with the City of Chesterfield and take such other action necessary for the appointment of Lauren Overturf as Director of the District by the Mayor of the City of Chesterfield with the consent of the City Council of the City of Chesterfield.

SECTION 3. Upon appointment of Lauren Overturf as Director of the District by the Mayor of the City of Chesterfield with the consent of the City Council of the City of Chesterfield, she shall automatically become a member of the Board.

ADOPTED by the Board of Directors of the Chesterfield Blue Valley Community Improvement District this 10th day of September, 2018.

APPROVED:

R. Dean Wolfe, Chairman

ATTEST:

Marian Nunn, Secretary

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee has the following action items for the September 17, 2018 City Council meeting.

LEGISLATION – PLANNING COMMISSION

Bill No. 3207 - P.Z. 22-2017 Clarkson Center (2264 Clarkson Road)

An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial to a “PC” Planned Commercial District for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive. (P.Z. 22-2017 Clarkson Center [2264 Clarkson Road] 20T610716).

(Second Reading) Planning Commission recommends approval.

Motion to approve, as amended, by the Planning & Public Works Committee failed by a vote of 1-3.

At its August 6, 2018 meeting, City Council postponed consideration of Bill No. 3207 until September 17th upon such request from the Petitioner.

Green Sheet Amendments are offered by the PPW Committee

RECOMMENDATIONS

Summit – Topgolf Lot A (Residence Inn)

A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for a 3.7 acre tract of land located north of North Outer 40 Road and east of Boone’s Crossing

(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

At its September 5, 2018 meeting, City Council postponed consideration of Residence Inn until September 17th upon such request from the Petitioner.

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, September 20, 2018 at 5:45 pm.

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

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: September 10, 2018

RE: **P.Z. 22-2017 Clarkson Center (2264 Clarkson Road):** A request for a zoning map amendment from a “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial to a “PC” Planned Commercial District for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive. (20T610716).

Summary

Dr. Douglas S. Pernikoff has submitted a request for a zoning map amendment from a “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial District to a “PC” Planned Commercial District. The request is for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive.

A public hearing was held on February 12, 2018, at which time five (5) issues were raised regarding the number of uses being requested, tree preservation, parking and traffic concerns, noise, and architecture.

This petition was next discussed at the June 11, 2018 Planning Commission meeting. At the meeting, the size of the building and hours of operation were discussed. The Petitioner was amenable to limiting the hours of operation. In regards to the size of the building, the Planning Commission held considerable discussion, ultimately not reducing the maximum square footage, and letting constraints of parking, stormwater quality, landscaping, and open space requirements balance the size of the building. The hours of operation have been included in the Attachment “A”.

The Planning Commission recommended approval of the request with the above mentioned amendment on June 11, 2018 by a vote of 8-0.

At the June 21, 2018 Planning and Public Works Committee meeting, there was considerable discussion regarding the setback and size of the building. The Committee made two motions to amend the Attachment “A” regarding the parking setbacks and the maximum square footage of the building. The first motion was to increase the parking setbacks to 50 feet; this motion passed by a vote of 4-0. The second motion was to limit the maximum square footage to 7,500. This motion passed by a vote of 3-1. The Planning and Public Works Committee then made a motion to approve as amended. This vote failed by a vote of 1-3.

Since the motions to approve the amendments passed, a green sheet has been prepared and is included with the report.

At the July 16, 2018 City Council Meeting, the Council took no action on the green sheet amendments, as such they are included with this report as well.

After the City Council Meeting on July 16, the Petitioner submitted a letter requesting to hold their second reading until the September 17, 2018 City Council Meeting. The City Council accepted that request.

On September 7, 2018 the Petitioner submitted a new letter to the City Council with eleven points for their consideration with the request. The Petitioner has not made any changes to the plan since this item was last before the City Council.

Attached to this report, please find a copy of the Petitioner's letter, green sheet amendments, legislation, Attachment "A", and Preliminary Development Plan, labeled Attachment "B".

Attachments: September 7, 2018 Letter from Petitioner
Green sheet Amendments
Legislation
Attachment A
Attachment B (Preliminary Plan)



Figure 1. Aerial Photograph

To: Members of the Chesterfield City Council
From: Dr. Doug Pernikoff
Re: Rezoning Request for 2264 Clarkson Road
Date: 9/7/2018

Dear Council Members:

I provide this memorandum in anticipation of a second and final reading and probable vote on my petition to rezone my property at 2264 Clarkson Road.

I respectfully ask that the Council consider the following:

1. **THE PLANNING COMMISSION UNANIMOUSLY APPROVED THIS REQUESTED REZONING FOLLOWING AN EXTENSIVE AND TRANSPARENT APPROVAL PROCESS.**

Under the City's IDC Guidelines, the first steps in the rezoning change of any property require provision of basic information about the site to be rezoned and its intended use categories. I have provided all the information the Commission requested and complied fully with this requirement.

After careful consideration, the Commission voted 8-0 in favor of rezoning, a compelling indication of the strength of my position that without rezoning, this property has no use other than its current one – that of a vacant lot.

Before and as part of the lengthy Commission process, I offered to meet with Ward IV representatives and with the Trustees on behalf of all subdivision residents to hear their concerns and gauge their reaction to my plan for the lot and anticipated rezoning request, answered all questions from the Commission and accepted/accommodated every reasonable request and suggestion made by residents and the Commission. The resulting unanimous Commission vote followed a full and cooperative process and, I believe, was in part the result my successful effort to accommodate all reasonable concerns and accept all reasonable limitations.

In the end, of many possible uses allowed in the City Guidelines for a 'PC' Zoning classification, I agreed to limit my use to a mere 4 professional use categories, which do NOT include retail. The unanimously accepted proposal was, and is, a significant burden on me and future owners of this lot, but I and the Commission agreed it was a necessary accommodation of all concerns. The final development plans allow me as landowner to have some use of this property. Without rezoning it is and will remain literally worthless.

As you know, the limited approved uses on the property will be **(a) Medical, (b) Dental, (c) General Office and (d) Veterinary Clinic.**

2. **THE FEATURES BORDERING THIS LOT ARE PERMANENT AND I HAVE TAKEN STEPS TO ASSURE VISUAL BARRIERS THAT WILL IMPROVE THE CURRENT ENTRANCE TO CLARKSON WOODS SUBDIVISION.**

The lot which is the subject of this rezoning request is bordered by a large commercial strip shopping center (Clarkson Wilson Center) to the **South**; a major commercial roadway (Clarkson Road) to the **West**; a long-standing commercial easement road to the **East**; and a neighborhood entry road to the **North**.

The metes and bounds of the lot have been defined by these permanent features since before Chesterfield was a City. The lot has a border of mature trees and a fence running along the Easement Road that provide existing visual barriers for any development. Extensive landscaping that will include berms and elaborate plantings to enhance the aesthetics of the development and provide additional visual barriers will be a further value add to the development and will more than address any real concern about a small, modern professional building at one of the 2 direct and 5 indirect entrances to Clarkson Woods subdivision.

Currently, people turning into Clarkson Woods from Clarkson Road see on their right a vacant lot and the unappealing cinderblock back of the north section of Clarkson Wilson Center. The proposed professional building and the berms, fencing and landscaping I am proposing will block the existing view this unsightly side of the strip center and improve the entrance to the subdivision significantly.

3. **THIS LOT IS USELESS TO ME OR ANY OWNER UNDER THE CURRENT ZONING.**

The lot has for decades had a problematic mixed zoning, with approximately 37% of the lot zoned commercial and 63% zoned residential (according to the Planning Commission engineering staff). During public meetings, the Commission acknowledged what history has proven:

As zoned, there is no possibility for either commercial or residential development of this land.

And, again, my zoning request offers a ‘**best and most logical**’ use of this site. There has **NEVER** been a single request to put a residence on this lot. I have confirmed with a seasoned realtor, who worked in this area for many years before Chesterfield was incorporated, that there has never been plans submitted for a home on this lot and, based on current zoning, property costs and the bordering features described above, there can and will never will be a home built on this lot.

There is no competent evidence before the Council supporting any claim that, as currently zoned, this lot can be used for commercial OR residential use.

4. **TRAFFIC CONCERNS HAVE BEEN ADDRESSED AND CLAIMS THAT THE ANTICIPATED DEVELOPMENT WILL CAUSE TRAFFIC PROBLEMS HAVE NO BASIS IN FACT.**

One of the primary complaints raised by rezoning objectors has been the supposed negative impact of minimal added traffic (during normal business hours) on the exit out of Clarkson Wilson Center, turning left (westward) onto Clarkson Woods roadway to the Clarkson Road stoplight. These claims are not based on real analysis and I have taken steps to assure that this development will not create problems. Please note that I have willingly accepted hours of activity at the proposed site to be within the limits of normal business hours for Monday-Friday (7:00 AM to 7:00 PM); Saturday (7:00 AM to 3:00 PM); and no business hours on Sunday. These hours, along with the limited potential building uses presented above, validate my sensitivity to resident concerns about undue traffic and site activity during private family hours.

In response to suggestions by both the Planning Commission and Tom DiCampi in informal discussions as a pet owner client, there will be a stop sign at the intersection of the Easement Road and the Clarkson Woods roadway. This will enhance pedestrian safety at this currently unprotected intersection and offer additional order to egress movement onto the Clarkson Woods road.

There will be a triangular island/ground barrier entering and exiting my site off the existing Easement Road, making the entrance to the project from that road a “right in, right out” alternative. The ground barrier will route all cars leaving the project southward into the Commercial Center lot while allowing cars going to and from the strip center to move in and out as they move today.

These two actions (the stop sign and the right in, right out traffic flow) will mitigate additional traffic burden along the Clarkson Woods roadway.

And again, any suggestion that the proposed development will cause traffic problems is belied by assessments made by the West County **MODOT** engineer. At the request of the Planning Commission, I solicited and received a letter from **MODOT**’s engineers who have opined that the intended development uses would **NOT** impose additional traffic pressure along the associated roadways.

There is simply no competent evidence that this project will cause traffic problems on any of the roadways around it. Even without the stop sign and triangular ground barrier, MODOT expressed no traffic concerns. The features I will add will improve traffic even more.

5. **CLAIMS THAT A VETERINARY CLINIC OR ANY OTHER APPROVED USES IN THE PROPOSED DEVELOPMENT WILL CREATE NOISE OR NOXIOUS ODOR ISSUES ARE SILLY AND CLEARLY NOT SUPPORTED BY HISTORY.**

In the 25 years I have practiced veterinary medicine along the northeastern most limit of the existing commercial center, I have never received a single formal or even informal noise or odor complaints from my neighbors. My existing practice backs up to several homes in the Clarkson Woods subdivision but the proposed building will be even further from any residences. It is ridiculous to suggest that a veterinary clinic, or any of the alternative uses in the proposed building will create noise or odor issues when my current practice never has.

6. **PARKING FOR THE PROPOSED BUILDING WILL NOT BE VISIBLE TO PEOPLE ENTERING CLARKSON WOODS SUBDIVISION FROM CLARKSON ROAD.**

Opponents of this project have complained that parking for the anticipated professional building will be unsightly.

Although not a requirement for rezoning, I intend to move the single story, 7500 s.f. building north to the Clarkson Woods roadway and move all parking behind (south of) the building. Cars will park between the proposed building and the existing back walls of the commercial center. This, along with the berms and landscaping, will address any concerns that parked cars will be an eyesore.

In addition, client entrance(s) to the building will also be in the back (south side). Thus, the front view (from the Clarkson Woods roadway) will not be unlike a residence – with no client activity or parked cars visible to people driving or walking by the front (north) side of the building.

This revised building placement was conceived after discussions with Tom DiCampi who mentioned the concerns about parked cars. Again, I have done my best to learn and accommodate my neighbors' concerns and preferences and provide a development that will not be offensive or inconsistent with the neighborhood entrance in any way. In fact, I have also offered to replicate the neighborhood fence line presently running north along Clarkson Road, along the Clarkson Woods roadway, offering full visual integration of the proposed development with the existing subdivision.

As previously introduced, I have enlisted Lauren Strutman, a well-respected residential architect, historically and presently associated with developments throughout Chesterfield, in providing a building design that is fully residential appearing and thereby, complementary to the existing residential homes within the Clarkson woods subdivision.

7. **I WAS ENCOURAGED TO PURCHASE THIS LOT AND DEVELOP A SMALL PROFESSIONAL BUILDING ON IT BY THE TRUSTEES OF CLARKSON WOODS SUBDIVISION.**

A speaker at the July City Council meeting told the Council that I should have told the residents about my plans for the lot before I bought it. The fact is, *I did*. Unfortunately, the present Trustees did not share my plans, an inaction out of my control.

The trustees at the time (including Doug Purkey, who clearly spoke in support of me in those early meetings), endorsed my plan and in reliance on their support I invested a significant portion of my life's savings in this project. New trustees have since changed their mind, but it is unfair and misleading to say that I didn't disclose my plans. I would never have made this investment without their support and it is disappointing that some people in the subdivision have reversed course.

8. **CONTRARY TO PUBLIC COMMENTS MADE DURING COUNCIL MEETINGS, THE "OVERWHELMING MAJORITY" OF CLARKSON WOODS RESIDENTS DO NOT OPPOSE THIS PROJECT.**

Speakers at Council meetings who hyperbolically claim that the overwhelming majority of residents oppose this project are simply wrong.

There are approximately 283 homes in the subdivision and while multiple people from certain homes have spoken, only a small percentage of residents (about 25 homes or less than 10%), have expressed reservations about the proposed rezoning.

And as the Council knows, written comments from some residents (in City files) have indicated that some of the most strident objectors have placed pressure on their neighbors to object in the course of their active campaign of solicitation against the project.

I will be providing documentation to the Council showing there are many people in Clarkson Woods neighborhood who do not oppose this rezoning or proposed development.

9. **THERE IS SIMPY NO EVIDENCE THIS SMALL, ATTRACTIVE, MODERN PROFESSIONAL OFFICE BUILDING WILL DEVASTATE PROPERTY VALUES IN CLARKSON WOODS.**

Without proof of any kind, objectors to this rezoning have told their neighbors and the Council that this project will harm Clarkson Woods property values. Their comments are sourced from neighborhood residents who work as realtors, rather than objective professionals in the field.

This subdivision sits behind a substantial retail shopping area, that was developed nearly concurrent with the Clarkson Woods development in the late '70s and beyond. There are 2 direct entrances to the subdivision and another 5 entrance options for travel in and out

of the area subdivision onto either Clarkson or Baxter Roads. Some of the homes in Clarkson Woods are a mile or more from the proposed project and many other homes are able to access the other exits referred to above.

I will present the Council with evidence that this property devaluation claim as unfounded and unfair. Your constituents will not be harmed by a rezoning that will allow construction of a small, attractive, modern professional office building on what is now a vacant lot.

10. **THE OBJECTORS ARE, IN EFFECT, DEMANDING THAT I GIVE THEM THE EXPENSIVE PROPERTY I BOUGHT AFTER SECURING THEIR SUPPORT FOR MY DEVELOPMENT.**

People who have expressed objections to this rezoning have also expressed their opinion about what I should do with this land *instead* of develop it for its only possible category of use: commercial. The majority have suggested I keep it vacant to provide a green buffer for their property.

While they refer to this vacant lot as “green space,” it is functionally and actually a vacant lot that the subdivision has never offered to buy while it is presently owned by myself as someone who desires to develop it for a productive use. When objectors say I should just leave it vacant, they are in effect saying I should give it to them. I should maintain it. I should pay the mortgage for it. I should pay the taxes on it. But I should keep it a vacant lot to protect them *in case* a small, attractive, modern professional office building hurts the value of their properties – a concern for which there is no support, other than a few opponents of this project assuring others that it’s going to happen.

In light of the history of my efforts to originally solicit neighborhood residents’ buy-in and to design and redesign this property several times to accommodate some of my neighbors’ concerns, it is unfair in the extreme and inconsistent with my understanding of the law for this to be the fate of this lot. And a vacant lot is what I will be paying for and paying off forever if rezoning is not permitted.

11. **I RESPECTFULLY ASK THE COUNCIL TO APPROVE THIS REZONING.**

As I understand it, the limited issue before the council is whether this vacant nearly acre of land on Clarkson Road should be rezoned from partial commercial partial residential to Planned Commercial.

Bill No. 3207 – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial to a “PC” Planned Commercial District for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive. (P.Z. 22-2017)

Clarkson Center [2264 Clarkson Road] 20T610716) (Second Reading) Planning Commission recommends approval. Motion to approve, as amended, by the Planning & Public Works Committee failed by a vote of 1-3. Green Sheet Amendments are offered by the PPW Committee. Petitioner requests that the Second Reading of Bill No. 3207 be postponed until the Sept. 17, 2018 City Council meeting.

Said another way: The limited issue before the Council is whether this vacant acre of land on Clarkson Road should be given a zoning that allows it to be developed to its “best use.”

As currently zoned, this property has no value. It is only the promise of appropriate zoning that gives it value. Without rezoning this vacant lot will only be usable as a vacant lot and that’s neither fair nor consistent with the law. I will work with the City and residents to put a structure on this lot that satisfies all reasonable requests, but for now, all we ask is that this land be rezoned so that it can be put to appropriate and productive use by its owner.

I have provided multiple invitations to meet with neighborhood Trustees and Ward IV representatives throughout the process, to no particular avail. One meeting planned after my successful 8-0 Planning Commission vote was first rescheduled to accommodate a Trustee with travel plans. To follow, my own schedule presented a time conflict that required asking for a further date change. After that, I never heard back until the next public meeting when a Trustee incorrectly stated I had refused to meet with them. Given my repeated invitations that were all ignored, or actively denied, I emphasize that the refusal claim is absolutely untrue.

I understand that as Council members you represent residential and business owners as constituents, and I fully agree that all perspectives should be heard and assessed. Nonetheless, I respectfully state my belief that the decision on this and all rezonings must be based on a fair and principled assessment of facts – not unfounded claims of possible consequences.

I have practiced veterinary medicine proudly in Chesterfield for over 25 years and I hope that my status as a businessman and tax payor along with my service to pet owners and to the cause of rescuing abandoned pets in this community means something.

I have approached this project with sensitivity, flexibility and transparency and attempted to assure that my project is logical, reasonable and consistent with the wishes of the Clarkson Woods residents and something the community can be proud of. I firmly believe I have accomplished those goals. I do not want to even think about litigation, but I cannot abandon the investment I have made in this property and simply don’t understand how I can be forced to own and maintain property that cannot be used for anything without rezoning. Thank you all for your time and consideration.

Dr. Douglas S Pernikoff

Valuation & Advisory

September 9, 2018

Douglas S. Pernikoff, DVM, MBA
32 Clarkson-Wilson Center
Chesterfield, Missouri 63017

RE: Proposed Professional Office Building Development
2264 Clarkson Road, Chesterfield, MO 63017 (the "Property")

To Whom It May Concern:

At the request of Douglas Pernikoff, the owner and developer of the proposed professional office building site located at 2264 Clarkson Road in Chesterfield, MO, I performed a site visit on Friday August 17th, 2018 to consider whether in my expert opinion there would potentially be any diminution in value to any portion of the surrounding Clarkson Woods subdivision homes overall or neighboring homes in the immediate proximity of the proposed development property. After observing the proposed subject site, considering its location, access, exposure, and surrounding land uses, driving through the entire 283 home Clarkson Woods subdivision, and reviewing the proposed development plans and building renderings, it is my opinion as a certified general commercial real estate appraiser, qualified to value both residential and commercial real estate, and Designated Member of the Appraisal Institute (MAI), that neither the neighboring homes nor the larger surrounding subdivision homes would in any way be affected valuation wise by the proposed development on this site. There is already a neighboring complementary land use in the existing shopping center to the south of the subject site and based on the proposed eastern only access to the subject site and mandatory southern exiting traffic flow planned through this existing shopping center, the development would not be likely to significantly increase traffic flow to the subdivision.

Further there are other entrance/exits to the subdivision that many of the 283 households use as well, other than the entrance at the proposed subject site. Additionally, considering the relatively small size of the proposed improvements (7,500 square feet with one to three planned tenants), the high quality building construction and attractive exterior meant to blend in with the neighborhood, low impact planned office uses, and plan to be well landscaped with plantings, trees, and berms, it is my opinion that this development would in no way diminish the entrance appeal to the neighborhood and instead would potentially improve the entrance to the neighborhood with a high quality, attractive building improvement that would look better than a vacant lot and unattractive rear exterior wall of the existing shopping center building as it exists currently.

Finally, it should be noted that a significant portion of the subdivision homes nearby back up to a large transmission line tower easement, which already significantly influences the value of these homes and is likely to be the primary external factor on a buyer's mind when considering making a purchasing decision. Thus, in particular for these homes that back up to the power line towers, and

for the remainder of the subdivision, I do not see how the development of a new professional office building at one of two entrances to the subdivision would in any way influence the purchasing decision or offer price made by a home buyer in this market area.

My expert opinion is based on my credentials summarized previously and in my professional qualifications to follow, over 15 years in the residential and commercial real estate appraisal industry in which I have appraised over 150 residential subdivisions and 1,000 office buildings similar to the surrounding Clarkson Woods subdivision and proposed professional office building, respectively.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "P. Ryan McDonald". The signature is fluid and cursive, with the first name "P. Ryan" and last name "McDonald" clearly distinguishable.

P. Ryan McDonald, MAI, FRICS
Managing Director
JLL Valuation & Advisory Services, LLC
314-678-7801
Ryan.McDonald@am.jll.com

P. Ryan McDonald, MAI, FRICS

Managing Director

Current Responsibilities

Mr. McDonald is a Managing Director for JLL's Valuation and Advisory Services (VAS) platform in St. Louis, MO. Mr. McDonald joined JLL through the acquisition of Integra Realty Resources Chicago/Kansas City/St. Louis in December of 2016. He was previously with IRR since 2003 and has a broad range of experience in the valuation and analysis of various types of commercial real estate including retail, industrial warehouse and manufacturing, office, apartment, condominium, seniors housing, hospitality, mixed-use, residential subdivision, and vacant land. Valuation assignments have been prepared on proposed, partially completed, renovated and existing structures. Assignments have been performed on behalf of institutional investors and lenders, commercial banks, REIT's, law firms, governmental entities, individual investors and other clients. Mr. McDonald oversees multiple appraisers within his office and handles management, appraisal review, and business development for the St. Louis office, Midwest region, and nationally.

Experience

Prior to joining JLL in December 2016, Mr. McDonald was with Integra Realty Resources, where he was Senior Managing Director of the St. Louis office. Mr. McDonald's career with IRR began in Kansas City upon graduation from the University of Notre Dame in 2003. In 2004, he transferred to IRR's Chicago office where he was promoted in 2008 to Associate Managing Director. In 2011, Mr. McDonald returned to his hometown of St. Louis to manage the St. Louis office, which he assisted in opening in 2008 and where he now serves as a managing director. Mr. McDonald's more significant assignments have included high-rise office towers in St. Louis and Chicago, regional malls, data centers, hotels, senior housing facilities, mining/quarry properties, solar farms, apartments, condominium developments, and regional warehouse and distribution facilities throughout the United States.

Mr. McDonald is a licensed Certified General Real Estate Appraiser in Missouri, Illinois, Arkansas, Indiana, Iowa, Kansas, Kentucky, Michigan, Ohio, Oklahoma, Tennessee, and Texas, a Designated Member of the Appraisal Institute (MAI), and a Fellow of the Royal Institution of Chartered Surveyors (FRICS).

Mr. McDonald has successfully completed numerous real estate industry courses and seminars, including many software and system certifications.



Certified General Real Estate Appraiser in:

**Missouri, Illinois,
Arkansas, Indiana, Iowa,
Kansas, Kentucky,
Michigan, Ohio,
Oklahoma, Tennessee,
and Texas**

Education and Affiliations

- University of Notre Dame
 - Mendoza College of Business, B.B.A. in Finance 2003
 - Certificate of International Business and Certificate of Asia-Pacific Business
- Appraisal Institute, Designated Member (MAI) since 2011
- Royal Institute of Chartered Surveyors, Fellow (FRICS) since 2012
- Past Board of Director: St. Louis Chapter Appraisal Institute (2012-2016)
- Board of Director: St. Louis Priory School Alumni
- Member: Notre Dame Construction and Real Estate Network

Mr. McDonald has successfully completed the following industry courses:

Argus Lease-By-Lease Software, Appraisal Principals 110, Appraisal Procedures 120, Basic Income Capitalization 310, Standards of Professional Practice (USPAP) 410, Advanced Income Capitalization 510, Report Writing and Valuation Analysis 540, General Market Analysis and Highest and Best Use 400G, Advanced Sales Comparison and Cost Approaches 530, Advanced Applications 550, General Demonstration Appraisal Report Writing Seminar, Business Practices and Ethics, Analyzing Distressed Real Estate, Appraisal of Nursing Facilities, 7-hour National USPAP Update Course, Fundamentals of Separating Real Property, Personal Property, and Intangible Business, Yellow Book (Uniform Appraisal Standard for Federal Land Acquisitions), Subdivision Valuation, and Eminent Domain and Condemnation.

Contact

T: +1-314-678-7801

E: ryan.mcdonald@am.jll.com

State of Missouri

Department of Insurance, Financial Institutions and Professional Registration
Division of Professional Registration
Real Estate Appraisers Commission

State Certified General Real Estate Appraiser



VALID THROUGH JUNE 30, 2020
ORIGINAL CERTIFICATE/LICENSE NO. 2006014663

P RYAN MCDONALD
JLL VALUATION & ADVISORY SERVICES
130 S BEMISTON, SUITE 210
SAINT LOUIS MO 63105
USA

Virginia Bauchamps
EXECUTIVE DIRECTOR

Kathleen Stuebe Danner
DIVISION DIRECTOR

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: September 17, 2018

RE: **Summit-Topgolf Lot A (Residence Inn)** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.7 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T510063)

Summary

This request is to allow for development of a new Residence Inn hotel within the Summit-Topgolf subdivision. The hotel is 4 stories in height, accommodates 128 guest rooms, has an indoor pool, and outdoor sport court. The materials primarily range from manufactured stone veneer, thin brick system, EIFS, and asphalt shingles. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3012.

The project was reviewed by the Architectural Review Board on May 10, 2018. A motion to forward the Site Development Section Plan to the Planning Commission with a recommendation for approval passed by a vote of 5-0 with the following conditions: The white siding be substituted where there was off-white, increase the landscaping along the front parking area to provide a continuous hedge along I-64, and research options for a pedestrian connection to the west. All of the ARB conditions have been fulfilled by the applicant.

Planning Commission recommended approval of the request on July 9, 2018 by a vote of 7 – 2. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code on July 10, 2018.

The applicant supplied alternate elevations and renderings within the Planning and Public Works Packet that were based on building material and color comments made at the July 9th Planning Commission meeting.

The Planning and Public Works Committee recommended approval of the request on July 19, 2018 by a vote of 4-0 with the stipulation that a meeting take place prior to the August 6 City Council meeting in which changes may occur.

The City Council motioned to postpone action on August 06, 2018 and passed unanimously by a voice vote.

The City Council motioned to postpone action on August 20, 2018 and passed unanimously by a voice vote.

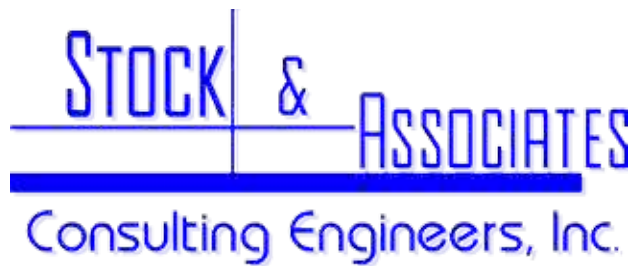
The City Council motioned to postpone action on September 05, 2018 and passed unanimously by a voice vote.

The applicant has since requested to postpone this project as they continue to revise elevations and address concerns made by City Council.

Attached, please find the applicant's request to postpone and the September 05, 2018 City Council packet.



Figure 1: Subject Site Aerial



September 12, 2018

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Attention: Honorable Mayor and City Councilmembers of the City of Chesterfield
c/o Mr. Justin Wyse, AICP, PTP – Director of Planning and Development Services

Re: Summit-Topgolf Lot A (Residence Inn) – Stock Project No. 6191.1

CITY COUNCIL MEETING POSTPONE REQUEST

Honorable Mayor and Councilmembers, thank you for taking the time to review the above-mentioned project and working with us on the design concerns the Council has expressed. In efforts to produce the highest level of quality and favorable design, we respectfully request your consideration to postpone The Residence Inn to the Wednesday, **October 3rd, 2018** City Council meeting. This additional time will allow the Architect & owner to make the necessary revisions to the Architectural Elevations and Renderings as outlined in a meeting between City Staff, Councilmembers McGuinness and Mastorakos, Chair Hansen, and the development team on September 4, 2018.

Sincerely,

George M. Stock

George M. Stock, P.E., President

CC: Jay Koshiya – Plaza Inn, LLC
Robert Brinkmann – Brinkmann Constructors
Scott Reese – Summit Development Group
Chase B. Garrett – Chasen B. Garrett Architects, PLLC

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services **JW**

Date: September 05, 2018

RE: **Summit-Topgolf Lot A (Residence Inn)** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.7 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T510063)

Summary

This request is to allow for development of a new Residence Inn hotel within the Summit-Topgolf subdivision. The hotel is 4 stories in height, accommodates 128 guest rooms, has an indoor pool, and outdoor sport court. The materials primarily range from manufactured stone veneer, thin brick system, EIFS, and asphalt shingles. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3012.

The project was reviewed by the Architectural Review Board on May 10, 2018. A motion to forward the Site Development Section Plan to the Planning Commission with a recommendation for approval passed by a vote of 5-0 with the following conditions: The white siding be substituted where there was off-white, increase the landscaping along the front parking area to provide a continuous hedge along I-64, and research options for a pedestrian connection to the west. All of the ARB conditions have been fulfilled by the applicant.

Planning Commission recommended approval of the request on July 9, 2018 by a vote of 7 – 2. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code on July 10, 2018.

The applicant supplied alternate elevations and renderings within the Planning and Public Works Packet that were based on building material and color comments made at the July 9th Planning Commission meeting.

The Planning and Public Works Committee recommended approval of the request on July 19, 2018 by a vote of 4-0 with the stipulation that a meeting take place prior to the August 6 City Council meeting in which changes may occur.

The City Council motioned to postpone action on August 06, 2018 and passed unanimously by a voice vote.

The City Council motioned to postpone action on August 20, 2018 and passed unanimously by a voice vote.

The applicant has since provided updated elevations included in this packet for review.

Attached, please find the updated elevations along with the August 20, 2018 City Council packet.



Figure 1: Subject Site Aerial

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: August 20, 2018

RE: **Summit-Topgolf Lot A (Residence Inn)** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.7 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T510063)

Summary

This request is to allow for development of a new Residence Inn hotel within the Summit-Topgolf subdivision. The hotel is 4 stories in height, accommodates 128 guest rooms, has an indoor pool, and outdoor sport court. The materials primarily range from manufactured stone veneer, fiber cement siding, and asphalt shingles. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3012.

The project was reviewed by the Architectural Review Board on May 10, 2018. A motion to forward the Site Development Section Plan to the Planning Commission with a recommendation for approval passed by a vote of 5-0 with the following conditions: The white siding be substituted where there was off-white, increase the landscaping along the front parking area to provide a continuous hedge along I-64, and research options for a pedestrian connection to the west. All of the ARB conditions have been fulfilled by the applicant.

Planning Commission recommended approval of the request on July 9, 2018 by a vote of 7 – 2. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code on July 10, 2018.

The applicant supplied alternate elevations and renderings within the Planning and Public Works Packet that were based on building material and color comments made at the July 9th Planning Commission meeting.

The Planning and Public Works Committee recommended approval of the request on July 19, 2018 by a vote of 4-0 with the stipulation that a meeting take place prior to the August 6 City Council meeting in which changes may occur.

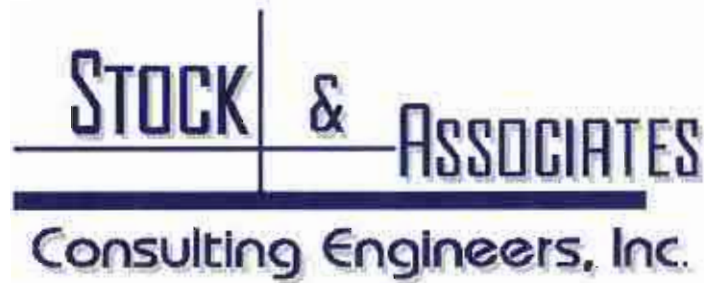
The City Council motioned to postpone action on August 06, 2018 and passed unanimously by a voice vote.

The applicant has since requested to postpone this project as they continue to revise elevations and address concerns made by City Council.

Attached, please find the August 06th, 2018 City Council packet



Figure 1: Subject Site Aerial



August 17, 2018

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Attention: Honorable Mayor and City Councilmembers of the City of Chesterfield
c/o Mr. Justin Wyse, AICP, PTP – Director of Planning and Development Services

Re: Summit-Topgolf Lot A (Residence Inn)

CITY COUNCIL MEETING POSTPONE REQUEST

Honorable Mayor and Councilmembers, thank you for taking the time to review the above mentioned project and working with us on the design concerns the Council has expressed. In efforts to produce the highest level of quality and favorable design, we respectfully request your consideration to postpone The Residence Inn to the Wednesday, September 5, 2018 City Council meeting. This additional time will allow the Architect & owner to make the necessary revisions to the Architectural Elevations and Renderings to be more in line with the Idaho Fall Residence Inn location which was viewed as very favorable to Council.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. M. Stock", is written over a horizontal line.

George M. Stock, P.E., President

CC: Jay Koshiya – Plaza Inn, LLC
Robert Brinkmann – Brinkmann Constructors
Scott Reese – Summit Development Group
Chase B. Garrett – Chasen B. Garrett Architects, PLLC

257 CHESTERFIELD BUSINESS PARKWAY • ST. LOUIS, MO 63005 • (636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services **JW**

Date: August 06, 2018

RE: **Summit-Topgolf Lot A (Residence Inn)** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.7 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T510063)

Summary

This request is to allow for development of a new Residence Inn hotel within the Summit-Topgolf subdivision. The hotel is 4 stories in height, accommodates 128 guest rooms, has an indoor pool, and outdoor sport court. The materials primarily range from manufactured stone veneer, fiber cement siding, and asphalt shingles. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3012.

The project was reviewed by the Architectural Review Board on May 10, 2018. A motion to forward the Site Development Section Plan to the Planning Commission with a recommendation for approval passed by a vote of 5-0 with the following conditions: The white siding be substituted where there was off-white, increase the landscaping along the front parking area to provide a continuous hedge along I-64, and research options for a pedestrian connection to the west. All of the ARB conditions have been fulfilled by the applicant.

Planning Commission recommended approval of the request on July 9, 2018 by a vote of 7 – 2. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code on July 10, 2018.

The applicant supplied alternate elevations and renderings within the Planning and Public Works Packet that were based on building material and color comments made at the July 9th Planning Commission meeting.

The Planning and Public Works Committee recommended approval of the request on July 19, 2018 by a vote of 4-0 with the stipulation that a meeting take place prior to the August 6 City Council meeting in which changes may occur.

Updated elevations have been included for review based on the meeting referenced in the motion by the Planning and Public Works Committee.

Attached, please find the Planning and Public Works packet and the updated elevations submitted after the Planning and Public Works Committee meeting.



Figure 1: Subject Site Aerial

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Mike Knight, Planner *MK*

Date: July 19, 2018

RE: **Summit-Topgolf Lot A (Residence Inn)** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.7 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T510063)

Summary

This request is to allow for development of a new Residence Inn hotel within the Summit-Topgolf subdivision. The hotel is 4 stories in height, accommodates 128 guest rooms, has an indoor pool, and outdoor sport court. The materials primarily range from manufactured stone veneer, fiber cement siding, and asphalt shingles. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3012. The Summit-Topgolf subdivision is made up of 3 lots (A, B, and C). Lot A is the subject site for Residence Inn, Lot B is directly to the east in which the Topgolf facility is currently under construction, and Lot C is undeveloped.

The project was reviewed by the Architectural Review Board on May 10, 2018. A motion was made to forward the Site Development Section Plan to the Planning Commission with a recommendation for approval by a vote of 5-0 with the following conditions: The white siding be substituted where there was off-white, increase the landscaping along the front parking area to provide a continuous hedge along I-64, and research options for a pedestrian connection to the west. All of the ARB conditions have been fulfilled by the applicant.

Planning Commission recommended approval of the request on July 9, 2018 by a vote of 7 – 2. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code on July 10, 2018.

Since Planning Commission the applicant has supplied alternate elevations and renderings for review.

Attached to this report please find a copy of the Planning Commission Staff Report, Site Development Section Plan, Landscape Plan, Lighting Plan, the Architect's Statement of Design, the original Architectural Elevations and Renderings, and the alternate Architectural Elevations and Renderings.

Attachments: Planning Commission Staff Report
Site Development Section Plan
Landscape Plan
Lighting Plan
Architect's Statement of Design
Original Architectural Elevations and Rendering
Alternate Elevations and Rendering



Figure 1: Subject Site Aerial



VII. D

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

Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: July 9, 2018

From: Mike Knight, Planner *mk*

Location: A 3.7 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing.

Description: **Summit-Topgolf Lot A (Residence Inn):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.7 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing.

PROPOSAL SUMMARY

This request is to allow for development of a new hotel within the Summit-Topgolf subdivision. The hotel is 4 stories in height, accommodates 128 guest rooms and has an indoor pool. The materials range from manufactured stone veneer, fiber cement siding, and asphalt shingles. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3012. The Summit-Topgolf subdivision is made up of 3 lots (A, B, and C). Lot A is the subject site for Residence Inn, Lot B is directly to the east in which the Topgolf facility is currently under construction, and Lot C is undeveloped and of similar size as Lot A. The project was reviewed by the Architectural Review Board on May 10, 2018. A motion was made to forward the Site Development Section Plan to the Planning Commission with a recommendation for approval by a vote of 5-0 with the following conditions: The white siding be substituted for the off-white, increase the landscaping along the front parking area to provide a continuous hedge along I-64, and research options for a pedestrian connection to the west. All of the ARB conditions have been fulfilled by the applicant.

HISTORY OF SUBJECT SITE

In January of 2017, the City Council approved Ordinance 2932 which consolidated two Planned Commercial districts (the Hardees Iceplex and Valley Gates Subdivision) into one new 22.2 acre Planned Commercial district. The portion of the site from the Hardees Iceplex is approximately 14.5 acres and was governed by Ordinance 1564 until Ordinance 2932. The portion of the site from the

Valley Gates subdivision is approximately 7.7 acres and was vacant until the City approved a change of zoning from an “NU” Non-Urban designation to a “PC” Planned Commercial designation in 2005. In June of 2018, Ordinance 2932 was amended by the current governing Ordinance 3012 in which the total building floor area for the entire Summit-Topgolf development was increased from 150,000 to 200,000 square feet. The subject site for this submittal is governed under City of Chesterfield Ordinance 3012.



Figure 1: Aerial Site Photo

SURROUNDING LAND USES

The land use and zoning for the properties surrounding this parcel are as follows

North

The Monarch Chesterfield Levee is located directly to the north with Flood Plain Non-Urban zoned property, currently being used for the stockpiling of dirt

South

The subject site is bordered by North Outer 40 and Interstate 64 to the south. The Kemp Auto Museum is the nearest subdivision.

East

The property to the east is zoned a combination of Agriculture and Non-Urban, currently being used for agricultural operations including a plant nursery.

West

The property to the west is the Chesterfield Outlets and is currently zoned Planned Commercial.

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield and is within the Mixed Commercial Use land use designation per the City's Comprehensive Land Use Plan. The Comprehensive Plan designates the permitted land uses under Mixed Commercial Use as Retail, Low-Density Office, and Limited Office/Warehouse Facilities.

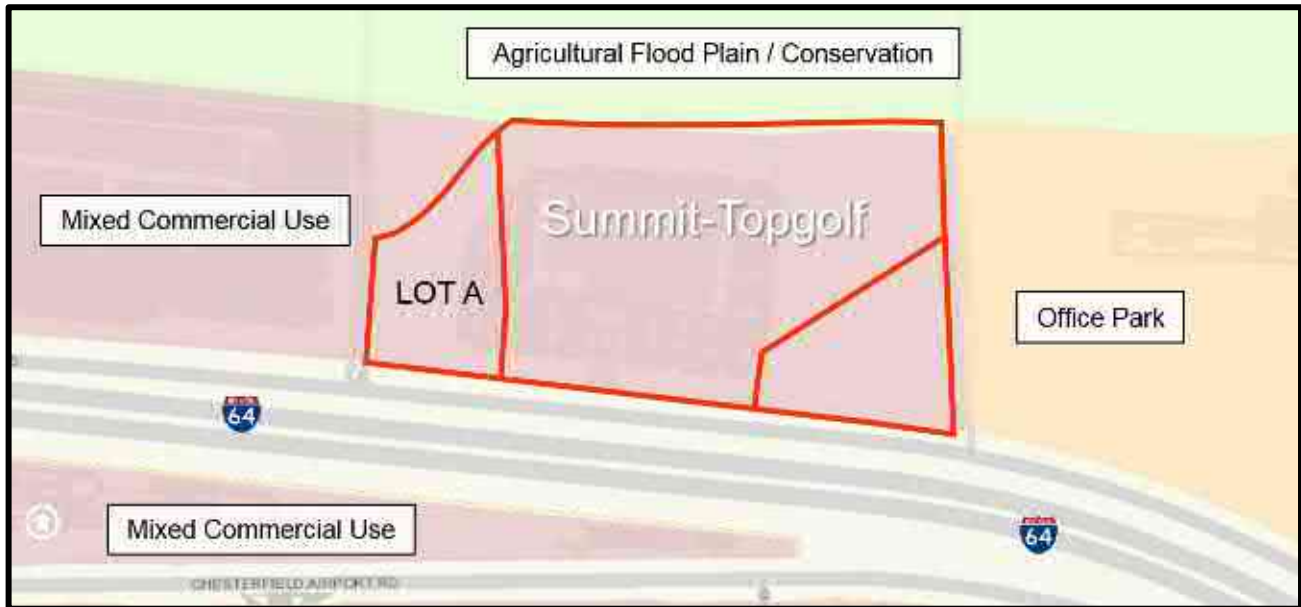


Figure 2: Comprehensive Land Use Plan

Chesterfield Valley Design Policies: The City of Chesterfield's Comprehensive Plan has a specific Chesterfield Valley Policies Element. The policies include commercial development with particular concern over the image presented by development along I-64. There are six specific policies of which four are applicable to the design of this project. Staff outlines the applicable policies below and how the Site Development Section Plan relates to those policies.

Policy 1: Facades of Buildings along I-64 and Arterial Roadways – Care should be taken to make sure that any portion of a building is equally uniform in materials and attractiveness as the primary facade. The intent is to avoid projects having their view from I-64/US 40 appear to be the rear or side of a development.

The hotel is positioned that the front of the hotel faces west located north of I-64. The primary view of the hotel would be from the south, east, and west as one would see the building driving east to west/ west to east along I-64.

Policy 2: Lighting of Buildings along I-64/US 40 - The facades of buildings facing I-64 should be lighted to provide an attractive image at night for individuals traveling along I-64.

The lighting currently submitted is utilitarian in nature. Lights that are not fully shielded flat lensed fixtures that enhance the architecture will require separate approval from Planning Commission and are discussed later in the report.

