



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Wednesday, September 5, 2018
6:15 PM**

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

- A. Bill No. 3213** - Public Street Acceptance – Harmony Meadow Court
(Second Reading)
- B. Bill No. 3214** - Cittadino Place Lots 1 & 2 - Boundary Adjustment Plat
(First & Second Readings)
- C. Summit – Topgolf Lot A (Residence Inn) (Voice Vote)**
- D. Mobil Mart at Baxter and Clayton (Brite Worx) (Voice Vote)**
- E. Comprehensive Plan and Travel Demand Model (Roll Call Vote)**
- F. Next Meeting – September 20, 2018 (5:45pm)**

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

- A. City Hall Access – Mobility Concerns (Roll Call Vote)**
- B. Missouri Metro League Dues (Roll Call Vote)**
- C. Remote Meeting Participation – expand to voting (Voice Vote)**
- D. Police vehicle purchase and Budget Amendment (Roll Call Vote)**
- E. Revised City Council Policy No. 5 – Speaker time limits (Voice Vote)**
- F. Order of Business, Legislation during Committee reports (Voice Vote)**

G. Next Meeting – September 17, 2018 – F&A Committee of the Whole – Budget Workshop (5:00pm)

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

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

II

V. Report from the City Administrator – Mike Geisel

VI. Unfinished Business – Mayor Bob Nation

VII. New Business – Mayor Bob Nation

VIII. 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.



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, September 5, 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** – August 20, 2018
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Wednesday, September 12, 2018** – Planning Commission (7 pm)
 - B. Monday, September 17, 2018** – Next City Council Meeting (7 pm)
 - C. Monday, September 17, 2018** – F&A Committee of the Whole – Budget Workshop (5:00pm)
 - D. Thursday, September 20, 2018** – Planning and Public Works (5:45 pm)

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Bill No. 3213 - Public Street Acceptance – Harmony Meadow Court (Second Reading)**
- 2. Bill No. 3214 - Cittadino Place Lots 1 & 2 - Boundary Adjustment Plat (First & Second Readings)**
- 3. Summit – Topgolf Lot A (Residence Inn) (Voice Vote)**
- 4. Mobil Mart at Baxter and Clayton (Brite Worx) (Voice Vote)**
- 5. Comprehensive Plan and Travel Demand Model (Roll Call Vote)**
- 6. Next Meeting – September 20, 2018 (5:45pm)**

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- 1. City Hall Access – Mobility Concerns (Roll Call Vote)**
- 2. Missouri Metro League Dues (Roll Call Vote)**
- 3. Remote Meeting Participation – expand to voting (Voice Vote)**
- 4. Police vehicle purchase and Budget Amendment (Roll Call Vote)**
- 5. Revised City Council Policy No. 5 – Speaker time limits (Voice Vote)**
- 6. Order of Business, Legislation during Committee reports (Voice Vote)**
- 7. Next Meeting – September 17, 2018 – F&A Committee of the Whole – Budget Workshop (5:00pm)**

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

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

A. Bill No. 3213 – An ordinance pertaining to the acceptance of Harmony Meadow Court as a public street in the City of Chesterfield
(Second Reading) Planning & Public Works Committee recommends approval.

B. Bill No. 3214 - An ordinance providing 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.**

XIV. LEGISLATION – PLANNING COMMISSION

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.*

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AGENDA REVIEW – Wednesday 9/5/2018 – 6:15 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:15 pm, on Wednesday, September 5, 2018.**

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



RECORD OF PROCEEDING

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

AUGUST 20, 2018

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

President Pro Tem Barbara McGuinness 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

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

ABSENT

Mayor Bob Nation

APPROVAL OF MINUTES

The minutes of the August 6, 2018 Executive Session were submitted for approval. Councilmember Keathley made a motion, seconded by Councilmember Flachsbart, to approve the August 6, 2018 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the August 6, 2018 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Keathley, to approve the August 6, 2018 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mr. Brandon Harp, 10820 Sunset Office Park, stated that he was available to answer questions pertaining to Bill No. 3210 (P.Z. 05-2018 Edison Crossing [Buttry & Brown Development]).

INTRODUCTORY REMARKS

President Pro Tem McGuinness recognized Mr. Ian Wrobel as a newly appointed member of the Citizens Committee for the Environment.

President Pro Tem McGuinness announced that the next meeting of City Council has been scheduled for Wednesday, September 5, 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. 3210 (P.Z. 05-2018 Edison Crossing [Buttry & Brown Development]) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Ohley reported that Bill No. 3212 (Falling Leaves Estates II – Replacement Construction and Maintenance Escrows) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember Ohley reported that Bill No. 3213 (Public Street Acceptance – Harmony Meadow Court) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember Ohley made a motion, seconded by Councilmember Flachsbarth, to approve a proposed resolution authorizing a project for Friendship Village of West County to be financed by the Industrial Development Authority of the County of

St. Louis, Missouri. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The successful resolution became Chesterfield Resolution No. 448.

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, to approve a proposed resolution authorizing the City Administrator to execute a Quit Claim Deed assigning certain permanent hiking, biking, and walking trail easements for the Monarch Chesterfield Levee Trail located in the City of Wildwood to the City of Wildwood, Missouri. A roll call vote was taken with the following results: Ayes – Moore, Mastorakos, DeCampi, Flachsbart, Hurt, McGuinness, Keathley and Ohley. Nays – None. Whereupon the motion was declared passed. The successful resolution became Chesterfield Resolution No. 449.

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, to approve (150 N. Eatherton Road – P.Z. 12-2016 Time Extension Request) a request for an 18 month extension of time to submit a Site Development Concept Plan or Site Development Plan for a 10.786 acre tract of land zoned “PI” Planned Industrial District. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, to approve (FSP 55-2018 ExteNet Systems, Inc. [N. Spirit Drive]) a request for a new Facilities Siting Permit to install a new wireless telecommunications facility located along North Spirit Drive on property addressed as 17839 Chesterfield Airport Road. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, to postpone action pertaining to Summit – Topgolf Lot A – SDSP, Landscape, Lighting & Architectural Elevations [Residence Inn]) until the September 5, 2018 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 announced that the next meeting of this Committee has been scheduled for Thursday, August 23, at 5:45 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Vice-Chairperson of the Finance and Administration Committee, reported that this committee met on August 13 as a Committee of the Whole and there were no action items for this meeting.

Councilmember Moore announced that the next meeting of this Committee has been scheduled for Monday, August 27, at 5:30 p.m.

Parks, Recreation & Arts Committee

Councilmember Dan Hurt, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items for this meeting. He further indicated that he was working with Director of Parks, Recreation and Arts Tom McCarthy to schedule a meeting, at which time they would discuss the progress of the Parks Master Plan and discuss land acquisition.

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 reported that Bill No. 3211 (Annual Renewal, Conflict of Interest) will be considered for adoption under the “Legislation” portion of the agenda.

City Administrator Mike Geisel recommended approval of a one-year price extension for the purchase of deicing salt from Compass Minerals, and acceptance of the low bid for salt delivery from Beelman Logistics LLC. Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve the one-year price extension for the purchase of deicing salt from Compass Minerals, and acceptance of the low bid for salt delivery from Beelman Logistics LLC. Councilmember Flachsbart indicated that he would abstain from this vote because he owns a small amount of stock in Compass Minerals. A roll call vote was taken with the following results: Ayes – McGuinness, Ohley, Hurt, Moore, Keathley, Mastorakos and DeCampi. Abstain – Flachsbart. Nays – None. Whereupon the motion was declared passed.

City Administrator Mike Geisel reported that the City’s governmental services contract with Gamble Schlemeier Ltd. expires as of September and requested authorization to enter into a new twelve month contract at the same rate of \$40,000 to be funded by a budget amendment from the General Fund Fund Reserve. Councilmember Keathley made a motion, seconded by Councilmember Flachsbart, to authorize a new twelve month contract with Gamble Schlemeier Ltd. in the amount of \$40,000 to be funded by a budget amendment from the General Fund Fund Reserve. A roll call vote was taken with the following results: Ayes – Ohley, Mastorakos, DeCampi, Flachsbart, Keathley, McGuinness, Hurt and Moore. Nays – None. Whereupon the motion was declared passed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3211 Re-adopts the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials **(Second Reading) City Administrator Recommends Approval**

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3211. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3211 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3211 with the following results: Ayes – Flachsbart, Ohley, McGuinness, DeCampi, Moore, Mastorakos, Hurt and Keathley. Nays – None. Whereupon President Pro Tem McGuinness declared Bill No. 3211 approved, passed it and it became **ORDINANCE NO. 3016**.

BILL NO. 3212 Amends Ordinance 3010 to authorize replacement Construction and Maintenance Escrows for the Falling Leaves Estates II Subdivision, a 17.4 acre tract of land zoned “LLR” Large Lot Residential District located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road **(First & Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3212. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3212 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, for the second reading of Bill No. 3212. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3212 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3212 with the following results: Ayes – Ohley, McGuinness, Moore, Keathley, Mastorakos, Flachsbart, Hurt and DeCampi. Nays – None. Whereupon President Pro Tem McGuinness declared Bill No. 3212 approved, passed it and it became **ORDINANCE NO. 3017**.

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

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, for the first 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 first time.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3210 Amends City of Chesterfield Ordinance 2448 establishing new permitted uses in a “PC” Planned Commercial District for 11.1 acres located on the southeastern corner of the intersection of Edison Avenue and Long Road (P.Z. 05-2018 Edison Crossing [Buttry & Brown Development] 17U120287, 17U120298) **(Second Reading)** **Planning Commission recommends approval. Motion to approve by the Planning & Public Works Committee, with the stipulation that the petitioner eliminate some of the permitted uses, failed by a vote of 1-3. Pink Sheet Amendments provided per City Council direction at 8/6/2018 Council meeting**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3210. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3210 was read for the second time.

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, to approve the proposed pink sheet amendments eliminating specific approved land uses and prohibiting the concurrent use of a day care facility and drive-through facility.

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, to amend the pink sheet to include dry cleaning establishment, with drive-through and financial institution, drive-through to the language at the end of the pink sheet amendment. The final sentence of the pink sheet as amended would read as follows: “A restaurant, fast food or coffee shop with a drive-through, dry cleaning establishment with a drive-through, and/or a financial institution with a drive-through shall not be allowed concurrently with a day care center or kindergarten or nursery school. A voice vote was taken on the amendment to the pink sheet with a unanimous affirmative result and the motion was declared passed.

A voice vote was taken for approval of the pink sheet, as amended, with a unanimous affirmative result and the motion to approve the pink sheet, as amended, was declared passed.

A roll call vote was taken for the passage and approval of Bill No. 3210, as amended, with the following results: Ayes – McGuinness, Mastorakos, Flachsbart, DeCampi, Moore, Ohley, Hurt and Keathley. Nays – None. Whereupon President Pro Tem McGuinness declared Bill No. 3210 approved, passed it and it became **ORDINANCE NO. 3018**.

ADJOURNMENT

There being no further business to discuss, President Pro Tem McGuinness adjourned the meeting at 7:26 p.m.

President Pro Tem Barbara McGuinness

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. Wednesday, September 12, 2018** – Planning Commission (7 pm)
- B. Monday, September 17, 2018** – Next City Council Meeting (7 pm)
- C. Monday, September 17, 2018** – F&A Committee of the Whole – Budget Workshop (5:00pm)
- D. Thursday, September 20, 2018** – Planning and Public Works (5:45 pm)

PLANNING AND PUBLIC WORKS COMMITTEE

Chair – Councilmember Ohley

Vice Chair – Councilmember Hurt

The Planning and Public Works Committee has the following action items for the September 5, 2018 City Council meeting.

LEGISLATION

Bill No. 3213 - Public Street Acceptance – Harmony Meadow Court

An ordinance pertaining to the acceptance of Harmony Meadow Court as a public street in the City of Chesterfield. **(Second Reading) Planning & Public Works Committee recommends approval.**

Bill No. 3214 - Cittadino Place Lots 1 & 2 - Boundary Adjustment Plat

An ordinance providing 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.**

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.**

Mobil Mart at Baxter and Clayton (Brite Worx)

A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for a 1.72 acre tract of land zoned “PC” Planned Commercial District located on the western corner of the intersection of Clayton Road and Baxter Road. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval of revised plans submitted 8/20/2018, with conditions.**

Comprehensive Plan and Travel Demand Model (roll call vote)

City Council previously authorized the estimated cost for updating the comprehensive plan and travel demand model in the amount of \$300,000. Since that time, the selection committee interviewed proposed consultants and recommended the firm of Town Planning and Urban Design Collaborative for the Comprehensive plan update. This work is a professional service and the contract terms, value, including the extensive public engagement, were negotiated resulting in an additional required appropriation of \$50,000. The Planning and Public Works Committee unanimously recommended the following actions for Wednesday’s meeting:

- The City Administrator be authorized to enter into a contract with Town Planning and Urban Design Collaborative for the update to the Comprehensive Plan; the City Administrator be authorized to enter into a contract with George Butler Associates for the update to the Travel Demand Model and that these contracts be funded by a

transfer of an additional \$50,000 from General Fund – Fund Reserves. **(Roll Call Vote) Planning & Public Works Committee recommends approval.**

NEXT MEETING

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

MEMORANDUM

TO: Mike Geisel, City Administrator
FROM: Justin Wyse, Director of Planning & Development Services

JW



SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, August 23, 2018

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 23, 2018 in the Council Chambers.

In attendance were: **Chair Michelle Ohley** (Ward IV), **Councilmember Barry Flachsbart** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Councilmember Michael Moore (Ward III); Planning Commission Chair Merrell Hansen; Planning Commission Member James Rosenauer; Planning Commission Member Gene Schenberg; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Jessica Henry, Assistant City Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 6:46 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the August 9, 2018 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of August 9, 2018. The motion was seconded by Councilmember Flachsbart and passed by a voice vote of 4-0.

Councilmember Hurt made a motion to discuss Unfinished Business Item C first. The motion was seconded by Chair Ohley and passed by a voice vote of 4-0.

II. UNFINISHED BUSINESS

- C. Mobil Mart at Baxter and Clayton (Brite Worx): A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.72 acre tract of land zoned "PC" Planned Commercial District located on the western corner of the intersection of Clayton Road and Baxter Road. (Ward 3)

STAFF REPORT

Jessica Henry, Assistant City Planner, stated that this item was last reviewed at the August 9, 2018 Planning & Public Works Committee. At that time the Committee requested some changes to the building materials and accessory items.