Policy 3: Automobile Parking for Buildings along I-64 - Parking should be primarily located to the side or rear of any building façade facing I-64/US 40 or along North Outer 40.

Parking shown on the SDSP is primarily shown to the side and rear of the building.

Policy 4: Pedestrian Circulation - In order to promote pedestrian movement, each development is required to address pedestrian circulation within and between all developments. This pedestrian system shall be designed in an overall safe, clearly understood plan meeting ADA (American Disabilities Act) requirements.

The SDSP contains pedestrian infrastructure that both circumnavigates the hotel itself but also connects to both the eastern and western parcels.

STAFF ANALYSIS

Site Relationships

The subject site is located north of North Outer 40 Road and east of Boone's Crossing in what is classified as the Chesterfield Valley Area within the City's Comprehensive Land Use Plan. Given that North Outer 40 Road is a minor arterial and given the site's close proximity to I-64, the south, east, and west façades are highly visible. The site is also visible from the north from the Monarch Chesterfield Levee Trail. Currently the Topgolf facility is under construction directly to the east and the Chesterfield Outlet Mall is to the west.

The Color Site Plan, Figure 3, clearly depicts the building, sport court, parking area, and green space. The large green area to the south counts as open space on the plan, but it should be noted that this area contains a roughly 50' wide rip-rap conveyance channel as part of the Chesterfield Valley Master Stormwater Plan.

Circulation and Access

Vehicle circulation can be seen throughout the site with two access points on the east



Figure 3: Color Site Plan

and west. There is an area for drop off near the front entrance and a cul-de-sac at the northern edge of the site to circulate the vehicles back to the front. As previously mentioned, pedestrian circulation is limited between adjacent sites. The UDC also references bicycle circulation. There is no bicycle parking shown within this site. A parking modification was provided and approved by the Director of Planning and Development Services in accordance with the UDC in which the required parking for the site would be reduced from 154 spaces to 130 spaces and the loading space requirement was also removed. A parking study justifying this request was completed and submitted to the City with the plan by the applicant.

Topography

The site is relatively flat with a couple of feet of grade change. A considerable amount of fill will be brought in to raise the elevation, but the site will remain overall flat. The existing topography slopes from the north to the south. As previously mentioned, there is a large drainage channel along the southern edge of the site. The Finish Floor elevation of the building is 462.25'. For reference, the finish floor elevation for the neighboring Top Golf is at 462' and the closest Chesterfield Outlet building is 468'. There are no retaining walls required or planned for this development.

Architectural Elevations

This request is to allow for development of a 4 story 128 guest room hotel including an indoor pool and outdoor sport court. The hotel is 86,199 square feet and the sport court is 1,044 square feet with a total square footage of 87,243 square feet. The total site area for Lot A is 159,929 square feet. This produces a Floor to Area ratio for Lot A at 0.55.

Scale

The 4 story structure will have a roof apex height approximately 56' above finish floor. The building is L-shaped with the longest part of the L running north and south. The entry/check in area is contained within a one-story "gatehouse" that is attached to the main four story building. The Topgolf facility directly to the east is 3 stories in height and the rear of the building opens into an expansive outfield with poles and netting that reach 170 feet in height, as permitted in ordinance 3012. The Chesterfield Outlets are all one story in height but reach façade heights up to 40'. The human scale for the Residence Inn site is achieved at the public entrance areas of the building where guests interact with the building, the "gatehouse" is present, as well as additional plantings.

Design

The hotel schematic concept is primarily expressed through horizontal features. This can be seen by the horizontal window banks which serve the hotel's guestrooms and this theme extends down to the entry canopy which is an elongated flag roof canopy with partial openings in the roof that allow light to filter into the gathering spaces outside. The roof consists of asphalt shingles and generally angles downward from a single apex similar to a residential structure. The building materiality will be expressed in the use of native finishes. The use of stone and fiber cement panels are used in which the architect references is an extension of the landscape. The sport court has two basketball hoops, a green floor, and is screened on all four sides with a mesh material. An LED light on a pole will shine onto the sport court. Figures 4-7 on the next page depict each elevation.



Figure 4: South Elevation



Figure 5: West Elevation



Figure 6: East Elevation



Figure 7: North Elevation

Landscape Design and Screening

A Landscape Plan has been submitted and reviewed by staff. There are street trees and parking area trees provided which are required by code. The street trees are canopy-shade trees with the common names European Hornbeam and Sawtooth Oak. The parking trees are predominately Armstrong Maple, Green Vase Zelkova, and American Hornbeam. Foundational plantings have been provided at the base of the building to ground where most guest foot traffic will be concentrated. The entryways receive an increase in these foundation plantings. Mechanical units will be located on the one-story roof area of the building. The mechanical units will be screened by parapet roofs. There is a dumpster located to the north of the cul-de-sac. The screening is 8' tall and made of manufactured stone with a steel double swing gate. A row of hedges along the southern boundary line provides screening from vehicular lights shining off I-64 as part of the 30' landscape buffer.

Lighting

Lighting consists of utilitarian and decorative lighting. The development will utilize several different lighting strategies. For the site lighting, 20' high pole mounted, metal halide fixtures with full cut features are used. This is for general light levels in the parking and other site spaces. At the building, the entry has a higher amount of general lighting and decorative lighting to ensure safe passage into the building. Certain features, such as a sitting area, also have decorative task lighting. The building itself has "gatehouse" lights that provide a decorative point light to draw attention to guests. One light is situated in the upper center roof soffit in an area and the other is right above the main entry door. Lights that are not fully shielded flat lensed fixtures that enhance the architecture (decorative) will require approval from Planning Commission. Lighting placement throughout the site can be seen in Figure 9, and the three fixtures that require separate approval can be seen in Figure 10.



Figure 9: Lighting

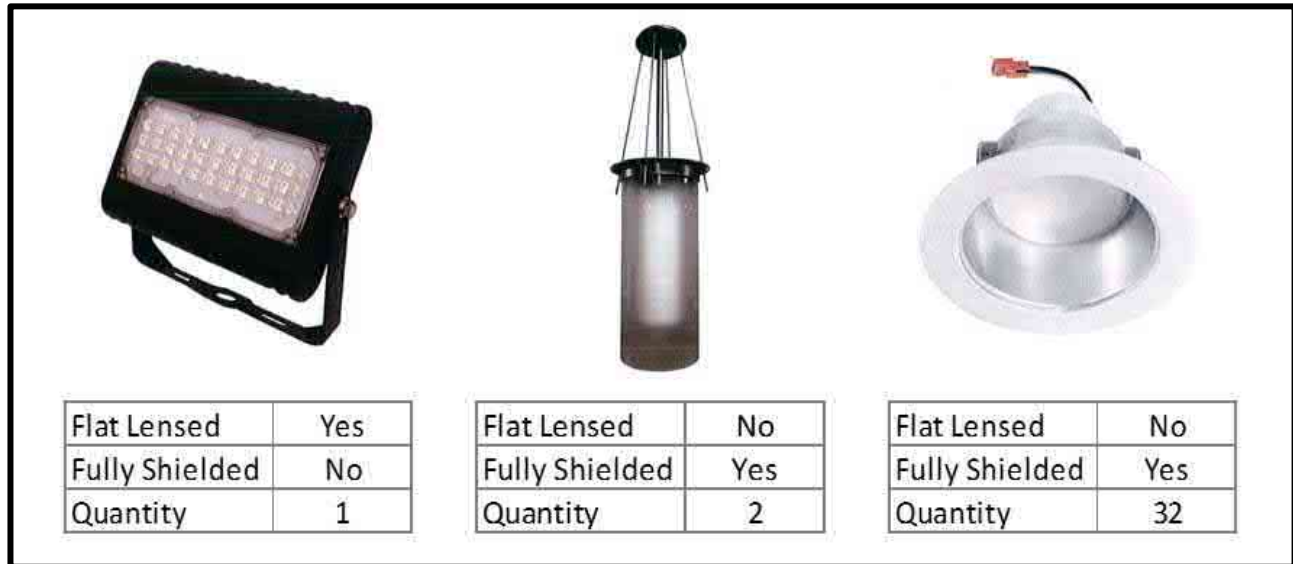


Figure 10: Lighting for Approval

STAFF RECOMMENDATION

Staff has reviewed the Site Development Section Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval on the proposed development of Residence Inn (16875 North Outer 40 Road).

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, Architectural Elevations and Architect's Statement of Design for Residence Inn (16875 North Outer 40 Road).
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Residence Inn (16875 North Outer 40 Road) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Site Development Section Plan
Landscape Plan
Lighting Plan
Architect's Statement of Design
Architectural Elevations
Architectural Rendering

A TRACT OF LAND BEING LOT A OF "SUMMIT-TOPGOLF SUBDIVISION" AS RECORDED IN PLAT
BOOK 365, PAGES 300-301 AND PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST
OF THE 5TH PRINCIPAL MERIDIAN

ABC.	-	ADJUST TO GRADE
B.G.	-	BACK OF CURB
C.O.	-	CLEANOUT
DB.	-	DEED BOOK
EL.	-	ELECTRIC
ELEV.	-	ELEVATION
EX.	-	EXISTING
FL.	-	FACE OF CURB
F.L.	-	FLOWLINE
FT.	-	FEET
FND.	-	FOUND
G.	-	GAS
H.W.	-	HIGH WATER
LFb	-	LOW FLOW BLOCKED
M.H.	-	MANHOLE
M/F	-	MAJOR OR FORMERLY
PB.	-	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



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	
PROPOSED SPORT COURT FENCE	

LOT A:	SUMMIT ICE CENTER INVESTORS LLC
OWNER UNDER CONTRACT:	KMG HOTELS
LOT AREA:	3.61 Acres ±
EXISTING ZONING:	"PC" PLANNED COMMERCIAL (ORD. #2932)
SITE ADDRESS:	16875 NORTH OUTER 40 ROAD CHESTERFIELD, MISSOURI 63005
LOCATOR NO:	177510041
WUNNERNBERG'S:	PG. 21, GRID 18FF
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	ROCKWOOD
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	MISSOURI RIVER
FEMA MAP:	29189C0165K, FEB 4, 2015
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	SPIRE, INC
PHONE COMPANY:	AT&T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

REQUIRED: 35.0% PER PC DISTRICT REGULATION
PROVIDED: 45.86% (73,337 SF/159,929 SF)

REQUIRED: PLEASE SEE UNIFIED DEVELOPMENT CODE SEC. 04-04
HOTEL: 128 UNITS
REQUIRED: 1.2 SPACES/UNIT
1.2 SPACES/UNIT x 128 UNITS = 154 SPACES

EAB CALCULATION

F.A.R. = 86,199 S.F. / 159,929 S.F. = 0.54
 FIRST FLOOR = 26,154 S.F.
 SECOND FLOOR = 20,015 S.F.
 THIRD FLOOR = 20,015 S.F.
 FOURTH FLOOR = 20,015 S.F.

NORTH: 30' BUILDING AND 30' PARKING SETBACK
EAST: 5' BUILDING AND 0' PARKING SETBACK
SOUTH: 75' BUILDING AND 30' PARKING SETBACK
WEST: 5' BUILDING AND 0' PARKING SETBACK

SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "SHADED X" & "AH".
 "AH" (BASE FLOOD ELEVATION 457) ACCORDING TO THE NATIONAL FLOOD INSURANCE
 PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND
 INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0165K, WITH AN
 EFFECTIVE DATE OF FEBRUARY 4, 2015.

500 YR. H.W. ELEV. - MO RIVER: 468.00 (MILE 40) - FROM UPPER
MISSISSIPPI (FLOW FREQUENCY STUDY- BY THE U.S.
ARMY CORP. OF ENGINEERS, DATED MARCH 2004

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. THE EXISTENCE OF UTILITIES, STRUCTURES AND FACILITIES IS NOT GUARANTEED. VERIFICATION OF THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM THE OBLIGATION TO COMPLY WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

#12-166
ELEV.=458.86

"STANDARD ALUMINUM DISK" STAMPED SL-32 1990. DISK IS SET IN BETWEEN THE HWY 1-64 NORTH OUTER ROAD AND THE WEST BOUND HWY. 1-64; 19' SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY. 1-64. APPROXIMATELY 0.5 MILES EAST OF THE INTERSECTION OF BOONES CROSSING ROAD AND NORTH OUTER ROAD. (SL-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JULY 2002. AS SHOWN HEREON

PLAZA INN, LLC
ATTENTION: MR. JAY KOSHIYA
1645 SWIFT AVE
NORTH KANSAS CITY, MO 64116

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION TITLE "RESIDENCE INN CHESTERFIELD, MISSOURI" DATED FEBRUARY 2018 AND ALL IRS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
8. THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
9. THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
10. SIGNAGE APPROVAL IS A SEPARATE PROCESS

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
6. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
7. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS SUCH ENTITY'S LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
8. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

PLAZA INN LLC, the owner under contract of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter ____.

(applicable subsection) "PC"- Planned Commercial of the City of Chesterfield
(present zoning)

Ordinance No. ____, 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 Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

by: _____

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS.

On this _____ day of _____, 2018, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of _____, _____ and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing
the day and year first above written.

Notary Public

Print Name _____

My commission expires:

By: _____
Justin Wyse, Director of Planning and Development Services

By: _____
Vickie Hass, City Clerk

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2018, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning and Development Services Director and the City Clerk.

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Section Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D

DANIEL EHLMANN, MISSOURI P.L.S. NO. 2215

SDSP-1	-	SITE DEVELOPMENT SECTION PLAN
SDSP-2	-	PHOTOMETRIC PLAN
SDSP-3	-	SKY EXPOSURE PLAN
L-1	-	LANDSCAPE PLAN
A201-A202	-	ARCHITECTURE ELEVATIONS

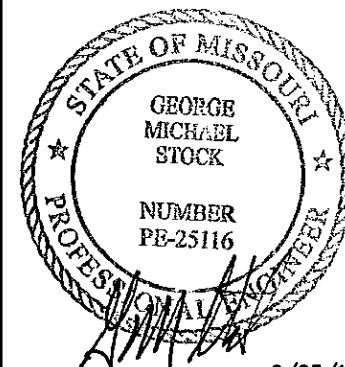
Age Group	No (%)	Yes (%)	Don't know (%)
40	40	20	40
20	80	20	0
40	16	84	0

PREPARED BY:

SITE DEVELOPMENT SECTION PLAN EOR.

RESIDENCE INN

LOT A
CITY OF CHESTERFIELD MISSOURI 63005



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

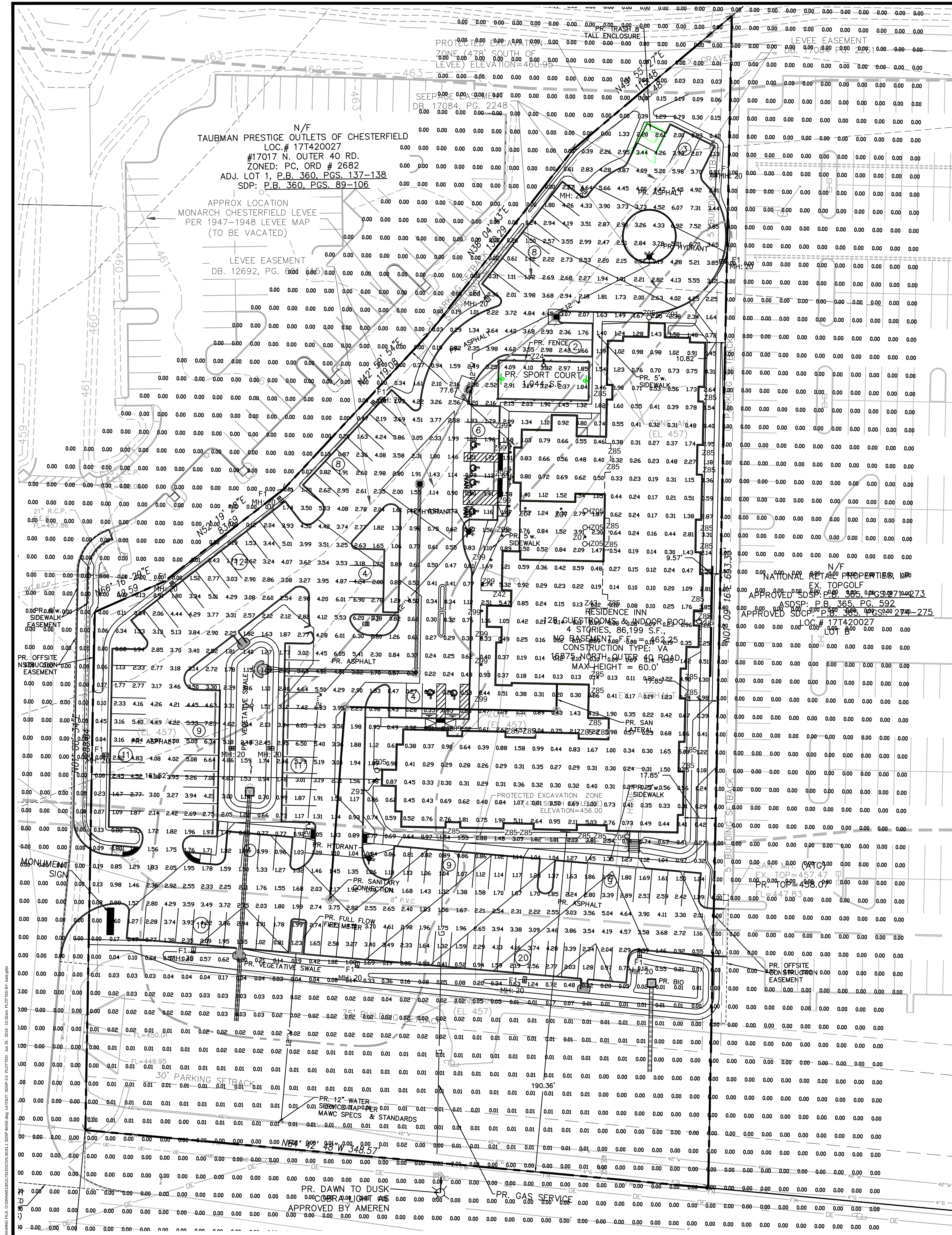
REVISIONS:

- | | |
|----|-----------------------|
| 1. | 3/19/18 CITY COMMENTS |
| 2. | 3/26/18 PHOTOMETRIC |
| 3. | 4/18/18 CITY COMMENTS |
| 4. | 6/13/18 CITY COMMENTS |
| 5. | 6/25/18 CITY COMMENTS |

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 01/09/2018	JOB NO: 217-6191.1
M.S.D. P # —	BASE MAP # 17T
S.L.C. H&T # —	H&T S.U.P. # —
M.D.N.R. #	

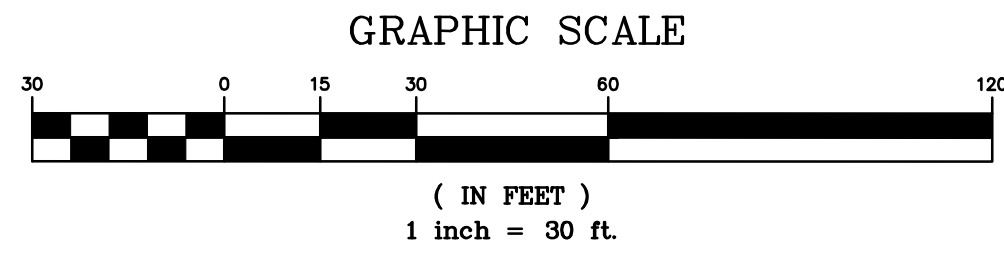
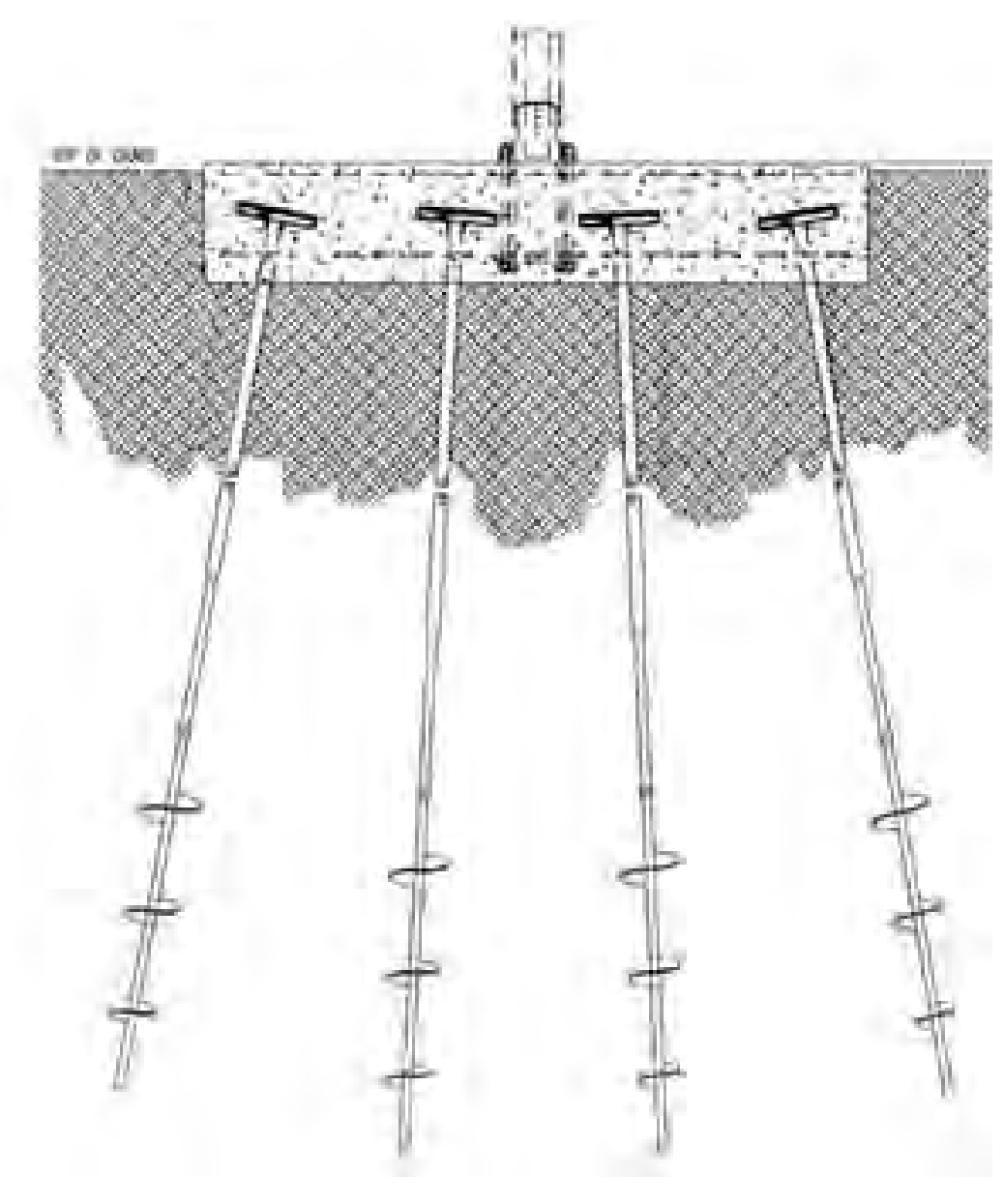
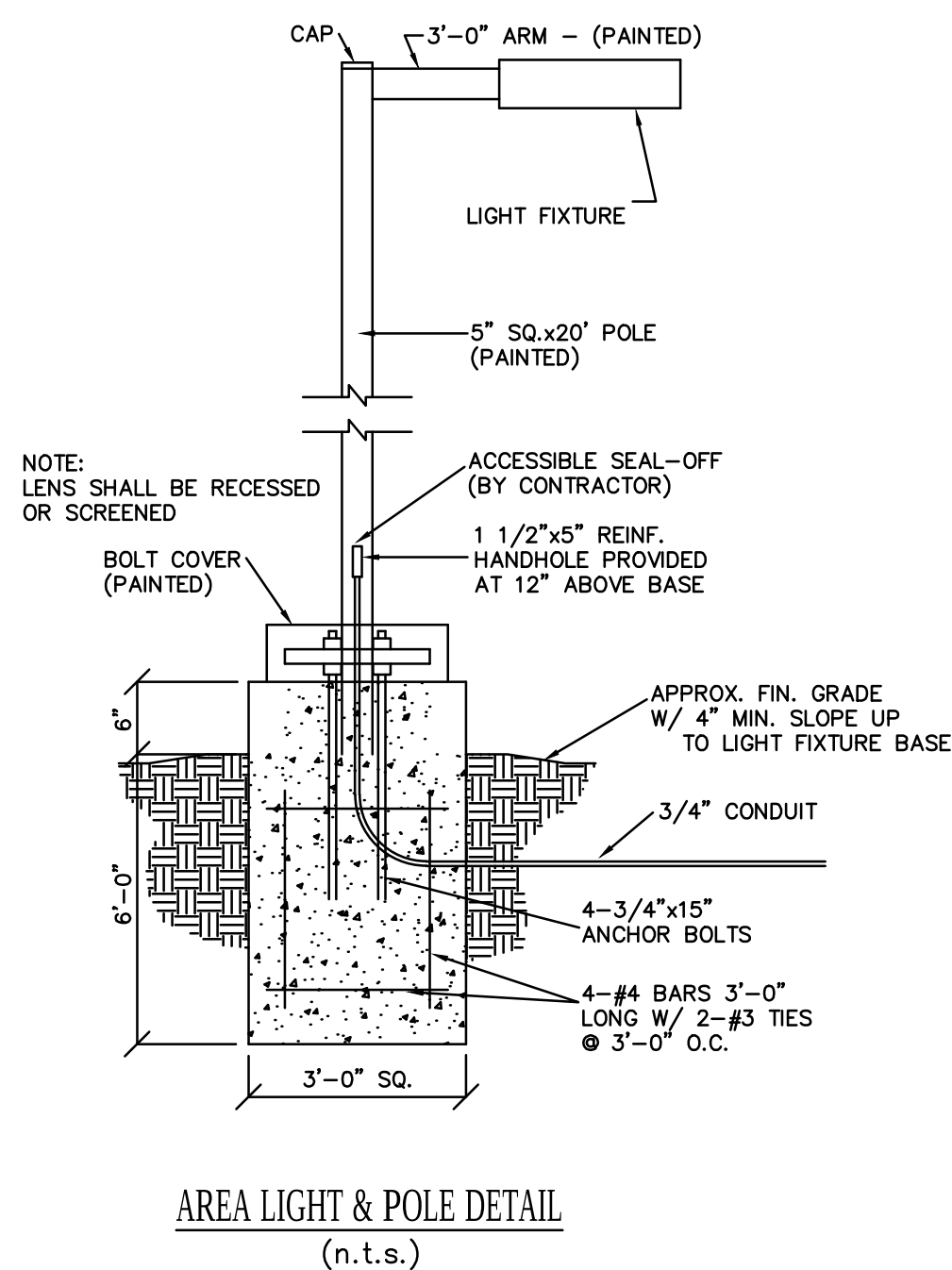
SHEET TITLE:
SITE DEVELOPMENT
SECTION PLAN

SHEET NO.:
SDSP-1.0



Symbol	Type	Quantity	Article number	Article name	Equipment	Fully Shielded	Flat Lensed
	Z05	07	49623BKTLED	Amber Vallye	1x Sconce LIGHT LED 17W	YES	YES
	Z07	03	49625BKTLED	Lantern	1x Decorative LIGHT LED 17W	YES	YES
	Z24	01	LI-FLDF050-XYZ	ELENORA - 50W -3	1x AREA LIGHT LED 50W - Type 4	NO	YES
	Z42	01	CL914	Exterior Pendant	1x Exterior Pendant 51W	YES	NO
	Z43	01	CLK913	Exterior Pendant	1x Exterior Pendant 75W	YES	NO
	Z85	30	IL-D536	LED Downlight	1x Downlight 20W LED	YES	NO
	Z91	02	NHM-612	LED Downlight	1x Downlight 1250 lm LED	YES	NO
	Z99	11	IL-C13BS	LED BOLLARD	1x LED BOLLARD 25W	YES	YES
	F1	12	LI-PLYR298-W150	AURA - 150W -4	1x AREA LIGHT LED 50W - Type 4	YES	YES
	F2	2	LI-PLYR298-W150	AURA - 150W -3	1x AREA LIGHT LED 50W - Type 3	YES	YES
	F3	1	LI-PLYR298-W150	AURA - 150W -4	1x AREA LIGHT LED 50W - Type 4	YES	YES

AREA	AVERAGE ILLUMINANCE	MINIMUM ILLUMINANCE	MAXIMUM ILLUMINANCE	AVG/MIN	MAX/MIN
ENTIRE SITE	0.66	0.00	7.52	NA	NA
PAVEMENT AREA	2.88	0.69	7.59	4.17	11.00



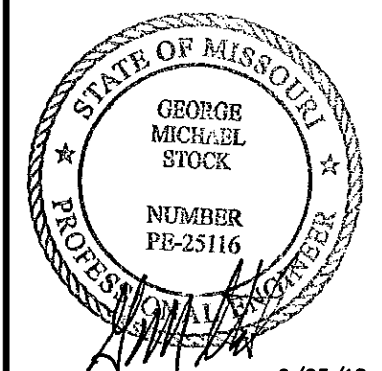
NOTE:
PARKING LIGHTING WILL NOT BE LOWER THAN 10 FEET ABOVE GRADE AND MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED 20 FEET.

PREPARED BY:

SITE DEVELOPMENT SECTION PLAN FOR:

RESIDENCE INN

LOT A
CITY OF CHESTERFIELD, MISSOURI 63005

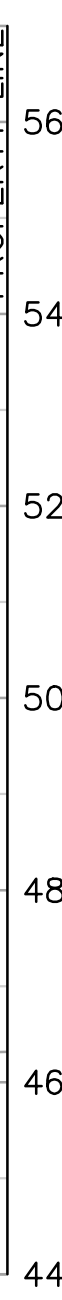
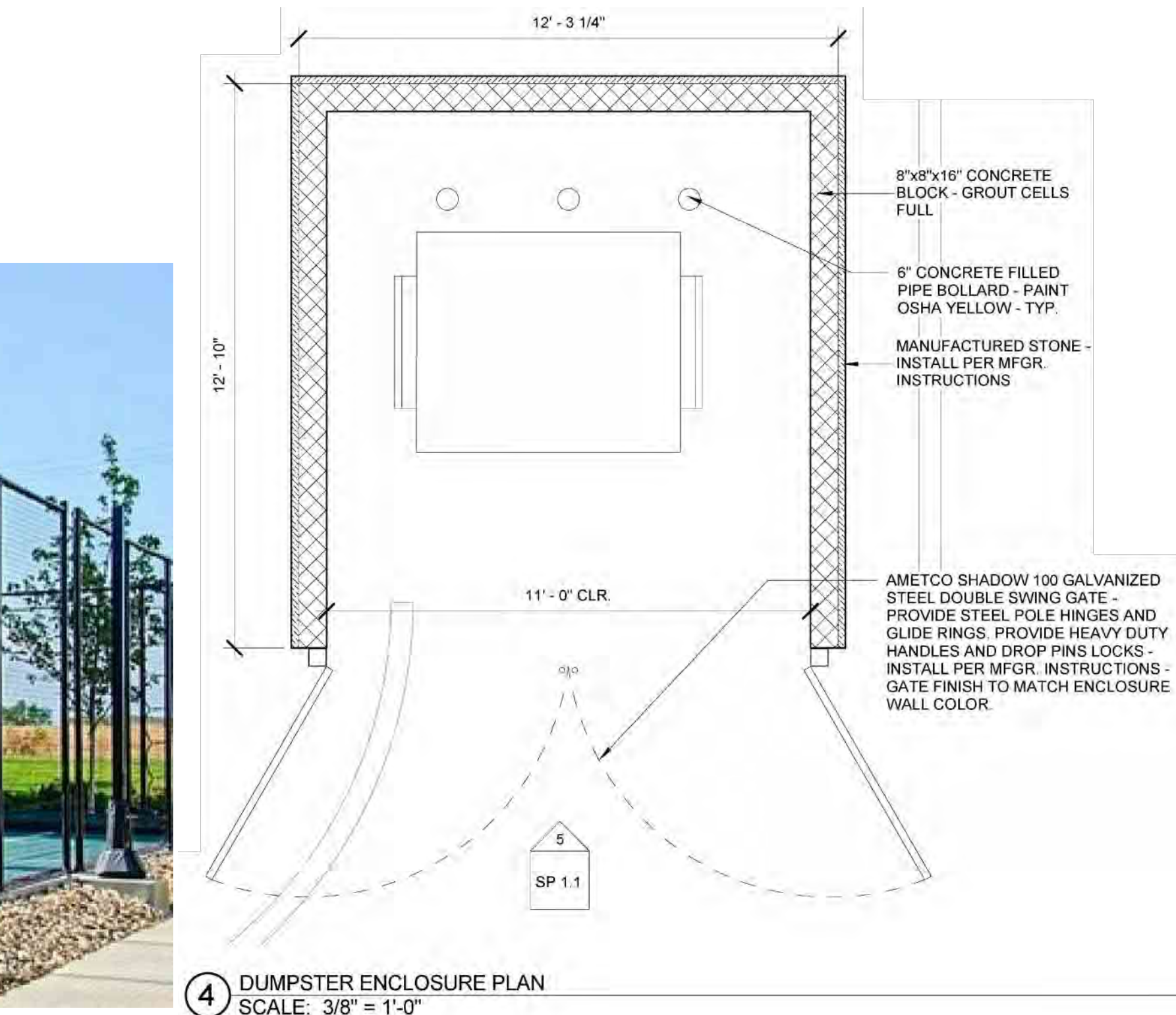


6/25/18
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- 3/19/18 CITY COMMENTS
- 3/26/18 PHOTOMETRIC
- 4/18/18 CITY COMMENTS
- 6/13/18 CITY COMMENTS
- 6/25/18 CITY COMMENTS

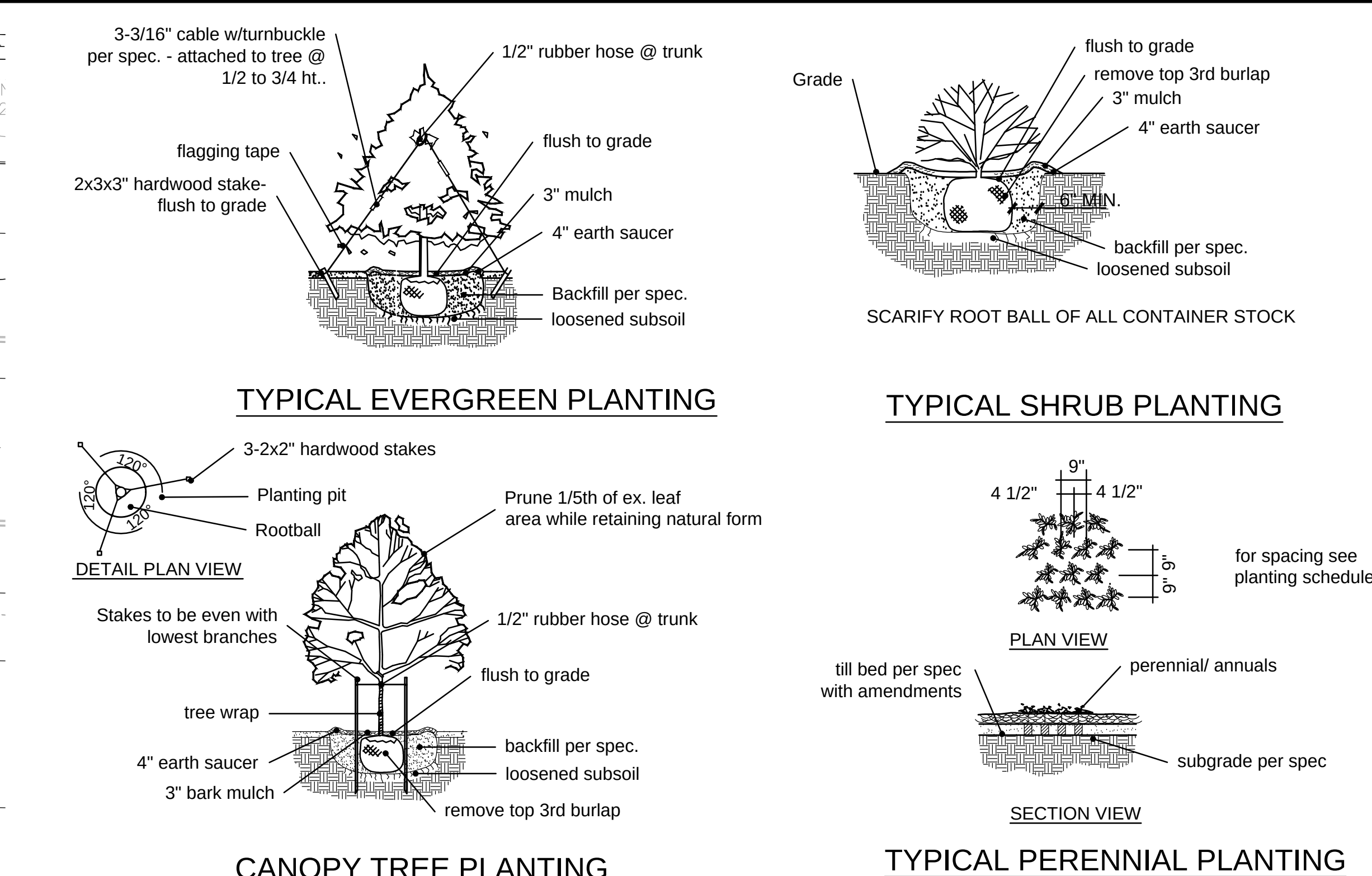
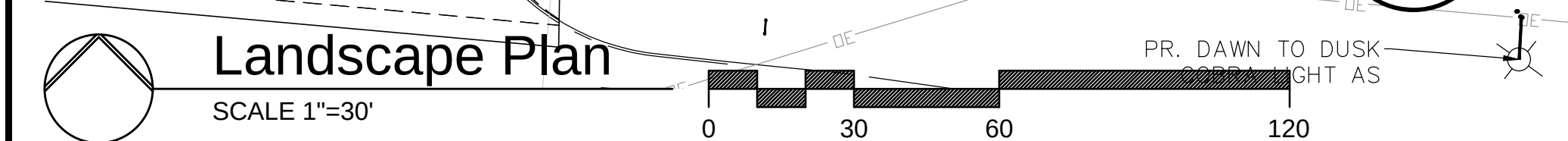
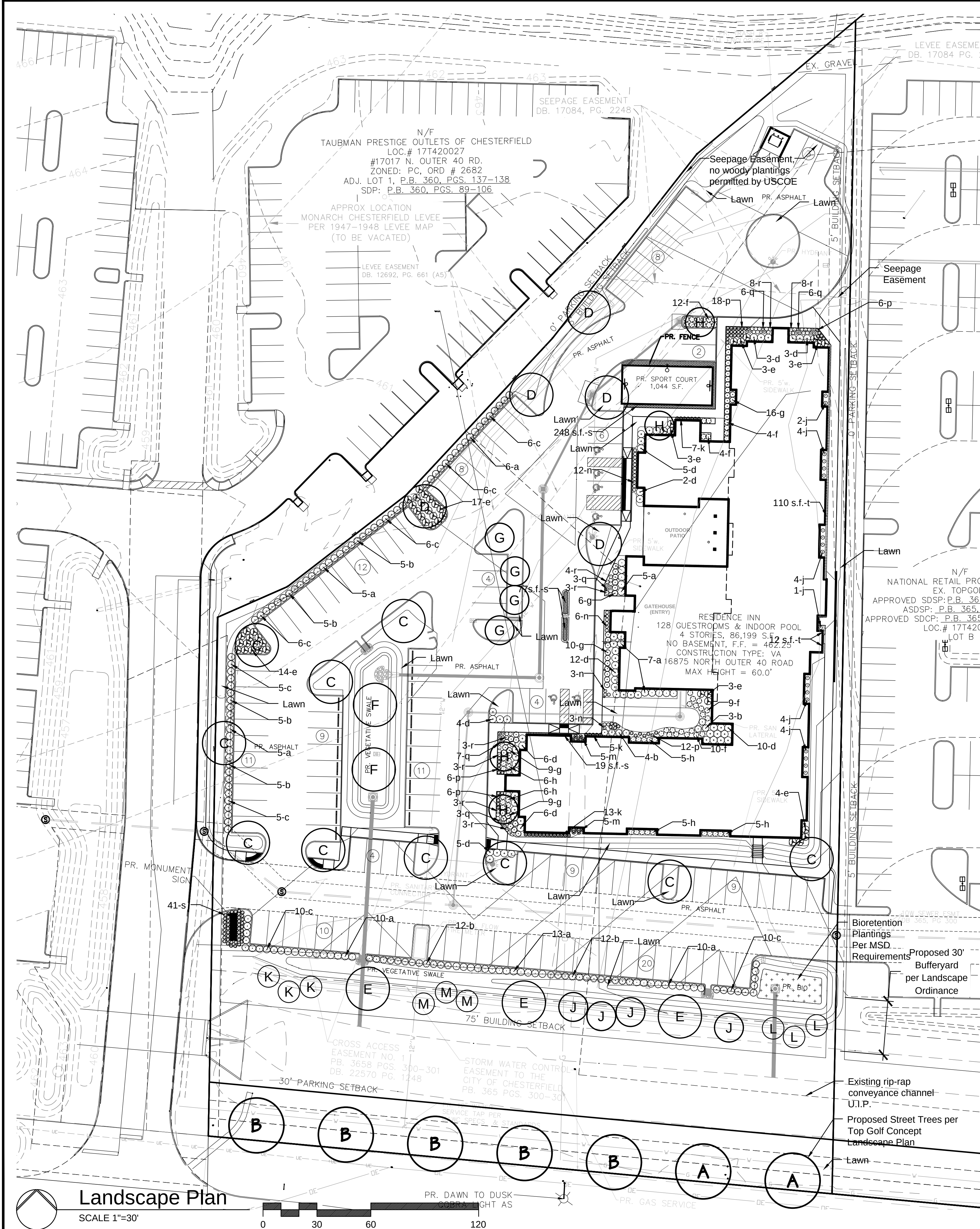
DRAWN BY: K.S.G. CHECKED BY: G.M.S.
DATE: 01/09/2018 JOB NO: 217-6191.1
W.S.D. P.# BASE MAP # 171
S.L.C. H&T # H&T S.U.P. #
M.D.N.R. #
SHEET TITLE: PHOTOMETRIC PLAN
SHEET NO.: SDSP-2.0



SHEET NO.:
SDSP-3.0

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636)
530-9100 FAX: (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

LOT A
CITY OF CHESTERFIELD, MISSOURI 63005



PLANTING SCHEDULE								
SYMBOL	QUANTITY	BOTANICAL NAME		COMMON NAME	SIZE	REMARKS	SIZE/GROWTH RATE	SLOW/MEDIUM GROWTH RATE %
CANOPY-SHADE TREES								
A	2	Carpinus betula		European Hornbeam	2.5" cal.	B&B	Med/Slow-M	4 %
B	5	Quercus acutissima		Sawtooth Oak	2.5" cal.	B&B	Lg/Med	10 %
C	11	Acer x Freemanii 'Armstrong'		Armstrong Maple	2.5" cal.	B&B	Lg/Fast	
D	5	Zelkova serrata 'Green Vase'		Green Vase Zelkova	2.5" cal.	B&B	Lg/Fast	
E	3	Quercus bicolor		Swamp White Oak	2.5" cal.	B&B	Lg/Med	6 %
F	2	Ostrya virginiana		Hophornbeam	2.5" cal.	B&B	Med/Slow-M	4 %
UNDERSTORY-ORNAMENTAL TREES								
G	4	Carpinus caroliniana		American Hornbeam	2.5" cal.	B&B	Small/Med	8 %
H	4	Prunus sargentii 'Columnaris'		Columnar Sargent Cherry	2.5" cal.	B&B	Med/Med	8 %
J	4	Amelanchier grandiflora 'Autumn Brilliance'		Autumn Brilliance Serviceberry	2.5" cal.	B&B	Med/Slow-M	8 %
EVERGREEN TREES								
K	3	Picea glauca		White Spruce	6' h.	B&B	Med/M-Fast	
L	3	Picea abies		Norway Spruce	6' h.	B&B	Lg/M-Fast	
M	3	Pinus strobus		White Pine	6' h.	B&B	Lg/Fast	
							Total	48 %
SYMBOL	QUANTITY	BOTANICAL NAME		COMMON NAME	SIZE	REMARKS		
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER								
a	49	Ilex glabra		Inkberry	24"	Container		
b	44	Syringa meyeri 'Palibin'		Korean Lilac	24"	Container		
c	54	Spiraea japonica 'Anthony Waterer'		Anthony Waterer Spirea	24"	Container		
d	56	Buxus sempervirens 'Vardar Valley'		Vardar Valley Boxwood	24"	Container		
e	47	Ceanothus americanus		New Jersey Tea	24"	Container		
f	39	Spiraea nipponica 'Snowmound'		Snowmound Spirea	24"	Container		
g	50	Fothergilla gardenii		Dwarf Fothergilla	24"	Container		
h	27	Abelia x grandiflora 'Kaleidoscope'		Kaleidoscope Abelia	18"	Container		
j	19	Rhus aromatica 'Gro-Low'		Gro-Low Fragrant Sumac	18"	Container		
k	25	Calamagrostis x acutiflora 'Karl Foerster'		Karl Foerster Feather Reed Grass	1 gal.	Container		
m	10	Panicum virgatum 'Heavy Metal'		Heavy Metal Switchgrass	1 gal.	Container		
n	24	Pennisetum alopecuroides 'Hamel'		Hamel Fountain Grass	1 gal.	Container		
p	48	Sporobolus heterolepis 'Tara'		Tara Prairie Dropseed	2 qt.	Container		
q	25	Leucanthemum x superbum 'Crazy Daisy'		Crazy (Shasta) Daisy	2 qt.	24" o.c.		
r	35	Achillea 'Coronation Gold'		Coronation Gold Yarrow	2 qt.	24" o.c.		
s	366 s.f.	Iberis sempervirens		Candytuft	1 qt.	12" o.c.		
t	122 s.f.	Liriope spicata		Liriope	1 qt.	12" o.c.		