Since that meeting, the applicant has submitted revised elevations that include the removal of blue from the top of the towers, replacing the brick veneer with stone veneer, changing the stone used in the stone base, and changing the color of the EIFS. Additional changes were also made to the vacuum stations. The proposed stations will have a gray canopy and the canopy and the entire system (poles, trashcans and mat racks) will be gray. Their corporate color has been darkened and they are proposing an 8' Artisan masonry wall in lieu of the 6' wall originally proposed around the button hook portion of the site.

DISCUSSION

Councilmember Hurt stated that signage is the next phase after the Site Development phase. The Petitioner is allowed to have signage on the wall facing Clayton Road and the wall facing Baxter Road. Ms. Henry stated they are also allowed to have two monument signs, one on each roadway where the development has frontage; one on Clayton Road and one on Baxter Road. Regarding signs on the building, Ms. Henry stated they are allowed to have one attached business sign on any three of the walls. Each sign can be no larger in size than 5% of the total square footage of the elevation or a maximum of 300 square feet. In this case, the signs would fall under the 5% requirement.

Regarding the west elevation, Councilmember Hurt stated that in speaking with Councilmember Moore and the residents, it was determined that the blue arched line on the roofline does not serve any purpose and will not be visible from either Clayton Road or Baxter Road. Additionally, the proposed 8 foot fence between the residents and the property, will not completely screen this view from the residents.

Councilmember Hurt made a motion to forward to City Council a recommendation to approval the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Mobil Mart at Baxter and Clayton (Brite Worx) with an amendment to remove the blue at the roofline on the west elevation. The motion was seconded by Councilmember Mastorakos.

Discussion after the Motion

Kevin Kamp, Civil Environmental Consultants, stated that the building itself acts as the branding. This is a very unique building that is designed to house this car wash. The building has curves and atmospheres that provide the brand that customers will recognize when they approach the building as well as when they are paying. Mr. Kamp emphasized the concessions that have already been made so far:

1. The branding color from the free vacuums has been removed.
2. The blue around the top of the towers added a nice architectural touch to the building, but this has been removed.
3. The Petitioner has been amenable to any changes to the fence surrounding the button hook area.
4. There was a concern about the width of the panel fascia board that surrounds the structure. It has been reduced from 24 inches wide down to 18 inches.
5. Almost all of the blue corporate color, which is perceived as an important element by the owner, has been eliminated. He expressed concern that the Committee is now requesting that the "swish" of blue over the west elevation roofline be eliminated. He explained that this particular "swish" of blue is very particular to this building and to this brand as it is one of the last elements that will identify the brand.

Mr. Kamp noted that they have worked in the spirit of collaboration and questioned as to “when have we reached the point where enough is enough?”

The above motion was passed by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on Mobil Mart at Baxter and Clayton (Brite Worx).]

A. Parking Stall Dimensions

STAFF REPORT

Jessica Henry, Assistant City Planner, stated that at the July 19, 2018 Planning & Public Works Committee meeting, Staff presented an analysis of the City’s requirements for parking stall sizes. At that meeting, Staff was directed to provide additional information regarding the composition of the “U.S. Vehicle Fleet.”

Based on the 2017 Federal Highway Administration’s National Household Travel Survey, approximately half of all vehicles fall under the “automobile/car/station wagon” classification of the fleet with combined classifications of SUV and Pickup Trucks accounting for another 39.6% of the fleet. Staff then selected some of the largest trucks and SUVs and compared dimensions for each of them and their respective percentage of U.S. Vehicle Fleet. Those six vehicles, including all configurations of their models, make up about 7.2% of the U.S. Passenger Vehicle Fleet.

Although some of the very large vehicles would protrude into the drive aisle from a 19 foot parking stall, they would all be able to fit in a 9 foot wide stall and vehicles in the drive aisle can generally navigate around longer parked vehicles with ease. Staff, therefore, continues to recommend that no changes be made to the parking stall size requirements.

DISCUSSION

Councilmember Flachsbart stated his concern is that larger SUVs and pickup trucks are becoming the norm and while they do fit into a standard parking stall, it is sometimes difficult to exit the vehicles. He suggested that the analysis be repeated again in three years to see if there is any significant change in the data.

Councilmember Flachsbart made a motion to accept Staff’s report and request that Staff repeat the analysis in three years. The motion was seconded by Councilmember Hurt.

Discussion after the Motion

Councilmember Hurt complimented Ms. Henry for her analysis. He understands Councilmember Flachsbart’s concern and concurred with reviewing it again in three years.

The above motion was passed by a voice vote of 4-0.

B. Mixed Use Parking

STAFF REPORT

Jessica Henry, Assistant City Planner, stated that at the July 19, 2018 Planning & Public Works Committee meeting, Staff provided information on parking requirements for mixed-use developments. As requested by the Committee, two additional examples of larger mixed-use developments were selected; The Domain (Austin, Texas) and Avalon (Alpharetta, Georgia).

Ms. Henry stated both developments are very high quality in terms of architecture and the mix of uses utilizing a lot of vertical and horizontal integration of the uses. Many of the interior boulevards have a walkable European feel. Both Austin and Alpharetta are thriving communities, with Austin being a true city and Alpharetta being a more suburban but thriving city.

The Domain in Austin is a 300+ acre site. When comparing Chesterfield's parking calculations with Austin's, there is quite a bit of difference. However, this difference may be attributed to different tolerances for parking availability, different urban settings with Austin being a large city and not a suburb, and availability of public transit options.

The Avalon in Alpharetta is an 86 acre site which would be similar to the size of a development that Chesterfield could possibly see. Chesterfield's parking calculation is very comparable with Alpharetta's.

Ms. Henry pointed out that neither development was parked according to their code calculations. Both developments utilized a parking demand study to look at the unique mix of uses and the additional parking services provided, such as valet parking and restricted residential parking. This method entails looking at the actual characteristics of the development to determine a customized parking number rather than just going by the base code calculations. Chesterfield's parking code typically includes a process for reviewing parking demand studies based on unique characteristics of the development that focus on the mix of uses, size of the development and its location within the broader context of the community.

After reviewing this additional information in conjunction with the City's current requirements, Staff continues to recommend that no changes be made to the Unified Development Code at this time.

DISCUSSION

Councilmember Hurt complimented Ms. Henry on her analysis. However, he does not agree with her final recommendation. He believes that there will be a shift from retail to office use and suggested that Council consider changing the Code from 1 parking space per 250 square feet of retail and 1 parking space per 330 feet for office to 1 parking space per 250 square feet for both retail and office. He feels that the City should base its assumption on what the mix is going to be in 25 years.

Councilmember Flachsbart also complimented Ms. Henry on her analysis. He does not have an objection to trying to look ahead and concurs with Councilmember Hurt that we are likely to see more office and less retail over time and that we should adjust the Code to anticipate this change.

Ms. Henry pointed out that the Code actually has three different categories of retail. The largest category is regional retail which has the highest parking ratio of 5.0 per 1,000 square feet.

There are two steps down from this category of 4.5 per 1,000 square feet and 4.0 per 1,000. These step downs would be for a smaller boutique or a small retail establishment. The office category is just one general office category; it is not based on the overall size of the office. A smaller accountant's office would not need as much parking versus a large corporate headquarters. Staff can look at a structured approach to office parking based on size similar to retail.

Justin Wyse, Director of Planning & Development Services, suggested that Staff look into it further and report back to the Committee rather than changing the Code at this time.

III. NEW BUSINESS

A. Comprehensive Plan and Travel Demand Model

STAFF REPORT

Justin Wyse, Director of Planning & Development Services, stated that City Council recently approved a transfer of \$300,000 to fund an update to the City's Comprehensive Plan and Travel Demand Model. The Request for Qualifications was issued and an interview process with several consultants was conducted. The interview team selected a preferred consultant for both the Comprehensive Plan and the Travel Demand Model. After detailed negotiations, the costs for the proposed contracts total \$334,207, as noted below:

- Comprehensive Plan: \$210,906
- Traffic Demand Model: \$123,302

Staff recommends an additional \$50,000 be approved by City Council to cover the \$35,000 in excess of the original estimate, and contingency costs for any incidentals that may arise during the process.

Councilmember Flachsbart made a motion recommending that City Council approve an additional \$50,000 to fund the two projects with the understanding that any remaining funds be refunded to the General Fund. The motion was seconded by Chair Ohley.

DISCUSSION

Citizen Input

Councilmember Hurt pointed out that the proposal recommends a 7-day "Planapalooza" for the Comprehensive Plan to include multiple presentations, technical roundtable discussions, public input sessions, and client meetings. He expressed concern that a one-week window of time is not sufficient to get good public input noting that some individuals may not be available during the specified week. He also suggested that consideration be given to establishing focus groups as such groups proved beneficial in the past.

Justin Wyse, Director of Planning & Development Services, explained that the term *technical roundtable discussions* is a similar concept to focus groups. These focus groups would include experts in the particular field and those individuals who would be impacted by the Plan's recommendations. He also noted that the meetings would be open to anyone in the community making the focus groups both inclusive and targeted.

Mr. Wyse also explained that the Planapalooza includes focus groups that would go into further depth on identified subjects, such as the urban core.

Planning Commission Chair Hansen stated that she understands Councilmember Hurt's concern, but pointed out that if the time period is extended, the costs will increase.

Discussion items:

- Discussion as to how the 7-day period would be scheduled – whether a full 7-day period running from Sunday-Saturday, or Monday-Friday with an additional two days within the traditional work week.
- Discussion on possibly extending the 7-day period to 14 days and the costs associated with such an extension. It was noted that the time and money budgeted for the Planapalooza is 535 hours at a cost of \$75,750, and entails *Tasks 4.2.1 thru 4.2.8*. Mr. Wyse cautioned against increasing the time and money at this point without first going through the process to determine how much citizen engagement there is.
- Suggestion made to utilize already-scheduled events to maximize the number of people engaged.
- Councilmember Hurt stated that the goal is to find out what the residents want vs. having the “technical people” tell the residents what they need.
- Mr. Wyse pointed out that there have been a number of recent projects that spurred resident opposition and the email addresses associated with these projects could be used to contact residents about citizen participation on focus groups.
- Councilmember Flachsbart expressed his concern that the City may have trouble attracting the same kind of intelligent and helpful resident input as it did when the City first created the Comp Plan and its subsequent update during the moratorium period.
- Councilmember Hurt pointed out that there is significant interest among residents about how the Chesterfield Mall area will be redeveloped.
- Concern was expressed that if the Planapalooza was conducted during traditional working hours, it would prevent participation from a large portion of employed residents.
- It was pointed out that the Committee wants to have both developers and residents involved in the same meetings discussing the same topics together. Consequently, 8:00 a.m. to 5:00 p.m. Monday-Friday may not be a feasible meeting time.
- Recommendation made that a representative from the consulting firm attend a City Council meeting to address any concerns.
- Chair Ohley stated that she wants the Committee to be mindful that any requests outside of the scope of the proposal will require additional funds. Councilmember Hurt stated that additional funding would be worth the investment if it provides the type of input necessary to have a Comp Plan that would be relevant for the next 10 years.
- Prior to approving additional costs, Councilmember Mastorakos suggested that the consulting firm provide detailed information about each task within the proposal, and specifically *Task 2.6 Community Kick-Off*.
- Councilmember Hurt stated that he would like to be involved in the process of choosing residents to serve on the focus groups and asked how the selection process will be conducted. Mr. Wyse stated that the consultant will conduct individual interviews with each member of the Planning Commission and City Council, as well as some members of Staff. These interviews will help define how the process will be implemented.

Ms. Hansen requested that members of the Planning Commission be invited to the Council meetings to hear Council's discussion on the Comp Plan. Councilmember Hurt agreed and stated he would encourage the Planning Commission to attend the Council meetings.

Chair Ohley called for a vote on the previously-stated motion to approve an additional \$50,000 to fund the two projects. The vote to approve passed by a voice vote of 4-0.

B. Planning Commission Training

STAFF REPORT

Justin Wyse, Director of Planning & Development Services, stated that the City regularly provides training opportunities for members of the Planning Commission. The form of training has varied, but training in the past has been provided by the University of Missouri-St. Louis (UMSL), staff led training or a third party facilitator.

Due to Staff's time constraints this year, Staff recommends hiring a third party facilitator to conduct the training. There is a substantial cost involved, however, this is a budgeted item so a budget transfer is not necessary.

This training is not limited to the Planning Commission. City Councilmembers will be invited as well as members from the various Boards and Commissions and the general public may attend as this will be considered an open meeting.

Councilmember Flachsbart made a motion to receive and file Staff's recommendation to hire a third party facilitator to provide training. The motion was seconded by Councilmember Mastorakos.

Discussion after the Motion

Councilmember Hurt stated he has no objections to the training, but he would prefer a "meeting of the minds." Planning Commission Chair Merrell Hansen concurred and suggested that it be included in the training.

The above motion was **passed** by a voice vote of 4-0.

IV. OTHER

Planning Commission Chair Merrell Hansen suggested that when interviewing nominees to serve on the Planning Commission, the Committee should query them about their willingness or ability to attend training and to stress the importance of such training. Formal training is a critical piece that can change how one approaches this job and makes for a better planning commissioner. Chair Ohley agreed that training is essential for them.

There was further discussion regarding what is expected of planning commissioners. Councilmember Flachsbart encouraged the Planning Commission to develop a one-page handout outlining the key elements that are expected of planning commissioners.

V. ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Memorandum

Department of Public Works



TO: James A. Eckrich, P.E.
Public Works Director/City Engineer

cc: Justin Wyse
Director of Planning and Development Services

FROM: Zachary Wolff, P.E. *ZSW*
Assistance City Engineer

DATE: July 20, 2018

RE: Public Street Acceptance – Harmony Seven

Public Works recently conducted inspections of the Harmony Seven subdivision. As part of these inspections we have determined that the following street meets the City of Chesterfield's design and construction standards for acceptance as a public street:

- Harmony Meadow Ct.

Attached are a draft ordinance and a map showing the above referenced street. If you have questions or need additional information, please let me know.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for its consideration of the attached ordinance authorizing acceptance of the above described street. If the Planning and Public Works Committee recommends approval, the matter shall be forwarded to City Council.