Open Space = 45.86%

Note:
All new landscape shall be irrigated with an automatic underground sprinkler system per the City of Chesterfield Unified Code Section 04-02.

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Residence Inn

Lot A, City of Chesterfield, Missouri 63005

Revisions:

Date	Description	No.
2/27/18	City Comments	1
4/17/18	City Comments	2
5/3/18	Plan Changes	3
6/14/18	City Comments	4

Drawn: KP
Checked: RS

loomisAssociates

landscape architects/planners
707 Spirit of the Drive, Suite 105
Chesterfield, MO 63005
636.519.5658 Fax 636.519.0977
e-mail: info@loomis-associates.com

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 1/12/18
Job #: 813.063



chasen b. garrett

ARCHITECTS, PLLC

4/20/2018

Architect's Statement of Design – Residence Inn – 16875 North Outer 40 Road – Chesterfield, Missouri

General Requirements for Site Design:

Site Relationship

The new hotel development will be addressed to 16875 North Outer 40 Road. The site is situated between two established commercial developments on the east and west. It is bordered on the south by North Outer 40 Road. This building will have prominent views from each of its four elevations. For this reason, all four elevations have been considered as primary and have received treatment addressing them as such. However, due to the need to direct hotel guests to the main entry and lobby, the western view and elevation has received special attention to draw guests to that main entry.

Circulation System and Access

The site will have one main entry point on the west and will have secondary entry point via the adjacent site. The location of the building on the site required a large circle drive to the north and a connection point to the adjacent site on the southeast. Through these two points there are double loaded corridors and wide drives.

Pedestrian circulation is provided by means of a sidewalk system built to city standards. This sidewalk system is provided on the street sides of the building as well as internal walks that connect the building with parking areas and the street walks.

Topography

The existing topography slopes from north to south. On the southern end of the property is a large drainage channel. The site slowly slopes towards this drainage channel. On the building there will be steeper grades.

Retaining Walls

No retaining wall are required or planned for this development.

General Requirements for Building Design:

Scale

This building will be a 4-story structure with a roof apex height approximately 56' above finish floor. The building is L-shaped with the longest part of the L running north and south. The entry/check in area is contained within a one-story "gatehouse" that is attached to the main four-story building. The building is taller than several of the buildings in the area. However, this helps to reduce site impermeability by raising the building vertically instead of spreading the building out over a large ground floor footprint. This height and shape configuration is also necessary for the typology of a hotel and residential building where each sleeping area requires a window and natural light.

The scale and composition of design elements have been set as they are in order to achieve a balanced façade and proportion. The human scale is achieved at the public entrance areas of the building where guests interact with the building.

405 Garrison Ave. Ste. 103 · Fort Smith, AR 72901

Phone: 479-652-0175 · Fax: 479-434-5004 · www.cbgarrett.com

Design

The hotel employs schematic massing concepts reminiscent of the Prairie Style in its overall horizontality of the two primary elevations. This horizontal is further accentuated by the horizontal window banks which serve the hotel's guestrooms. This horizontal theme extends down to the entry canopy which is an elongated flag roof canopy with partial openings in the roof that allow light to filter into the gathering spaces outside.

The roof lines are of slight pitch and slope low to allow the building to rise from the site but yet harmonize with the surrounding landscape as the building's roof lines and the earth horizon complement each other. Additionally, the roof massing is thickened to evoke the Prairie style.

The building materiality will be expressed in the use of native finishes. The use of stone and fiber cement panels are common with the Prairie Style and help the building to appear as an extension of the landscape.

Materials and Colors

The building will use a combination of cement fiber board siding and manufactured stone. The colors of which are indicated in the schedule below. Samples will be submitted separate from this document.

EXTERIOR MATERIAL FINISH SCHEDULE				
ITEM	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION
A1	WINDOWS/DOORFRONTS	REFER TO DRAWINGS	DAVIDS	ALUMINUM FRAME - PRE-FINISHED WHITE
A31	SPRINKLER SHIELDS	TYPICAL ROOF	DAVIDS	CANOPY - WEATHERED WOOD
M1	STANDARD MANUFACTURED ROOF	UPPER LOW SLOPE ROOF	DAVIDS	SHIP LANE BRAND 18" TYPICAL ROOFING - GRANITE COLOR
P1	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P2	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P3	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P4	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P5	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P6	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P7	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P8	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P9	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P10	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P11	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P12	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P13	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P14	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P15	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P16	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P17	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P18	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P19	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P20	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P21	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P22	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P23	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P24	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P25	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P26	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P27	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P28	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P29	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P30	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P31	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P32	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P33	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P34	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P35	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P36	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P37	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P38	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P39	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P40	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P41	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P42	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P43	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P44	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P45	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P46	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P47	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P48	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P49	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P50	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P51	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P52	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P53	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P54	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P55	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P56	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P57	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P58	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P59	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P60	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P61	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P62	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P63	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P64	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P65	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P66	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P67	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P68	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P69	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P70	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P71	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P72	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P73	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P74	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P75	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P76	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P77	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P78	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P79	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P80	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P81	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P82	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P83	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P84	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P85	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P86	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P87	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P88	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P89	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P90	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P91	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P92	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P93	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P94	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P95	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P96	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P97	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P98	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P99	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845
P100	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HARDWOOD" SW 2845

Landscape Design and Screening

A complete landscape design has been completed and submitted with this document. This landscape design has been completed per city standards and includes several techniques to achieve the overall strategy. First, street perimeter tree plantings have been provided to as well as the interior parking area trees. Furthermore, foundational plantings have been provided at the base of the building to ground the building and provide flora where most guest foot traffic will be concentrated. The entryways receive an increase in these foundation plantings to accentuate the entries for guest courtesies. Mechanical units will be located on the one-story roof areas of the building. These mechanical units will be screened by parapets or roofs.

Lighting

The development will utilize several different lighting strategies. For the site lighting, 20' high pole mounted, 200w, Metal Halide fixtures with full cut features are used. This is for general light levels in the parking and other site spaces. At the building, the entry has a higher amount of general lighting and decorative lighting to ensure safe passage into the building. Certain features such as a sitting area also has decorative task lighting. The building itself has "gatehouse" lights that provide a decorative point light to draw the attention of guests. One light is situated in the upper center roof soffit in an area and the other is right above the main entry door.

Sincerely,

Chasen B. Garrett AIA, LEED, AP BD+C

405 Garrison Ave. Ste. 103 · Fort Smith, AR 72901

Phone: 479-652-0175 · Fax: 479-434-5004 · www.cbgarrett.com



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

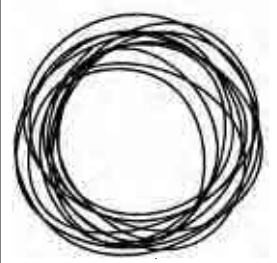
EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	PACCLAD	SNAP CLAD STANDING SEAM METAL ROOFING - GRAPHITE COLOR	
PT1	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HAMMERED SILVER" SW-2840	
PT2	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "PENNYWISE" SW-6349	
PT3	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "SMOKEY TOPAZ" SW-6117	
PT4	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S1	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW-2840	
S1a	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "HAMMERED SILVER" SW-2840	
S2	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "PENNYWISE" SW-6349	
S3	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "SMOKEY TOPAZ" SW-6117	
S4	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S5	FIBER CEMENT SIDING SOFFIT	ROOF SOFFITS	JAMES HARDIE	HARDIE SOFFIT PANELS - VENTED - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "WHITE"	
S6	FIBER CEMENT SIDING	GATEHOUSE	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "WHITE"	
ST1	MANUFACTURED STONE VENEER	REFER TO DRAWINGS	EL DORADO	STACKED STONE "NANTUCKET"	



1 WEST ELEVATION
SCALE: 1" = 10'-0"

PLAN STATUS		DATE
DESCRIPTION	02/26/2018	
ARB SUBMITTAL 1	04/18/2018	
ARB SUBMITTAL 2	04/18/2018	
ARB SUBMITTAL 3	06/08/2018	

chasen b. garrett
ARCHITECTS, PLLC
405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175



RESIDENCE INN - #11090
KMG HOTELS
16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO
EXTERIOR ELEVATIONS



CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE:
04/18/2018

SHEET NUMBER:

A201



2 EAST ELEVATION
SCALE: 1" = 10'-0"

EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	PACCLAD	SNAP CLAD STANDING SEAM METAL ROOFING - GRAPHITE COLOR	
PT1	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "HAMMERED SILVER" SW-2840	
PT2	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "PENNYWISE" SW-6349	
PT3	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "SMOKEY TOPAZ" SW-6117	
PT4	FIBER CEMENT SIDING TRIM	WINDOW TRIM AND CORNERS	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S1	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "HAMMERED SILVER" SW-2840	
S1a	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "HAMMERED SILVER" SW-2840	
S2	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "PENNYWISE" SW-6349	
S3	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "SMOKEY TOPAZ" SW-6117	
S4	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIEPLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S5	FIBER CEMENT SIDING SOFFIT	ROOF SOFFITS	JAMES HARDIE	HARDIESOFFIT PANELS - VENTED - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "WHITE"	
S6	FIBER CEMENT SIDING	GATEHOUSE	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "WHITE"	
ST1	MANUFACTURED STONE VENEER	REFER TO DRAWINGS	EL DORADO	STACKED STONE "NANTUCKET"	



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PLAN STATUS		DATE
DESCRIPTION	02/26/2018	
ARB SUBMITTAL	04/18/2018	
ARB SUBMITTAL 2	04/18/2018	
ARB SUBMITTAL 3	06/08/2018	

chasen b. garrett

ARCHITECTS, PLLC

405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175

RESIDENCE INN - #11090
KMG HOTELS

16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO

EXTERIOR ELEVATIONS

STATE OF MISSOURI

CHASEN B. GARRETT

A-2014010812

ARCHITECT

CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE:
04/18/2018

SHEET NUMBER:
A202



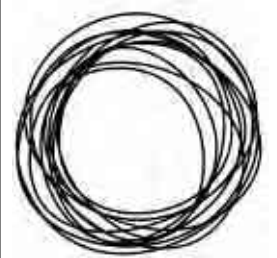
NORTHWEST RENDERING



SOUTHWEST RENDERING

[illegible]

chasen b. garrett
ARCHITECTS, PLLC
405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175



RESIDENCE INN - #11090
KMG HOTELS
16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO
EXTERIOR RENDERINGS

04/18/2018

STATE OF MISSOURI
CHASEN B. GARRETT
ARCHITECT
MO# A-2014010812

CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

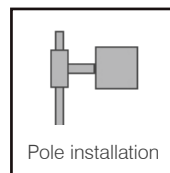
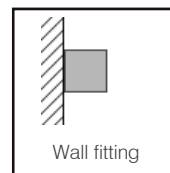
DATE: 04/18/2018

SHEET NUMBER:

A203

DESCRIPTION

AURA series is the most economical outdoor luminaire suitable for parking lot lighting, and street lighting. Individual engines with aluminum heatsinks provide easy thermal management.



--	--	--	--	--	--	--	--

ORDERING INFORMATION

Model	Watts	Lumen	Optic	Color Temp.	CRI	Optional	Finish color
LI-PLYR298-W150	150	18000	A = Type 3, 4 (Asymmetric)	0 = 4000K 1 = 5000K	80	1 = Dimmable 2 = Occupancy Sensor 3 = Photocell	BR

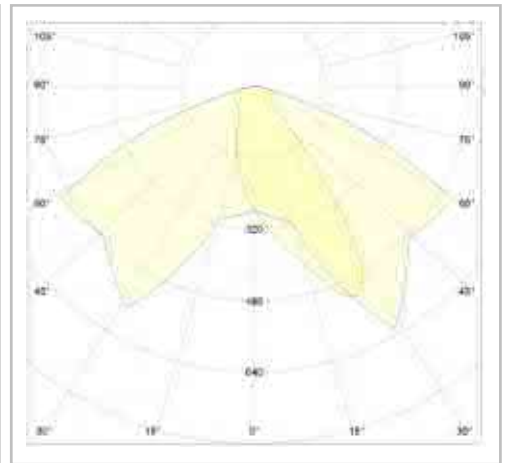
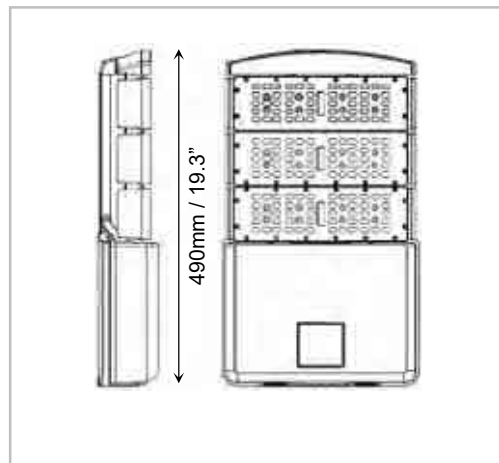
Ordering Example:

LI-PLYR298-W150-150-A-1-1-BR

Project name:



- Material: Aluminum Die Casting. Salt mist resistance & anti aging. High thermal conductivity.
- Bug rating: B2-U0-G2
- Led type: Phillips Lummi LED'S LUXEON 3030 2D.
- Electrical: 120~ 277Vac, 50/60Hz Driver included.
- Power factor: $\geq 95\%$
- Led efficiency: 130 lm/W
- Color temperature: 4000K, 5000K
- Operation temperature: -35°C to 55°C
- Color Rendering Index (CRI): ≥ 75
- THD%: 16.3-17.9
- IP Rating: IP65



Project name:



FIXTURE MOUNTING OPTIONS

M1 = Straight Arm
Mount



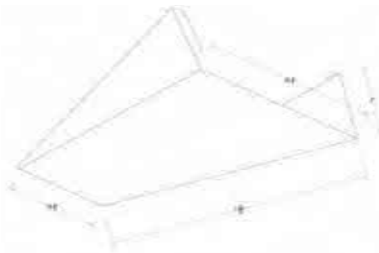
M2 = Slip Fitter



M3 = U-Bracket
Trunnion



M4 = Back Shield



Ordering Example:

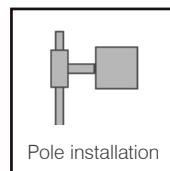
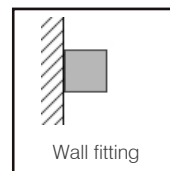
LI-PLYR298-W150-150-A-1-1-BR-M1

Project name:



DESCRIPTION

AURA series is the most economical outdoor luminaire suitable for parking lot lighting, and street lighting. Individual engines with aluminum heatsinks provide easy thermal management.



ORDERING INFORMATION

Model	Watts	Lumen	Optic	Color Temp.	CRI	Optional	Finish color
LI-PLYR298-W150	150	18000	A = Type 3 4 (Asymmetric)	0 = 4000K 1 = 5000K	80	1 = Dimmable 2 = Occupancy Sensor 3 = Photocell	BR

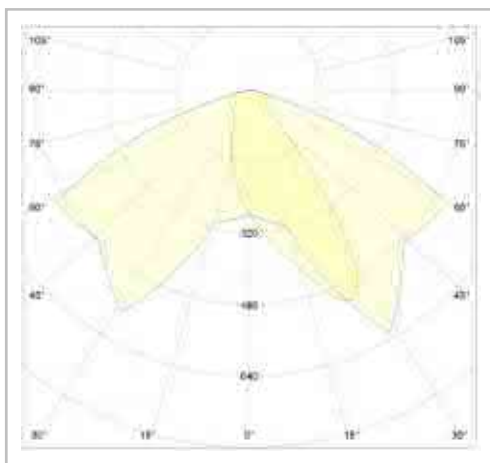
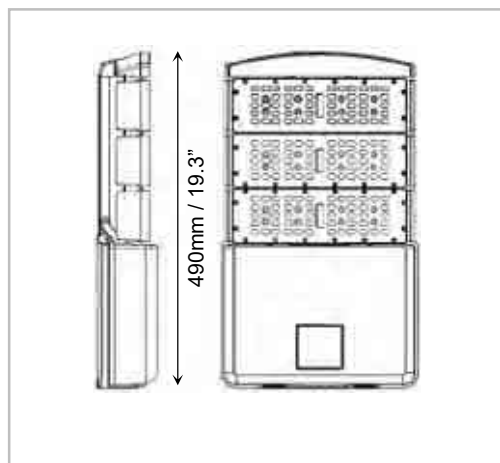
Ordering Example:

LI-PLYR298-W150-150-A-1-1-BR

Project name:



- Material: Aluminum Die Casting. Salt mist resistance & anti aging. High thermal conductivity.
- Bug rating: B2-U0-G2
- Led type: Phillips Lummi LED'S LUXEON 3030 2D.
- Electrical: 120~ 277Vac, 50/60Hz Driver included.
- Power factor: $\geq 95\%$
- Led efficiency: 130 lm/W
- Color temperature: 4000K, 5000K
- Operation temperature: -35°C to 55°C
- Color Rendering Index (CRI): ≥ 75
- THD%: 16.3-17.9
- IP Rating: IP65



Project name:



FIXTURE MOUNTING OPTIONS

M1 = Straight Arm
Mount



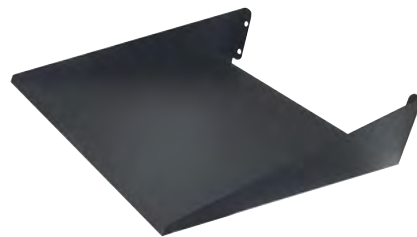
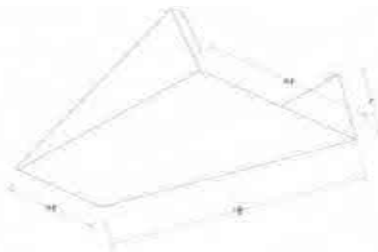
M2 = Slip Fitter



M3 = U-Bracket
Trunnion



M4 = Back Shield



Ordering Example:

LI-PLYR298-W150-150-A-1-1-BR-M1

Project name:

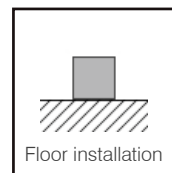
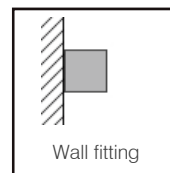
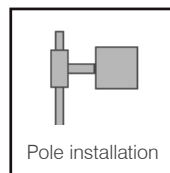


DESCRIPTION

ALVA series family of area lighting evenly illuminate building facade, sports arenas and stadium lighting.

Patented modern slim design is stylish, with better cooling system, and high lumen efficiency.

These fixture are rated for wet location and are offered in various mounting options.



ORDERING INFORMATION

Model	Watts	Lumen	Optic	Color Temp.	CRI	Optional	Finish color
LI-FLDF050-XYZ	50	4900	A = 120 x 90	1 = 5000K	80	1 = Dimmable	BR

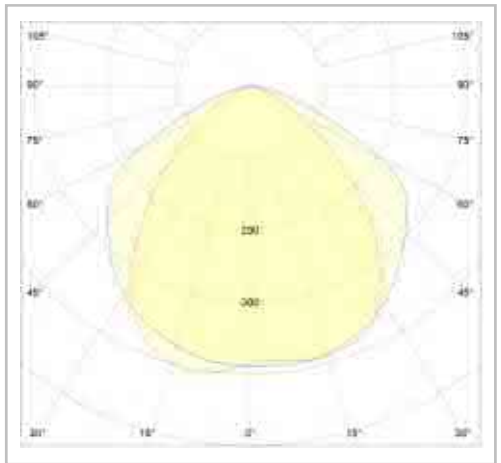
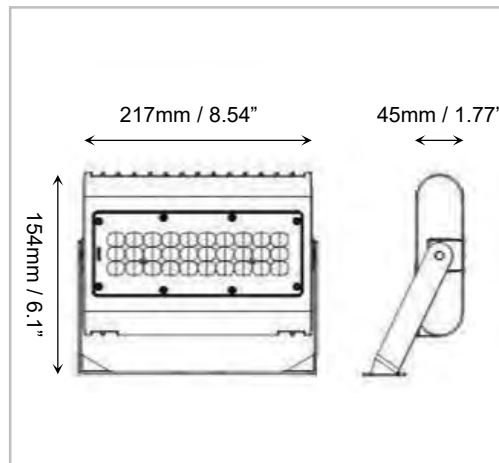
B = Type 3

C = Type 4

Project name:



- Material: Sturdy powder coated aluminum housing. Salt mist resistance & anti aging. High thermal conductivity. High efficient reflector and diffuser. UV & Fire resistant high out put PC lenses.
- Led type: Phillips chips.
- Electrical: 120~ 277Vac, 50/60Hz Driver included.
- Power factor: $\geq 90\%$
- Led efficiency: 130 lm/W
- Color temperature: 5000K
- Operation temperature: -20°C to 55°C
- Color Rendering Index (CRI): ≥ 80
- THD%: $< 20\%$
- IP Rating: IP65

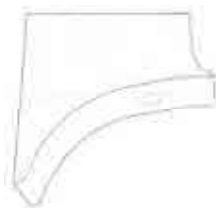


Project name:



FIXTURE ACCESSORIES

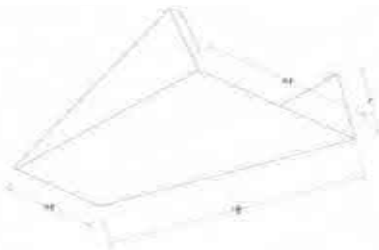
M1 = Straight Arm Mount



M2 = Slip Fitter



M3 = Back Shield



Ordering Example:

LI-FLDF050-XYZ-YK-50-C-1-1-BR-M1

Project name:



Amber Valley Collection
Amber Valley LED Wall Lantern in BKT
49623BKTLED (Textured Black)



Dimensions

Height	15.00"
Width	7.50"

Project Name: Residence Inn
Location: Chesterfield, MO
Type: Z05
Qty: _____
Comments: _____

Ordering Information

Product ID	49623BKTLED
Finish	Textured Black
Collection	Amber Valley Collection

Dimensions

Extension	8.50"
Height from center of Wall opening	3.75"
Base Backplate	5.50 X 8.25
Weight	5.56 LBS

Photometrics

Kelvin Temperature	3000K
Color Rendering Index	90

Specifications

Material	Aluminum
Diffuser Description	Etched Seeded

Electrical

Dimmable	Yes
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com/dimming .
Voltage	120V
Input Voltage	Single(120)

Qualifications

Safety Rated	Wet
Title 24	Yes
Expected Life Span	40000 Hours
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	LED
Lamp Included	Integrated
# of Bulbs/LED Modules	1
Delivered Lumens	875
Initial Lumens	1400
Max or Nominal Watt	17W

Notes:

1) Information provided is subject to change without notice.
All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

Amber Valley Collection
Amber Valley LED Wall Lantern in BKT
49623BKTLED (Textured Black)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Dimming	Yes
---------	-----

The **GP200 Series** poles have a Cast Aluminum Base Plate and can be ordered with or without a base cover. A choice of Smooth or Extruded Access Door is available.

FEATURES

**Residence Inn
Type Z07**

- Strong, lightweight and easy to install.
- Extruded Aluminum shaft welded to the base.
- 3" tenon standard for luminaire mounting. (Pictured on left)
- Access door for wiring secured with stainless steel screws.
- Ground Lug included.
- Hot Dipped Galvanized Anchor Bolts included.
- **3" Smooth Poles are available at 8', 10' and 12'**; contact factory for details.

AVAILABLE EXTRUDED ALUMINUM SHAFTS

	4" OD Fluted .125 wall		4" OD Smooth .125 wall
	GP203 - 08		GP204 - 08
	GP203 - 10		GP204 - 10
	GP203 - 12		GP204 - 12
	GP203 - 14		GP204 - 14
	5" OD Fluted .156 wall		5" OD Smooth .125 wall
	GP205 - 08		GP206 - 08
	GP205 - 10		GP206 - 10
	GP205 - 12		GP206 - 12
	GP205 - 14		GP206 - 14

Standard wall thickness and height specified above; contact factory for additional options.

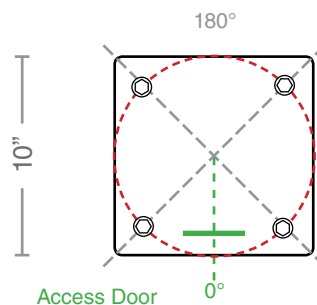
MATERIALS

Base	Cast Aluminum (A319)	Tenon	Cast Aluminum (A319)
Shaft	Extruded Aluminum (6063-T6)	Anchor Bolts	Hot dipped galvanized steel

ACCESSORIES

GFCI	Ground Fault Circuit Interrupter	PCL	Photocell
WIUC	While in Use Cover for GFCI	BC	Base Cover

10" Bolt Circle



1/2" x 18" Double Nut
Double Washer, Hot-dipped
Galvanized L-Type Anchor
Bolts.

4 Anchor Bolts at 90°

ORDERING SEQUENCE

Shaft type Accessory Orientation
 GP204 - 10 / GFCI-180 / BT
 Base Overall Height Finish

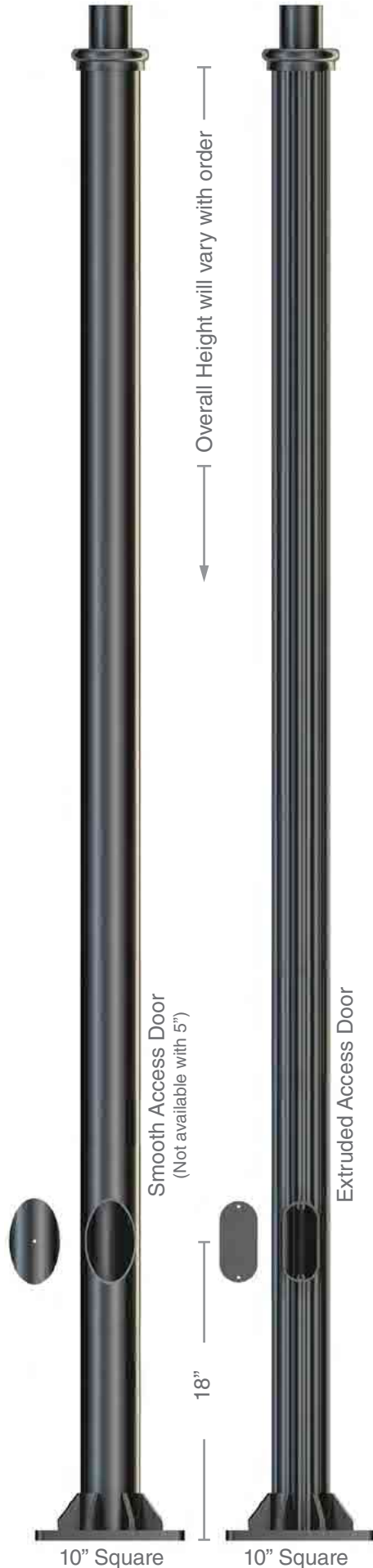
STANDARD FINISH

BK	Black
BT	Textured Black
SB	Statuary Bronze
GN	Green

PREMIUM FINISH

WH	White
CV	Copper Vein
GV	Green Vein
CF	Custom Finish

All decorative aluminum components have an electrostatically applied thermoset scratch-resistant powder coat finish.



Amber Valley Collection
Amber Valley LED Post Lantern in BKT
49625BKTLED (Textured Black)

Project Name: Residence Inn
Location: Chesterfield, MO
Type: Z07
Qty: _____
Comments: _____



Dimensions

Height	19.75"
Width	8.50"

Ordering Information

Product ID	49625BKTLED
Finish	Textured Black
Collection	Amber Valley Collection

Dimensions

Height from center of Wall opening	3.25"
Weight	7.14 LBS

Photometrics

Kelvin Temperature	3000K
Color Rendering Index	90

Specifications

Material	Aluminum
Diffuser Description	Etched Seeded

Electrical

Dimmable	Yes
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com/dimming .
Voltage	120V
Input Voltage	Single(120)

Qualifications

Safety Rated	Wet
Title 24	Yes
Expected Life Span	40000 Hours
Warranty	www.kichler.com/warranty

Primary Lamping

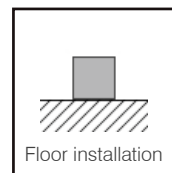
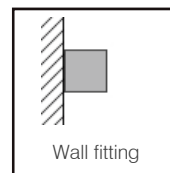
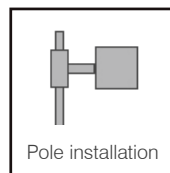
Light Source	LED
Lamp Included	Integrated
# of Bulbs/LED Modules	1
Delivered Lumens	850
Initial Lumens	1400
Max or Nominal Watt	17W
Dimming	Yes

DESCRIPTION

ALVA series family of area lighting evenly illuminate building facade, sports arenas and stadium lighting.

Patented modern slim design is stylish, with better cooling system, and high lumen efficiency.

These fixture are rated for wet location and are offered in various mounting options.



ORDERING INFORMATION

Model	Watts	Lumen	Optic	Color Temp.	CRI	Optional	Finish color
LI-FLDF050-XYZ	50	4900	A = 120 x 90	1 = 5000K	80	1 = Dimmable	BR

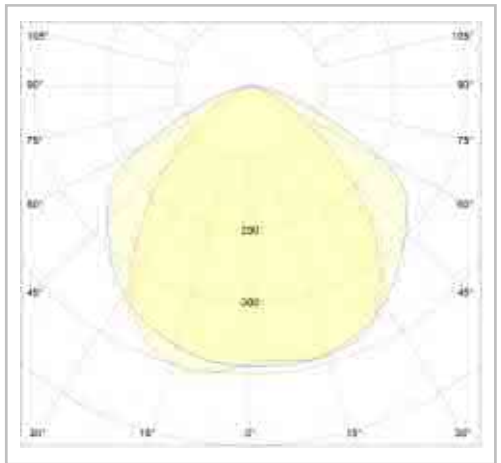
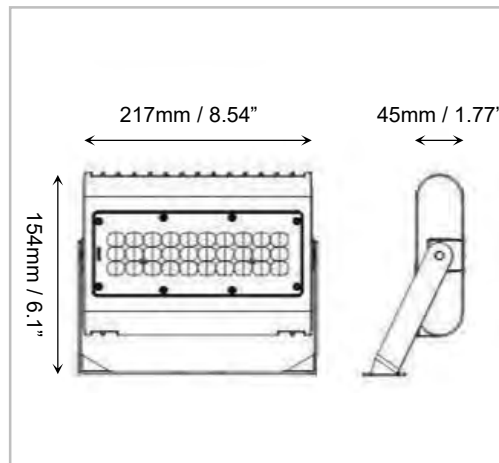
B = Type 3

C = Type 4

Project name:



- Material: Sturdy powder coated aluminum housing. Salt mist resistance & anti aging. High thermal conductivity. High efficient reflector and diffuser. UV & Fire resistant high out put PC lenses.
- Led type: Phillips chips.
- Electrical: 120~ 277Vac, 50/60Hz Driver included.
- Power factor: $\geq 90\%$
- Led efficiency: 130 lm/W
- Color temperature: 5000K
- Operation temperature: -20°C to 55°C
- Color Rendering Index (CRI): ≥ 80
- THD%: $< 20\%$
- IP Rating: IP65

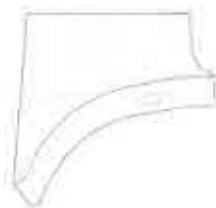


Project name:



FIXTURE ACCESSORIES

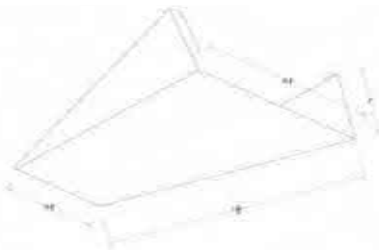
M1 = Straight Arm Mount



M2 = Slip Fitter



M3 = Back Shield



Ordering Example:

LI-FLDF050-XYZ-YK-50-C-1-1-BR-M1

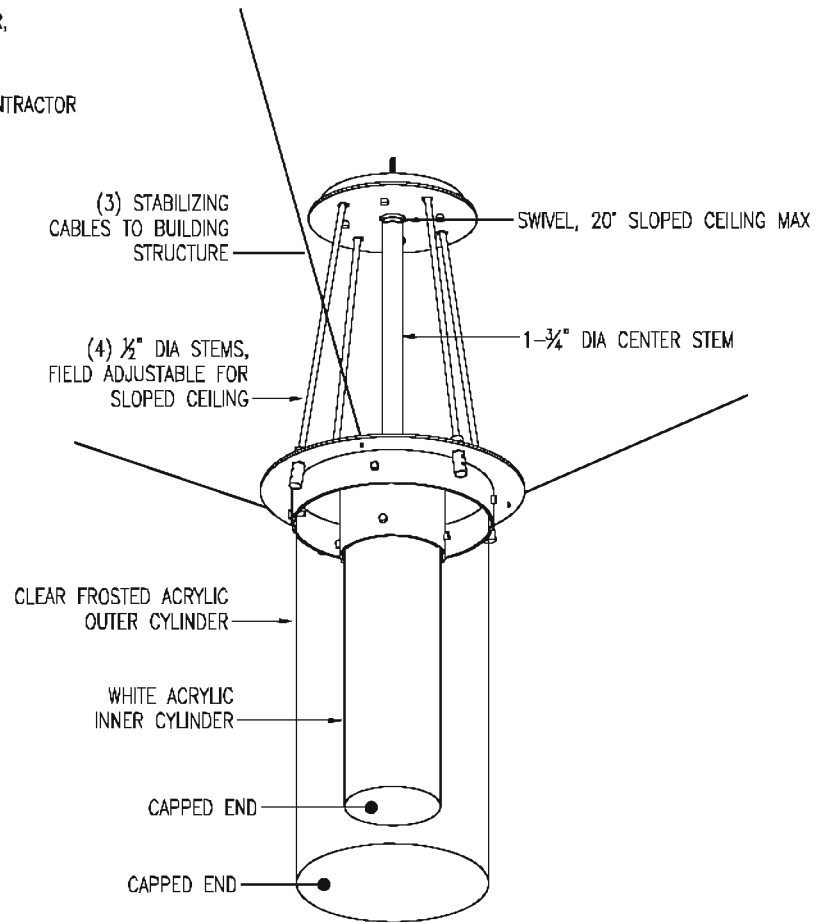
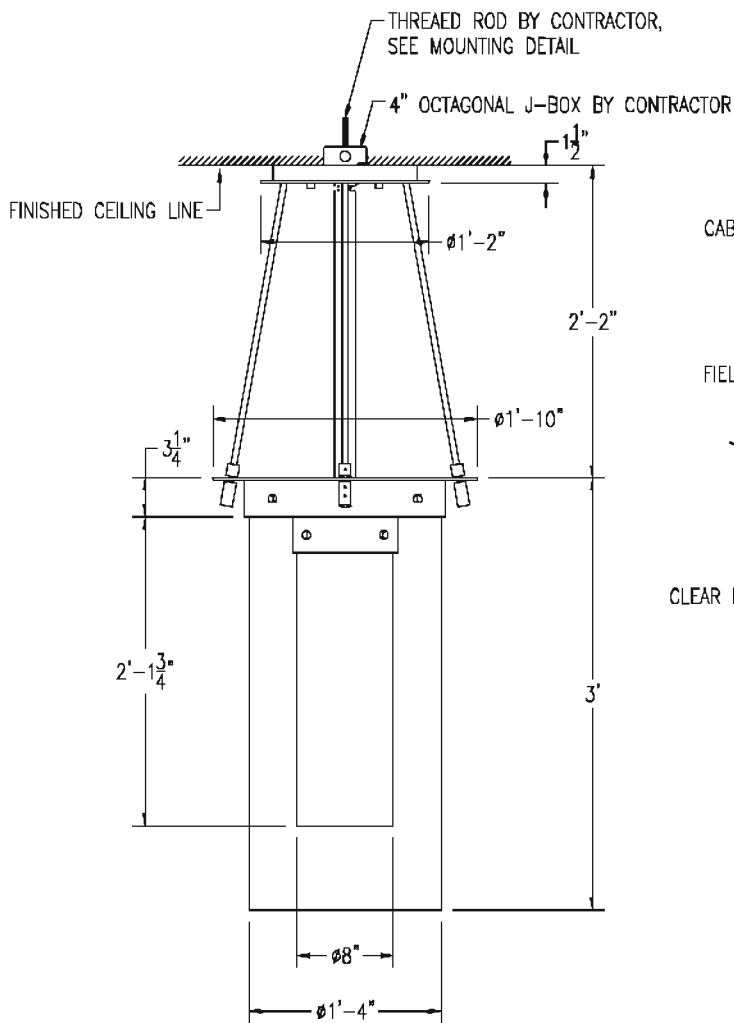
Project name:



Residence Inn
Type Z42

Lukas Lighting
Model: CL914





*TO CHANGE LAMP, REMOVE OUTER AND INNER CYLINDERS

FINISH: GREY METALLIC ^{9%} POWDER COATED
 LAMPING: (3) 17 WATT LINEAR T8 LAMPS BY OTHERS
 VOLTAGE: 120
 WEIGHT: APPROX 70 LBS
 UL LISTED FOR DAMP LOCATIONS

LUKAS
LIGHTING

40-20 22ND STREET | LONG ISLAND CITY, NY 11101
 TEL. 1.800.841.4011 | FAX 718.706.0596
 INFO@LUKASLIGHTING.COM | WWW.LUKASLIGHTING.COM

TYPE: L2

LUKAS PART No: CL4914

PROJECT: RESIDENCE INN

SPECIFIER: MARRIOTT

SCALE: 1:16

DWG No:

QTY:

DATE: 11-14-11

APPROVAL:

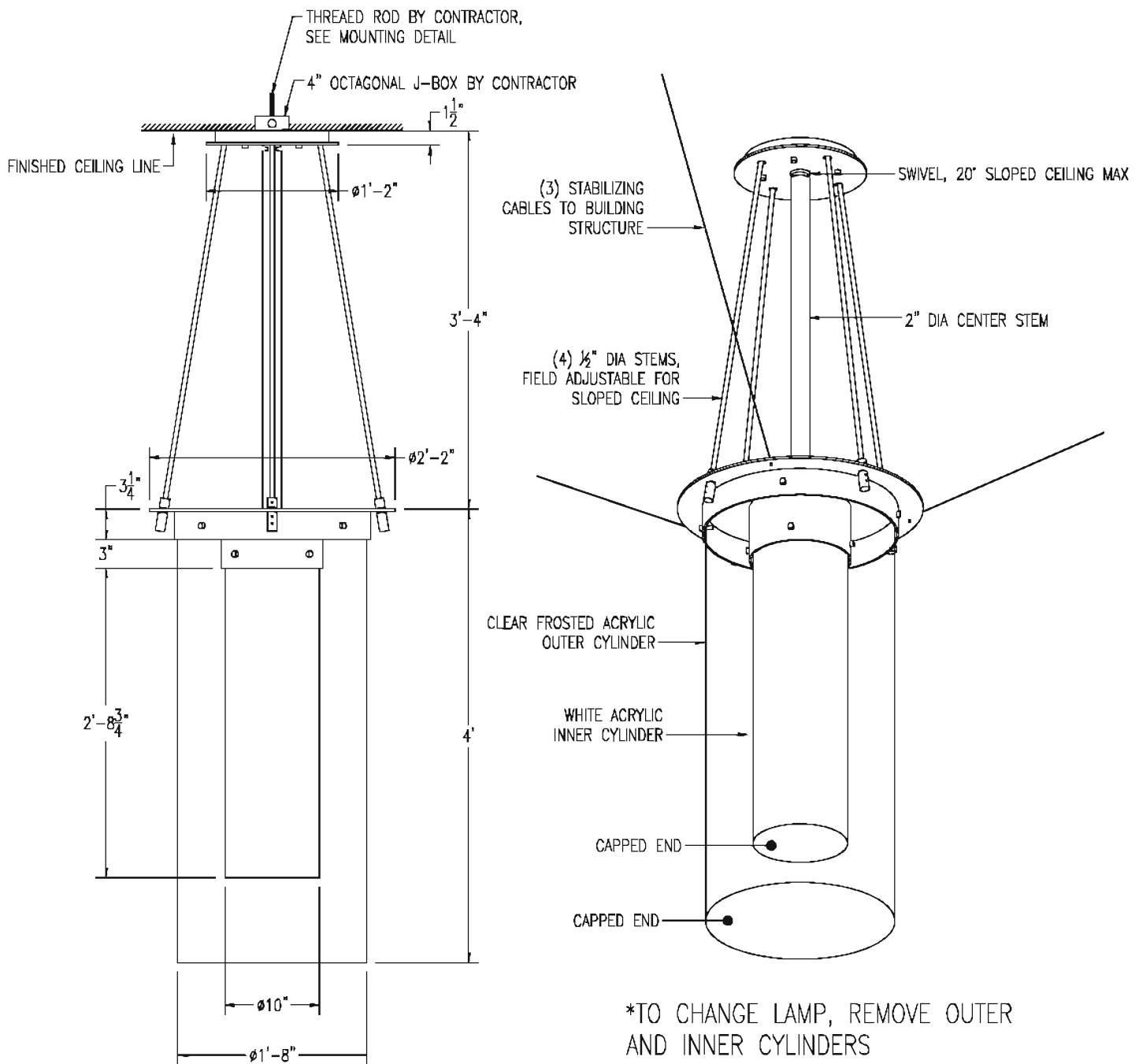
REV: B 7-12-12

Residence Inn
Type Z43

Lukas Lighting

Model: CLK913





FINISH: GREY METALLIC ^{09/}₇₆₀₃₄₀ POWDER COATED
 LAMPING: (3) 25 WATT LINEAR T8 LAMPS BY OTHERS
 VOLTAGE: 120
 WEIGHT: APPROX 80 LBS
 UL LISTED FOR DAMP LOCATIONS