Please forward to PPW for review and approval

7/23/2018

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: **Cittadino Place Lots 1 & 2 (Boundary Adjustment Plat):** A Boundary Adjustment Plat for Lots 1 & 2 of the Cittadino Place subdivision totaling 14 acres zoned “NU” Non-Urban District located at 16853 Wild Horse Creek Road and 16847 Wild Horse Creek Road (18T410249 and 18T410250).

Volz Inc., on behalf of James Cittadino, has submitted for review and approval a Boundary Adjustment Plat for two Lots totaling 14 acres with the first lot zoned “NU” Non-Urban at 16853 Wild Horse Creek Road and the second lot zoned “NU” Non-Urban located at 16847 Wild Horse Creek Road.

The purpose of this Boundary Adjustment Plat is to adjust lot lines between two residential properties to accommodate the existing Steel Barn to be located on Lot 2 from the current location of Lot 1. The current acreage of Lot 1 is 5.1 acres that would be adjusted to 3.8 acres. The current acreage of Lot 2 is 8.9 acres that would be adjusted to 10.2 acres. Figure 1 on the following page depicts an aerial of the subject site.

For your information, Boundary Adjustment Plats are only reviewed by City Council.

Attached to the legislation, please find a copy of the Boundary Adjustment Plat.



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 **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)

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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.

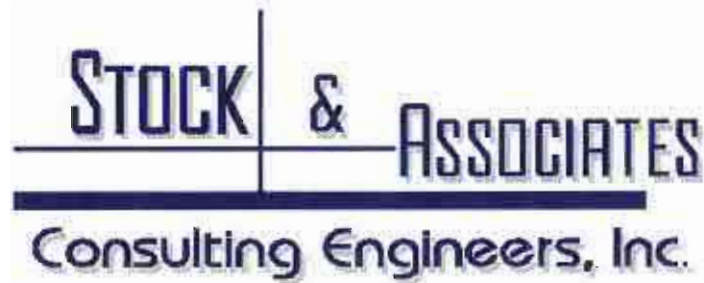
The City Council motioned to postpone action on August 06, 2018 and passed unanimously by a voice vote.

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.