LUKAS
LIGHTING

40-20 22ND STREET | LONG ISLAND CITY, NY 11101
 TEL. 1.800.841.4011 | FAX 718.706.0596
 INFO@LUKASLIGHTING.COM | WWW.LUKASLIGHTING.COM

TYPE: L1

LUKAS PART No: CL4913

PROJECT: RESIDENCE INN

SPECIFIER: MARRIOTT

SCALE: 1:16

DWG No:

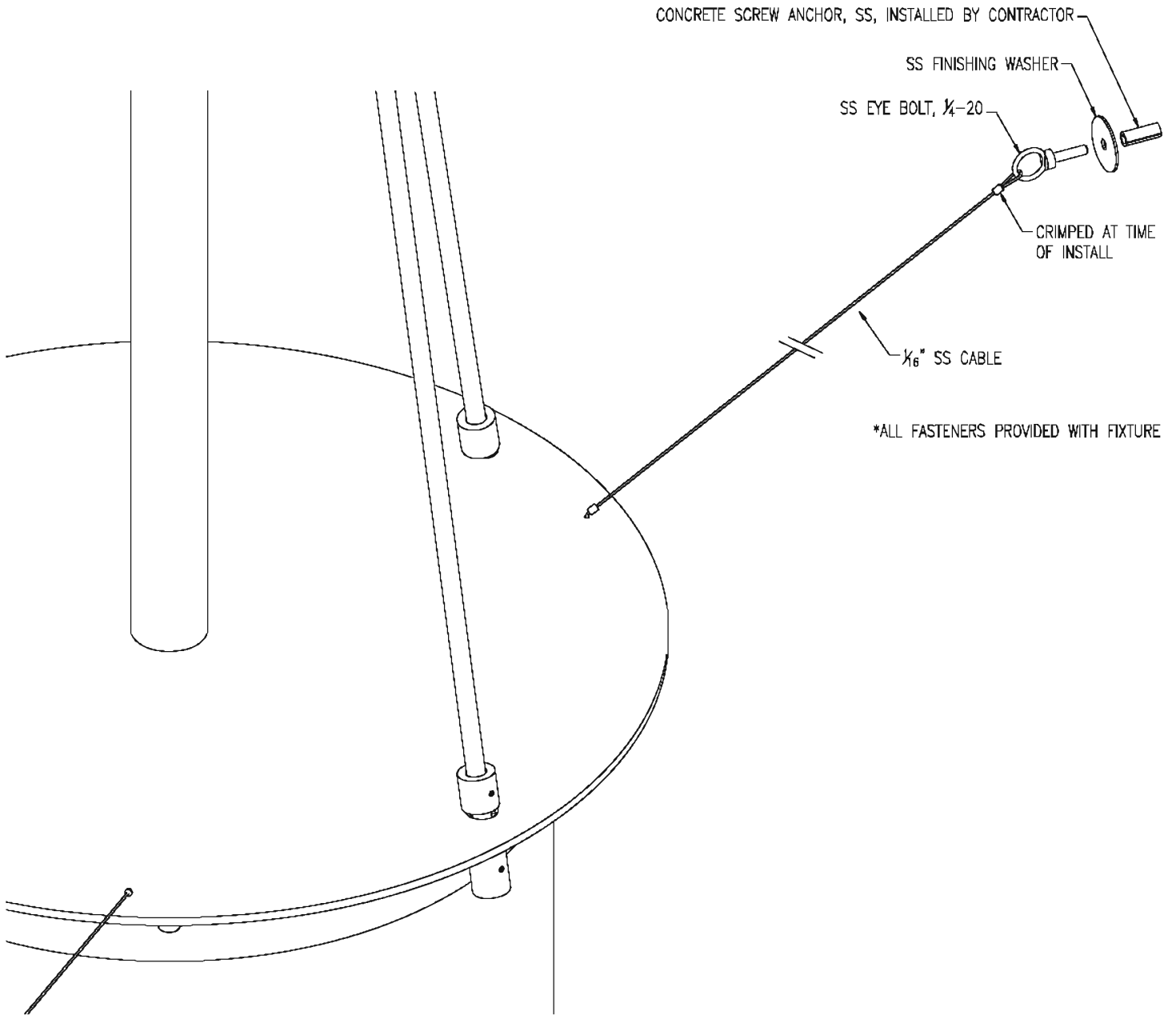
QTY:

DATE: 11-14-11

APPROVAL:

REV: B 4-26-12

SUPPORT DETAIL



LUKAS
LIGHTING

40-20 22ND STREET | LONG ISLAND CITY, NY 11101
TEL. 1.800.841.4011 | FAX 718.706.0596
INFO@LUKASLIGHTING.COM | WWW.LUKASLIGHTING.COM

TYPE: L1

LUKAS PART No: CL4913

PROJECT: RESIDENCE INN

SPECIFIER: MARRIOTT

SCALE:

DWG No:

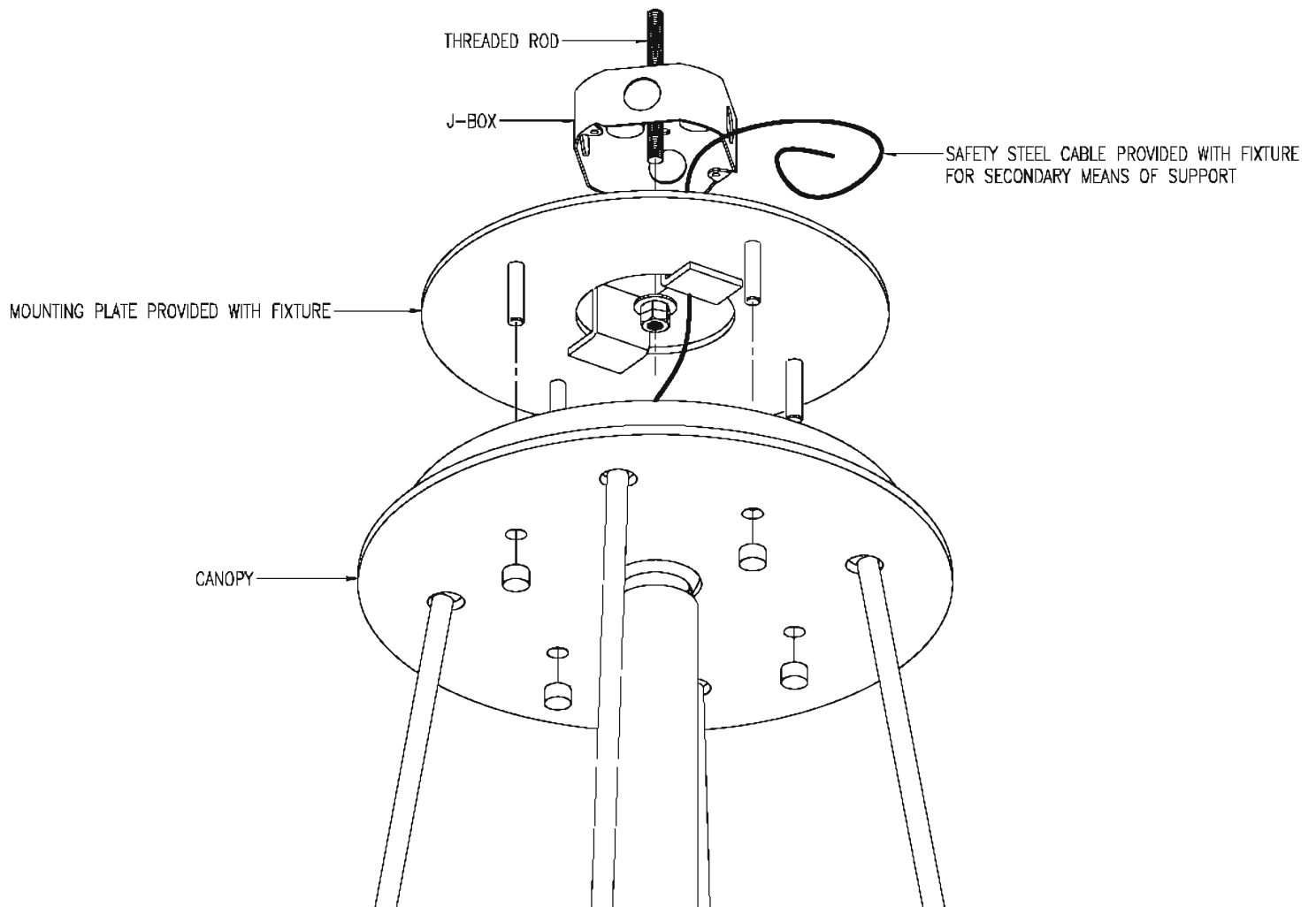
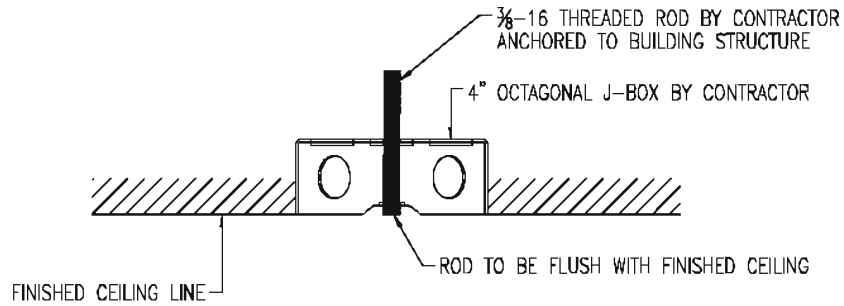
QTY:

DATE: 11-14-11

APPROVAL:

REV: B 4-26-12

MOUNTING DETAIL



LUKAS
LIGHTING

40-20 22ND STREET | LONG ISLAND CITY, NY 11101
TEL. 1.800.841.4011 | FAX 718.706.0596
INFO@LUKASLIGHTING.COM | WWW.LUKASLIGHTING.COM

TYPE: L1		LUKAS PART No: CL4913	
PROJECT: RESIDENCE INN			
SPECIFIER: MARRIOTT			
SCALE: 1:16		DWG No:	QTY:
DATE: 11-14-11		APPROVAL:	
REV: B 4-26-12			

NHIC-6LMRAT

6" IC Air-Tight LED Diamond/Onyx/Cobalt/Opal Series Dedicated New Construction Housing

PRODUCT DESCRIPTION

Dedicated New Construction housing for use in insulated ceilings can be in direct contact with insulation.* Air-tight construction provides energy savings by reducing the flow of air through the ceiling. The housing is dedicated and labeled for use with Nora Diamond, Cobalt, Onyx and Opal series LED fixtures

FEATURES

- IC rated for direct contact with insulation
- Quick connect provided for electrical connection to the LED Trim Module
- ASTM E283 for Air-Tight
- Energy Star Rated
- Exceeds California Title 24 high efficacy requirements
- cULus Listed for Damp Location and Feed Through
- cULus Listed for Wet Location and Feed Through (Only with designated trims)
- Available with 277V Step-down transformer
- Can be prewired for 0-10V dimming

CONSTRUCTION

Plaster Frame

High quality 0.040 steel die cut one piece frame

Housing

0.040 steel housing adjusts to maximum ceiling thickness of 1-3/4" (45mm). Spring brackets accept torsion wing trim springs.

Mounting

Two bar hangers are included adjustable to 24-1/2". Hanger bars have T-Bar slot and alignment feet. Bar hangers are parallel to junction box, but can be repositioned 90° perpendicular to junction box if desired. Insulation may be blown directly onto the surface of the fixture.

Air Flow Restriction

Meets ASTM E283 Air-Tight Requirements.

ELECTRICAL

Junction Box

Plaster frame integrated 15 cubic inch 0.064" thick galvanized steel, with seven 1/2" NPT knockouts, four Romex® pryouts, and snap on covers. Electrical connections are made through junction box wrap. Electrical grounding automatic when feeding with grounded steel EMT pipe or flex. Green wire provided installs with ground wire fed through PVC pipe conduit.

Compatible with:

NLEDC - Diamond Series
NLCBC - Cobalt Series
NL0P - Opal Series
NOX - Onyx Series

DIMMING:

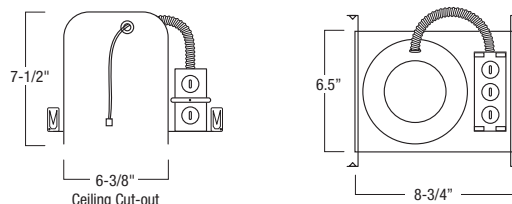
See compatible Diamond/Onyx/Cobalt/Opal for compatible dimmers

Step Down Transformer (Converts 277V input to 120V)

Optional 50W step down transformer installed into Air Tight New Construction housing (NHIC-6LMRAT/277) (For use with Nora Diamond, Cobalt, Onyx and Opal Series LED Products)

Source: 11W - 16.6W LED

PRODUCT IMAGES & DIMENSIONS



Cut-out: 6-3/8"
ID: 6"
OD: 7-1/8"

Housing Length: 8-3/4"
Housing Width: 6.5"
Housing Height: 7-1/2"

EMERGENCY

90-minute battery is installed on frame and includes remote mounted test switch. For use only with Cobalt EM Series LED Down Lights specified specifically

LABELS AND LISTINGS

Title 24 Compliant
cULus Listed for Damp Location & Feed Through
cULus Listed for Wet Location & Feed Through (Only with designated trims)
WSEC ASTM E283 for Air-Tight
Energy Star Rated
RoHS Compliant

*Not to be used in direct contact with spray foam insulation.



Housing

NHIC-6LMRAT: 6" IC Air Tight Dedicated New Construction Housing

NHIC-6LMRAT/277: 6" IC Air Tight Dedicated New Construction Housing includes installed 50W step down transformer

NHIC-6LMRAT/4W: 6" IC Air Tight Dedicated Housing Pre-wired for 0-10V dimming Cobalt Series

NHIC-6LMRAT/EM: 6" IC Air Tight Dedicated Housing Pre-wired for Emergency Cobalt Series - Includes EM battery and remote test switch

NHIC-6LMRAT/6WEM: 6" IC Air Tight Dedicated Housing Pre-wired for Emergency and 0-10V dimming Cobalt Series - Includes EM battery and remote test switch

ARCHITECTURAL LED

LED Commercial Downlight

Product Specifications

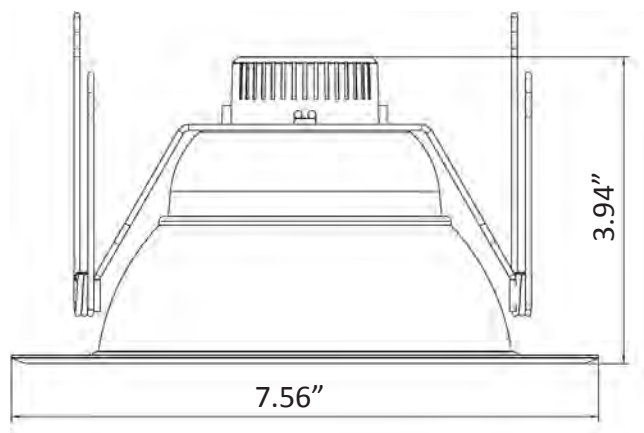
Model	IL-D536
CCT	3000, 5000
Description	6" LED Commercial Dpwnlight
Dimensions	7.56" D x 3.94" H
Dimming	Yes
CRI	>80
Finishes	White
Power	20W
Input Voltage	120V AC
Suitable	Dry, damp, wet locations
Lumens	1550, 1650
Rated Life	50,000 hours
Certification	ETL
Warranty	5 year

Cataloge #	IL-D536-LED-20-30K	Type
Project	Residence Inn	Z85
Comments		Date
Prepared by		



IL-D536

Dimensional Drawings:



Ordering Information: Use there Ordering format-- Use our squares if you can

Example: IL-D536-LED-20-30

Series	Source	Wattage	Voltage	CCT	Finish	Option	
IL-D536	LED=LED	20=20W	120V	30=3000 50=5000	W=White		
Size							

*Consult Factory regarding availability.

PHILIPS
bodine

Emergency Drivers

LED

BSL17C-C2



Project: **Residence Inn**

Type: **Z91**

Model No: **BLS17C** Qty:

Date:

Notes:

Emergency LED Driver
Listed for field installation
Class 2 output
7.5 Watts output power

Product order number: BSL17CC2T1U (metal case with conduit on both ends)
See back page for additional model configurations and order numbers

Specifications

UL Listed

Listed to UL924 and CSA 22.2 No. 141
For Field or Factory Installation
(Indoor and Damp)

Illumination Time

90 Minutes

Full Warranty

5 Years (NOT pro-rata)

Universal Input Voltage

120-277 VAC, 60 Hz

AC Input Power

3.0 (Maximum)

Output Voltage

15.0 - 50.0 VDC

Output Power

7.5 W (Maximum),

Test Switch/Charging Indicator Light

2 W - ITS (2-Wire illuminated test switch)

Battery

High-Temperature, Maintenance-Free
Nickel-Cadmium Battery
7- to 10-Year Life Expectancy

Recharge Time

24 Hours

Temperature Rating

Ambient : 0°C to +50°C (32°F to 122°F)
Case: Tc (max): 65°C

Dimensions

12.0" x 2.4" x 1.5"
(304 mm x 60 mm x 38 mm)
Mounting Center 11.5" (292 mm)

Weight

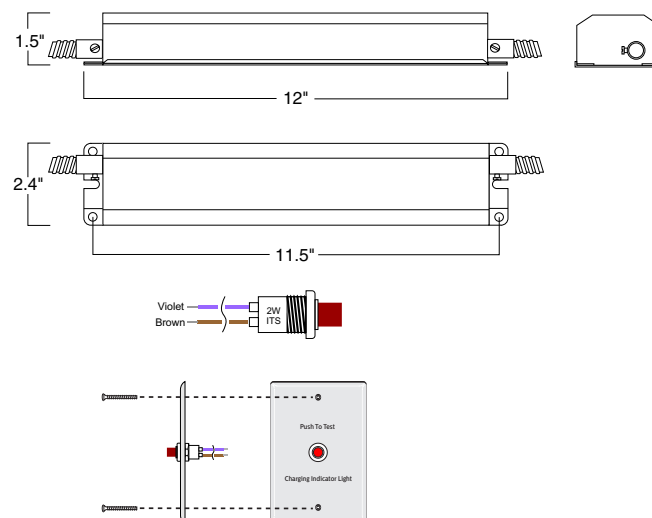
4.3 lbs. (1.95 kg)

Benefits:

- Listed for field or factory installation - UL 924 and CSA C22.2 No. 141 Emergency Lighting Compliant
- Smart Charger Technology for low energy consumption
- Meets CEC Title 20 (California Energy Commission) efficiency standards
- Class 2 output - UL 1310 Certified, CSA 22.2 No 223-M91 compliant
- Controlled power for predictable discharge
- Emergency mode initial lumen output of up to 975 lumens
- 15-50 VDC for wide range of LED loads
- Universal input (120 through 277 VAC, 50/60 Hz)
- RoHS Compliant

Dimensions

12.0" x 2.4" x 1.5" (mounting center - 11.5")



A Test/Monitor Plate with an illuminated test switch/charging indicator light is provided.



BSL17C-C2

Emergency LED Driver, Class 2 Output, 7.5 Watts Output Power

APPLICATION

The BSL17C-C2 is UL Listed for factory or field installation and allows the same LED luminaire to be used for normal and emergency operation. The BSL17C-C2 emergency LED driver works in conjunction with an AC LED driver that has an output current not to exceed 3.0 A, to convert new or existing LED fixtures into emergency lighting. The emergency driver consists of a high-temperature nickel-cadmium battery, charger and electronic circuitry in one compact case. The BSL17C-C2 can be used with an LED lighting load of up to 7.5 Watts. If used in an emergency-only fixture, no AC driver is necessary. The BSL17C-C2 is suitable for indoor and damp locations and for sealed & gasketed fixtures, including fixtures rated for wet locations. Neither the BSL17C-C2 nor the BSL17C-C2 is suitable for air handling heated air outlets and wet or hazardous locations. For more information about specific LED and AC driver compatibility, please call the factory.

OPERATION

When AC power fails, the BSL17C-C2 immediately switches to the emergency mode, operating the LEDs at a reduced lumen output for a minimum of 90 minutes. When AC power is restored, the emergency driver automatically returns to the charging mode.

INSTALLATION

The BSL17C-C2 does not affect normal fixture operation and may be used with either a switched or unswitched fixture. If a switched fixture is used, an unswitched hot lead must be connected to the emergency driver. The emergency driver must be fed from the same branch circuit as the AC driver. The BSL17C-C2 may be installed on top of the fixture and the BSL17C-C2 may be installed on top of or inside the fixture. Installation is not recommended with fixtures where the ambient temperature may fall below 0° C.

CODE COMPLIANCE

For detailed information regarding standards and code compliance for emergency lighting see product page or the Codes and Standards section on the web site.

EMERGENCY ILLUMINATION

The BSL17C-C2 operates an LED load of up to 7.5 Watts.

SPECIFICATION

Emergency lighting shall be provided by using an LED fixture equipped with a Philips Bodine BSL17C-C2 emergency driver. This emergency driver shall consist of a high-temperature, maintenance-free nickel-cadmium battery, charger and electronic circuitry contained in

one 12" x 2 3/8" x 1 1/2" metal case. The BSL17C-C2 comes with an illuminated test switch (ITS) to monitor charger and battery and installation hardware shall be provided. The emergency driver shall be capable of delivering up to 7.5 Watts to an LED load (15-50VDC) for a minimum of 90 minutes. The BSL17C-C2 shall have a 15.0 Watt-hour battery capacity and shall comply with emergency standards set forth by the current NEC. This device complies with Part 15 of the FCC Rules and meets CEC Title 20 (California Energy Commission) efficiency standards. The emergency driver shall be UL Listed for field or factory installation.

INSTALLATION OPTIONS AND ORDERING CODES

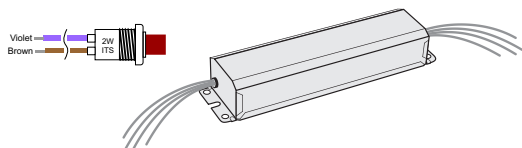
The BSL17C-C2 model can be ordered in several mounting configurations and test switch/LED kits. Please see the ordering codes below to determine which configuration best meet your requirements.

WARRANTY

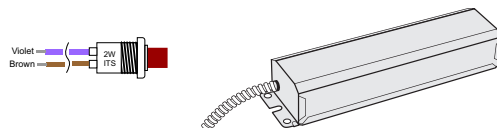
Model BSL17C-C2 is warranted for five (5) full years from date of manufacture. Please see detailed warranty information on our web site.

Optional Configurations (with order numbers)

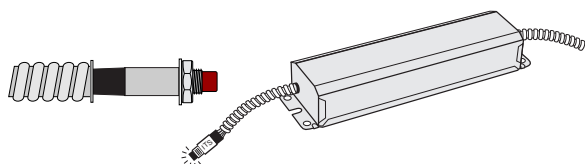
BSL17C-C2 (Order Number BSL17C2U)
Includes Loose 2W-ITS Parts Kit



BSL17C-C2 Type 1 (Order Number BSL17CC2SF)
Includes Loose 2W-ITS Parts Kit

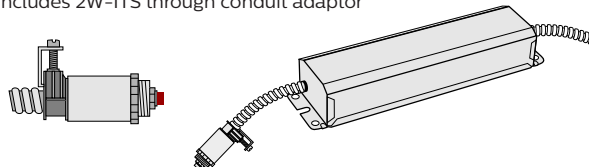


BSL17C-C2 Type 1 Option 6 (Order Number BSL17CC2T1O6U4W)
Includes 4W-ITS exiting through conduit



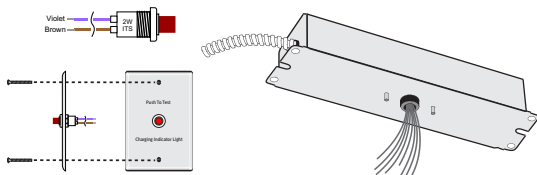
4 W-ITS exits through conduit adaptor. All other wires through the other conduit.

BSL17C-C2 Type 1 Option 7 (Order Number BSL17CC2T1O7)
Includes 2W-ITS through conduit adaptor

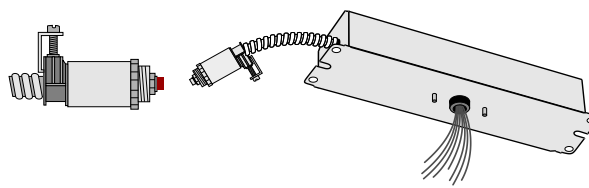


ITS exits unit through conduit adaptor. All other wires through the other conduit.

BSL17C-C2 Type 2 (Order Number BSL17CC2T2U)
Includes 2W-ITS on Wall Plate



BSL17C-C2 Type 2 Option 7 (Order Number BSL17CC2T2O7)
Includes 2W-ITS through conduit adaptor



2W-ITS exits through conduit adaptor. All other wires through lid. Studs are threaded so unit can be mounted on a J-box plate.

© 2017 Philips Lighting Holding B.V. All rights reserved. Philips reserves the right to make changes in specifications and/or to discontinue any product at any time without notice or obligation and will not be liable for any consequences resulting from the use of this publication.

Document order number: L2300261 17.1128



Philips Emergency Lighting
236 Mt. Pleasant Rd.
Collierville, TN 38017
Tech Support: 888.263.4638
Sales: 800.223.5728

philips.com/bodine

NHM-612 (1250LM, 120/277V)

NHM-620 (2000LM, 120/277V)

6" LED Marquise New Construction Housing

PRODUCT DESCRIPTION

Six inch thermally protected universal line voltage new construction housing.

CONSTRUCTION

Plaster Frame

High quality 0.032 steel die cut one piece frame. Bar hanger brackets on all four sides provide two possible position for installation.

Housing

0.040 steel housing with riveted cap adjusts to maximum ceiling thickness of 1-3/4" (45mm). Spring brackets accept torsion wing trim springs; slots on socket plate surface accept standard coil springs.

Minimum Clearance

Non-IC housings require minimum clearance of 3" from thermal insulation and 1/2" from adjacent building components.

Bar Hangers

Two 13-3/4" to 24-1/2" adjustable bar hangers with captive nails are included on frame. Bar hangers are parallel to junction box, but can be repositioned 90° perpendicular to junction box if desired. "L" Shaped bar hanger foot to align to bottom of construction joist. A T-Bar notch allow for easy installation in a suspended ceiling. Frame may also be supported with aircraft structural cable for drop panel ceilings or any other application requiring direct support from a structural ceiling.

Junction Box

Prewired 25 cubic inch 0.064" thick galvanized steel, with five 1/2", two 3/4" knockouts, four Romex® pryouts, and snap on covers. All leads are #18AWG wire, the ground wire is connected to the bottom, and quick connectors are supplied on all leads. Through branch circuit wiring, (4-in, 4-out).

Dimming

- 850 & 1250 Lumen Triac dimming standard
- Comfort Dim requires ELV dimmer
- 2000 Lumen 0-10V dimming standard
- Consult factory for optional 850 & 1250LM 0-10V and 2000LM triac dimming

Quick Connect Feature

Housing contains three UL approved quick connections that allow insertion of 1/4" stripped solid or tinned standard conductors to be inserted into the connector. Connectors are pre-attached to fixture power, common, and ground circuits.

Thermal Protector

External thermal device is located on the junction box.

Trim

Compatible with NRM-61 Series.

EMERGENCY

90-minute battery back up must be ordered separately and installed apart from the housing in an accessible location.

DRIVER

- CREE LMD125 for 120V 850/1250 Lumen. ERP ELM03W-0440-34 for 277V 850/1250Lumen
- CREE LMD300 for 120/277 2000LM

Wiring

Standard flex whip carries wire lead from junction box into housing. Wire leads extend from housing and thermal device to the luminary disconnect.

6" LED Marquise New Construction Housing

Catalog No.	Lumen	Driver	Voltage	Emergency
NHM-6	12=1250lm	(Blank)=Standard	LE1=120V (1250LM), 0-10V (2000LM)	EM=Emergency Pack
	20=2000lm	C=Comfort Dim*	LE2=277V, 0-10V	with Test Switch
			LE3= 120V Triac Dimming	
			LE4= 120V, 0-10V Dimming	

* Comfort Dim requires ELV dimming

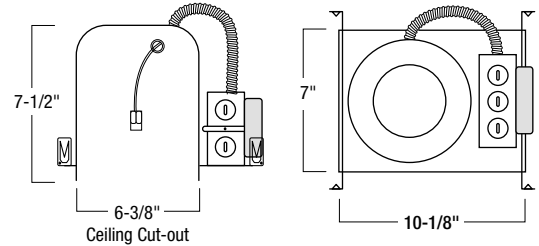
NORALIGHTING.

Type **Z91**

Project **Residence Inn**

Catalog No. **NHM-620-LE1-EM**

Lamp/Wattage



Cut-out: 6-3/8"
ID: 6"

Housing Length: 10-1/8"
Housing Width: 7"
Housing Height: 7-1/2"



Dimming

- 850 & 1250 Lumen Triac dimming standard
- Comfort Dim requires ELV dimmer
- 2000 Lumen 0-10V dimming standard
- Consult factory for optional 850 & 1250LM 0-10V and 2000LM triac dimming

Bodine Emergency Lighting Equipment: BSL17-C2/BSL17C-C2 (850/1250lm)

- Up to 7.0W max emergency illumination with LEDs.
- Illumination Time: 90min
- Dual Input Voltage: 120/277 VAC, 60Hz
- Output Voltage: 15.0-50.0 VDC
- AC Input Current: 45 mA
- Output Current: 470mA max
- Dimension: 12" x 2.4" x 1.5"

Bodine Emergency Lighting Equipment: BSL17C-C2P (2000/3000lm)

- Up to 7.0W max emergency illumination with LEDs.
- Illumination Time: 90min
- Dual Input Voltage: 120/277 VAC, 60Hz
- Output Voltage: 15.0-50.0 VDC
- AC Input Current: 280 mA
- Output Current: 270mA max
- Dimension: 12" x 2.4" x 1.5"

Labels and Listings

cULus Listed for Damp Location w/ Feed Through
cULus Wet Listed (Only with designated trims)
Meets or exceeds ASTM-283 Air-Tight Requirements
Title 24
Energy Star

NHM-612LE1EM: 6" Marquise LED Marquise New Construction 1250 Lumen, 120V with Emergency Housing

NORALIGHTING.

6505 Gayhart St., Commerce, CA 90040
www.noralighting.com • Specifications subject to change without notice. © 2011
Phone: 800.686.6672 • FAX: 800.500.9955 • e-mail: nora@noralighting.com

NHM-612 (1250LM, 120/277V)
NHM-620 (2000LM, 120/277V)
6" LED Marquise New Construction Housing

Type
Project
Catalog No.
Lamp/Wattage

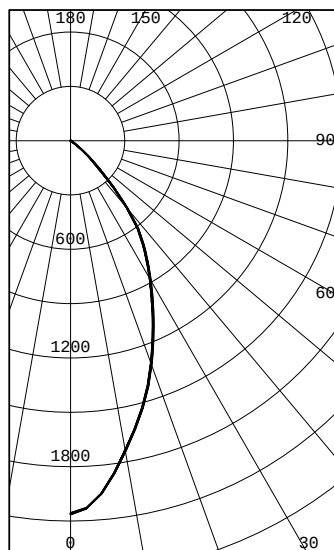
NHM-620LE1 / NRM-611L2030DW

Voltage: 120.0 VAC	Power: 25.21 W	Frequency: 60Hz	Test Temp: 24.8°C	Current: 0.2126 A	PF: 0.988	SC: 0.8
--------------------	----------------	-----------------	-------------------	-------------------	-----------	---------

COEFFICIENTS OF UTILIZATION CONAL CAVITY METHOD
EFFECTIVE FLOOR CAVITY REFLECTANCE = 0.20

CC	90				80				70				50			30			10			0
WALL	70	50	30	10	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
RCR																						
0	1.22	1.22	1.22	1.22	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.16	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.16	1.13	1.11	1.09	1.14	1.11	1.09	1.07	1.12	1.10	1.07	1.05	1.05	1.04	1.02	1.02	1.00	0.99	0.98	0.97	0.96	0.95
2	1.11	1.07	1.03	0.99	1.09	1.05	1.01	0.98	1.07	1.03	1.00	0.97	1.00	0.97	0.95	0.97	0.95	0.93	0.94	0.93	0.91	0.89
3	1.06	1.00	0.95	0.91	1.04	0.98	0.94	0.90	1.02	0.97	0.93	0.90	0.95	0.91	0.88	0.92	0.90	0.87	0.90	0.88	0.86	0.84
4	1.01	0.94	0.88	0.85	1.00	0.93	0.88	0.84	0.98	0.92	0.87	0.84	0.90	0.86	0.83	0.88	0.84	0.82	0.86	0.83	0.81	0.79
5	0.97	0.88	0.82	0.78	0.95	0.87	0.82	0.78	0.93	0.86	0.81	0.78	0.85	0.80	0.77	0.83	0.79	0.76	0.82	0.78	0.76	0.74
6	0.92	0.83	0.77	0.73	0.91	0.82	0.77	0.73	0.89	0.82	0.76	0.73	0.80	0.76	0.72	0.79	0.75	0.72	0.78	0.74	0.71	0.70
7	0.87	0.78	0.72	0.68	0.86	0.77	0.72	0.68	0.85	0.77	0.71	0.67	0.75	0.71	0.67	0.74	0.70	0.67	0.73	0.69	0.66	0.65
8	0.83	0.73	0.67	0.64	0.82	0.73	0.67	0.63	0.81	0.72	0.67	0.63	0.71	0.66	0.63	0.70	0.66	0.62	0.69	0.65	0.62	0.61
9	0.78	0.69	0.63	0.59	0.77	0.68	0.63	0.59	0.76	0.68	0.62	0.59	0.67	0.62	0.58	0.66	0.61	0.58	0.65	0.61	0.58	0.57
10	0.74	0.64	0.58	0.55	0.73	0.64	0.58	0.55	0.72	0.64	0.58	0.55	0.63	0.58	0.54	0.62	0.57	0.54	0.61	0.57	0.54	0.53

INTENSITY (CANDLEPOWER) SUMMARY



ANGLE	MEAN CP
0	2059
5	1957
10	1740
15	1529
20	1305
25	1078
30	877
35	700
40	485
45	244
50	105
55	32
60	2
65	1
70	0
75	0
80	0
85	0
90	0

ZONAL LUMENS & PERCENTAGES

ZONE	LUMENS	% LUMINAIRE
0-30	1100	62.30
0-40	1530	86.66
0-60	1764	99.93
0-90	1766	100.00
40-90	236	13.34
60-90	1	0.07
90-180	0	0.00
0-180	1766	100.00

LUMINANCE SUMMARY CD./SQ.M.

ANGLE	MEAN CD/SQ M
45	20637
55	3325
65	142
75	7
85	0

Marquise Series

NRM-6

6" LED Recessed Downlight

Source: LED 11 Watts @ 850 Source Lumens = 663 Delivered Lumens
LED 16 Watts @ 1250 Source Lumens = 1025 Delivered Lumens
LED 25 Watts @ 2000 Source Lumen = 1882 Delivered Lumens

PRODUCT DESCRIPTION

Nora Lighting's 6" recessed downlight fixture solution with thermal management system combined in a single compact unit. Cree True White LED ceramic package and Unitized Thermal Management (UTM) system. Available in New construction and Remodel style. Outboard mounted driver allows for cooler operation and extends life.

FEATURES

- 5 Year Limited Warranty
- Cree platform
- 90+ CRI True White (Registered)
- Dimmable (850 & 1250 Triac; 2000 0-10V)
- 50,000 hour life
- Title 24 Compliant
- LED 11W @ 850 Source Lumens = 663 Delivered Lumens
- LED 16W @ 1250 Source Lumens = 1025 Delivered Lumens
- LED 25W @ 2000 Source Lumens = 1882 Delivered Lumens
- Available in 2700K, 3000K, 3500K, 4000K and Comfort Dim, 91CRI

Trim

Aluminum spun reflector with deep set diffused lens for excellent visual comfort while providing high lumen output. Available in 2700K, 3000K, 3500K, 4000K or Comfort Dim color temp. to accommodate different appearances.

Construction

Scientifically and specifiable "Unitized Thermal Management" (UTM) provides exceptional cool operation exceeding all industry standards.

Mounting

Trim includes torsion springs to mount trim securely to housing.

ELECTRICAL

Voltage: 120VAC

Current: 91mA

Power Consumption: 850lm=11W / 250lm=16W / 2000lm=25W

Light Source: Cree True White Ceramic LED package Platform

CRI: 91 CRI

LED Driver: CREE LMD125 for 120V / ERP for277V (non-dimmable)

Operating Temperature: 0°C to 75°C ambient temperature

Life Expectancy: 50,000 hours

Bodine Emergency Lighting Equipment: BSL17-C2/BSL17C-C2 (850/1250lm)

- Up to 7.0W max emergency illumination with LEDs.
- Illumination Time: 90min
- Dual Input Voltage: 120/277 VAC, 60Hz
- Output Voltage: 15.0-50.0 VDC
- AC Input Current: 45 mA
- Output Current: 470mA max
- Dimension: 12" x 2.4" x 1.5"

Bodine Emergency Lighting Equipment: BSL17C-C2P (2000/3000lm)

- Up to 7.0W max emergency illumination with LEDs.
- Illumination Time: 90min
- Dual Input Voltage: 120/277 VAC, 60Hz
- Output Voltage: 15.0-50.0 VDC
- AC Input Current: 280 mA
- Output Current: 270mA max
- Dimension: 12" x 2.4" x 1.5"

Compatible Housing

Catalog No.	Description	Driver	Voltage	Emergency
☐ NHM-612	6" 1250lm New Const	☐ (Blank)=Standard	☐ LE1=120V	☐ EM=Emergency
☐ NHRM-612	6" 1250lm Remodel	☐ C=Comfort Dim	☐ LE2=277V	
☐ NHM-620	6" 2000lm New Const			
☐ NHMICD-620	6" Marquise 2000 Lumen IC New Construction Double Wall Housing			
☐ NHRM-620	6" 2000lm Remodel			
☐ NHMIC-685	6" 850lm IC New Const			
☐ NHRMIC-685	6" 850lm IC Remodel			
☐ NHMICD-612	6" 1250lm IC Double Wall New			
☐ NFBIC-6L12AT	6" Marquise 1250 Lumen IC Dedicated Fire Box			
☐ NFBIC-6L85AT	6" Marquise 850 Lumen IC Dedicated Fire Box			

NORALIGHTING.

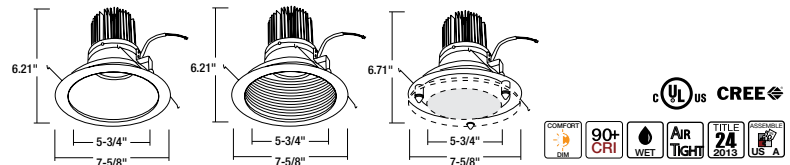
Type Z91

Project Residence Inn

Catalog No. NRM-618-L-20-30-EM-DW

Lamp/Wattage 25W

DIMENSIONS



Optics

- Cree True White® Technology
- Flat frosted shatterproof acrylic composite lens
- 90+ CRI
- 97 LPW LEDs producing high efficiency fixture performance
- LM-80 data
- Dimmable

Dimming

Marquise Series Dimming: 850 and 1250 lumen units require triac style dimmers. 2000 Lumen require 0-10V dimming protocol. See Dimmer Compatibility Chart under Resource section in the Nora I NSpec Lighting Website.

Comfort Dim

Comfort Dim color tunes the temperature from a bright 2700K, to a romantic and comfortable 1800K on a gradual, even curve.

Comfort Dim is available in 3 different lumen levels:

- 850 and 1250 Lumens for lower ceiling heights in commercial and residential applications. (Sapphire and Marquise Series)
- 2000 Lumens for light commercial and residential high veiling applications. 2000 Lumen available on 6" Marquise.

Labels and Listings

Title 24 Compliant
cULus Listed for Wet Location
WSEC ASTM E283 for Air-Tight
5 Year Limited Warranty

6" LED with Reflector Trim

Catalog No.	Source	Lumen	Color Temp
☐ NRM-611	L=LED	☐ 85=850	☐ 27=2700K
☐ NRM-612		☐ 12=1250	☐ 30=3000K
☐ NRM-618		☐ 20=2000	☐ 35=3500K
			☐ 40=4000K
			☐ CD=Comfort Dim

***EM: BSL17-C2/BSL17C-C2 Emergency LED Drive Class 2 Output
Compatible with CREE LMH Module.**

Deco Glass Options

- ☐ NTG-6B/120: 6" Tempered Clear Glass with Frosted Center and 3-1/8" Open Center
- ☐ NTG-6B/80: 6" Tempered Blue Glass with 3-1/8" Open Center
- ☐ NTG-6CF: 6" Tempered Clear Glass with Frosted Center
- ☐ NTG-6FC: 6" Tempered Frosted Glass with Clear Center
- ☐ NTG-6HC: 6" Tempered Clear Glass with Frosted Center and 3-1/8" Open Center

Finish

611/618 Refelctor & Flange	612 Baffle & Flange Finishes
☐ BW = Specular Black Reflector, White Flange	☐ BW = Black Baffle / White Flange
☐ BZ = Bronze Reflector, Bronze Flange	☐ BZ = Bronze Baffle and Flange
☐ CO = Copper Reflector, Copper Flange	☐ CO = Copper Baffle and Flange
☐ DW = Diffused Clear Reflector, White Flange	☐ NN = Natural Metal Baffle and Flange
☐ HZW = Haze Reflector, White Flange	☐ WW = White Baffle and Flange
☐ NN = Natural Metal Reflector & Flange	
☐ WW = White Reflector, White Flange	

Create a complete trim / housing catalog numbers: Example: NRM-611L8527BZBZ / NHM-685LE1EM

NORALIGHTING.

6505 Gayhart St., Commerce, CA 90040
www.noralighting.com • Specifications subject to change without notice. © 2011
Phone: 800.686.6672 • FAX: 800.500.9955 • e-mail: nora@noralighting.com

Marquise Series

6" Dedicated LED with Reflector Trim

Source: LED 10.6 Watts @ 850 Source Lumens = 663 Delivered Lumens

LED 15.75 Watts @ 1250 Source Lumens = 1025 Delivered Lumens

LED 24.32 Watts @ 2000 Source Lumen = 1744 Delivered Lumens

NORALIGHTING.

Type

Project

Catalog No.

Lamp/Wattage

NHM-612LE1 / NRM-611L1230DW

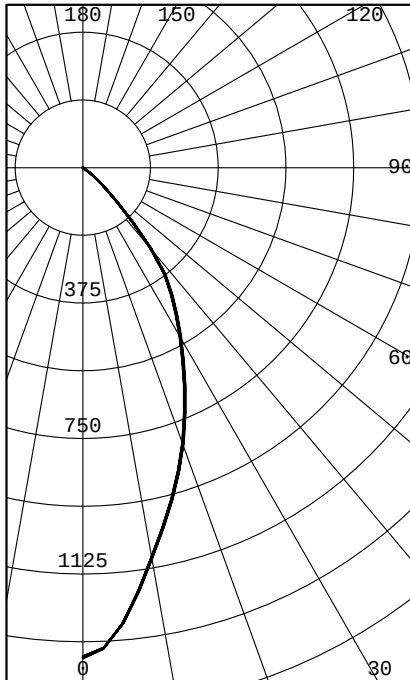
Voltage: 120.1 VAC	Power: 15.52 W	Frequency: 60Hz	Test Temp: 24.8°C	Current: 0.1317 A	PF: 0.983	SC: 0.7
--------------------	----------------	-----------------	-------------------	-------------------	-----------	---------

COEFFICIENTS OF UTILIZATION CONAL CAVITY METHOD

EFFECTIVE FLOOR CAVITY REFLECTANCE = 0.20

CC	90				80				70				50			30			10			0
WALL	70	50	30	10	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
RCR																						
0	1.22	1.22	1.22	1.22	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.16	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.16	1.13	1.11	1.09	1.14	1.12	1.09	1.07	1.12	1.10	1.07	1.05	1.05	1.04	1.02	1.02	1.00	0.99	0.98	0.97	0.96	0.95
2	1.11	1.07	1.03	0.99	1.09	1.05	1.02	0.98	1.07	1.03	1.00	0.97	1.00	0.97	0.95	0.97	0.95	0.93	0.95	0.93	0.91	0.90
3	1.06	1.00	0.95	0.91	1.04	0.99	0.94	0.91	1.03	0.97	0.93	0.90	0.95	0.92	0.89	0.93	0.90	0.87	0.90	0.88	0.86	0.85
4	1.02	0.94	0.89	0.85	1.00	0.93	0.88	0.85	0.98	0.92	0.88	0.84	0.90	0.86	0.83	0.88	0.85	0.82	0.86	0.84	0.81	0.80
5	0.97	0.89	0.83	0.79	0.95	0.88	0.82	0.79	0.94	0.87	0.82	0.78	0.85	0.81	0.78	0.83	0.80	0.77	0.82	0.79	0.76	0.75
6	0.93	0.84	0.78	0.74	0.91	0.83	0.78	0.74	0.90	0.82	0.77	0.73	0.81	0.76	0.73	0.79	0.75	0.72	0.78	0.75	0.72	0.71
7	0.87	0.79	0.73	0.69	0.86	0.78	0.72	0.69	0.85	0.77	0.72	0.68	0.76	0.71	0.68	0.75	0.71	0.67	0.74	0.70	0.67	0.66
8	0.84	0.74	0.68	0.64	0.82	0.73	0.68	0.64	0.81	0.72	0.67	0.64	0.72	0.67	0.64	0.71	0.66	0.63	0.70	0.66	0.63	0.62
9	0.79	0.70	0.64	0.59	0.78	0.69	0.63	0.59	0.77	0.68	0.63	0.59	0.67	0.63	0.59	0.67	0.62	0.59	0.66	0.62	0.59	0.57
10	0.75	0.65	0.59	0.56	0.74	0.65	0.59	0.55	0.73	0.64	0.59	0.55	0.64	0.59	0.55	0.63	0.58	0.55	0.62	0.58	0.55	0.54

INTENSITY (CANDLEPOWER) SUMMARY



ANGLE	MEAN CP
0	1356
5	1267
10	1097
15	951
20	809
25	667
30	539
35	428
40	292
45	134
50	54
55	18
60	1
65	0
70	0
75	0
80	0
85	0
90	0

ZONAL LUMENS & PERCENTAGES

ZONE	LUMENS	% LUMINAIRE
0-30	686	63.49
0-40	949	87.81
0-60	1081	99.99
0-90	1081	100.00
40-90	132	12.19
60-90	0	0.01
90-180	0	0.00
0-180	1080	100.00

LUMINACE SUMMARY CD./SQ.M.

ANGLE	MEAN CD/SQ M
45	11335
55	1924
65	2
75	0
85	0

NORALIGHTING.

6505 Gayhart St., Commerce, CA 90040
 www.noralighting.com • Specifications subject to change without notice. © 2011
 Phone: 800.686.6672 • FAX: 800.500.9955 • e-mail: nora@noralighting.com

Aluminum LED 25W Bollard Light

Outdoor



IL-C13BS

Product Specifications

Features :

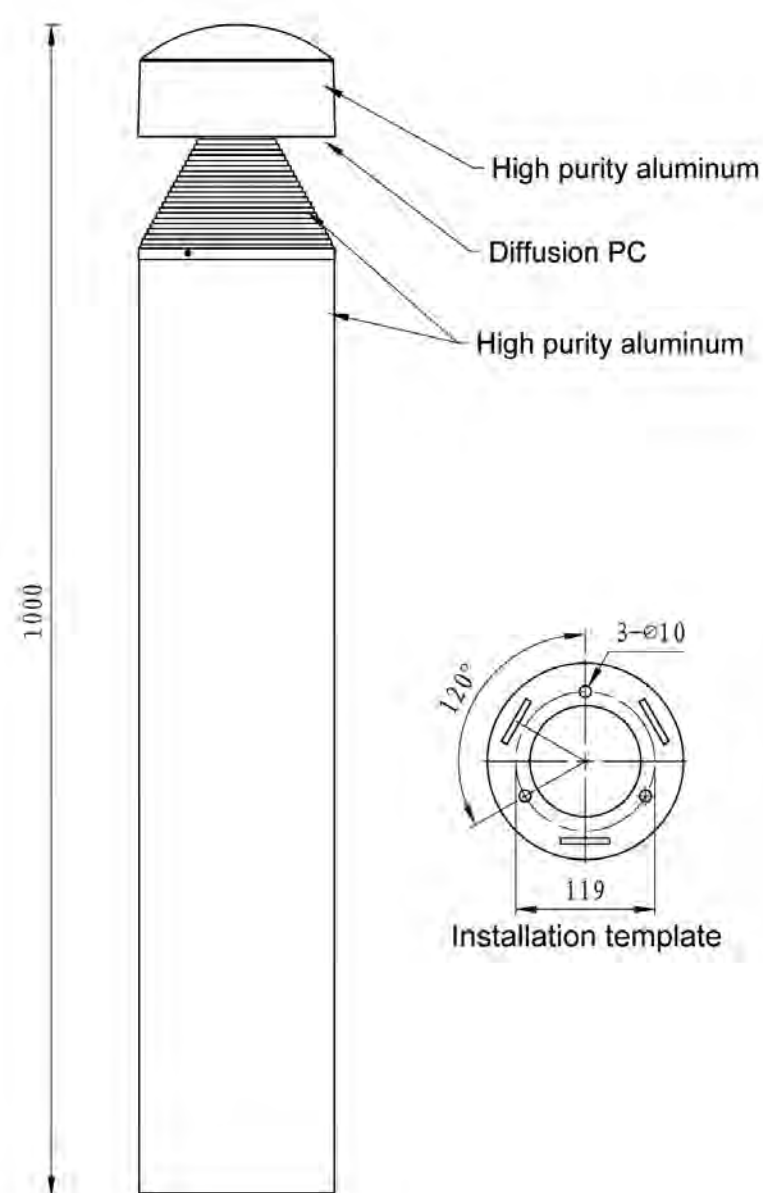
- Model IL-C13BS
- CCT 4000K
- Description 25W Aluminum Bollard Light
- Dimensions 39.37" H x 6.61" D
- CRI 75
- Finishes Bronze - Black finish available on request
- Power 25W
- Input Voltage 100-240V
- Suitable Outdoor
- Lumens 1500
- Power Factor 50-60Hz
- Certification IP65
- Warranty 3 years

[See ordering information on specification sheets for options.](#)

DOWNLOAD SPECIFICATION SHEET 

DIMENSIONS

39.37" H x 6.61" D





2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

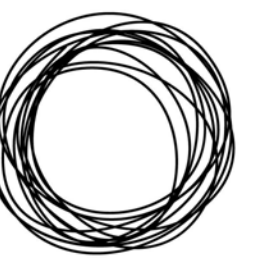
EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	PACCLAD	SNAP CLAD STANDING SEAM METAL ROOFING - GRAPHITE COLOR	
PT1	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
PT2	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "ZIRCON" SW-7667	
PT3	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
PT4	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH STONE	
S1	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S1a	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S2	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "ZIRCON" SW-7667	
S3	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
S4	FIBER CEMENT SIDING SOFFIT	ROOF SOFFITS	JAMES HARDIE	HARDIE SOFFIT PANELS - VENTED - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
ST1	MANUFACTURED STONE VENEER	REFER TO DRAWINGS	EL DORADO	RIVER ROCK "RIO GRANDE"	



1 WEST ELEVATION
SCALE: 1" = 10'-0"

PLAN STATUS		DATE
DESCRIPTION	ARB SUBMITTAL 1	02/26/2018
ARB SUBMITTAL 2	04/18/2018	
ARB SUBMITTAL 3	06/08/2018	
PLANNING	07/13/2018	

chasen b. garrett
ARCHITECTS, PLLC
405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175



RESIDENCE INN - #11090
KMG HOTELS
16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO
EXTERIOR ELEVATIONS



DATE: 07/13/2018
SHEET NUMBER:

A201



2 EAST ELEVATION
SCALE: 1" = 10'-0"

EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	PACCLAD	SNAP CLAD STANDING SEAM METAL ROOFING - GRAPHITE COLOR	
PT1	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
PT2	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "ZIRCON" SW-7667	
PT3	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
PT4	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH STONE	
S1	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S1a	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S2	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "ZIRCON" SW-7667	
S3	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
S4	FIBER CEMENT SIDING SOFFIT	ROOF SOFFITS	JAMES HARDIE	HARDIESOFFIT PANELS - VENTED - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
ST1	MANUFACTURED STONE VENEER	REFER TO DRAWINGS	EL DORADO	RIVER ROCK "RIO GRANDE"	



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PLAN STATUS		DATE
DESCRIPTION	ARB SUBMITTAL	02/26/2018
DESCRIPTION	ARB SUBMITTAL 2	04/18/2018
DESCRIPTION	ARB SUBMITTAL 3	06/08/2018
DESCRIPTION	PLANNING	07/13/2018

chasen b. garrett

ARCHITECTS, PLLC

405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175

RESIDENCE INN - #11090

KMG HOTELS

16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO

EXTERIOR ELEVATIONS

07/13/2018

CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE: 07/13/2018

SHEET NUMBER: A202



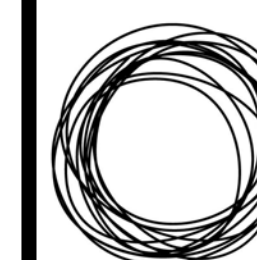
NORTHWEST RENDERING



SOUTHWEST RENDERING

[illegible]

chasen b. garrett
A R C H I T E C T S , P L L C
405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175

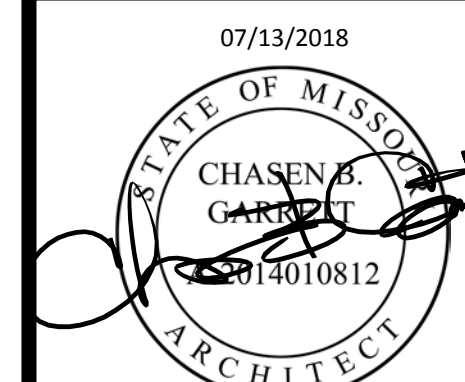


RESIDENCE INN - #11090

SCIENCE INN - #1
KMG HOTELS

16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO

EXTERIOR RENDERINGS



CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE: 07/13/2018

SHEET NUMBER:

A203



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

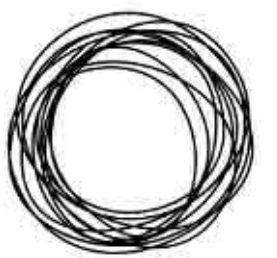
EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	PACCLAD	SNAP CLAD STANDING SEAM METAL ROOFING - GRAPHITE COLOR	
PT1	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
PT2	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "ZIRCON" SW-7667	
PT3	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
PT4	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH STONE	
S1	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S1a	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S2	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "ZIRCON" SW-7667	
S3	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
S4	FIBER CEMENT SIDING SOFFIT	ROOF SOFFITS	JAMES HARDIE	HARDIE SOFFIT PANELS - VENTED - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
ST1	MANUFACTURED STONE VENEER	REFER TO DRAWINGS	EL DORADO	RIVER ROCK "RIO GRANDE"	



1 WEST ELEVATION
SCALE: 1" = 10'-0"

PLAN STATUS		DATE
DESCRIPTION	DATE	
ARB SUBMITTAL 1	02/26/2018	
ARB SUBMITTAL 2	04/18/2018	
ARB SUBMITTAL 3	06/08/2018	
PLANNING	07/13/2018	
PLANNING 2	07/23/2018	

chasen b. garrett
ARCHITECTS, PLLC
405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175



RESIDENCE INN - #11090
KMG HOTELS
16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO
EXTERIOR ELEVATIONS

07/23/2018
STATE OF MISSOURI
CHASEN B. GARRETT
ARCHITECT
CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE:
07/23/2018
SHEET NUMBER:
A201



EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	PACCLAD	SNAP CLAD STANDING SEAM METAL ROOFING - GRAPHITE COLOR	
PT1	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
PT2	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "ZIRCON" SW-7667	
PT3	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
PT4	FIBER CEMENT SIDING TRIM	TRIM	JAMES HARDIE	HARDIE SIDING TRIM - PAINT/PREFINISH TO MATCH STONE	
S1	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S1a	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE SIDING - SMOOTH - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
S2	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 10 3/4" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "ZIRCON" SW-7667	
S3	FIBER CEMENT SIDING	REFER TO DRAWINGS	JAMES HARDIE	HARDIE PLANK LAP SIDING 6" EXPOSURE - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "SMOKY AZURITE" SW-9148	
S4	FIBER CEMENT SIDING SOFFIT	ROOF SOFFITS	JAMES HARDIE	HARDIE SOFFIT PANELS - VENTED - SELECT CEDARMILL TEXTURE - SHERWIN WILLIAMS "EXTRA WHITE" SW-7006	
ST1	MANUFACTURED STONE VENEER	REFER TO DRAWINGS	EL DORADO	RIVER ROCK "RIO GRANDE"	



PLAN STATUS		DATE
DESCRIPTION	ARB SUBMITTAL	02/26/2018
A#	ARB SUBMITTAL 2	04/18/2018
	ARB SUBMITTAL 3	06/08/2018
	PLANNING	07/13/2018
	PLANNING 2	07/23/2018

chasen b. garrett
ARCHITECTS, PLLC
405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175

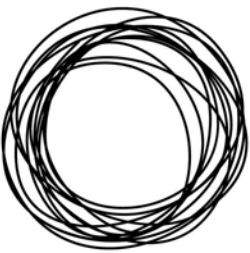
RESIDENCE INN - #11090
KMG HOTELS
16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO
EXTERIOR ELEVATIONS

07/23/2018
STATE OF MISSOURI
CHASEN B. GARRETT
0074010812
ARCHITECT
CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812
DATE: 07/23/2018
SHEET NUMBER: **A202**

[illegible]

chasen b. garrett
ARCHITECTS, PLLC

405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175



RESIDENCE INN - #11090

KMG HOTELS

16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO

EXTERIOR ELEVATIONS

08/24/2018



CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE:

08/23/2018

SHEET NUMBER:

A201



② SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL FINISH SCHEDULE			
MARK	MATERIAL	MANUFACTURER	FINISH DESCRIPTION
AL1	WINDOWS AND STOREFRONT MATERIAL	VARIES	ALUM. DARK BRONZE
AS1	ASPHALT SHINGLES	CERTAINTIED	LANDMARK - WEATHERED WOOD
BR1	THIN BRICK SYSTEM	ACME OR EQ.	MODULAR THIN BRICK SYSTEM - OLD TOWNE COLOR - HERITAGE TEXTURE
EF1	DRAINABLE EIFS SYSTEM	DRYVIT OR EQ.	DRYVIT COLOR #131 - GULL GRAY
EF2	DRAINABLE EIFS SYSTEM	DRYVIT OR EQ.	DRYVIT COLOR #618 - ANTIQUE GRAY
EF3	DRAINABLE EIFS SYSTEM	DRYVIT OR EQ.	DRYVIT COLOR #357A - SAND DOLLAR
ST1	MANUFACTURED STONE VENEER	EL. DORADO OR EQ.	STACKED STONE - NANTUCKET



① WEST ELEVATION
SCALE: 1" = 10'-0"

chasen b. garrett
A R C H I T E C T S , P L L C
405 GARRISON AVE. SUITE 103
FORT SMITH, ARKANSAS 72901
479.652.0175

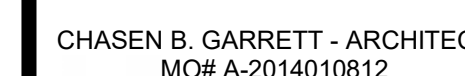
**RESIDENCE INN - #11090**

KMG HOTELS

16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO

EXTERIOR ELEVATIONS

08/24/2018



DATE _____

08/23/2018

SHEET NUMBER

A202



① NORTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTHEAST RENDERING

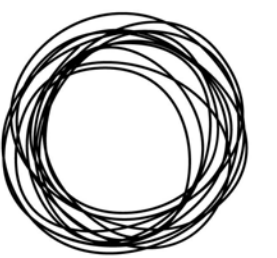


SOUTHEAST RENDERING

[illegible]

chasen b. garrett
ARCHITECTS, PLLC

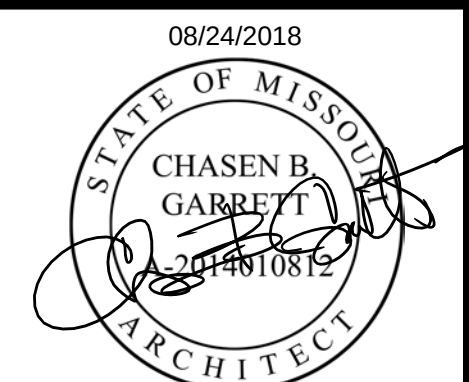
P.O. BOX 8336
FORT SMITH, ARKANSAS 72902
479.652.0175



RESIDENCE INN - #11090
KMG HOTELS

16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO

EXTERIOR RENDERINGS



CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE: 08/23/2018

SHEET NUMBER:

A204



SOUTHWEST CLOSE RENDERING

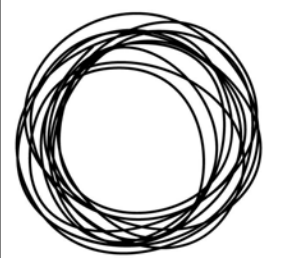


GATEHOUSE RENDERING

[illegible]

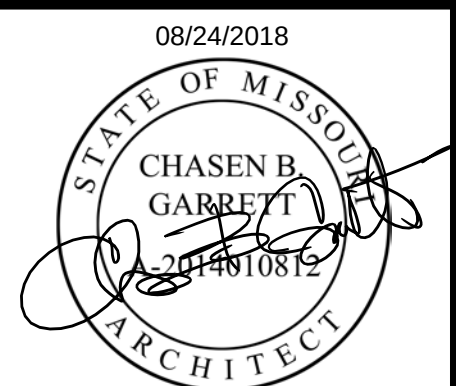
chasen b. garrett
ARCHITECTS, PLLC

P.O. BOX 8336
FORT SMITH, ARKANSAS 72902
479.652.0175



RESIDENCE INN - #11090
KMG HOTELS
16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO

EXTERIOR RENDERINGS



CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE: 08/23/2018

SHEET NUMBER:

A205

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

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

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Hurt

Vice Chair: Councilmember Mastorakos

Amphitheater Budget Timing (Roll Call Vote)

The Parks, Recreation and Arts Department needs a revenue neutral fix, the approval of \$120,000 for Jason Baucom, Superintendent of Arts & Entertainment, so that he may enter into contracts with performers in fall of 2018 for the 2019 season. It was stated that this is not additional funding, it is just being appropriated earlier so that Mr. Baucom has the funds necessary to sign contracts and pay deposits on performers in a manner that puts the amphitheater in the best position to attract the top talent before they are already committed to other venues. Mr. Baucom has been given the authority to enter into contracts without coming back to council for approval of on each contract. This practice is done in other cities with similar venues.

Pool Management and Maintenance Contract (Roll Call Vote)

The city is in its 2nd year of a 3 year contract with Life Guards Unlimited. Throughout the first year they were short of staffing the required amount of lifeguards and had maintenance issues at the pool. They were informed that there needed to be improvement. At the beginning of this season Lifeguards Unlimited made assurances that they would do better. However, the results were determined to be worse. Safety, staffing, cleanliness, maintenance and management issues increased. At times there was only one guard present. Councilmember McGuinness asked if they were in breach of contract to which Director McCarthy stated that they were. There is no termination charge if the contract is cancelled due to a breach. The vote was to move it forward to council with the recommendation to move the pool operations and maintenance in house for the 2019 season.

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



PARKS, RECREATION AND ARTS COMMITTEE OF COUNCIL MEETING RESULTS

September 10, 2018

A meeting of the Parks, Recreation and Arts Committee of Council was scheduled to take place on Monday, September 10, 2018 at 5:30 p.m. Chairperson Hurt called the meeting to order at 5:31 p.m. Those in attendance included Councilmember Barbara McGuinness, Ward 1; Councilmember Mary Ann Mastorakos, Ward 2; Council Member Chairperson Dan Hurt, Ward 3 and Councilmember Michelle Ohley, Ward 4. Also in attendance were Mike Whelan; Mayor Bob Nation; Director of Parks, Recreation and Arts, Tom McCarthy; and Executive Assistant, Parks, Recreation and Arts, Ann-Marie Stagoski.

Agenda Item #1: Approval of Minutes

A motion was made by Councilmember McGuinness and seconded by Councilmember Ohley to accept the August 27, 2018 minutes as presented.

A voice vote was taken and the minutes were approved unanimously (4-0).

Agenda Item #2: Amphitheater Budget Timing

Director McCarthy discussed the need to approve the budget of \$120,000 for Jason Baucom, Superintendent of Arts & Entertainment, so that he may enter into contracts with performers in fall of 2018 for the 2019 season. It was stated that this is not additional funding, it is just being appropriated earlier so that Mr. Baucom has the funds necessary to sign contracts and pay deposits on performers in a manner that puts the amphitheater in the best position to attract the top talent before they are already committed to other venues. Mr. Baucom has been given the authority to enter into contracts without coming back to council for approval of each contract. This practice is done in other cities with similar venues.

Councilmember McGuinness moved that the \$120,000 budget for Mr. Baucom be approved and move the issue on to the full council. Councilmember Ohley seconded the motion. A voice vote was taken and the motion was approved unanimously (4-0).

Agenda Item #3: Pool Management and Maintenance Contract

Mr. McCarthy gave an overview of our pool contract. The city is in its 2nd year of a 3 year contract with LifeGuards Unlimited. Throughout the first year they were short of staffing the required amount of lifeguards and had maintenance issues at the pool. They were informed that there needed to be improvement. At the beginning of this season Lifeguards Unlimited made assurances that they would do better. However, the results were determined to be worse. Safety, staffing, cleanliness, maintenance and management issues increased. At times there was only one guard present. Councilmember McGuinness asked if they were in breach of contract to which Director McCarthy stated that they were. There is no termination charge if the contract is cancelled due to a breach.

Director McCarthy recommended that the administration of the pool be brought in house requiring the hiring of one full time Recreation Manager and one part time, seasonal employee to help with the overall maintenance. The pool budget is anticipated to remain the same.

Points of discussion were:

- Lack of safety
- Lack of cleanliness
- Pool bodies of water being shut down by county after failing inspections at times
- How are pool bills reviewed and paid
- On only one day, for the entire summer, was the pool fully staffed
- About 50 guards would need to be hired for the 2019 season
- Timing of pool renovations

Additional suggestions for overall pool improvement were:

- Reduce the times fountains and splash area were not working
- Splash area needs more shade
- Two person inner tubes are desired by residents for the Lazy River with a baby seat
- Residents would like more ladders and ½ ledges at the kids pool

A motion was made by Councilmember Mastorakos and seconded by Councilmember Ohley to move the pool operations in house with the hiring of one full time and one part-time, seasonal person, staying within the current budgeted amount and moving this proposal to the full council. A voice vote was taken and approved 4 to 0.

This item will be forwarded to City Council for consideration at the September 17, 2018 meeting.

Agenda Item #4: Master Plan Update

Director McCarthy stated that there will be a presentation regarding the Master Plan in Council Chambers on Nov 27th at 6:30 p.m. and will last 45 min to 1 hour. The consultants will present survey results, comparisons and recommendations. Committees and the general public will be invited to attend.

Agenda Item #5: New Business

Director McCarthy stated that there were composting kits available for sale to city residents.

Mike Whelan recapped the Parks, Recreation & Arts Citizens Advisory Committee Meeting where they discussed the pavilion proposal and the composting bins.

Agenda Item #6: Old Business

Director McCarthy distributed a rough rendering of the proposed pavilion in Central Park. Councilmembers voiced their concerns over the location, design and shape of the pavilion. Consensus was that we needed more pavilions in the city. Director McCarthy is going to look into whether the location can be changed and still receive possible grant funds. If the proposed location is moved, there is the potential that additional grading would be necessary and come out of Park funds. Director McCarthy will ask for additional renderings that show the pavilion placed in different spots. If the grant will not be pursued, then the grant would need to be pulled by

September 29, in order to save points for future use on grants. If moving the pavilion is not allowed by the grant committee then a future meeting of the Parks, Recreation & Arts Committee of Council would be required.

A senior programming event at the Veterans Honor Park will be held September 11, 2018 at 10:00. All are encouraged to attend.

Agenda Item #7: Adjournment

Meeting ended at 6:38 p.m. on September 10, 2018.

DRAFT

Memorandum



To: Mike Geisel, City Administrator
From:  Tom McCarthy
Director of Parks, Recreation and Arts
Date: 9/4/2018
Re: Amphitheater Budget Timing

#2

Please see the attached memo from Superintendent, Jason Baucom who oversees the Arts and Entertainment operations. As you are aware, the Parks Department has been successful in increasing the commercial use of the Amphitheater as part of the overall business and revenue strategy for the City. Jason has done an incredible job with his team over the last five years getting exceptional entertainment for our free concerts and working closely with other groups like the Pageant and Live Nations to bring stellar groups to perform when we do our in house, ticketed events and co-pros. Jason has been attending the International Entertainment Buyers Association Conference in Nashville the last few years and continues to make connections with agents for better bands to make sure that the amphitheater is represented in the best light possible. Jason has encountered a major challenge with the City's fiscal year and the associated timing of our budget approval while he is trying to secure contracts for the coming entertainment season. As a result, we have been limited in obtaining talent that would improve our margins and decrease our risk. In the entertainment industry timing is everything. With the city's budget being approved in late December Jason is at a huge disadvantage as the agents won't really entertain offers unless he can reserve them and pay the deposit at the time of the discussion which is normally at the conference or early in October. This leaves Jason waiting until most of the better groups are secured and then he is trying to piece meal concerts together with the leftovers or squeeze them in between other contracts in early January. This increases costs, reduces the talent level which in turns reduces interest and profit potential.

While it is a simple, revenue neutral fix, we need to be able to enter into contracts for the coming year, in October of the current year. No additional funding, just authorizing staff to enter into binding entertainment contracts prior to the beginning of the coming fiscal year. We are simply not authorized to enter into contracts until the budget for that fiscal year has been officially approved. I would like to request the dollar amount of \$120,000 we have requested in the 2019 budget be approved in advance to give Jason the best advantage to secure the better bands when he is at the conference in late September. Keep in mind he will only be giving deposits for the three to four ticketed events he hopes to have in 2019, but he needs to know that the rest of the dollars requested have been approved prior to entering contract negotiations. The majority of the dollars will not be paid out until the 2019 concert season, but without Council's approval on the budgeted dollars Jason's hands are tied until the budget is approved in late December.

If this meets with your approval, I would like to add this to the next Parks, Recreation and Arts Committee of Council's agenda which we will schedule in early September.

Please forward to
PR&A for discussion
& direction
me
9/6/2018



Memorandum

To: Tom McCarthy, Director of Parks, Recreation, & Arts

From: Jason Baucom, Superintendent of Arts & Entertainment

Date: August 28, 2018

Subject: Chesterfield Amphitheater – Ticketed Event Approval

I am writing in regards to the 2019 budget and more specifically gaining early approval on the proposed \$120,000 for ticketed events. Due to our budget not being approved until the end of the year, we are unable to make offers until the middle or end of January at the earliest due to agents being widely unavailable from the holidays. This late action to acquire talent/shows for the upcoming year leaves us with very poor options and dare I say, leftovers. Within the industry, September and October are the best times to conduct business and give ourselves the best chance of acquiring the artists of choice, while giving us the greatest opportunity for success. Entertainers develop tour schedules and plan their dates for the next season in the fourth quarter of the year.

I will be attending the International Entertainment Buyers Association in Nashville, Sept. 30th – Oct. 2nd. This is the largest gathering of booking agents in the world. I am asking for budget approval by the start of this conference, in order to have the opportunity to make offers to artists while in attendance. If I were to make offers to artists and they accepted and then later these funds were made unavailable the City would be sued for breach of contract for the potential gross revenue amount included on the offer.

Currently, our budget allows us to buy 2-4 nationally touring concerts annually. Throughout this process I gather research on potential acts that would be a good fit for our venue by weighing our risk/rewards through market/ticket history, popularity, new album trajectories, price, and music genre. There are very few acts that meet this criteria, which leaves us with a small list of targeted acts.

These targeted acts are also high in demand by competitors in our own market and timing can make all the difference in the world. For example, there were three acts from my list who met my criteria that Ballpark Village booked in November for the Spring. That after speaking with these artist's booking agent, I was assured that we would have gotten their shows if we would have put in an offer sooner. By the way, all three of those shows were sell outs.

I am not saying we are going to get every act we put an offer on, however if we have the ability to make offers earlier, as in September/October it puts us in a much better place to succeed. We experienced this frustration this year after missing out on every artist on the targeted list. The Roots and Boots Tour was booked, but was not on the targeted list and did not perform the way we would have liked.

By making offers earlier it can also be a cost savings. The goal is to hit on some of these acts at just the right time, before they explode. For example, I assisted Taste of St. Louis with their talent booking a couple of years ago and convinced them to go with Chris Stapleton. I made the offer for \$20,000 and they liked the offer, however their camp was moving to slow and we had to move onto Chris Janson. Within two months Chris Stapleton's price tag tripled and then by January had gone to \$100,000 minimum guarantee.....now he's getting \$500,000.

It's also important to grab these up and coming acts before they sign on as support with a major tour. Once that happens Hollywood Casino Amphitheater has a 110 mile radius clause, 90 days pre and post, which eliminates them from performing anywhere else in our market for the duration of the summer.

In this business, timing is everything! By waiting to make offers in January we are losing the opportunity to book the best shows possible for our success and it could potentially cost us a significant amount of revenue.

Memorandum

To: Mike Geisel, City Administrator
From:  Tom McCarthy
Director of Parks, Recreation and Arts
Date: 9/4/2018
Re: Pool Management and Maintenance Contract



#3

As we are about to end our second year of a three year contract with Lifeguards Unlimited, we have come to the conclusion, as a department, that we need to terminate our contract with Lifeguards Unlimited. The first year of the three year pool contract was in 2017. There were numerous issues with the overall day to day operations of the pool and the pool maintenance. First and foremost the safety of the facility was a daily concern due to the lack of guards they were able to employ and retain. We often were forced to close features and areas of the pool due to a lack of lifeguards. The guards were on the stands too long without breaks and the overall resident experience was diminished by the lack of cleanliness and professionalism throughout the entire operation. We had to have one manager released from his duties last year because he did not have the professionalism we require to be part of our operations, even if they are contracted out.

Although we committed significant resources in an effort to improve performance to an acceptable level, we remain unimpressed with their contract performance and have come to the belief that they are either incapable or lack the commitment to satisfy our contract expectations. The guard situation has been a continuous major issue from week one and they have only had a minimal amount of guards present the entire summer. We had to have guards removed from employment due to lack of professionalism and not clearly understanding what was acceptable behavior. The cleanliness of the pool and locker rooms has been an ongoing issue along with the overall maintenance of the pool mechanics, filtration and water quality.

My lack of confidence that LGU can turn things around the way they need to for the 2019 season is just not there. I am proposing that we take the step to bring the pool operations in-house to ensure a professionally run pool operation as the residents of Chesterfield deserve and expect. This is a large undertaking and we will need to get started in October to get everything in order. With eighteen years of managing pools from training guards and lesson instructors to sitting on the stand in the crunch time, opening pools for the summer and closing them for the winter and everything else that goes with the mechanics, filtration and maintenance of a pool operation, I have no doubt that our team can do an exceptional job in 2019 and deliver a quality pool experience to our residents and guests.

The 2019 aquatic services contract includes \$60,000 for contractual management and maintenance fees and an additional \$195,500 allocated for lifeguards, managers, swim lesson instructors, swim coaches, cashiers and janitorial staff for a complete pool budget of \$255,500.

I propose that we take a financially neutral action by bringing the complete pool operation in-house. This would require that we hire one full time Recreation Manager and a part time seasonal maintenance person, which would be included in the total budget number of \$255,000. Superintendent, Kari Johnson will continue to oversee the pool operations and be involved on a daily basis with the management and Assistant Director Steve Jarvis will take over the maintenance and mechanics of the pool operations along with the opening and closing for the pool season.

Obviously this is a very sensitive. I would like to bring this forward to the Parks, Recreation and Arts Committee of Council if this meets with your approval. I would like to discuss this recommendation as soon as possible. The contract allows us to terminate the contract as LGU has not been delivering the required level of service.

I have attached the current contract we have with LGU for your review.

Please forward to
PRCA for concurrence

- NO Financial impact
- Bring operation in-house
- to improve quality & control

me
9/6/2017



**CHESTERFIELD
FAMILY AQUATIC CENTER
Management and Maintenance Operations
2017**

**April 2017
Parks, Recreation & Arts Department
City of Chesterfield, Missouri**

1. BASIC SERVICES

1.1 Operation and Maintenance

Contractor shall provide for the operation of the Chesterfield Family Aquatic Center from the Saturday preceeding Memorial Day through the Day after Labor Day, during the following hours of operation:

Monday, Tuesday, Wednesday, Thursday and Friday	12:00 P.M. – 7:30P.M.
Saturday, Sunday and Holidays	11:00 A.M. – 7:30 P.M.
Day after Labor Day (special event)	TBD

Seasonal Schedule (three weeks prior to Labor Day)

Monday, Tuesday, Wednesday, Thursday	Closed
Friday	4:00 P.M. – 7:30P.M.
Saturday, Sunday and Holidays	10:00 A.M. – 8:00 P.M.

The facility shall be made available during the morning hours from 6:30 A.M. until the start of recreation swim, for organized activities to include, but not be limited to, team sports and swimming lessons.

1.2 Additional Service

The facility shall also be available upon request to and approval by the City from 7:30 P.M. to 11:00 P.M. Friday through Sunday and Holidays for use by private groups. Contractor shall provide sufficient staff as outlined in exhibit A. The City shall be responsible for payment to the Contractor in an amount equal to the hourly fee for lifeguards or staff provided for private functions, as set out in the bid.

1.3 Closing of Pool

1. The Contractor shall have the authority to temporarily close the pool during inclement weather (below 72 degrees, heavy rain, high winds or lightning). Pool shall remain closed for a period of at least thirty (30) minutes after the last sight of lightning. Contractor shall re-open the pool when the weather conditions permit. Staff shall remain at the pool for two (2) hours during temporary closing to re-open the pool, unless it is within one (1) hour before regular closing time. The Contractor shall provide the emergency contact number for the personnel that are to be available seven (7) days per week, twenty-four (24) hours per day to attend to any problems that may arise.

Contractor shall gain approval from the City's Supervisor on duty before cutting back on guards or closing the facility for the day.

2. In the event the pool is closed during the season for any reason, not due to the fault or negligence of the Contractor and not under the control of the Contractor, the Contract shall remain in full force and effect. Should such closure continue for a period in excess of one (1) week, the City shall be entitled to a refund of any management fee expenses not incurred by the Contractor as a result of the close down.

1.4 Start Up and Shut Down of Facility

The Contractor shall be responsible for the startup and shut down of the facility at the beginning and end of the swimming season, as herein specified, or as extended by mutual agreement between the Contractor and the City, and shall perform and furnish the following services:

A. Opening of the Facility

Contractor shall prepare to Start up (open) the Family Aquatic Center by completing the following services:

1. Check inventory and provide a written inventory report to City.
2. Clean all pool areas within enclosure, power wash decking, slide towers, features, entry way and concession areas.
3. Place pool furniture, guard chairs, funbrellas, ADA chairs, ADA ladder, and other movable equipment on deck area.
4. Open, clean and prepare facility for operation (Locker rooms, office, Lifeguard Room, decks, trash cans, picnic tables, lounge chairs, etc.).
5. Vacuum all swimming pools, lazy river, etc.
6. Have Family Aquatic Center ready for operation at least ten (10) days before opening date.
7. Report to City all operational deficiencies.
8. Provide office supplies (pens, paper, stamps, staples etc.) and Janitorial Supplies (toilet paper, paper towels, hand soap, body soap, etc.)
9. Furnish, store and inject necessary chemicals for operation of the pools. City will provide a certificate of sales tax exemption.

B. Closing of the Facility

Contractor shall prepare to close the Family Aquatic Center by completing the following services:

1. Clean and remove pool furniture, guard chairs, funbrellas, ADA chairs, ADA ladder and other movable equipment as needed and store on premises.
2. Drain hoses and store on premises.
3. Store all first-aid equipment.
4. Clean locker rooms, manager's office, lifeguard room and storage room, power wash breezeway, deck areas, concession area, slides, and play features, etc.
5. Prepare an inventory for City.

6. Contractor shall furnish City with a letter, no later than October 31 following close of season, stating that the Family Aquatic Center has been winterized in accordance with the Agreement.
7. An end of season inspection shall be conducted immediately upon conclusion of the season, and a written report turned into the Superintendent of Recreation Operations. The Contractor shall perform reasonable inspections of all equipment and advise the City of needed repairs and/or replacement of defective, worn, or damaged equipment in the year-end written report. At the City's request, the Contractor shall provide specifications for the repairs and/or replacement and present to the City.

1.5 Daily Operations

The management of the operation shall include but not limited to the Managers, Cashiers, lifeguards, swim and dive team, swim lessons. Functions of the management of operations shall include but not limited to:

1. Clean the entire Family Aquatic Center, including guard and manager office areas, bathhouse, all areas within the fencing, restrooms, and the premise within twenty-five (25) feet of facility in a clean and orderly condition by the proper collection of waste, garbage, and all other debris. To be completed following the daily closing of the Family Aquatic Center to the public.
2. Enforce all rules and regulations stipulated by the City and at the request of the City. Suggest and advise with regard to additional rules and regulations for the operation of the Family Aquatic Center.
3. Maintain and produce records and reports, including maintenance sheets, water quality sheets, chemical consumption, water slide reports and Material Safety Data Sheets (MSDS) as required by the State, St. Louis County and City and meet all requirements for such.
4. Inspect and test chemicals every morning and through-out day to maintain safe chemical levels, add as necessary.
5. Maintain any additional records reasonably required by the City.
6. Furnish and supply first-aid kits and lifesaving equipment/devices adequate to meet all first-aid requirements of the Family Aquatic Center. The first aid kit should carry supplies for a minimum of 100 persons and at minimum include: adhesive bandages, sterile pads, gauge pads, eye pads, tape, dressings, elastic bandages, antiseptic, ammonia inhalants, rescue blanket, scissors, tweezers, latex gloves, clean wipes, eye wash, elastic gauze, butterfly closure, large bandage patch. First aid kit should also include a pocket mask with a one way valve, and a bodily fluid exposure kit. The Contractor shall also provide first responder first aid kits, including rubber gloves and pocket mask with one way valve, for all on duty personnel. Safety equipment to include: spine board, head immobilizer, straps, spine boards, ring buoys, reaching pole, shepherds crook, rescue tubes, pocket masks, safety line, and cervical collars.
7. Secure Family Aquatic Center upon closing.

8. The Contractor shall retain a written record of all problems brought to its attention. The City will review this log. A daily log of communication shall be kept in the manager's office for the managers and City Representative to review on a daily basis.
9. Complete a daily safety inspection of the slide surfaces, looking for cracks, chips or rough spots on the rider surface. Contractor's on site staff will also inspect facility safety equipment to verify that it is rescue ready and make a walk through the facility inspecting other items as requested by the City that falls within the expertise level of the lifeguarding staff. It is understood that Contractor will not be using a man-lift or other equipment to inspect bolts and attachments on the slide or play structure towers or other safety inspections that require the special technological expertise outside of the scope of the aquatic staff. The Contractor and City will establish an agreed upon inspection list that Contractor staff will use to document the daily and weekly safety inspections.
10. Work with the City in handling complaints users may have reporting all complaints to the appropriate City Representative.
11. Conduct in-service training per guidelines of Ellis, Red Cross, Star Guard, or YMCA.
12. Keep detailed records of any pull-outs describing the circumstances surrounding the incident and denoting the specific location of the pull-out.
13. Keep the premises within twenty-five (25) feet of the fenced facility in a clean and orderly condition by the proper collection of waste, garbage and all other debris. This shall include the concession/dumpster area outside the pool fence, centering areas and walks.
14. Accident/Incident reports shall be given to the appropriate City Representative on a daily basis. The Contractor shall notify the appropriate City Representative of such Accident/Incident as soon as it occurs.

The general maintenance of operations shall include but not limited to the day to day maintenance of the aquatic facility. The functions of the general maintenance operations shall include but not limited to:

1. Clean the entire Family Aquatic Center, including guard and manager office areas, bathhouse, all areas within the fencing, restrooms, and the premise within twenty-five (25) feet of facility in a clean and orderly condition by the proper collection of waste, garbage, and all other debris. To be completed following the daily closing of the Family Aquatic Center to the public.
2. Maintain and produce records and reports, including maintenance sheets, water quality sheets, chemical consumption, water slide reports and Material Safety Data Sheets (MSDS) as required by the State, St. Louis County and City and meet all requirements for such.

3. Contractor shall open and close the facility each day of the pool season. Turn on all pumps, motors, slides, features, etc. required for the day to day operations and turn off at end of each night.
4. Inspect water levels and turn on fill lines as needed.
5. Vacuum all pool areas as needed Each pool shall be vacuumed entirely, a minimum of twice per week. Pools shall be vacuumed before the public enters the pool. This includes before the public enters for swim lessons or swim/dive team practices.
6. Hair lent pots shall be cleaned daily.
7. Restroom/Locker Rooms shall be maintained on an hourly basis while pool is open to the public (trash/debris, soap, paper towels, toilet paper, etc).
8. Wash all gutters, pool decks, breezeway, etc daily. All areas must be power washed a minimum of twice per week, concessions area must be power washed daily. All work shall be completed immediately following the closing of the Family Aquatic Center to the public.
9. Complete a daily safety inspection of entire facility and document results. Inspect and test safety equipment and document results daily.
10. Keep the premises within twenty-five (25) feet of the fenced facility in a clean and orderly condition by the proper collection of waste, garbage and all other debris. This shall include the concession/dumpster area outside the pool fence, centering areas and walks.