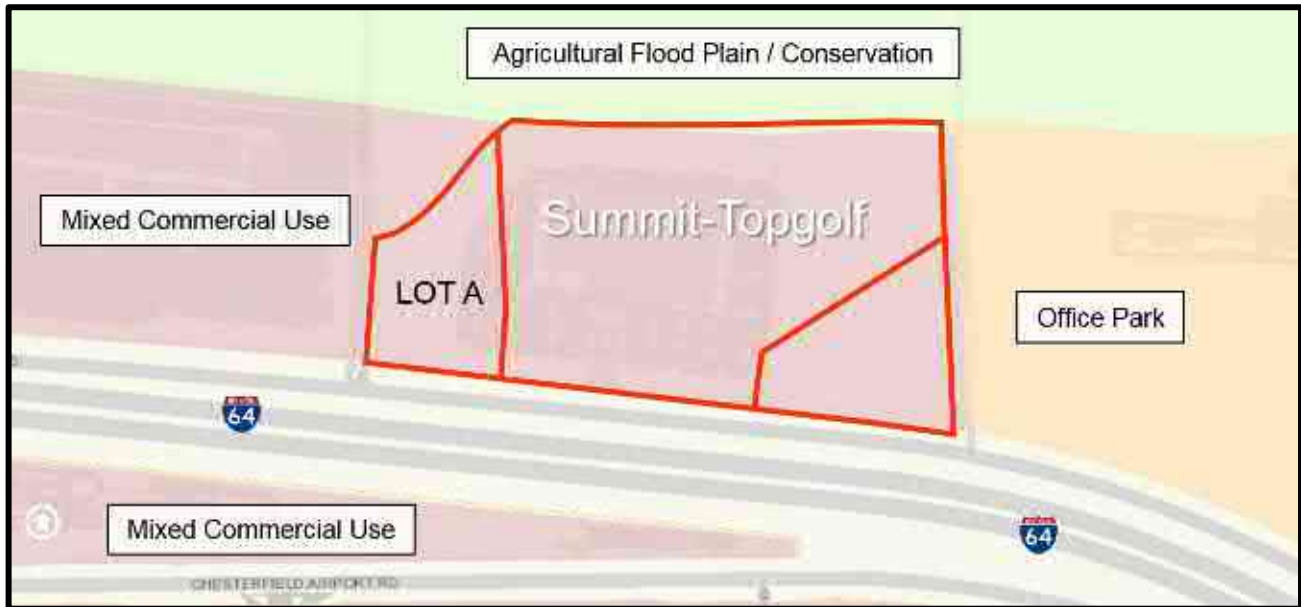


Figure 2: Comprehensive Land Use Plan

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

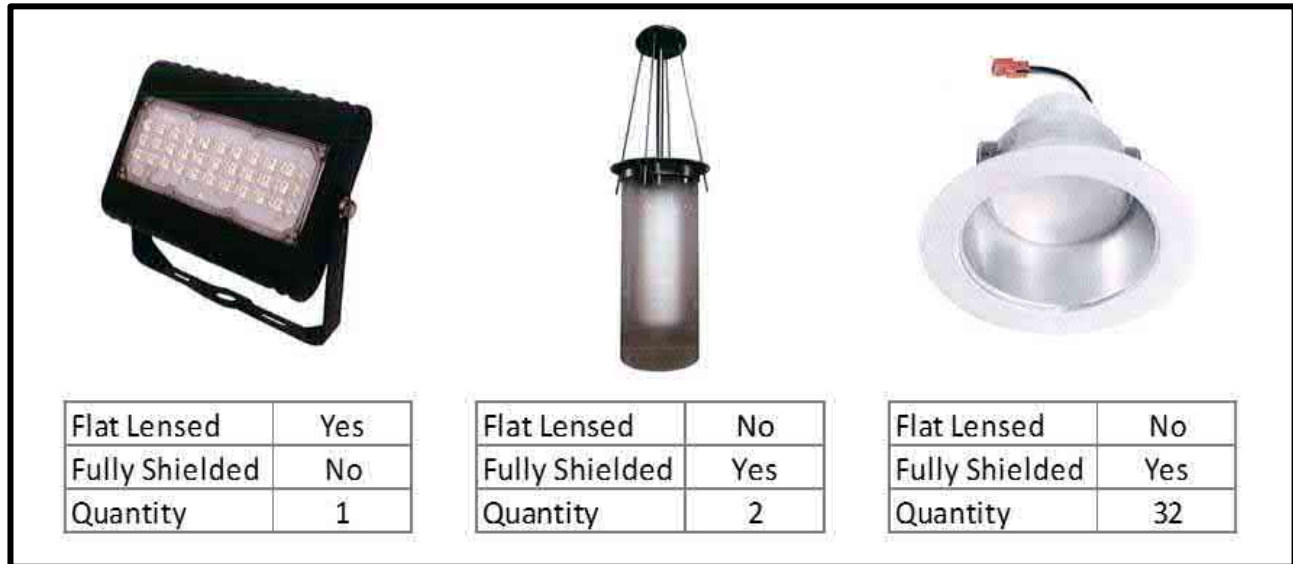


Figure 10: Lighting for Approval

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

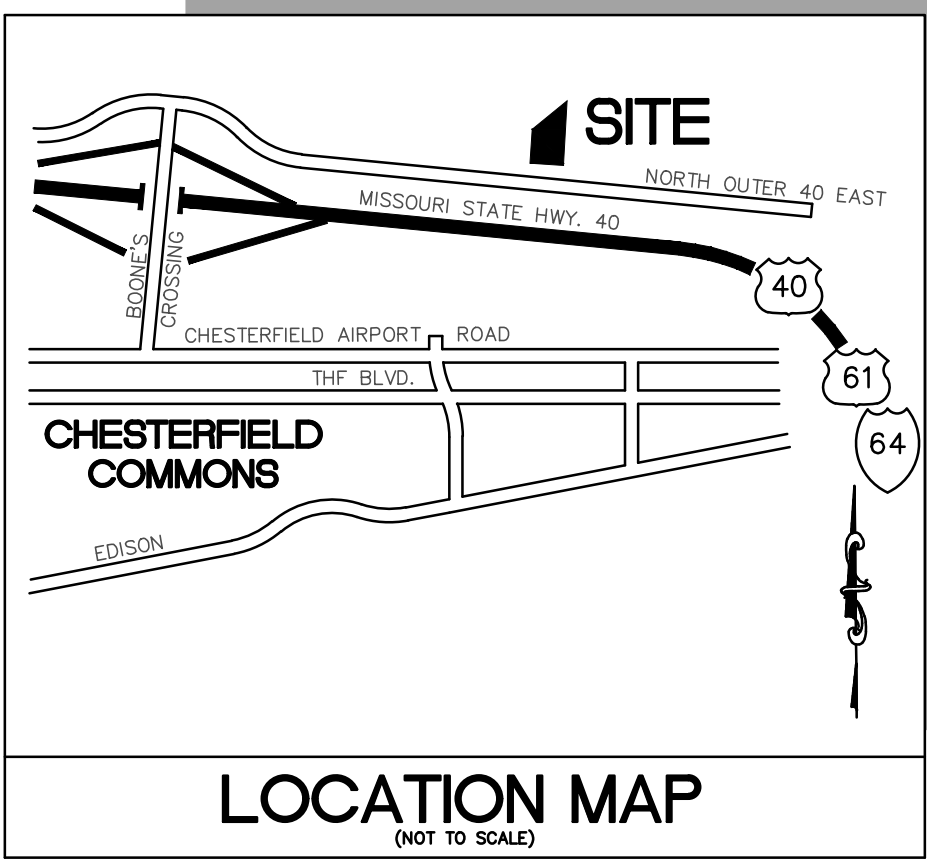
SITE DEVELOPMENT SECTION PLAN

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

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

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



PERTINENT DATA

LOT A
OWNER: SUMMIT ICE CENTER INVESTORS LLC
OWNER UNDER CONTRACT: KMG HOTELS
LOT A AREA: 3.671 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

OPEN SPACE:

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

PARKING:

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

TOTAL REQUIRED: 154 SPACES
TOTAL PROVIDED: 130 SPACES (INCLUDES 6 ADA SPACES)

F.A.R. 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.

BUILDING AND PARKING SETBACKS

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

GENERAL NOTES

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

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- 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.
- 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 THE LIMITS OF 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.
- 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 _____.

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

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.

PLAZA INN, L.L.C.

by: _____

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

On this _____ day of _____, 2018, before me personally appeared _____, who being by me duly sworn, did say he is the _____, 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

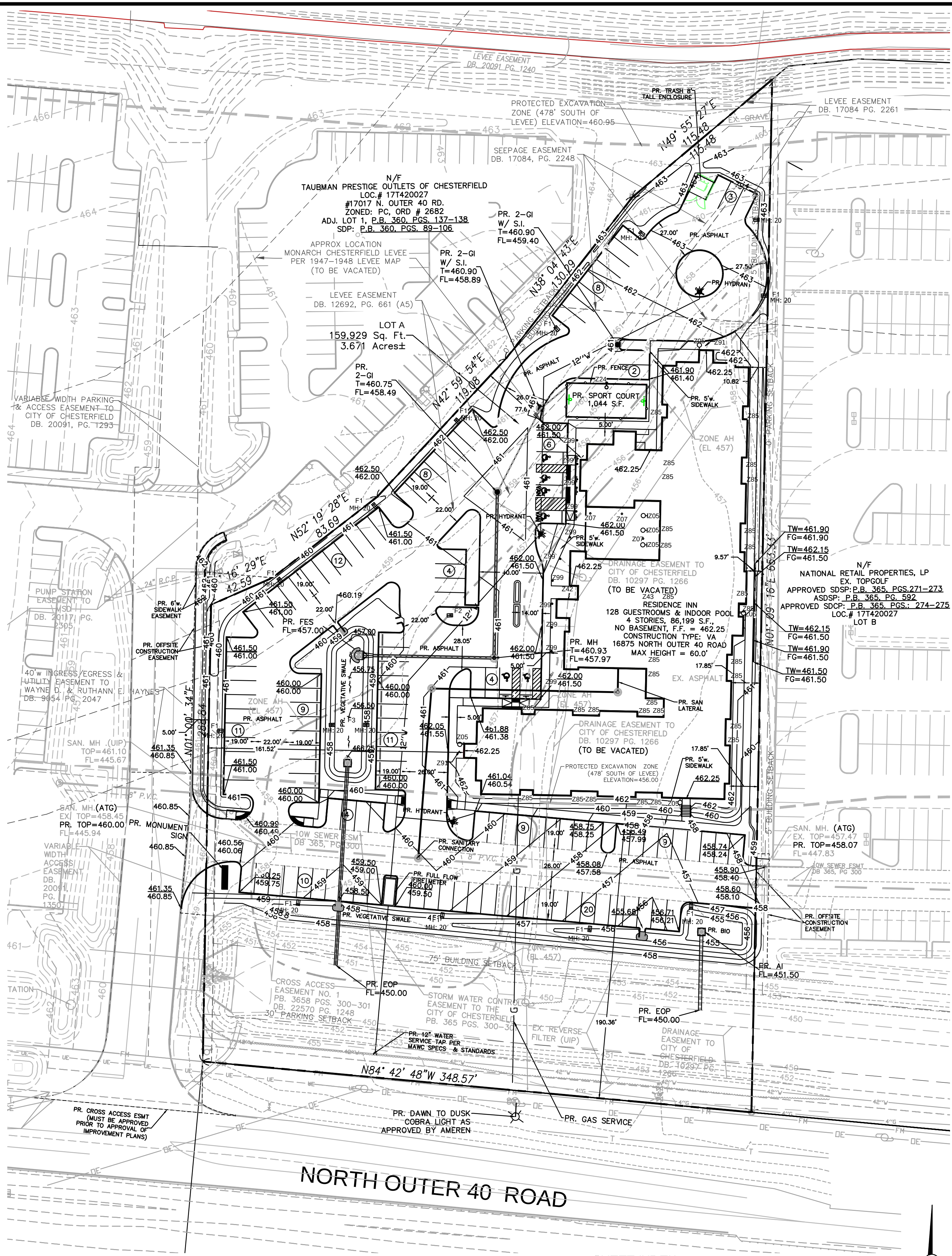
Print Name

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.



SURVEYOR'S CERTIFICATION

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.

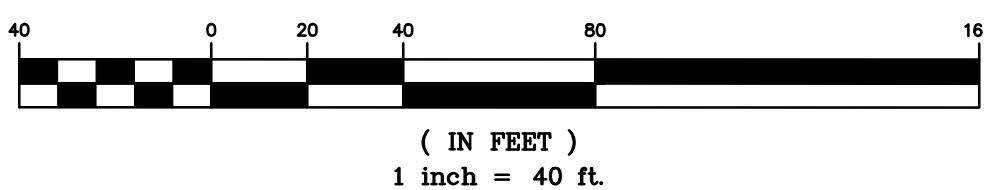
STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D

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

SHEET INDEX

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

GRAPHIC SCALE

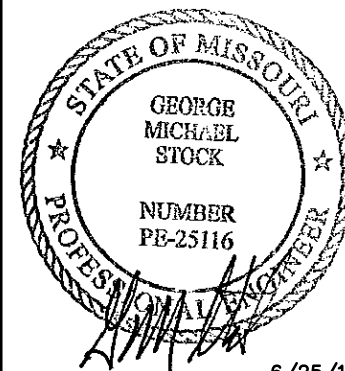


PREPARED BY:

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

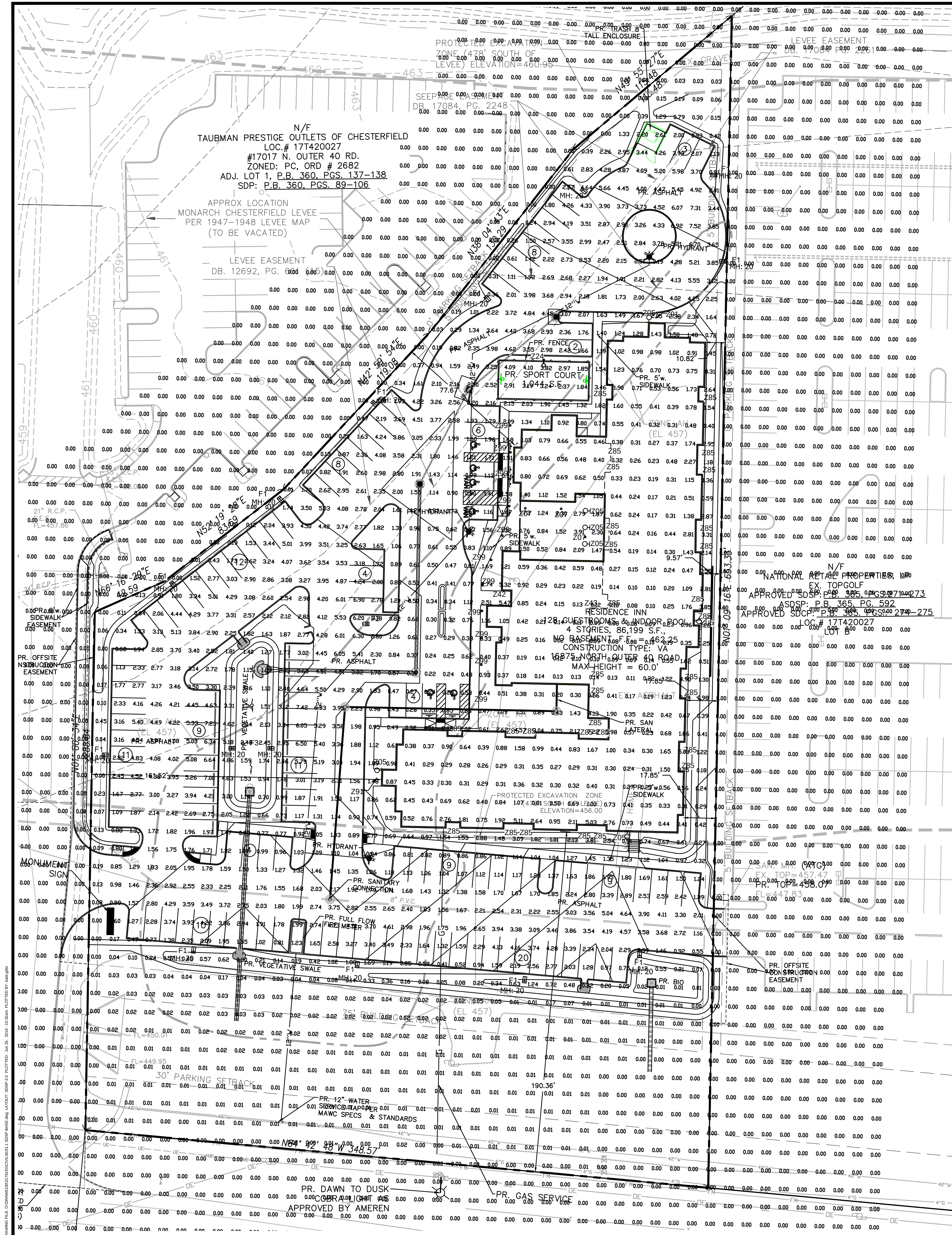
DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 01/09/2018	JOB NO: 217-6191.1
M.S.D. P. #	BASE MAP #
S.L.C. H&T #	H&T SUFF. #
M.D.N.R. #	