1.6 Operational Supplies/Utilities

Contractor shall purchase, provide, maintain and repair cleaning equipment necessary for the operations of the facility. This shall include, but not be limited to pool vacuums, aqua max, power washers, pool pumps or motors or other filtration equipment, etc. Contractor shall be responsible for the repair or replacement of any of the following equipment due to a negligent act: chemical feed pumps, chemical controllers, etc.

Contractor shall furnish all chemicals, first-aid supplies, cleaning agents, tools, materials, equipment, lifeguard umbrellas, toilet paper, paper towels, trash bags, feminine hygiene products, hand soap, body shampoo, janitorial supplies, life saving devices, deck vacuums, water hoses, deck brushes, vacuum hoses, extension poles, office supplies, brooms etc. for the pool operation during the season. If any pools are found to leak by the City, Pool Management or Pool Maintenance Contractors, each of the three parties shall be notified. At which time, an additional charge to the City will be assessed for the pool chemicals necessary to maintain the proper water balances, should the cost of chemicals exceed the chemical budget.

1.7 Operational Supplies/Utilities

Contractor shall utilize own tools and equipment for the maintenance and repair of the facility as described above. This shall include, but not be limited to pool vacuums, aqua max, power washers, tools, etc.

1.8 Time and Material

In addition to the aforementioned rates/fees for "Basic Services", this Contract also establishes maintenance rates/fees on a "Time and Material" basis for the repair of items not covered within the scope and provisions of the "Basic Services". As such, the City shall pay the Contractor on a "Time and Material" basis as set forth herein in accordance with the figures and schedule of payments for the repair of items not covered within the scope and provisions of the "Basic Services".

Description	Costs
Maintenance Labor	\$110/hour
Maintenance Labor (additional second Maintenance Labor	\$165/hour
Maintenance Labor – Dive Team	\$165/hour

Equipment Cost:

Contractor shall provide equipment rates based on need for repair.

Material Cost:

Material Prices will be marked up 20% plus shipping with accompanying receipt verifying total product cost. Time and material work shall be performed with written approval from the CITY.

1.9 Staffing

Contractor shall furnish sufficient and competent personnel for the operation of a safe and sanitary facility at all times the facility is in use, including, without limitation, lifeguard personnel whose assignment is lifeguarding during recreational swimming, instruction/lessons, swim/dive team activities and private groups; manager; assistant manager. The Contractor shall have a uniform policy which is approved by the City. All lifeguards and managers shall be dressed appropriately and uniformly identified at all times. All such personnel shall be neat and clean in appearance and courteous to the users of the Pool. All personnel must be uniformly identified at all times. All personnel employed by Contractor in the performance of this Agreement shall be employees of the Contractor and not of the City. Contractor will be responsible for the payment of all employment taxes and Social Security taxes related to the employment of said personnel. No less than the prevailing minimum wage shall be paid by Contractor.

1. All managers and assistant managers employed shall hold a minimum qualification/certification as a Certified Pool Operator (CPO), Aquatic Facility Operator (AFO) or equivalent and Senior Lifesaving (American Red Cross, Jeff Ellis, Star Guard or YMCA Lifeguarding Certification), be at least eighteen (18) years of age, and must have prior experience in managing an aquatic facility equal or comparable to the Chesterfield Family Aquatic Center.

2. All lifeguards employed shall hold a minimum qualification of Senior Lifesaving (American Red Cross, Jeff Ellis, Star Guard or YMCA Lifeguarding Certification) and be at least fifteen (15) years of age.
3. The Contractor shall replace any personnel deemed unsatisfactory by the City and shall replace such personnel within seven (7) days of receiving written notice from the City.
4. Said personnel will be furnished in a manner to operate the Family Aquatic Center in the safest and most efficient manner possible and in the best interest of the City. The City reserves the right to approve or disapprove any proposed staffing schedule. All personnel must be uniformly identified at all times. All staff, 18 and over, shall have a background check and approved by the City of Chesterfield. All personnel employed by the Contractor in the performance of fulfilling a contract for the operation and management of the Family Aquatic Center shall be considered employees of the Contractor and not of the City. All personnel employed by the Contractor shall be paid in accordance with the minimum Federal Wage and Hour Laws. The Contractor shall be responsible for the payment of all employment taxes and Social Security taxes related to the employment of said personnel.
5. Chesterfield residents shall receive priority consideration when hiring for all positions. The Contractor shall provide the City applications for distribution at the Chesterfield City Hall. The Contractor shall provide the City a final complete list of employees, ten (10) days prior to the beginning of the season. This list shall include the names, addresses and phone numbers of each employee.
6. The Contractor shall provide a janitor who shall be responsible for, but not limited to, cleaning of the locker rooms, concession areas, office, guard rooms, inside and outside fenced areas and replace needed supplies as stated further in the contract.
7. The Family Aquatic Center shall be generally staffed for all public session swimming times at the following levels. If attendance is low and/or weather is a factor then changes can be made to the staffing levels with permission from the City of Chesterfield via email to appropriate personnel.
 - 1 Pool Manager or Assistant Manager
 - 2 Head Guard
 - 15 Lifeguards at Stations
 - 3 Rotating Lifeguards
 - 2 Cashiers
 - 1 Maintenance/Janitor
 - *1 District Manager
 - *1 Area Supervisor

*District Manager and Area Supervisor shall be at the Family Aquatic Center to hold regularly scheduled meetings with City Representative(s) at a minimum of twice per week.

1.10 Cashiers

Contractor shall be responsible in providing a minimum of two (2) cashiers on duty at all times, who shall be at least 18 years of age. Cashiers shall be responsible for the collection and accounting of daily receipts, as well as giving out accurate information regarding the Family Aquatic Center and its programs. Each Cashier shall have a police background check and approved by the City of Chesterfield. Verify start up cash daily, sell swimmies, sunscreen, towels and other merchandise, distribute life vest, distribute wrist bands, monitor patrons entering and existing facilities for rule enforcement, keep front desk area clean, count money at end of day, assist manager in preparing deposit. Call police when deposit is ready to be picked up (Coordinate with the concession staff). Cashiers shall abide by the uniform policy set by the Contractor and approved by the City. Uniform for Cashiers shall consist of a minimum of a polo or t-shirt with Contractors emblem and khaki shorts. The City has the option of taking over the Cashier duties for years 2018, 2019 and the options of 2020, 2021.

1.11 Swim Lessons and Programs

1. The Contractor, in coordination with the City, shall provide instructional group swim lessons, private swim lessons and programs for all ages and ability levels. These group lessons/programs shall consist of a series of ten (10) group sessions including a minimum of thirty (30) minutes of instruction; Groups shall not exceed six (6) participants, except the 3-5 age group shall not exceed four (4) participants per instructor. It shall be the Contractors responsibility to provide all materials and equipment for said program.
2. Contractor shall provide appropriate staffing for additional morning and evening programs in which the City shall have throughout the season. (i.e. Swim Lessons, Private Swim Lessons, River Walk, Water Aerobics, etc.)
3. The City shall be responsible for the registrations, collection of fees, marketing and promotions for said lessons/programs, and make payment to the Contractor for the cost of personnel.
4. All scheduling of sessions, classes etc. must be approved by and coordinated with the City.

1.12 Swim Team

1. The City will be providing opportunities for residents and non-residents of the community to participate in and/or on a youth swim and dive team sponsored by the City.
2. The Contractor shall provide a minimum of three (3) qualified swim team coaches for all practices, home and away competitions, meetings and special events.

3. All scheduling of meetings, practices, competitions and special events must be approved by and coordinated with the City.
4. Contractor shall provide adequate staffing (lifeguards and pool manager(s)) for all practices, practice meets and competitions to be held at the Family Aquatic Center.
5. The City shall be responsible for the registrations, collections of fees, marketing and promotions, parent volunteers, ribbons, medals, trophies, timing equipment, officials etc. for said program, and make payment to the Contractor for the cost of personnel as outlined.

2.0 INSURANCE

The Contractor shall, during the term of this Agreement, at its own expense, procure and maintain insurance as follows. A comprehensive general liability insurance to include premises/operations, products, personal injury, completed operations, incidental malpractice and contractual coverage's with a minimum limit of Two Million Seven Hundred and Fifty Thousand Dollars (\$2,750,000.00) combined for any single occurrence and Five hundred Thousand Dollars (\$500,000.00) for any single person per occurrence and for property damage. The above coverage's must be written by an insurer having an AM Best and Company Rating of at least A+. Said liability and insurance must cover the premises herein named and all of the activities pertaining to the Contractor.

Certificates of insurance shall be filed with the City prior to commencement of this Agreement and provided annually hereafter and Contractor shall submit, during the course of this Agreement, at least fifteen (15) days prior to the expiration of any insurance policy, a certificate indicating and evidencing either a renewal or a new policy. City shall be named as an additional insured and it shall provide that the insurer shall, at least thirty (30) days prior to the expiration, amendment, or cancellation of any such policy, give the City notice in writing of such expiration, amendment, or cancellation.

3.0 WORKERS' COMPENSATION INSURANCE

The Contractor shall procure and shall maintain during the term of the Agreement, Workers' Compensation Insurance for all of its employees to be engaged and perform work under the Agreement, and in case any such work is sublet, the Contractor shall require the subcontractor similarly to provide Workers' Compensation Insurance for all such employees to be engaged in such work, unless such employees are covered by the protection afforded by the Contractor's Workers' Compensation Insurance. In the event any class of employees engaged in hazardous work under the Agreement is not protected under the Workers' Compensation Statute, the Contractor shall provide, and shall cause such subcontractor to provide, adequate Employer's Liability Insurance for the protection of its employees not otherwise protected.

The insurer shall agree to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses arising from work performed by the Contractor for the City.

In full compliance with the Worker's Compensation Act of the State of Missouri and Employer's Liability Coverage the minimum amount of insurance shall be \$1,000.00 per occurrence.

4.0 INDEMNIFICATION

Contractor shall, at its sole cost and expense, indemnify, hold harmless and protect the City, including its officers and employees, from and against any and all claims, damages, costs or expenses (including court costs and reasonable attorney's fees) for any claim arising out of Contractor's negligent acts under this Agreement; provided, however, that this hold harmless and indemnification shall not apply where such claims, actions, damage, liability, or expenses result from any omission, fault, negligence, or misconduct on the part of the City, its agents, servants, employees, contractors, or licensees. Notwithstanding the foregoing, Contractor's indemnity obligations are limited solely to the extent directly caused by Contractor's fault or negligence.

5.0 LICENSES AND PERMITS

The Contractor shall be responsible for obtaining and paying the costs of all necessary permits and licenses required by any applicable laws, rules and/or regulations (including the Ordinances of the City of Chesterfield) necessary for the operation of the facility provided, however, the contractor shall not be responsible for obtaining a use permit.

6.0 HEALTH AND SAFETY STANDARDS

The Contractor shall meet all Health and Safety Standards regulations set forth by Ordinance of the City of Chesterfield and St. Louis County. The Family Aquatic Center will be maintained in a clean manner at all times, and all safety precautions shall be taken by the Contractor. The Contractor shall be responsible for maintaining the condition of the pool water in conformity with the standards specified by the American Public Health Association, the City of Chesterfield, the County of St. Louis, and the operation shall be in accordance with all the rules and regulations of the health Department of the State of Missouri. The Contractor shall maintain the pool enclosure in a clean and safe condition at all times.

The Contractor will be required to participate in a complete aquatic review program as provided by Jeff Ellis & Associates, the American Red Cross or Star Guard. The costs to participate in such programs shall be borne by the contractor. Upon any change in Federal or State guidelines, which govern the Pool Contractor operations and/or employees, the Pool Contractor may present the new guidelines in an Addendum format to the City with the fiscal adjustments and reasoning's for said adjustments in writing. The City has 30 days to accept or reject the new amount.

7.0 CONTRACTORS BOOKS AND RECORDS

The Contractor shall keep and maintain proper and adequate books, records and accounts which accurately reflect chemical levels, injuries, staff dialogue of daily occurrences, maintenance/janitorial information, and all necessary data to properly manage the facility and shall be given to the City on a weekly bi-weekly basis. The Contractor shall provide to the City a copy of the time cards on a weekly basis. A year end report is to be provided to the Superintendent of Recreation of the City of Chesterfield no later than October 31st of each year.

8.0 LIQUIDATED DAMAGES AND PENALTIES

8.1 Maintenance

Contractor agrees that if he/she defaults or neglects to carry out the general maintenance work in accordance with the specifications stated herein (Hose off decks, clean restrooms, empty and take out trash, pickup trash etc.). Provided the City of Chesterfield provides contractor written notice (via email) and no less than twenty four (24) hours to cure any claimed deficiency. City shall deduct from the amount owed to Contractor the cost of time, materials, and a 25% fee for administration for said actions taken by the City.

8.2 Register Tape

If the City gives the Contractor the responsibility of cashiering, Contractor agrees that if he/she collects fees less than indicated on the register tape at the end of the day and he register tape is determined to be accurate, Contractor shall be responsible to reimburse the shortfall to the City on a monthly basis.

8.3 Staffing

Contractor agrees that should it fail, refuse, or neglect to provide staffing as specified herein, provided the City provides the contractor written notice (via email) of any claimed deficiency in staffing and no less than twenty four (24) hours to cure any claimed deficiency, the Contractor shall pay to the City as liquidated damages in the sum of One Hundred Dollars (\$100.00) for part of any hour for each and every hour said Contractor fails, refuses or neglects to perform said obligations.

8.4 Performance of Obligations

Contractor agrees that should it fail, refuse, or neglect to perform any of the obligations imposed upon it as specified herein and City is caused thereby to operate the facility or close the facility and/or seek another person, firm, company, corporation or association to operate and manage the facility, then and in the event, provided the City provides the Contractor written notice (via email) of any claimed deficiency in performance of obligations and no less than twenty four (24) hours to cure any claimed deficiency, Contractor shall pay to City as liquidated damages in the sum of Two Thousand Dollars (\$2,000.00) per day for each and every day said Contractor fails, refuses or neglects to perform said obligations until the City reopens and operates

the facilities through the balance of the season by other means as specified above. In addition to the damages set out in this section, the Contractor shall pay damages for any increase expense incurred once the City has reopened the facility due to Contractors failure to perform equal to any additional costs incurred by City to operate during the term of this agreement.

Failure to open on time (daily) according to the contract will result in a Twenty-Five Dollar (\$25) fine for any amount of time under one (1) hour and Fifty Dollars (\$50) for each additional hour provided that the failure to open on time was not caused by circumstances beyond control of Contractor.

8.5 Uniform

Contractor agrees to abide by the uniform policy accepted by the City of Chesterfield. The Contractor agrees to pay to the City Twenty-Five Dollars (\$25) per each employee not in compliance per day the uniform policy is not followed.

8.6 Quit and Surrender Premises

Contractor further agrees to quit and surrender the premises to City upon the expiration or termination of this Agreement. Contractor agrees that it shall pay as liquidated damages to City, Two Thousand Dollars (\$2,000.00) per day for each and every day that it continues to occupy said premises after expiration or termination.

Salary Fee – Form

The undersigned, having examined and being familiar with the conditions affecting the services to be performed as outlined in the specifications and other contract documents relating to the Chesterfield Family Aquatic Center hereby proposes and agrees to perform everything required and to provide and furnish any and all labor including: manager, assistant manager, head lifeguards, lifeguards, janitor, swim lesson supervisor, swim instructors, swim coaches, and assistant swim coaches to operate the Aquatic Center in a safe and efficient manner in strict accordance with aforementioned contract document for the sum hereafter specified.

Management and Maintenance Fee	2017	2018	2019
	\$58,600	\$58,825	\$60,000

Maximum Base Salary

	2017	2018	2019
Maximum Base Salary for Season	\$189,000	\$191,500	\$195,500

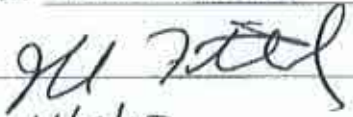
<u>Hourly Rate for Staff</u>	2017
Manager	\$17.00
Assistant Manager	\$14.00
Head Lifeguard	\$11.50
Lifeguard	\$10.50
Swim Lesson Supervisor	\$14.00
Swim Instructors	\$11.50
*Swim Coach	\$16.00
*Assistant Swim Coach	\$14.00
Janitor	\$10.50
Cashiers	\$10.50

CERTIFICATION OF NON-SEGREGATION

By submission of this bid, I certify that I do not maintain or provide for my employees any segregated facilities at any of my establishments, and that I do not permit my employees to perform their services at any location, under my control, where segregated facilities are maintained. I certify further that I will not maintain or provide for my employees any segregated at any of my establishments, and that you will not permit my employees to perform their services at any locations, under my control, where segregated facilities are maintained. I agree that a breach of this certification, the term "segregated facilities" means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, Centering lots, drinking fountains, recreation or entertainment areas, transportation and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, color, religion or national origin because of habit, local custom or otherwise. I further agree that I will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity clause; that I will retain such certification in my files, and that I will forward this notice to such proposed Contractors.

SIGNED

Contractor: Lifeguards Unlimited, Inc.

By: 

Date: 4/5/17

ANTI-COLLUSION AFFIDAVIT

STATE OF Missouri,

COUNTY OF St. Louis County,

Jeff Fitterling, being first duly sworn, deposes and says that he/she is
President (sole owner, partner, president, secretary, etc.) of
Lifeguards Unlimited, Inc., the party making the foregoing bid; that such bid is not made
in the interest of or on the behalf of any undisclosed person, partnership, company, association,
organization or corporation; that such bid is genuine and not collusive or sham; that said bidder has
not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has
not directly or indirectly colluded, conspired, connived, or agreed with any bidder or any one else to
put in a sham bid, or that any one shall refrain from bidding; that said bidder has not in any manner,
directly or indirectly, sought by agreement, communication or conference with any one to fix the bid
price of said bidder or of any other bidder, or to fix any overhead, profit or cost element of such bid
price, or of that of any other bidder, or to secure any advantage against the public body awarding the
contract of any one interested in the proposed contract; that all statements contained in such bid are
true, and, further, that said bidder has not, directly or indirectly, submitted his/her bid price or any
breakdown thereof, or the contents thereof, or divulged information or data relative thereto. Or paid
and will not pay any fee in connection therewith to any corporation, partnership, company,
association, organization, bid depository, or to any member or agent thereof, or to any other
individual except to such person or persons as have partnerships or other financial interest with said
bidder in his general business.

SIGNED: Jeff Fitterling

Title: PRESIDENT

Subscribed and sworn to me before this 5th day of April, 2017

Seal of Notary



TIMOTHY C. COLLETT
My Commission Expires
September 17, 2018
St. Louis County
Commission #14942423

Notary Public: Timothy C. Collett

In completing this form the title that is not applicable should be struck out. For example, if the Contractor is a corporation
and this form is to be executed by its president, the words "Sole owner, a partner, secretary, etc." should be struck out.

INSTRUCTIONS FOR EXECUTING CONTRACT

The Contractor, in executing the Contract Agreement, shall follow the following requirements:

The Contractor and the Owner shall sign the Contract Documents in not less than triplicate.

If the Contractor is a corporation, the following certificate shall be executed:

I, Tim Collett certify that I am the secretary of the corporation named as Contractor herein above, that Jeff Fitterling who signed the following Contract Agreement on behalf of the Contractor was then of said corporation; that said Contract Agreement was duly signed for and in behalf of said corporation by Authority of its governing body, and is within the scope of its corporate powers.

If the Contract Agreement is signed by the secretary of the corporation, the above certificate shall be executed by some other officer of the corporation under the corporate seal. In lieu of the foregoing certificate, there may be attached to the contract copies of the records of the corporation which will evidence the official character and authority of the officers signing. Said copies shall be duly certified by the secretary or assistant secretary under the corporate seal to be true copies.

If the Contractor is a partnership, each partner shall sign the Contract Agreement. If the Contract Agreement is not signed by each partner there shall be attached to the Contract Agreement a duly authenticated power of attorney evidencing the signer's (signers') authority to sign such a Contract Agreement for and in behalf of the partnership.

If the Contractor is an individual, the trade name (if the Contractor is operating under a trade name) shall be indicated in the Contract Agreement and Contract Agreement shall be signed by such individual. If signed by one other than the Contractor there shall be attached to the Contract Agreement a duly authenticated power of attorney evidencing the signer's authority to execute such contract for and in behalf of the Contractor.

The full name and business address of the Contractor shall be inserted and the Contract Agreement shall be signed with his/her official signature. The name of the signing party or parties shall be typewritten or printed under all signatures to the Contract Agreement.

The Contract Agreement shall be deemed as having been awarded when formal notice of award shall have been duly served upon the intended awardee (i.e. the bidder with whom the City contemplates entering into a Contract Agreement) by some officer or agent of the City duly authorized to give such notice.

CITY – CONTRACTOR AGREEMENT

This is an Agreement made and entered into the 4th day of April, 2017, by and between the City of Chesterfield, Missouri (herein called "City") and Lifeguards Unlimited, a Corporation
With offices at 4709 LaGuardia Drive Suite 180, St. Louis, MO 63123
(hereinafter called "Contractor").

WITNESSETH: That Whereas, the Contractor submitted the successful bid for the Operations and Management of the Chesterfield Family Aquatic Center 2017.

NOW THEREFORE: The Contractor and the City for the consideration set forth herein agree as follows:

ARTICLE I.

The Contract Documents

The Contract Documents consist of the Invitation to Bid, Information for Bidders, Instructions to Bidders, General Conditions, Basic Services, Compensation to Contractor, Renewal Option, Insurance, Workers Compensation Insurance, Indemnification, Licenses and Permits, Health and Safety Standards, Contractors Books and Records, Liquidated Damages, Bidders Declaration, Ant-Collusion Affidavit, Certification of Non-Segregation, Specifications, all Addenda, all Modifications issued after the execution of this Contract, and this Agreement which together from the Contract, and are all as fully a part of the Contract as if attached to this Agreement or repeated herein. All definitions set forth in the General Conditions are applicable to this Agreement.

ARTICLE II.

Performance of the Work

The Contractor, acting as an independent contractor, shall furnish all supervision, labor, equipment, tools, materials, and supplies necessary to perform and shall perform all work in accordance with the Contract Documents and any applicable City ordinances, county, state and federal laws. Contractor represents and warrants that he/she has special skills which qualify him/her to perform the Work and is not a party to any other agreement, written or oral, the performance of which would prevent or interfere with the performance, in whole or in part, of the Work.

ARTICLE III.

Time of Completion

All time limits stated in the Contract Documents are of the essence. The Work to be performed under the Contract shall begin April 1, 2017 and ending March 31, 2018 with alternate

ARTICLE IV.

The Contract Sum and Payments

The Contract Sum shall be Two Hundred and Forty-Seven Thousand and Six Hundred Dollars (\$ 247,600.00). Based upon application for Payment submitted by the Contractor as scheduled in the Bid Document.

ARTICLE V.

Manner and Time of Completion

Completion of the Work in accordance with time limits, dates set forth and specified in the Contract Documents is an essential condition of the Contract. If the Contractor fails to complete the work in accordance with the Contract Documents, the Contractor shall pay the City liquidated damages as outlined in the Contract Documents.

ARTICLE VI.

Exclusive Contract and Termination of Contract by City

The City will award an exclusive Contract Agreement to one (1) Contractor for the right to manage and operate the facility. The Contract is valid for the 2015 pool seasons only.

This Contract Agreement shall be subject to termination by the City in the event of sale or destruction of the facilities or because of misfeasance or malfeasance by the operator. The City may also terminate this Contract Agreement for repeated noncompliance with requirements as set forth and specified in the Contract Documents. The City reserves the right to terminate the Contract Agreement for any reason with a Thirty (30) day written notice.

The City also reserves the right, by the Contract Agreement to cancel any part or all of the same for failure by the Contractor to follow terms of said Contract Agreement. All licensing, health and safety standards and regulations required by ordinances of the City of Chesterfield, St. Louis County, State of Missouri or Federal laws will be required of the Contractor. Midwest Pool Management has no authority or responsibility to make changes to the physical plant of the Chesterfield Aquatic Center. The City shall have the ultimate authority and responsibility for compliance with the Virginia Graeme Baker Pool and Spa Safety Act, the ADA or other local, State or Federal requirements.

ARTICLE VII.

Contractor's Insurance

The Contractor shall maintain, during the term of this Contract Agreement, at its own expense, shall procure and maintain Comprehensive General Liability and Workers Compensation Insurance as set forth and specified in the Contract Document. This coverage can be provided with one policy or multiple policies.

ARTICLE VIII.

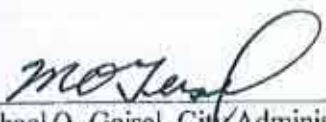
The Work

The Contractor shall furnish all labor, equipment, materials, and service necessary for the operation and management of the Chesterfield Family Aquatic Center as set forth and specified in the Contract Documents.

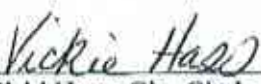
IN WITNESS WHEREOF, the parties hereto have executed this Contract Agreement as of the date first above written.

CITY OF CHESTERFIELD

(SEAL)

By 
Michael O. Geisel, City Administrator

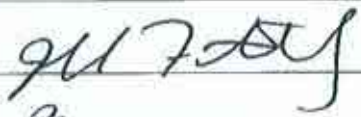
ATTEST:


Vicki Hass, City Clerk

CONTRACTOR

Lifeguards Unlimited, Inc.

(SEAL)

By 
Title PRESIDENT

ATTEST: 


Title:

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Flachsbart

Vice Chair: Councilmember DeCampi

There are no action items from the Finance and Administration Committee for this meeting.

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

CITY ADMINISTRATOR'S REPORT

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

UNFINISHED BUSINESS

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

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

NEW BUSINESS

I am unaware of any New Business items for this meeting's agenda.

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

LEGISLATION

LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3207** - An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial to a “PC” Planned Commercial District for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive. (P.Z. 22-2017 Clarkson Center [2264 Clarkson Road] 20T610716).

(Second Reading) Planning Commission recommends approval.

Motion to approve, as amended, by the Planning & Public Works Committee failed by a vote of 1-3.

At its August 6, 2018 meeting, City Council postponed consideration of Bill No. 3207 until September 17th upon such request from the Petitioner. Green Sheet Amendments are offered by the PPW Committee

BILL NO. 3207_____

ORDINANCE NO._____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “R2” RESIDENCE DISTRICT (15,000 SQUARE FOOT MINIMUM) AND “C-8” PLANNED COMMERCIAL TO A “PC” PLANNED COMMERCIAL DISTRICT FOR 0.9 ACRES LOCATED ON THE SOUTHERN CORNER OF THE INTERSECTION OF CLARKSON ROAD AND CLARKSON WOODS DRIVE. (P.Z. 22-2017 Clarkson Center [2264 Clarkson Road] 20T610716).

WHEREAS, the petitioner, Dr. Douglas S. Pernikoff, has requested a change in zoning from a “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial District to a “PC” Planned Commercial District for 0.9 acres of land at 2264 Clarkson Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on February 12, 2018; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning with amendments by a vote of 8-0; and

WHEREAS, the Planning and Public Works Committee, having considered said request on June 21, 2018 did not recommend approval of the change of zoning with amendments; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for 0.9 acres south of Clarkson Wood Drive and east of Clarkson Road and as described as follows:

A TRACT OF LAND IN NORTH 1/2 OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST AND WEST CENTERLINE OF SAID SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST; SAID POINT BEING DISTANT EASTWARDLY ALONG SAID EAST AND WEST CENTERLINE NORTH 89 DEGREES 48 MINUTES 58 SECONDS EAST 420.80 FEET FROM THE INTERSECTION OF SAID EAST AND WEST CENTERLINE WITH THE EAST LINE OF CLARKSON ROAD, 60 FEET WIDE; THENCE NORTH 27 DEGREES 44 MINUTES 50 SECONDS EAST 422.45 TO A REBAR BEING THE POINT OF BEGINNING; THENCE NORTH 50 DEGREES 01 MINUTES 12

SECONDS WEST A DISTANCE OF 368.01 FEET TO A CUT CROSS ON THE SOUTHERN RIGHT OF WAY LINE OF CLARKSON AVENUE (60 FEET WIDE); THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1402.69 FEET AND A LENGTH OF 50.40 FEET WITH A CHORD BEARING NORTH 44 DEGREES 09 MINUTES 53 SECONDS EAST AND A CHORD DISTANCE OF 50.40 FEET TO A CUT CROSS; THENCE SOUTH 88 DEGREES 08 MINUTES 28 SECONDS EAST A DISTANCE OF 104.31 FEET TO A REBAR BEING ON THE SOUTHERN LINE OF CLARKSON WOODS DRIVE (60' W); THENCE SOUTH 59 DEGREES 53 MINUTES 27 SECONDS EAST A DISTANCE OF 137.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET AND A LENGTH OF 151.44 FEET WITH A CHORD BEARING SOUTH 69 DEGREES 01 MINUTES 27 SECONDS EAST AND A CHORD LENGTH OF 150.79 FEET TO A CUT CROSS; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A LENGTH OF 29.60 FEET WITH A CHORD BEARING SOUTH 60 DEGREES 21 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 26.95 FEET TO A REBAR; THENCE SOUTH 16 DEGREES 52 MINUTES 42 SECONDS WEST A DISTANCE OF 149.62 FEET TO AN IRON PIPE; THENCE SOUTH 27 DEGREES 44 MINUTES 50 SECONDS WEST A DISTANCE OF 12.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 41,231.5 SQUARE FEET OR 0.9 ACRES MORE OR LESS

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" and the preliminary plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Dr. Douglas S. Pernikoff in P.Z. 22-2017, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 12th day of February 2018, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 7/16/2018

GREEN SHEET AMENDMENTS

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 3-1:

AMENDMENT 1:

Section I. Specific Criteria, B. Floor Area, Height, Building and Parking Structure Requirements, page 1. Revise the following language:

1. Floor Area

- a. Total building floor area shall not exceed ~~12,000~~ 7,500 square feet.

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 4-0:

AMENDMENT 2:

Section I. Specific Criteria, C. Setbacks, page 2. Revise the following language:

2. Parking Setbacks

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

- a. ~~10-50~~ feet from the right-of-way of Clarkson Woods Drive.
- b. 10 feet from the western edge of the ingress/egress easement containing Clarkson Wilson Center.
- c. 10 feet from the southern boundary of the "PC" District.
- d. ~~15-50~~ feet from the right-of-way of Clarkson Road.
- e. ~~10-50~~ feet from the line labeled S 86° 08' 26" E.

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Commercial “PC” District shall be:
 - a. Office-Dental
 - b. Office-General
 - c. Office-Medical
 - d. Veterinary Clinic
2. Hours of Operation.
 - a. Hours of operation for this “PC” District shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No Sunday hours are permitted.
3. 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. Floor Area
 - a. Total building floor area shall not exceed 12,000 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed 30 feet.
3. Building Requirements
 - a. A minimum of 35% openspace is required for each lot within this development.

C. SETBACKS

1. Structure Setbacks

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

- a. 50 feet from the right-of-way of Clarkson Woods Drive.
- b. 50 feet from the western edge of the ingress/egress easement containing Clarkson Wilson Center.
- c. 10 feet from the southern boundary of the "PC" District.
- d. 75 feet from the right-of-way of Clarkson Road.
- e. 50 feet from the line labeled S 86° 08' 26" E.

2. Parking Setbacks

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

- a. 10 feet from the right-of-way of Clarkson Woods Drive.
- b. 10 feet from the western edge of the ingress/egress easement containing Clarkson Wilson Center.
- c. 10 feet from the southern boundary of the "PC" District.
- d. 15 feet from the right-of-way of Clarkson Road.
- e. 10 feet from the line labeled S 86° 08' 26" E.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

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

The following Landscape buffers shall apply:

- a. 10 feet along the right-of-way of Clarkson Woods Drive.
- b. 15 feet along the right-of-way of Clarkson Road.
- c. 10 feet along the line labeled S 86° 08' 26" E.

F. SIGN REQUIREMENTS

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

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance.

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 St. Louis County Department of Transportation and the Missouri Department of Transportation. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide a minimum 5 foot wide sidewalk, conforming to ADA standards, along the entire Clarkson Woods Drive frontage. The sidewalk shall connect to the existing sidewalks on Clarkson Road and Clarkson Woods Drive. The sidewalk may be located within public right-of-way or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
4. Provide ADA compliant pedestrian access to the site from the adjacent public sidewalks (existing or proposed).

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. 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 Clarkson Woods Drive. 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. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed, the Mayor, or any two (2) City Council members 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.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by MSD and the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities.

6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
8. The existing storm and sanitary sewer systems within Clarkson-Wilson Center are private. The storm sewer system was permitted and constructed prior to Metropolitan St. Louis Sewer District's stormwater jurisdiction in the area, and does not appear on Metropolitan St. Louis Sewer District's mapping records. With connections proposed into those systems, those existing sewers will need to be dedicated to Metropolitan St. Louis Sewer District as public sewers under the permitting scope for the development. As part of the dedication process, the receiving storm and sanitary sewer systems will need to be inspected and surveyed by the developer to their points of connection to Metropolitan St. Louis Sewer District's public system or natural outfall. Metropolitan St. Louis Sewer District will review the inspection and survey work. Defects that are found in those sewers will need to be corrected under the permit for this development prior to Metropolitan St. Louis Sewer District accepting them for dedication.
9. Detention will be required on the new development if the result of the survey work and downstream investigation would indicate that it is a contributory to an existing detention facility.

N. SANITARY SEWER

1. The existing storm and sanitary sewer systems within Clarkson-Wilson Center are private. The storm sewer system was permitted and constructed prior to Metropolitan St. Louis Sewer District's stormwater jurisdiction in the area, and does not appear on Metropolitan St. Louis Sewer District's mapping records. With connections proposed into those systems, those existing sewers will need to be dedicated to Metropolitan St. Louis Sewer District as public sewers under the permitting scope for the development. As part of the dedication process, the receiving storm and sanitary sewer systems will need to be inspected and surveyed by the developer to their points of connection to Metropolitan St. Louis Sewer District's public system or natural outfall. Metropolitan St. Louis Sewer District will review the inspection and survey work. Defects that are found in those sewers will need to be corrected under the permit for this development prior to Metropolitan St. Louis Sewer District accepting them for dedication.

2. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
3. The receiving sanitary sewer systems(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts on the existing system.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

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

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

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

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

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

22. Compliance with Sky Exposure Plane.

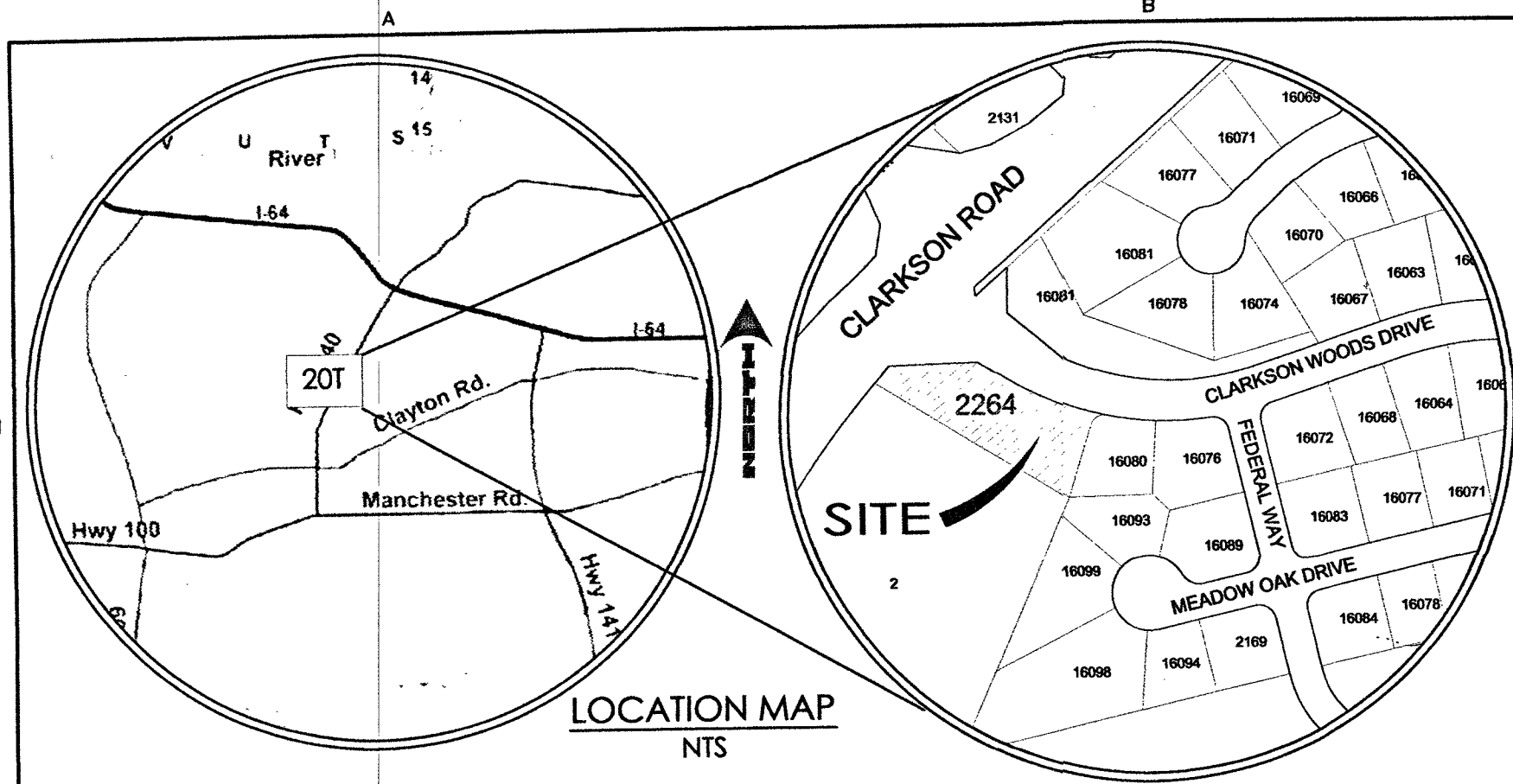
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. 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.

VI. 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.



PRELIMINARY SITE DEVELOPMENT PLANS

FOR A

NEW OFFICE BUILDING

PROPOSED AT

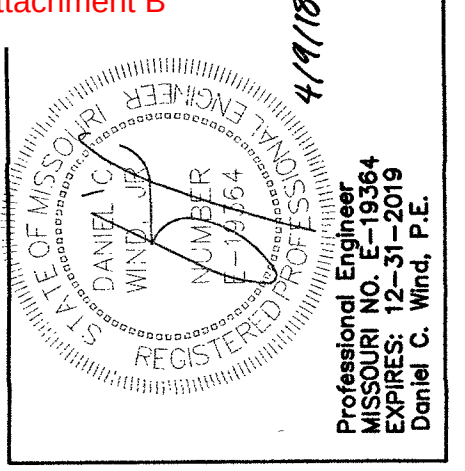
2264 CLARKSON ROAD

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MO 63017

PERTINENT DATA

TOTAL AREA OF TRACT : 0.9 AC
LOCATOR NUMBER : 20610714
SITE ADDRESS : 2264 CLARKSON RD
ZIP CODE : 63017
WUNNENBERG : FF21-32
FIRE DISTRICT : MONARCH
SCHOOL DISTRICT : ROCKWOOD
MUNICIPALITY : CHESTERFIELD
SEWER DISTRICT : MSD
RECORD OWNERS OF TRACT : T PROPERTIES L P
WATERSHED : CAULKS CREEK
PRESENT ZONING : R-2
PROPOSED ZONING : PC, PLANNED COMMERCIAL

SERIES	DESCRIPTION
PDP1	TITLE SHEET
PDP2	EXISTING CONDITIONS
PDP3	FLAT+GEOMETRIC PLAN
PDP4	SITE AND GRADING PLAN
PDP5	SECTIONS



LEGAL DESCRIPTION

A TRACT OF LAND IN NORTH 1/2 OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 1 EAST, ST. LOUIS COUNTY, MISSOURI (SEE BOUNDARY SURVEY AND LEGAL DESCRIPTION AS PREPARED BY CARDINAL SURVEYING AND MAPPING).

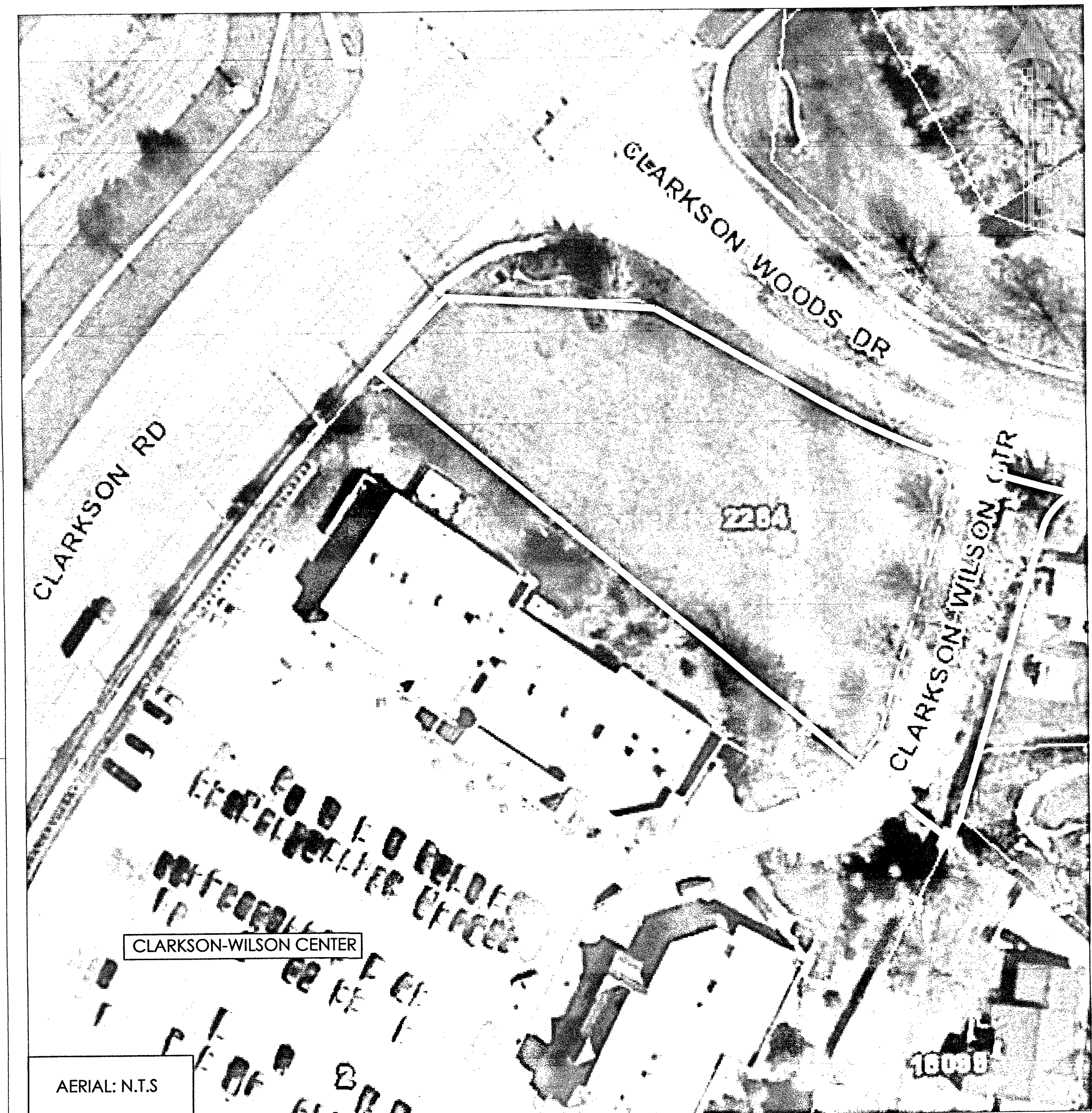
SOURCE OF BOUNDARY AND TOPOGRAPHIC INFORMATION

BOUNDARY AND PARTIAL TOPOGRAPHIC/IMPROVEMENT INFORMATION BY CARDINAL SURVEYING AND MAPPING, WILLIAM JACOB CLARK PLS 2020214101, DATED 9/8/17.

ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY WIND ENGINEERING COMPANY, AVAILABLE RECORDS, AND SITE RECONNAISSANCE.

BENCHMARK

PROJECT BENCHMARK: MSD 12-52 ELEV 644.02
"SQ." ON NORTHWEST BASE OF SOUTH TRANSMISSION TOWER: 50' EAST OF CENTERLINE OF CLARKSON ROAD AND 300' SOUTH OF INTERSECTION OF CLARKSON ROAD AND WILSON ROAD.



EXISTING	DESCRIPTION	PROPOSED
CONTOURS	SPOTS	528
SLOPE DESIGNATOR	GAS W/ VALVE	
UNDERGROUND TELEPHONE	CABLE TV	
TRANSFORMER	PEDESTAL	
OVERHEAD LINES	UTILITY POLE	
UNDERGROUND ELECTRIC	LIGHT STANDARD	
WATER	WATER VALVE	
WATER METER/VAULT	FIRE HYDRANT	
STORM SEWER	SANITARY SEWER	
CURB INLET	AREA INLET & OPEN SIDE (ALL IF NO ARROWS)	
GRATED INLET	MANHOLE	
FLARED END SECTION WITH HEADWALL	DRAINAGE SWALE / DIRECTION OF FLOW	
SANITARY STRUCTURE	STORM STRUCTURE	
DRAINAGE AREA LIMITS	DRAINAGE AREA DESIGNATOR	
CONCRETE	ASPHALT PAVEMENT	
PERVIOUS PAVEMENT	RIP RAP	
BENCHMARK	SIGN (SINGLE POST)	
FENCE	LAND DISTURBANCE	
SAWCUT	SILT FENCE	
LANDSCAPE AREA	TREE, SHRUB	
RETAINING WALL		

ABBREVIATIONS	
AC	ACRE
ACI	AMERICAN CONCRETE INSTITUTE
AHJ	AUTHORITY HAVING JURISDICTION
ASP	ASPHALT
BF	BASEMENT FLOOR
BL	BUILDING LINE
CALC.	CALCULATED
CE	CENTER LINE
CO	CLEANOUT
CONC.	CONCRETE
DB	DEED BOOK
DS	DOWNSPOUT
ESMT.	EASEMENT
ELEV.	ELEVATION
EOP	END OF PIPE
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FEET
FF	FINISHED FLOOR ELEVATION
FL	FLOWLINE
GLS	GRADE AT LOW SILL
HBW	HIGH BOTTOM WALL
HP	HIGH POINT
HORIZ.	HORIZONTAL
HWEL	HIGH WATER ELEVATION
LBW	LOW BOTTOM WALL
LP	LOW POINT
LS	LOW SILL
MH	MANHOLE
ME	MATCH EXISTING
MXEP	MAXIMUM EXTENT PRACTICABLE
MAX.	MAXIMUM
MIN.	MINIMUM
MSD	METROPOLITAN ST. LOUIS SEWER DISTRICT
N/F	NOW OR FORMERLY
PG	PAGE
PB	PLAT BOOK
#\" PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
#\" RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SAN.	SANITARY
SBM	SITE BENCHMARK
SF	SQUARE FEET
STA.	STATION
STM.	STORM
(TBA)	TO BE ABANDONED
(TBA&R)	TO BE ABANDONED & RELOCATED
(TBD)	TO BE DETERMINED
(TBR)	TO BE REMOVED
(TBR&R)	TO BE REMOVED & REPLACED
TF	TOP OF FOUNDATION
TW	TOP OF WALL
UNK	UNKNOWN
(UIP)	USE IN PLACE
#\" VCP	VITRIFIED CLAY PIPE
VERT.	VERTICAL

UTILITIES/SERVICE PROVIDERS

CABLE TV
CHARTER SPECTRUM
941 CHARTER COMMONS
TOWN AND COUNTRY, MO 63017
PHONE: 636.220.2174

ELECTRIC
AMEREN MISSOURI
ONE AMEREN PLAZA
1901 CHOULEAU AVENUE
P.O. BOX 66149, MC 700
ST. LOUIS, MO 63166
PHONE: (314) 992-9721

SEWER
MSD
2330 MARKET STREET
ST. LOUIS, MO 63103
PHONE: 314.768.6260

FIRE
MONARCH FIRE PROTECTION DISTRICT
13725 OLIVE BLVD.
CHESTERFIELD, MO 63017
PHONE: 314.514.0900

TELEPHONE
AT&T TELEPHONE COMPANY
13075 MANCHESTER ROAD
DES PERES, MO 63131
ATTN: MR. DOUG LAMPERT
PHONE: 314.757.3748; (314) 963-3824

WATER
MISSOURI AMERICAN WATER
727 CRAIG ROAD
ST. LOUIS, MO 63141
PHONE: 314.996.2396

GAS
SPIRE INC
720 OLIVE STREET
ST. LOUIS, MO 63101
PHONE: 314.621.6960

GENERAL NOTES

- STORMWATER DETENTION AND WATER QUALITY BASINS (IF REQUIRED) MUST DISCHARGE AT NATURAL DISCHARGE POINTS.
- ALL UTILITIES SHALL BE UNDERGROUND.
- SPECIAL CASH ESCROWS WILL BE REQUIRED WHERE SIDEWALK CANNOT BE EXTENDED TO THE PROPERTY LINES AND/OR CONNECT TO ADJACENT SIDEWALK.

EXISTING CONDITIONS

THIS DRAWING REFLECTS THE RESULTS OF TOPOGRAPHIC AND BOUNDARY SURVEYS (AS MAY BE BASED UPON FIELD WORK, AVAILABLE RECORDS, OR A COMBINATION THEREOF), AND RESEARCH OF AVAILABLE UTILITY RECORDS, AS MAY OR MAY NOT HAVE BEEN SUPPLEMENTED BY SITE RECONNAISSANCE, TO THE BEST OF OUR KNOWLEDGE AND BELIEFS, CURRENT AS OF NOVEMBER 2017. PUBLICATION OF THIS DRAWING DOES NOT CONSTITUTE OR IMPLY A WARRANTY OR GUARANTEE OF SITE CONDITIONS. IT IS NOT INTENDED AND SHOULD NOT BE USED TO SUBSTITUTE OR REPLACE THE INVESTIGATIVE EFFORTS OF ANY DESIGN PROFESSIONAL CONTRACTORS (PRIME OR SUB), OWNER, LENDER, END USERS, PURCHASERS OR ANYONE ELSE NOW HAVING OR AS WILL (MAY) HAVE AN INTEREST IN THE PROPERTY, SAME TO PERFORM THEIR OWN INDEPENDENT RESEARCH PRIOR TO OR DURING CONSTRUCTION, TO ASCERTAIN CONDITIONS AS EXIST AT THE SITE. REFER TO PROJECT GEOTECHNICAL REPORT FOR INFORMATION AS TO SUBSURFACE CONDITIONS. SEE NOTICES TO CONTRACTOR THIS SHEET. CONTACT 1-800-DIG-RITE FOR LOCATES OF MEMBER UTILITIES. PRIVATE SERVICE LINES MAY/WILL ADDITIONAL INVESTIGATION, BEYOND ANY PRIOR EFFORTS OF THIS OFFICE AS TO EXISTENCE AND/OR LOCATIONS.

NOTICE TO CONTRACTOR

THE LOCATION OF ANY UNDERGROUND FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES, PUBLIC OR PRIVATE, AS MAY BE SHOWN ON THESE DRAWINGS HAVE BEEN APPROXIMATED FROM: FACILITY MAPS PROVIDED TO OUR OFFICE BY UTILITY PROVIDERS, RECEIVED AS OF THE DATE OF THIS DRAWING; EXTRAPOLATION FROM SURFACE FEATURES AS MAY HAVE BEEN NOTED DURING FIELD RECONNAISSANCE; OR FIELD SURVEYS, AND/OR LOCATES AS MAY HAVE BEEN MARKED ON THE SURFACE BY MO ONE CALL / DIG-RITE. THEIR LOCATION(S) MUST BE CONSIDERED STRICTLY APPROXIMATE, ARE INTENDED FOR GENERAL INFORMATION ONLY, AND SHOULD NOT BE RELIED UPON BY ANYONE HAVING ACCESS TO THIS DRAWING. IT IS THE RESPONSIBILITY OF ANY CONTRACTORS / SUBCONTRACTORS OR ANYONE PERFORMING EXCAVATIONS OR CONSTRUCTING IMPROVEMENTS ON THIS SITE TO VERIFY NOT JUST THE X-Y-Z LOCATION(S) OF UTILITIES AS MAY BE SHOWN, BUT ALSO THE EXISTENCE OF ANY FACILITIES AS MAY NOT BE SHOWN, INCLUDING SERVICE LINES, AND THE RELATIONSHIP / COMPATIBILITY BETWEEN ANY PROPOSED WORK AND SUCH EXISTING FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES. TO VERIFY ADEQUATE CLEARANCE/COVER/STRUCTURAL CAPABILITIES OR INTEGRITY VERSUS ANY PROPOSED GRADING, SEWERS AND/OR DRAINAGE FACILITIES, FOOTINGS, IMPROVEMENTS, ETC. PRIOR TO CONSTRUCTION. REPRESENTATIVES OF UTILITY COMPANIES, SEWER AND/OR WATER AUTHORITIES, INCLUDING LOCAL MUNICIPAL AGENCIES AS MAY HAVE JURISDICTION OVER SAME, SHALL BE ON SITE DURING SUCH TIMES THAT ANY WORK IS TAKING PLACE OVER, UNDER OR IN THE VICINITY OF ANY FACILITIES AS MAY BE SHOWN ON THE DRAWINGS OR OTHERWISE FOUND TO EXIST, AND THE CONTRACTOR(S) SHALL GIVE ADVANCE NOTICE TO SUCH REPRESENTATIVES AS NEEDED TO COORDINATE THEIR EFFORTS IN THIS REGARD. ADDITIONALLY, CONTRACTORS/ SUBCONTRACTORS SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY PROVIDERS AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF, THEIR FACILITIES; WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED DOLLAR CHARGES; AND/OR SPECIAL BACKFILL OR RESTORATION REQUIREMENTS. SUCH INVESTIGATIONS TO INCLUDE BUT NOT BE LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENT OF ANY AND ALL REQUIRED FEES.)

FAR			
Lot Area	Building Size	Max FAR*	Proposed FAR
41,231.5 SF	11,792 SF	0.55	0.29

SITE COVERAGE				
Lot Area	Building	Paving	Total	Coverage
41,231.5 SF	7,464 SF	19,030 SF	26,494 SF	64.3%

PARKING CALCULATIONS	
General Office	7,292 SF*
Reqd Parking Ratios	3.3 Spaces/1000 GFA
Total Required Parking	24 Sp
Total Provided	31 Sp
Reqd ADA Ratio	2 Sp/ 26-50 Sp
ADA Spaces Req'd	1 Sp
ADA Spaces Provided	2 Sp

FUTURE LAND DISTURBANCE STORMWATER MANAGEMENT NOTE

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE REQUIRES ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME.

AREA OF LAND DISTURBANCE

PROJECT DISTURBANCE= 0.70 AC
PROJECT RUNOFF DIFFERENTIAL= 0.90 CFS

MSD NOTE

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

RESERVED FOR AGENCY REVIEW

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

* ALLOWED UNDER PC, PLANNED COMMERCIAL ZONING.
NOTE: BUILDING SIZE INCLUDES 4,500 SF LOWER LEVEL (MECHANICAL AND NON-OCCUPIED ANCILLARY SPACE)

NOTES
1. AREA OF BUILDING INCLUDES OVERHANG.
2. AREA OF PAVING IS NON-PERMEABLE PAVING.

* DOES NOT INCLUDE LOWER LEVEL (MECHANICAL AND NON-OCCUPIED ANCILLARY SPACE)

RECEIVED
MAY 23 2018
City of Chesterfield
Department of Public Services

WIND ENGINEERING COMPANY
COPYRIGHT 2018
THESE DESIGNS AND DRAWINGS ARE COPYRIGHTED AND REMAIN THE PROPERTY OF WIND ENGINEERING. THEY MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Date: 11/07/2017
Field Work: WC Field Checked: DW
Drawn By: PC C.S.O.: DW
Checked By: DW
Project Number: 01005
Sheet Number: PDP1
MSD P: BASEMAP: 20T
H & T #:

PRELIMINARY PLAN DISCLAIMER

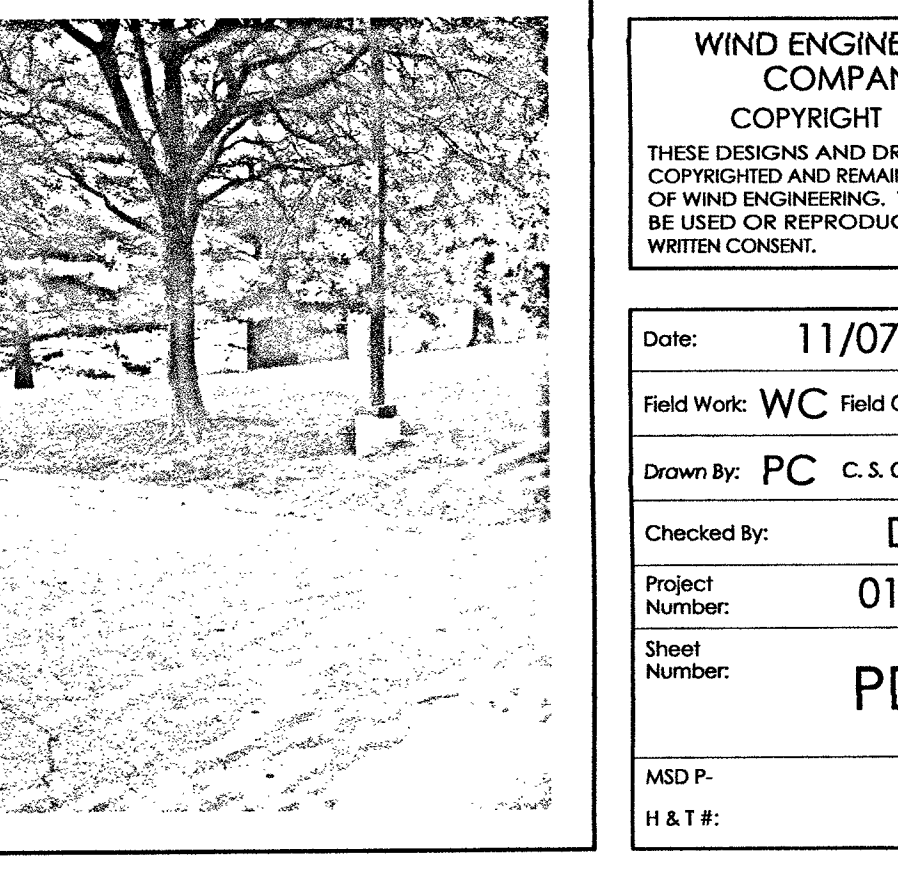
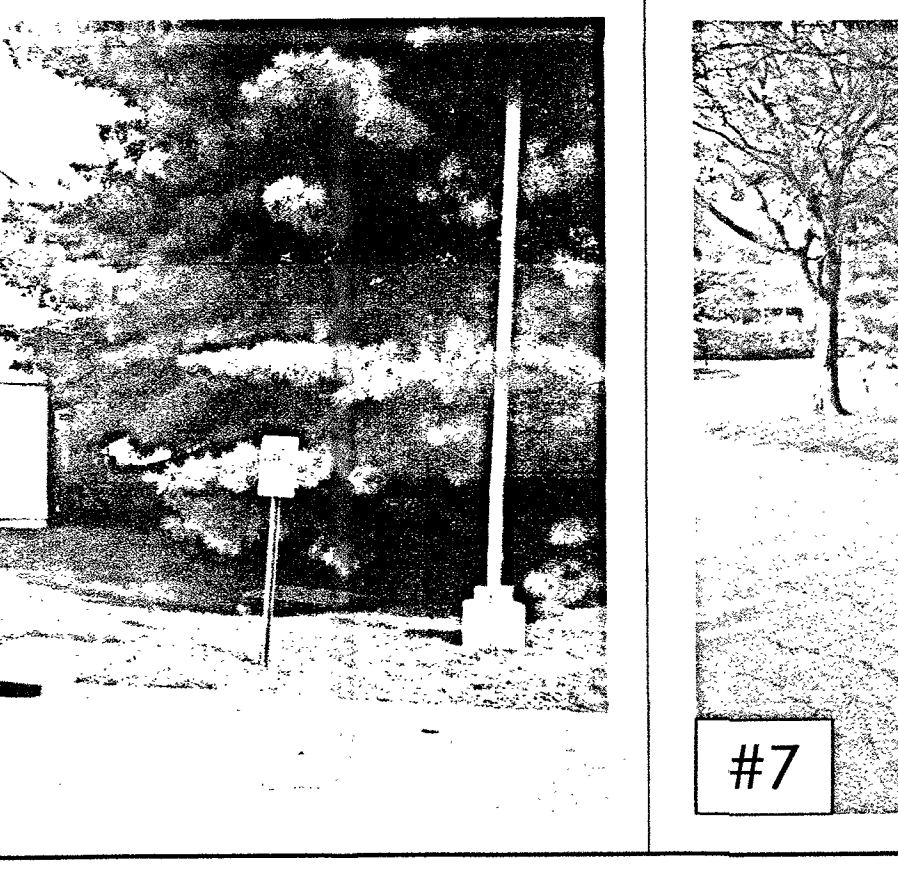
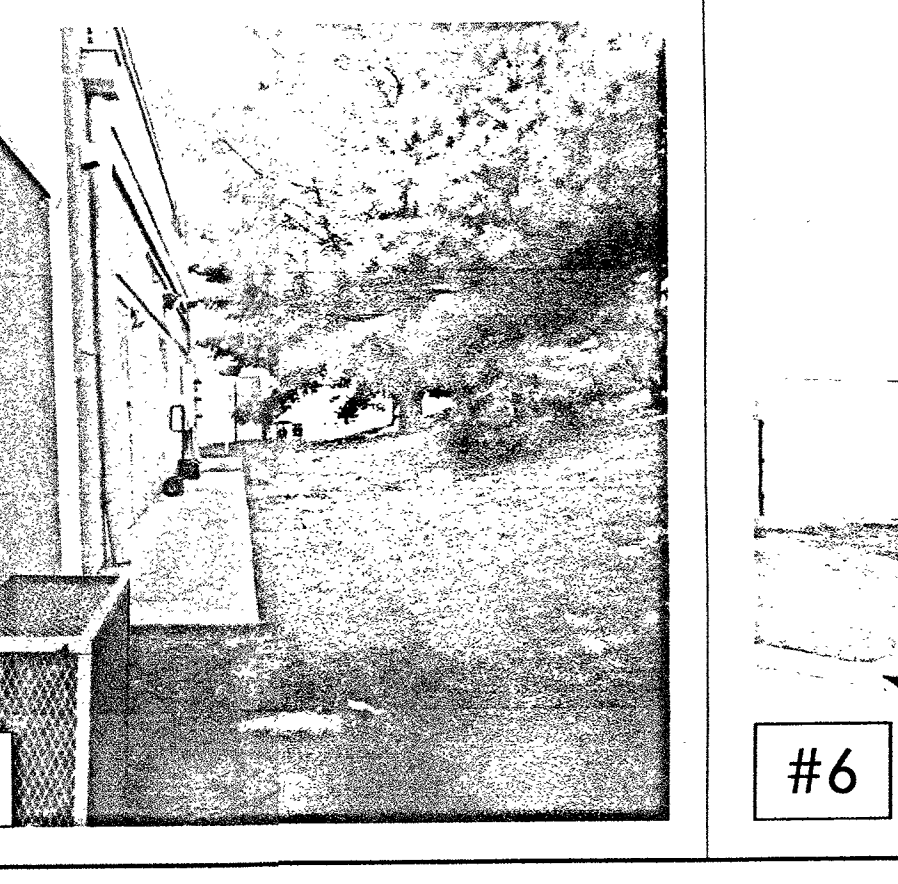
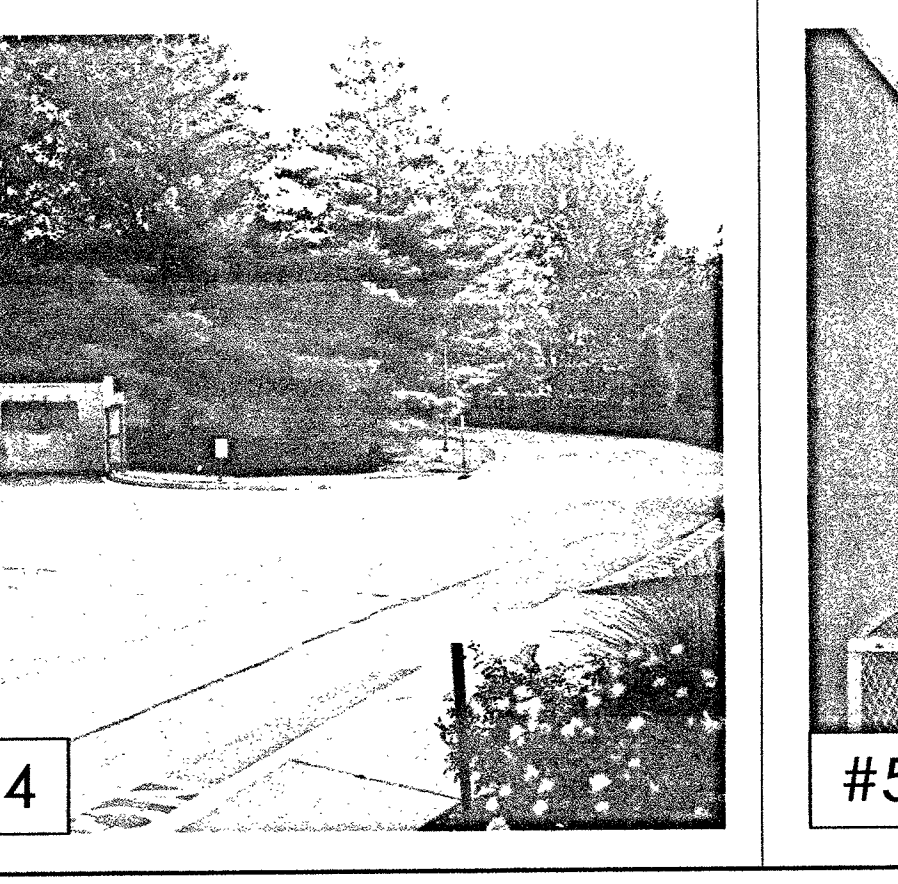
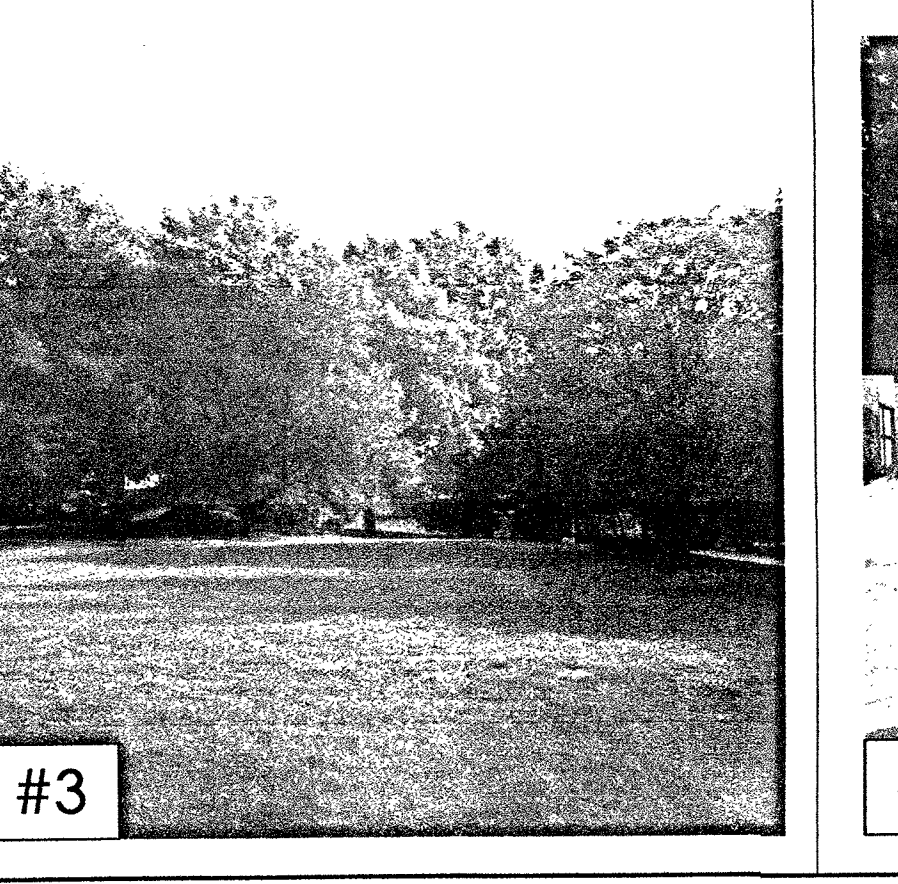
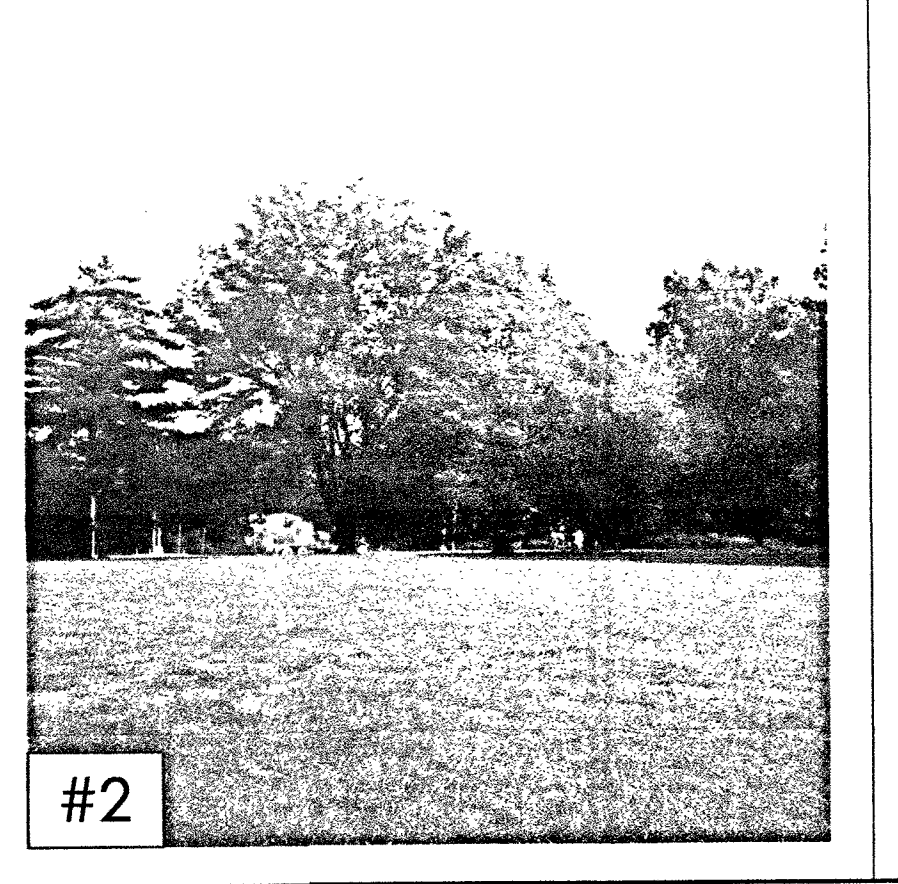
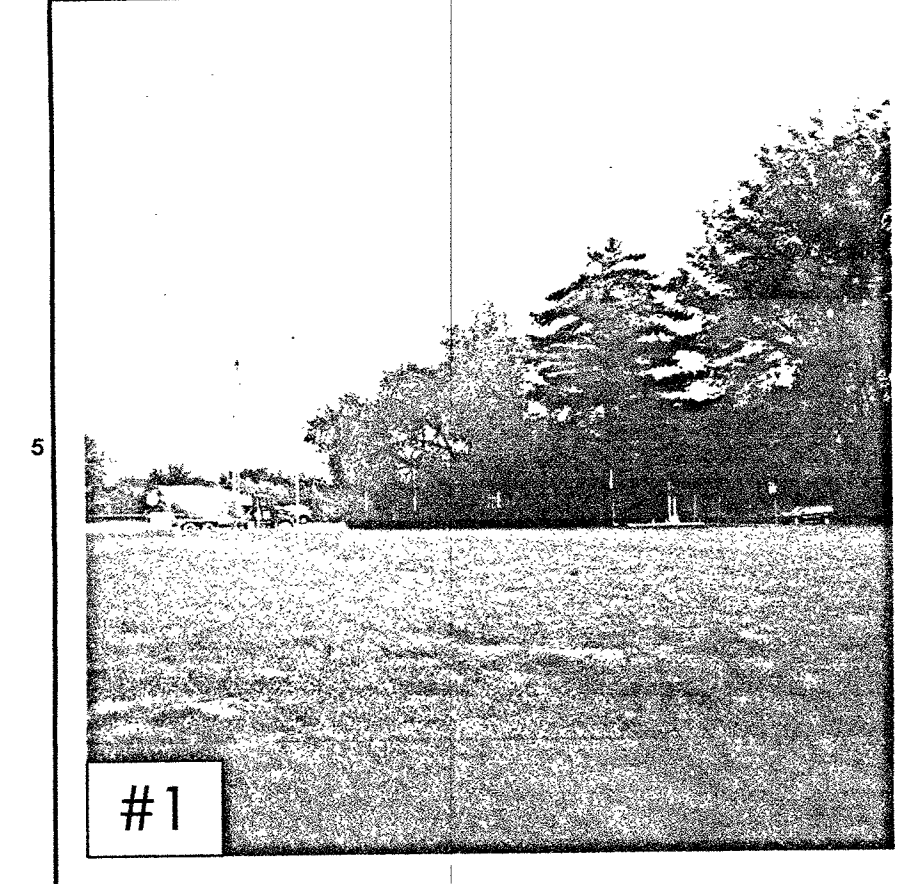
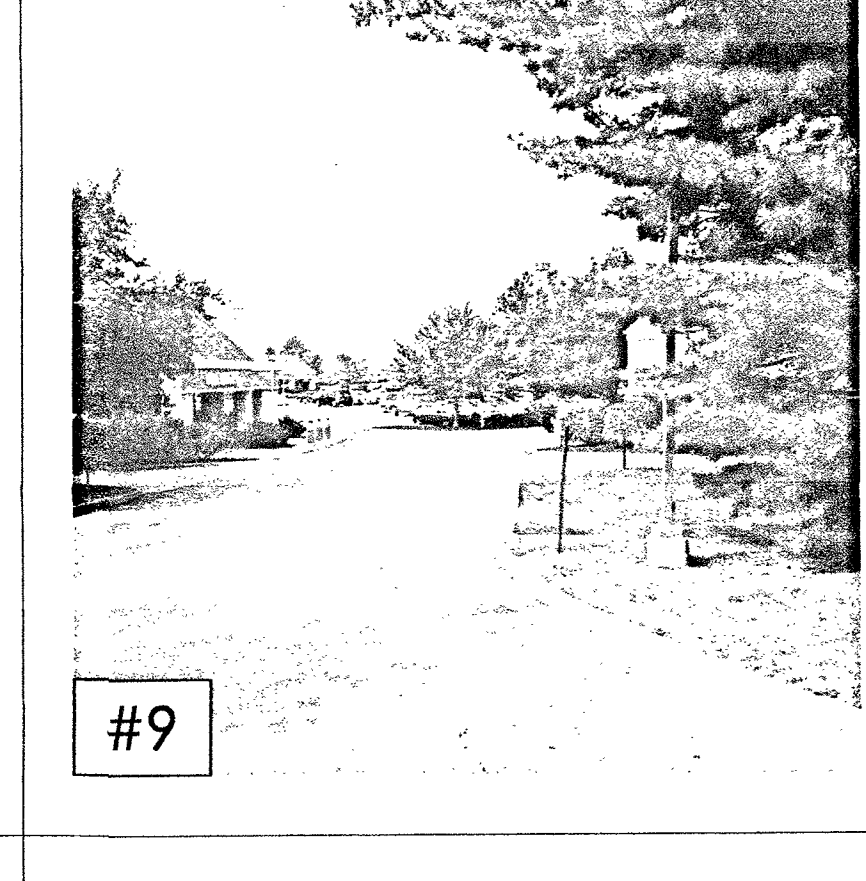
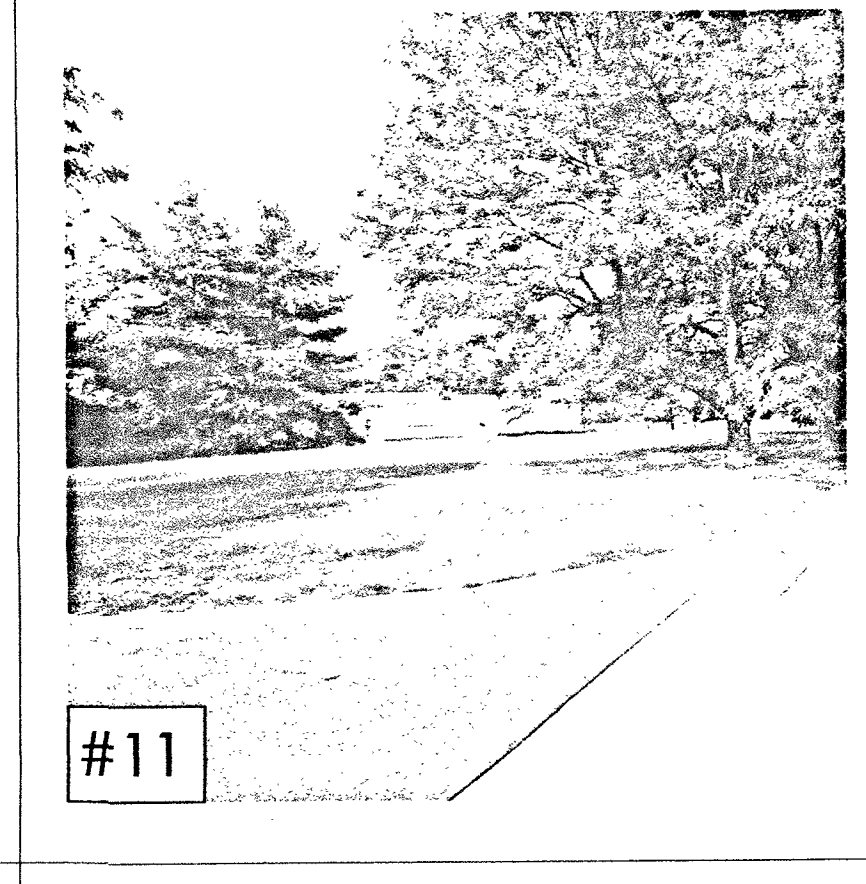
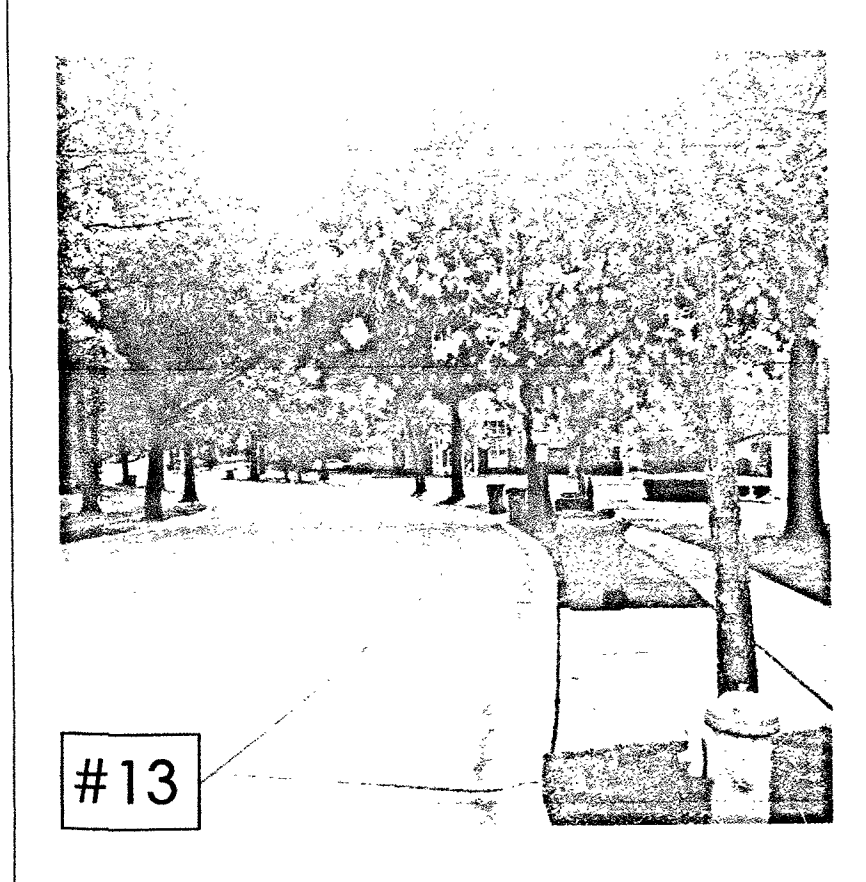
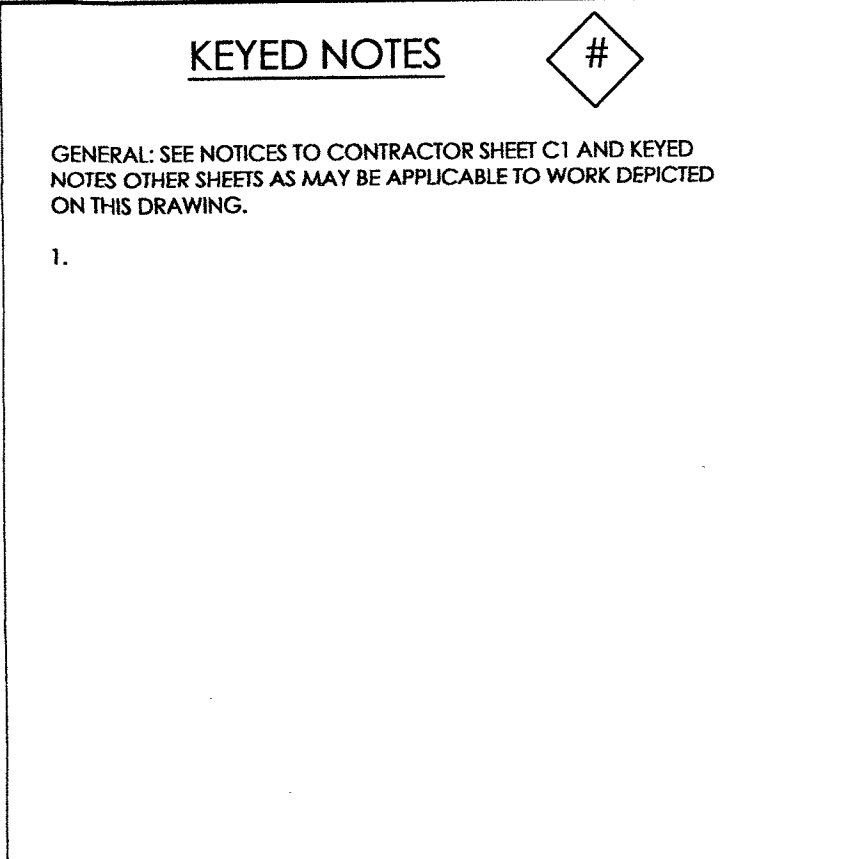
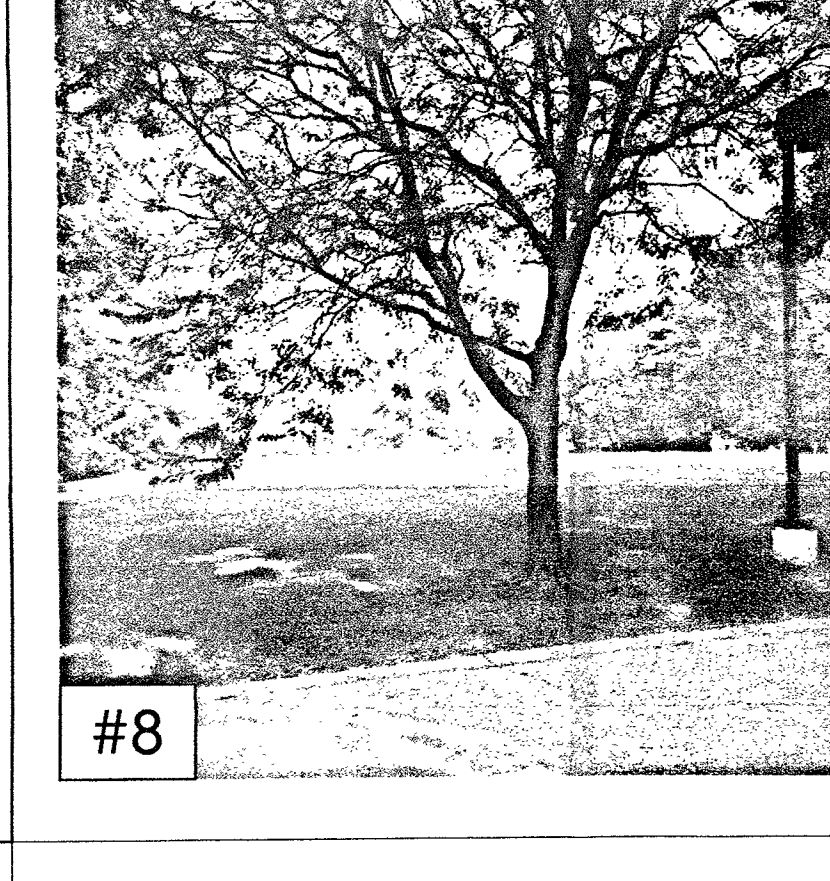
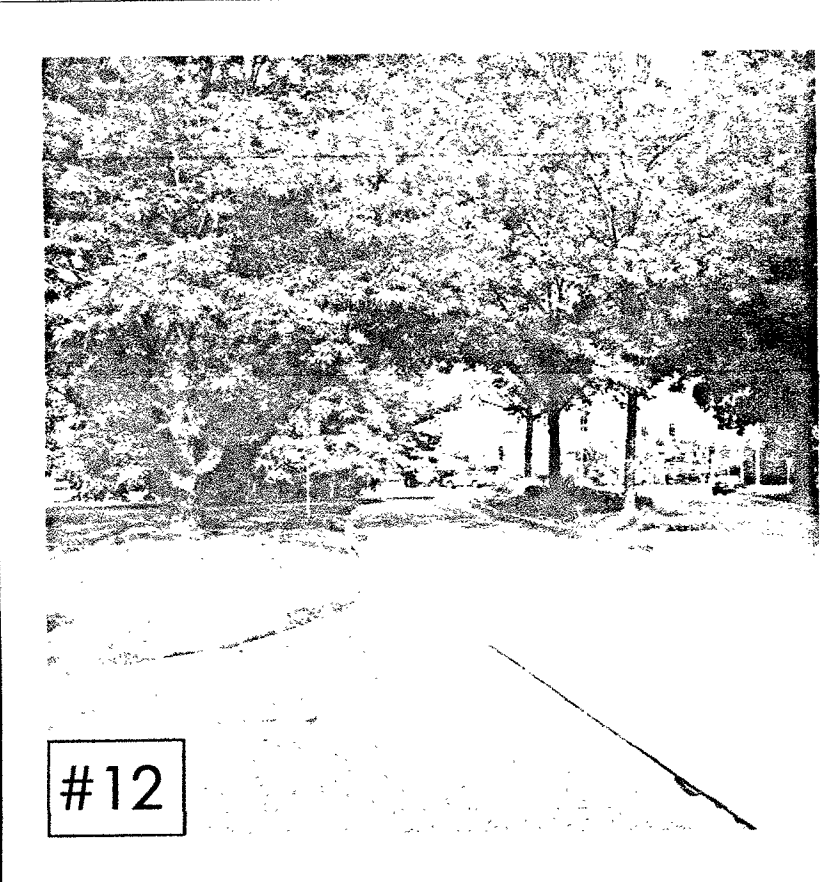
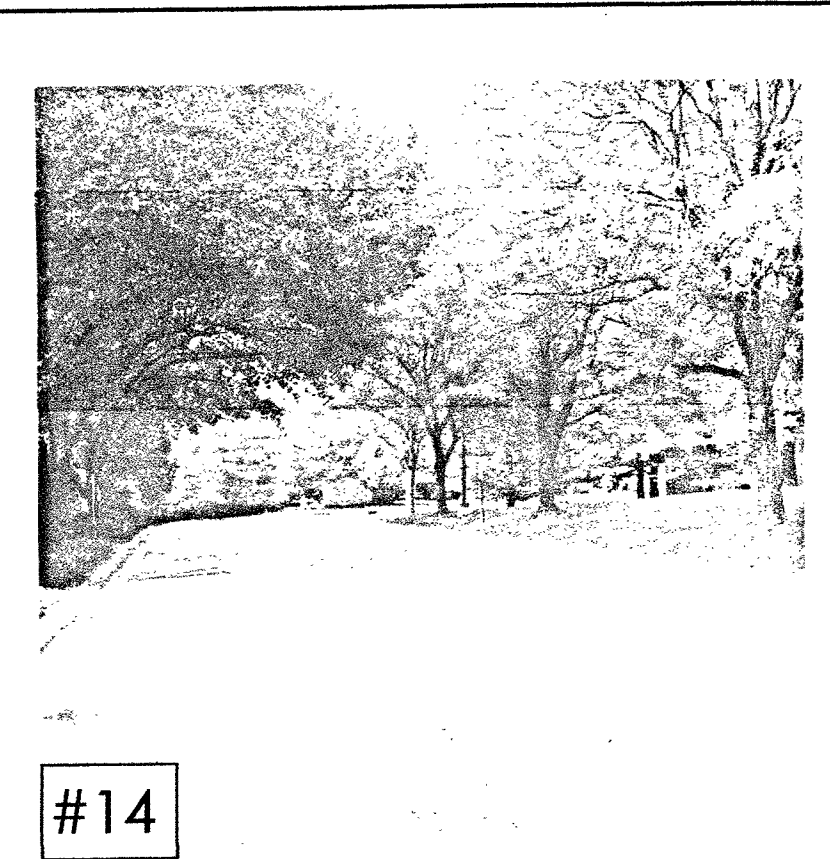
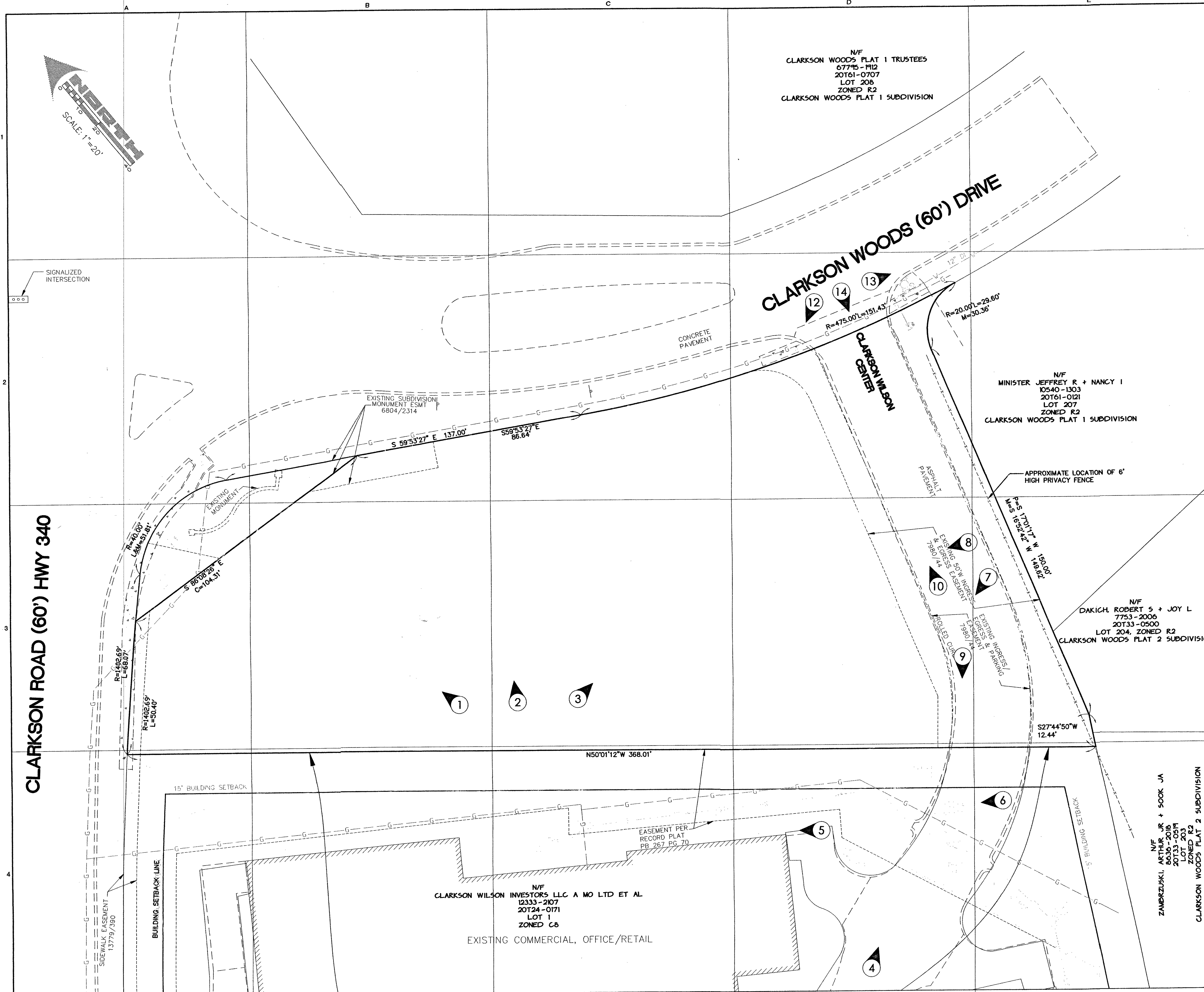
THIS PLAN IS A PRELIMINARY DEVELOPMENT OF THE PROJECT AND IS NOT A FINAL DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF WIND ENGINEERING COMPANY. ANY CHANGES TO THIS PLAN SHALL BE MADE BY WIND ENGINEERING COMPANY AND SHALL BE SUBJECT TO A FORMAL REVISION PROCESS. THIS PLAN IS NOT FOR CONSTRUCTION.