SHEET TITLE:
SITE DEVELOPMENT
SECTION PLAN

SHEET NO.:
SDSP-1.0

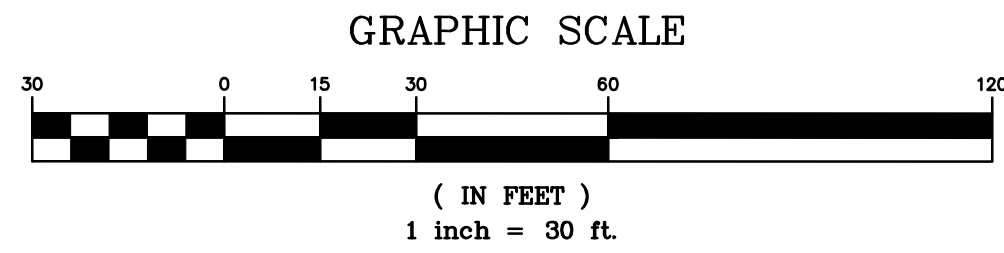
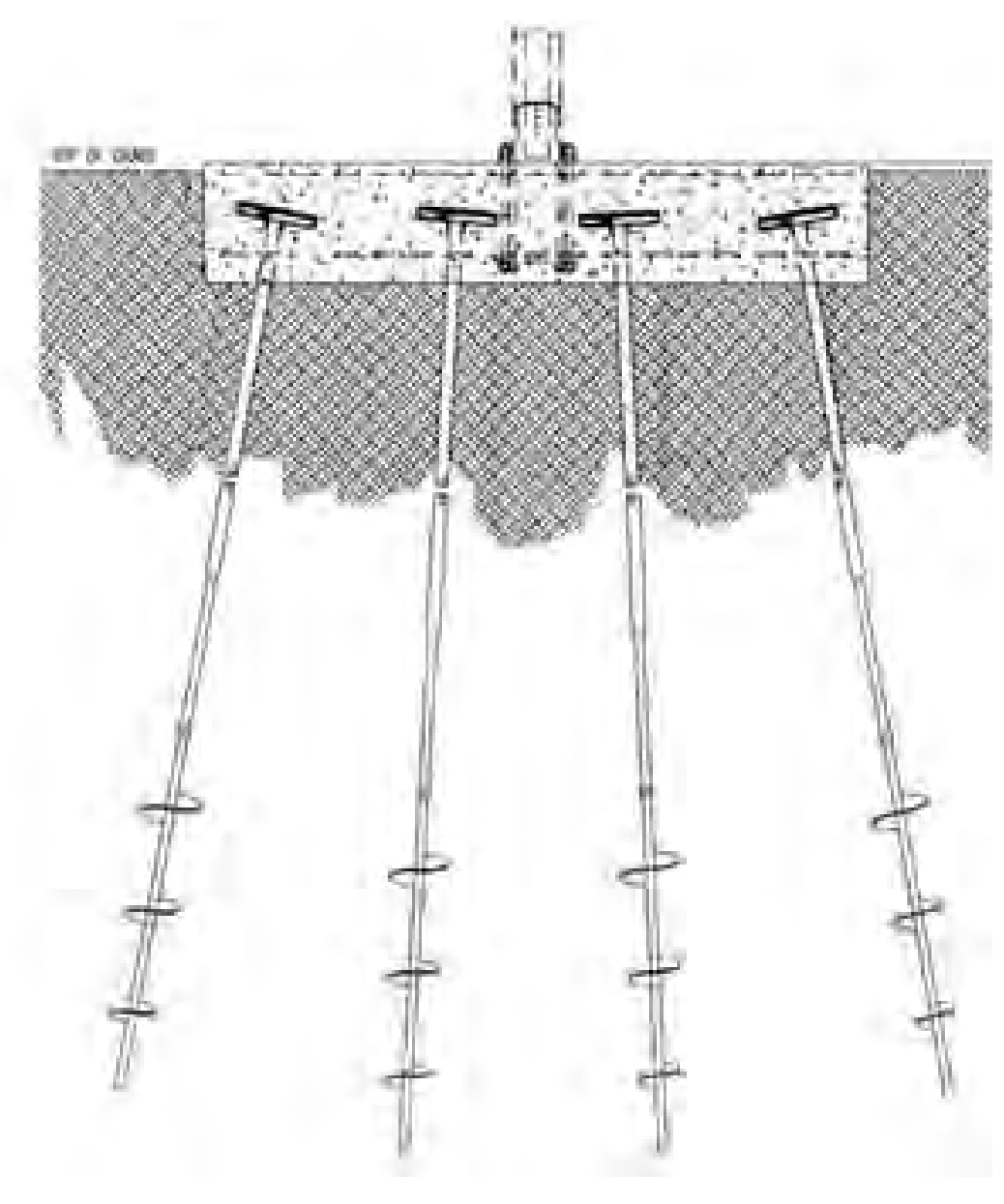
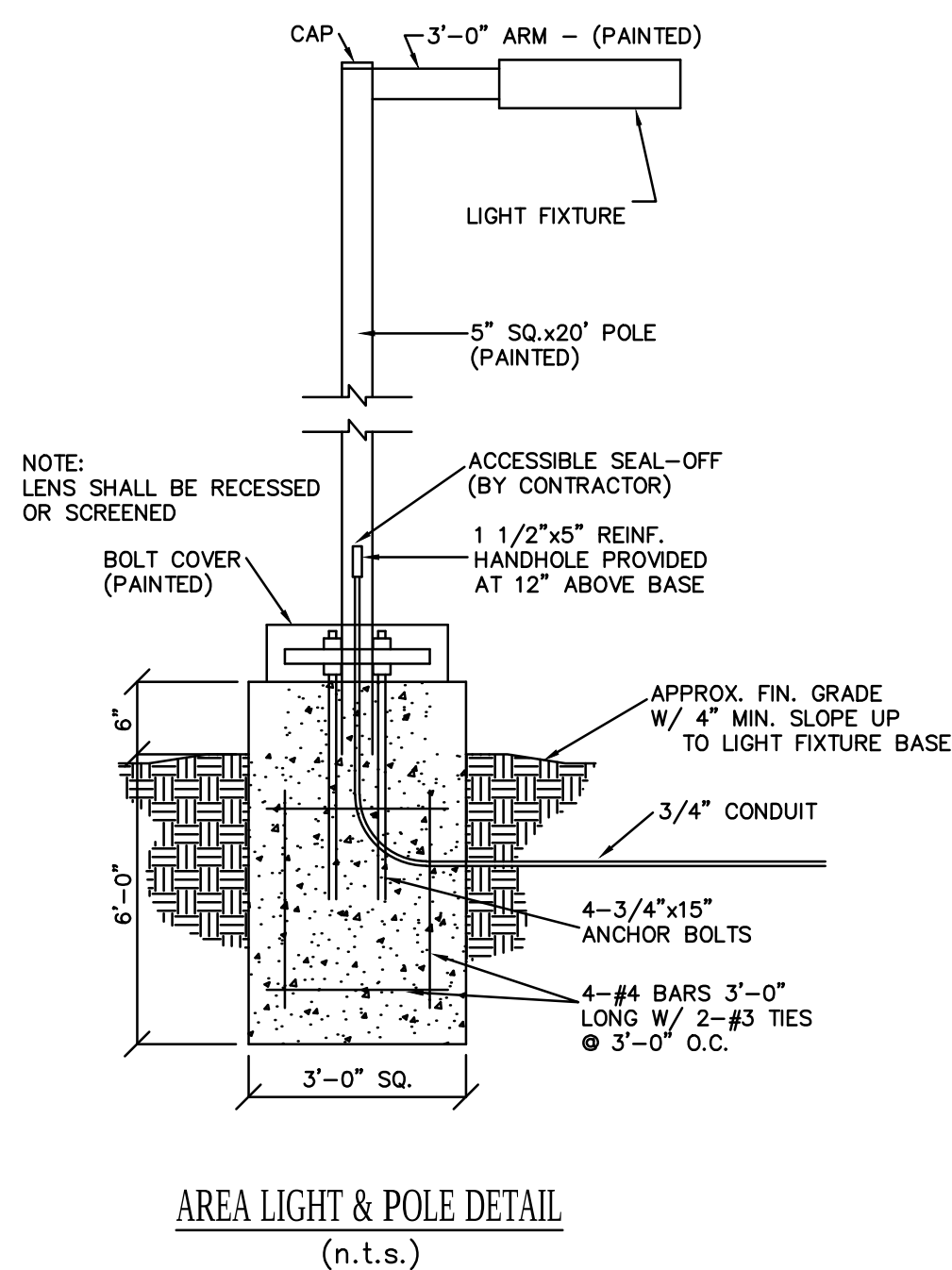
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636)
530-9100 FAX (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

Stock & Associates
Consulting Engineers, Inc.



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



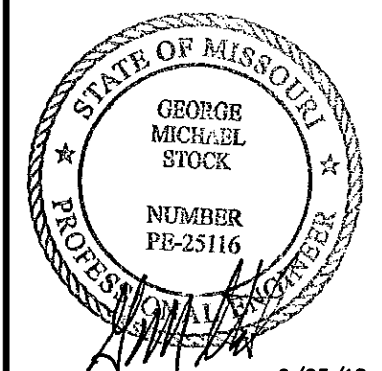
NOTE:
PARKING LIGHTING WILL NOT BE LOWER THAN 10 FEET ABOVE GRADE AND MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED 20 FEET.

PREPARED BY:

SITE DEVELOPMENT SECTION PLAN FOR:

RESIDENCE INN

LOT A
CITY OF CHESTERFIELD, MISSOURI 63005