CLARKSON WOODS OFFICE CENTER
CITY OF CHESTERFIELD, MO 63017
TITLE SHEET

Prepared By: BTR, PC
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.7592
Fax: 314.965.7592
Email: wind@windengr.com
C.O.A. #E-1607-D

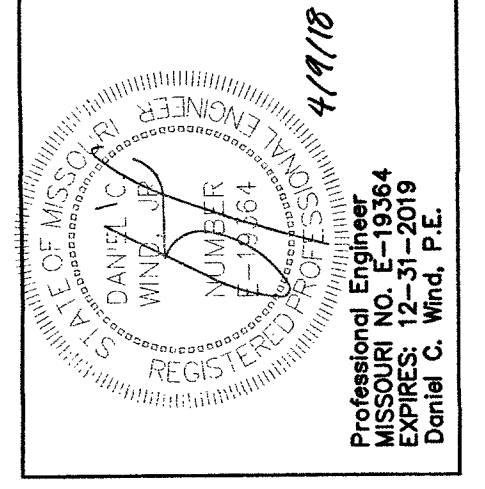
Prepared For: BTR, PC
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.7592
Fax: 314.965.7592
Email: wind@windengr.com
C.O.A. #E-1607-D

REVISIONS/STATUS	
No.	Description
2	2/27/2017 REVISION PER 2/16/2018 CITY P.L. LETTER
1	12/15/2017 REVISION PER 12/04/2017 CITY LETTER



KEYED NOTES

GENERAL: SEE NOTICES TO CONTRACTOR SHEET C1 AND KEYED NOTES OTHER SHEETS AS MAY BE APPLICABLE TO WORK DEPICTED ON THIS DRAWING.



PRELIMINARY PLAN DISCLAIMER
THIS PLAN HAS BEEN DEVELOPED BY WIND ENGINEERING COMPANY, INC. FOR THE CITY OF CHESTERFIELD, MISSOURI. IT IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CITY OF CHESTERFIELD, MISSOURI, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CITY OF CHESTERFIELD, MISSOURI, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS PLAN. THE CITY OF CHESTERFIELD, MISSOURI, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS PLAN.

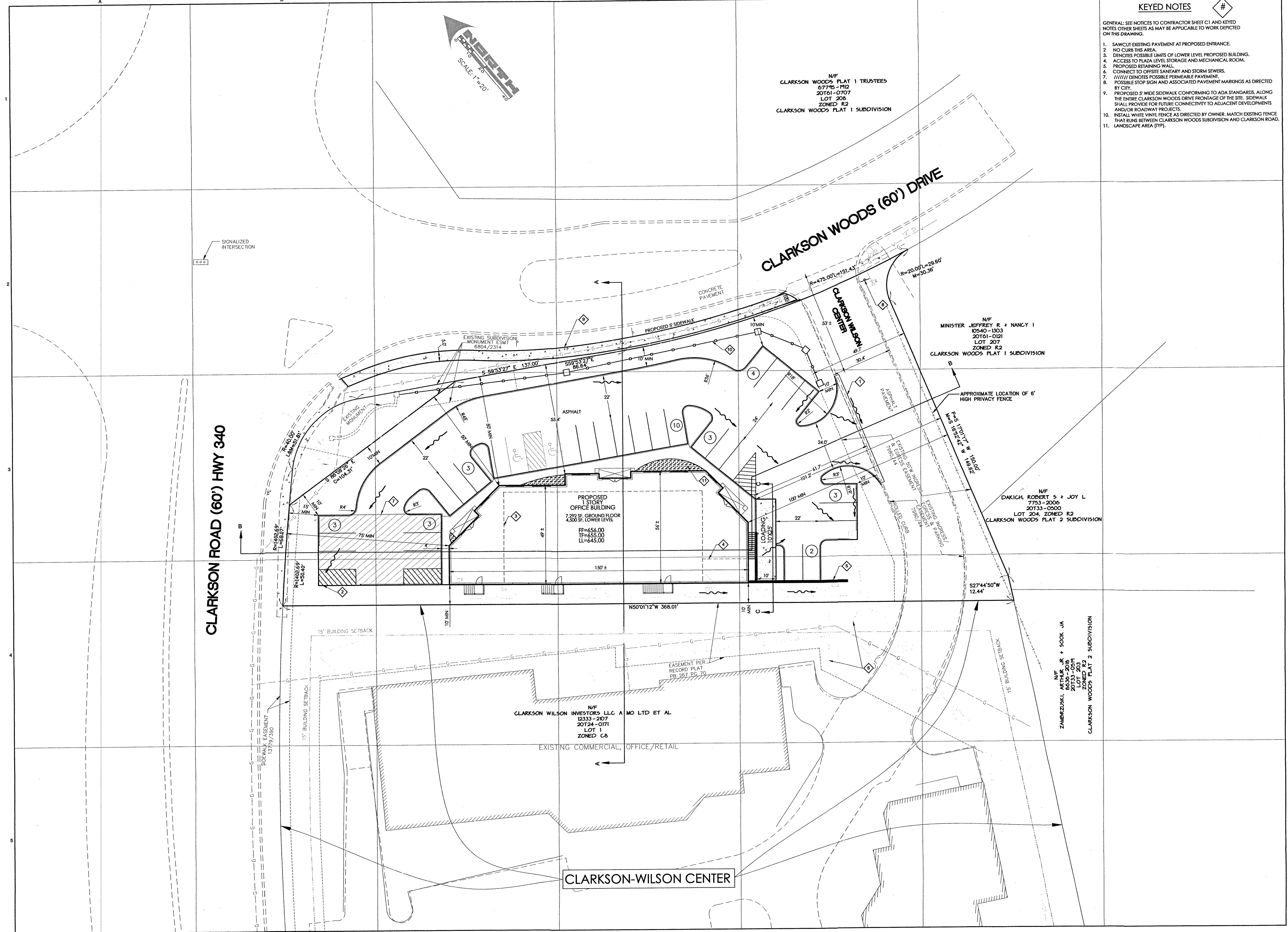
CLARKSON WOODS OFFICE CENTER
CITY OF CHESTERFIELD, MO 63017
EXISTING CONDITIONS
Prepared For:
BTR, PC
C/O DOUGLAS PERKOFF
32 CLARKSON WILSON CENTER
KIRKWOOD, MO 63122
Telephone: 314.965.7592
Email: wind@windengr.com
C.O.A. #E-1607-D
Prepared By:
WIND ENGINEERING COMPANY
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.7592
Fax: 314.965.7592
Email: wind@windengr.com
C.O.A. #E-1607-D

No.	Date	Description
1	12/15/2017	REVISIONS PER 12/04/2017 CITY LETTER
2	2/27/2017	REVISIONS PER 2/16/2018 CITY P2 LETTER

WIND ENGINEERING COMPANY
COPYRIGHT 2018
THESE DESIGNS AND DRAWINGS ARE COPYRIGHTED AND REMAIN THE PROPERTY OF WIND ENGINEERING. THEY MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Date: 11/07/2017
Field Work: WC Field Checked: DW
Drawn By: PC c.s.o.: DW
Checked By: DW
Project Number: 01005
Sheet Number: PDP2
MSD P: BASMAP: 201
H & T #:

THE GRID, AS DEFINED BY THE NUMBERS AND LETTERS IN THE BINDING AND UPPER MARGINS OF THIS SHEET, ARE FOR REFERENCE ONLY AND SHOULD NOT BE INTERPRETED AS HAVING ANY SCALE WITH RESPECT TO THE DRAWING'S CONTENTS OR GEOMETRY.



KEYED NOTES

- GENERAL: SEE NOTICES TO CONTRACTOR SHEET C1 AND KEYED NOTES OTHER SHEETS AS MAY BE APPLICABLE TO WORK DEPICTED ON THIS DRAWING.
1. SAWCUT EXISTING PAVEMENT AT PROPOSED ENTRANCE.
 2. NO CURB THIS AREA.
 3. DENOTES POSSIBLE LIMITS OF LOWER LEVEL PROPOSED BUILDING.
 4. ACCESS TO PLAZA LEVEL STORAGE AND MECHANICAL ROOM.
 5. PROPOSED RETAINING WALL.
 6. CONNECT TO OFFSITE SANITARY AND STORM SEWERS.
 7. ///// DENOTES POSSIBLE PERMEABLE PAVEMENT.
 8. POSSIBLE STOP SIGN AND ASSOCIATED PAVEMENT MARKINGS AS DIRECTED BY CITY.
 9. PROPOSED 5' WIDE SIDEWALK CONFORMING TO ADA STANDARDS, ALONG THE ENTIRE CLARKSON WOODS DRIVE FRONTAGE OF THE SITE. SIDEWALK SHALL PROVIDE FOR FUTURE CONNECTIVITY TO ADJACENT DEVELOPMENTS AND/OR ROADWAY PROJECTS.
 10. INSTALL WHITE VINYL FENCE AS DIRECTED BY OWNER. MATCH EXISTING FENCE THAT RUNS BETWEEN CLARKSON WOODS SUBDIVISION AND CLARKSON ROAD.
 11. LANDSCAPE AREA (TYP).

PRELIMINARY PLAN DISCLAIMER

THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL ENGINEERING SERVICES PROVIDED. THIS PLAN IS NOT FOR CONSTRUCTION.

CLARKSON WOODS OFFICE CENTER
CITY OF CHESTERFIELD, MO 63017
FLAT + GEOMETRIC PLAN

Prepared By: **wind**
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314-666-6666
Email: wind@windengr.com
C.O.A. #E-1607-D

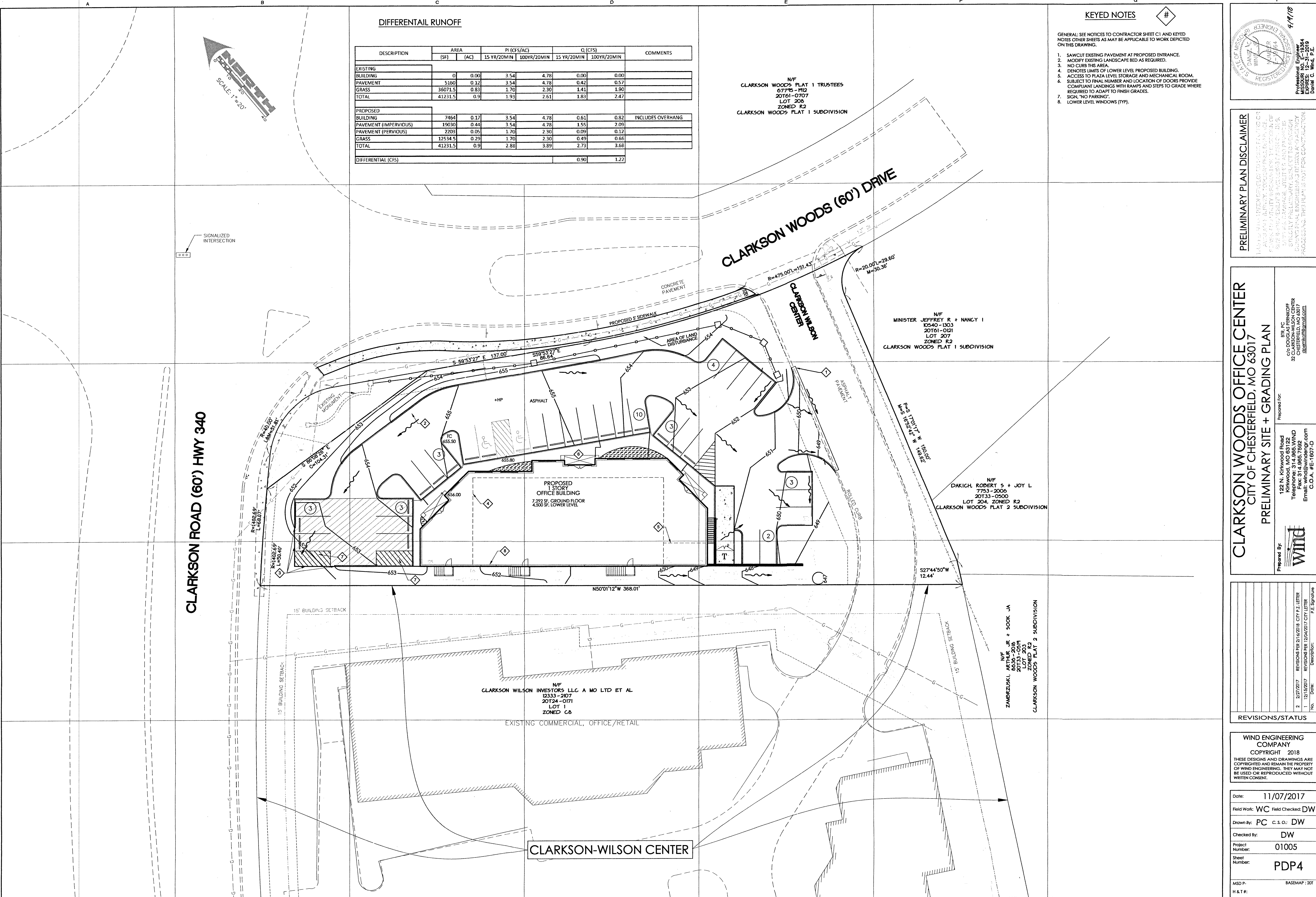
Prepared For:
BTR, PC
c/o DOUGLAS PERKINS
32 CHESTERFIELD MO 63017
dperkins@btr.com

No.	Date	Description
2	2/27/2017	REVISIONS PER 2/14/2018 CITY P.L. LETTER
1	12/15/2017	REVISIONS PER 12/04/2017 CITY LETTER

WIND ENGINEERING
COMPANY
COPYRIGHT 2018
THESE DESIGNS AND DRAWINGS ARE
COPYRIGHTED AND REMAIN THE PROPERTY
OF WIND ENGINEERING. THEY MAY NOT
BE USED OR REPRODUCED WITHOUT
WRITTEN CONSENT.

Date:	11/07/2017
Field Work:	WC Field Checked: DW
Drawn By:	PC C.S.G.: DW
Checked By:	DW
Project Number:	01005
Sheet Number:	PDP3

MSD P. BASEMAP: 201
H & T #:



DIFFERENTIAL RUNOFF

DESCRIPTION	AREA		PI (CFS/AC)		Q (CFS)		COMMENTS
	(SF)	(AC)	15 YR/20MIN	100YR/20MIN	15 YR/20MIN	100YR/20MIN	
EXISTING							
BUILDING	0	0.00	3.54	4.78	0.00	0.00	
PAVEMENT	5160	0.12	3.54	4.78	0.42	0.57	
GRASS	36071.5	0.83	1.70	2.30	1.41	1.90	
TOTAL	41231.5	0.9	1.93	2.61	1.83	2.47	
PROPOSED							
BUILDING	7464	0.17	3.54	4.78	0.61	0.82	INCLUDES OVERHANG
PAVEMENT (IMPERVIOUS)	19030	0.44	3.54	4.78	1.55	2.09	
PAVEMENT (PERVIOUS)	2203	0.05	1.70	2.30	0.09	0.12	
GRASS	12534.5	0.29	1.70	2.30	0.49	0.66	
TOTAL	41231.5	0.9	2.88	3.89	2.73	3.68	
DIFFERENTIAL (CFS)					0.90	1.22	

KEYED NOTES

- GENERAL: SEE NOTICES TO CONTRACTOR SHEET C1 AND KEYED NOTES OTHER SHEETS AS MAY BE APPLICABLE TO WORK DEPICTED ON THIS DRAWING.
1. SAWCUT EXISTING PAVEMENT AT PROPOSED ENTRANCE.
 2. MODIFY EXISTING LANDSCAPE BED AS REQUIRED.
 3. NO CURB THIS AREA.
 4. DENOTES LIMITS OF LOWER LEVEL PROPOSED BUILDING.
 5. ACCESS TO PLAZA LEVEL STORAGE AND MECHANICAL ROOM.
 6. SUBJECT TO FINAL NUMBER AND LOCATION OF DOORS PROVIDE COMPLIANT LANDINGS WITH RAMPS AND STEPS TO GRADE WHERE REQUIRED TO ADAPT TO FINISH GRADES.
 7. SIGN, "NO PARKING".
 8. LOWER LEVEL WINDOWS (TYP).

PRELIMINARY PLAN DISCLAIMER

THIS PLAN IS THE PROPERTY OF WIND ENGINEERING COMPANY, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WIND ENGINEERING COMPANY, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF WIND ENGINEERING COMPANY, INC. IS STRICTLY PROHIBITED. WIND ENGINEERING COMPANY, INC. ACCEPTS NO LIABILITY FOR CONSTRUCTION OF THIS PLAN. THIS PLAN IS NOT FOR CONSTRUCTION.

Professional Engineer
No. 15-1034
DANIEL C. WIND, P.E.

CLARKSON WOODS OFFICE CENTER
CITY OF CHESTERFIELD, MO 63017

PRELIMINARY SITE + GRADING PLAN

Prepared By: **wind**

122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 636-955-7552
Email: wind@windengr.com
C.O.A. #E-1607-D

Prepared For:
BIR, PC
C/O DOUGLAS FERNKOPF
30 CHESTERFIELD, MO 63017
dfernkopf@gmail.com

No.	Date	Description	P.E. Signature
2	2/27/2017	REVISIONS PER 2/16/2018 CITY P.I. LETTER	
1	12/5/2017	REVISIONS PER 12/04/2017 CITY LETTER	

WIND ENGINEERING COMPANY
COPYRIGHT 2018

THESE DESIGNS AND DRAWINGS ARE COPYRIGHTED AND REMAIN THE PROPERTY OF WIND ENGINEERING. THEY MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Date: 11/07/2017

Field Work: WC Field Checked: DW

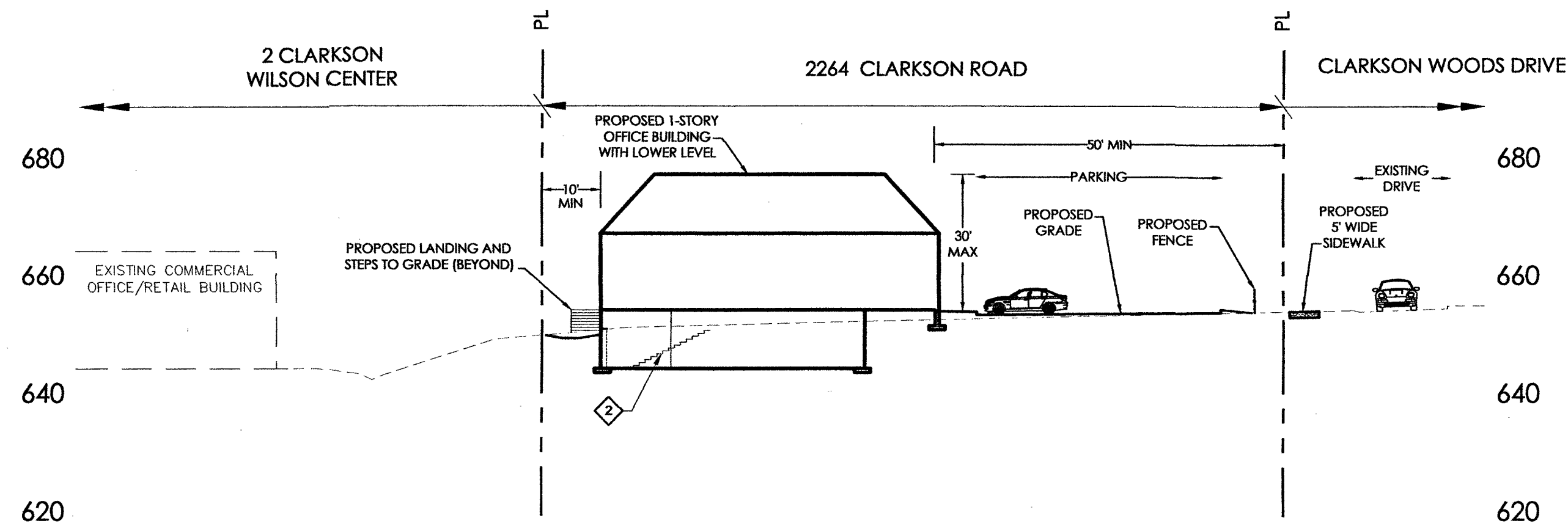
Drawn By: PC C.S.O.: DW

Checked By: DW

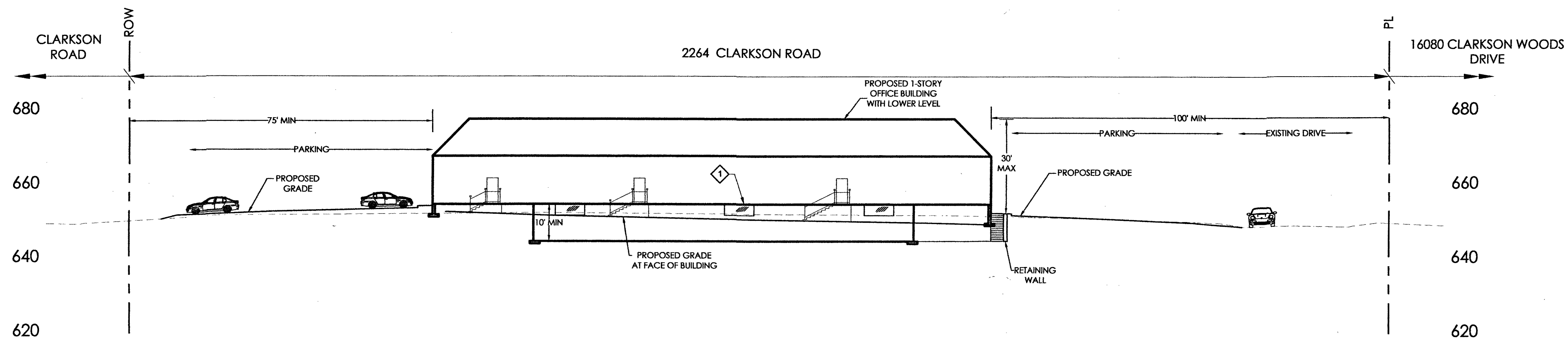
Project Number: 01005

Sheet Number: PDP4

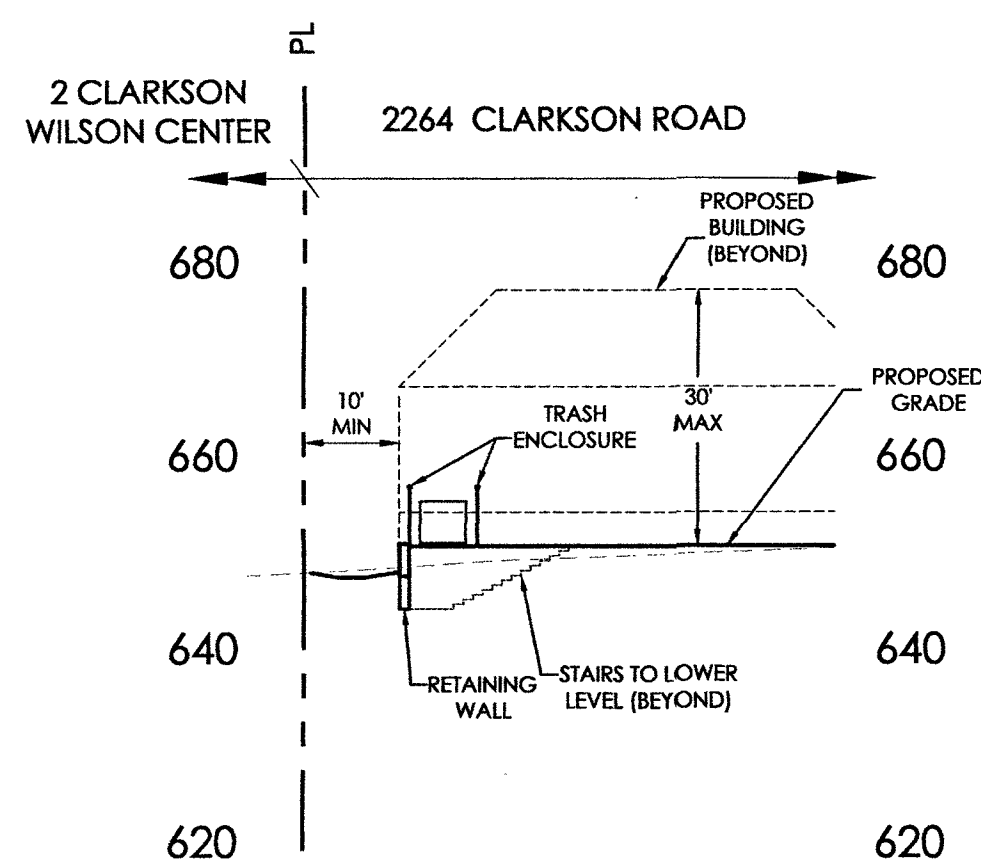
MSD P- BASEMAP: 2017
H & T #:



SECTION A-A
SCALE: 1"=20'



SECTION B-B
SCALE: 1"=20'



SECTION C-C
SCALE: 1"=20'

KEYED NOTES

GENERAL: SEE NOTICES TO CONTRACTOR SHEET C1 AND KEYED NOTES OTHER SHEETS AS MAY BE APPLICABLE TO WORK DEPICTED ON THIS DRAWING.

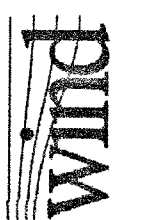
1. LOWER LEVEL WINDOWS (TYP.)
2. STAIRS AND ACCESS TO LOWER LEVEL AS SHOWN IS BEYOND SECTION CUT.

PRELIMINARY PLAN DISCLAIMER

THIS PLAN HAS BEEN DEVELOPED TO ASSIST IN THE DESIGN OF THE PROJECT. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGN OF THE PROJECT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGN OF THE PROJECT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGN OF THE PROJECT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

CLARKSON WOODS OFFICE CENTER CITY OF CHESTERFIELD, MO 63017

Prepared For:
BIR, PC
616 DOUGLAS PARKWAY
32 CLARKSON WILSON CENTER
CHESTERFIELD, MO 63017
573.881.1234

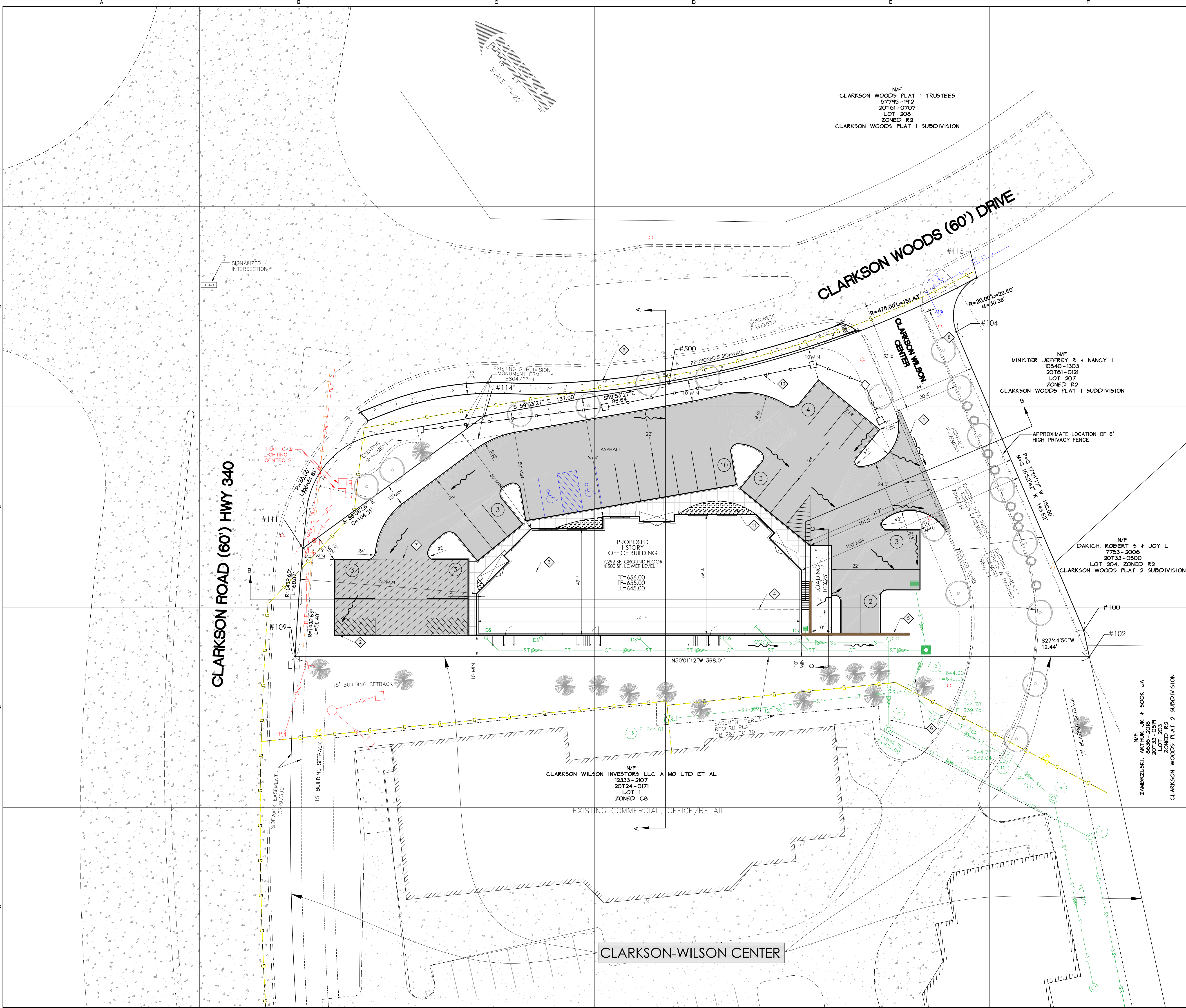


No.	Date	Description	P.E. Signature
1	12/15/2017	REVISIONS PER 12/04/2017 CITY LETTER	
2	2/27/2017	REVISIONS PER 2/16/2018 CITY P.L. LETTER	

WIND ENGINEERING COMPANY
COPYRIGHT 2018
THESE DESIGNS AND DRAWINGS ARE
COPYRIGHTED AND REMAIN THE PROPERTY
OF WIND ENGINEERING. THEY MAY NOT
BE USED OR REPRODUCED WITHOUT
WRITTEN CONSENT.

Date: 11/07/2017
Field Work: WC Field Checked: DW
Drawn By: PC C.S.O.: DW
Checked By: DW
Project Number: 01005
Sheet Number: PDP5

WSD P: BASEMAP: 201
H & T #:



KEYED NOTES

GENERAL: SEE NOTICES TO CONTRACTOR SHEET C1 AND KEYED NOTES OTHER SHEETS AS MAY BE APPLICABLE TO WORK DEPICTED ON THIS DRAWING.

1. SAWCUT EXISTING PAVEMENT AT PROPOSED ENTRANCE.
2. NO CURB THIS AREA.
3. DENOTES POSSIBLE LIMITS OF LOWER LEVEL PROPOSED BUILDING.
4. ACCESS TO PLAZA LEVEL STORAGE AND MECHANICAL ROOM.
5. PROPOSED RETAINING WALL.
6. CONNECT TO OFFSITE SANITARY AND STORM SEWERS.
7. /////// DENOTES POSSIBLE PERMEABLE PAVEMENT.
8. POSSIBLE STOP SIGN AND ASSOCIATED PAVEMENT MARKINGS AS DIRECTED BY CITY.
9. PROPOSED 5' WIDE SIDEWALK CONFORMING TO ADA STANDARDS, ALONG THE ENTIRE CLARKSON WOODS DRIVE FRONTAGE OF THE SITE. SIDEWALK SHALL PROVIDE FOR FUTURE CONNECTIVITY TO ADJACENT DEVELOPMENTS AND/OR ROADWAY PROJECTS.
10. INSTALL WHITE VINYL FENCE AS DIRECTED BY OWNER, MATCH EXISTING FENCE THAT RUNS BETWEEN CLARKSON WOODS SUBDIVISION AND CLARKSON ROAD.
11. LANDSCAPE AREA (TYP).

STATE PLANE COORDINATES

Point, Northing, Easting, Elevation, Description (P,N,E,Z,D)

109.1017742.8203 (31028.632 M), 797602.6389 (243109.771 M), 649.82, SR
111.1017776.2991 (310218.837 M), 797640.8211 (243121.409 M), 650.91, SR
114.1017771.5489 (310217.399 M), 797740.9240 (243151.920 M), 653.46, SR
115.1017671.7533 (310186.971 M), 797955.5543 (243217.336 M), 653.96, SX
104.1017657.9512 (310182.764 M), 797931.7600 (243210.087 M), 643.24, RBR
100.1017515.2506 (310139.269 M), 797886.7834 (243196.378 M), 643.83, IP
102.1017504.4103 (310135.965 M), 797880.8300 (243194.564 M), 643.13, RBR
500.1017727.2660 (310014.906 M), 797815.3478 (243026.455 M)

THE MISSOURI COORDINATE SYSTEM OF 1983 EAST ZONE COORDINATE VALUES AT THE GROUND WERE DETERMINED BY GPS OBSERVATION USING THE MODOT VRS SYSTEM ON 6/14/2018
SCALE FACTOR=1.00092347360

REVISIONS/STATUS	
No.	Description
3	6/15/2018 CITY RESUBMITTAL
2	2/27/2018 REVISIONS PER 2/16/2018 CITY P.Z. LETTER
1	12/15/2018 REVISIONS PER 12/04/2017 CITY LETTER

WIND ENGINEERING COMPANY
COPYRIGHT 2018

THESE DESIGNS AND DRAWINGS ARE COPYRIGHTED AND REMAIN THE PROPERTY OF WIND ENGINEERING. THEY MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Date: 11/07/2017

Field Work: WC Field Checked: DW

Drawn By: PC C.S.O.: DW

Checked By: DW

Project Number: 01005

Sheet Number: PDP3

MSD P- BASEMAP: 201
H & T #:

PRELIMINARY PLAN DISCLAIMER

THIS PLAN HAS BEEN DEVELOPED USING RECORD OR AVAILABLE SURVEY, TOPOGRAPHIC, DRAINAGE, SEWER AND UTILITY INFORMATION. THE DESIGN OF SITE IMPROVEMENTS INCLUDING FINISH GRADES, SITE IMPROVEMENTS, UTILITIES, AND PAVING IS STRICTLY PRELIMINARY. SUBJECT TO REVISION DURING FINAL ENGINEERING DESIGN AND AGENCY PROCESSING. THIS PLAN IS NOT FOR CONSTRUCTION.

CLARKSON WOODS OFFICE CENTER
CITY OF CHESTERFIELD, MO 63017

FLAT + GEOMETRIC PLAN

Prepared By: **wind**
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.7595
Email: wind@windengr.com
C.O.A. #E-1607-D

Prepared For:
R/R: PC
C/O DOUGLAS FERKOFF
32 CLARKSON-WILSON CENTER
CHESTERFIELD, MO 63017
SUBMIT@WINDENG.COM

REVISIONS/STATUS

No.	Date	Description	P.E. Signature
3	6/15/2018	CITY RESUBMITTAL	
2	2/27/2018	REVISIONS PER 2/16/2018 CITY P.Z. LETTER	
1	12/15/2018	REVISIONS PER 12/04/2017 CITY LETTER	

WIND ENGINEERING COMPANY
COPYRIGHT 2018

THESE DESIGNS AND DRAWINGS ARE COPYRIGHTED AND REMAIN THE PROPERTY OF WIND ENGINEERING. THEY MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Date: 11/07/2017

Field Work: WC Field Checked: DW

Drawn By: PC C.S.O.: DW

Checked By: DW

Project Number: 01005

Sheet Number: PDP3

MSD P- BASEMAP: 201
H & T #: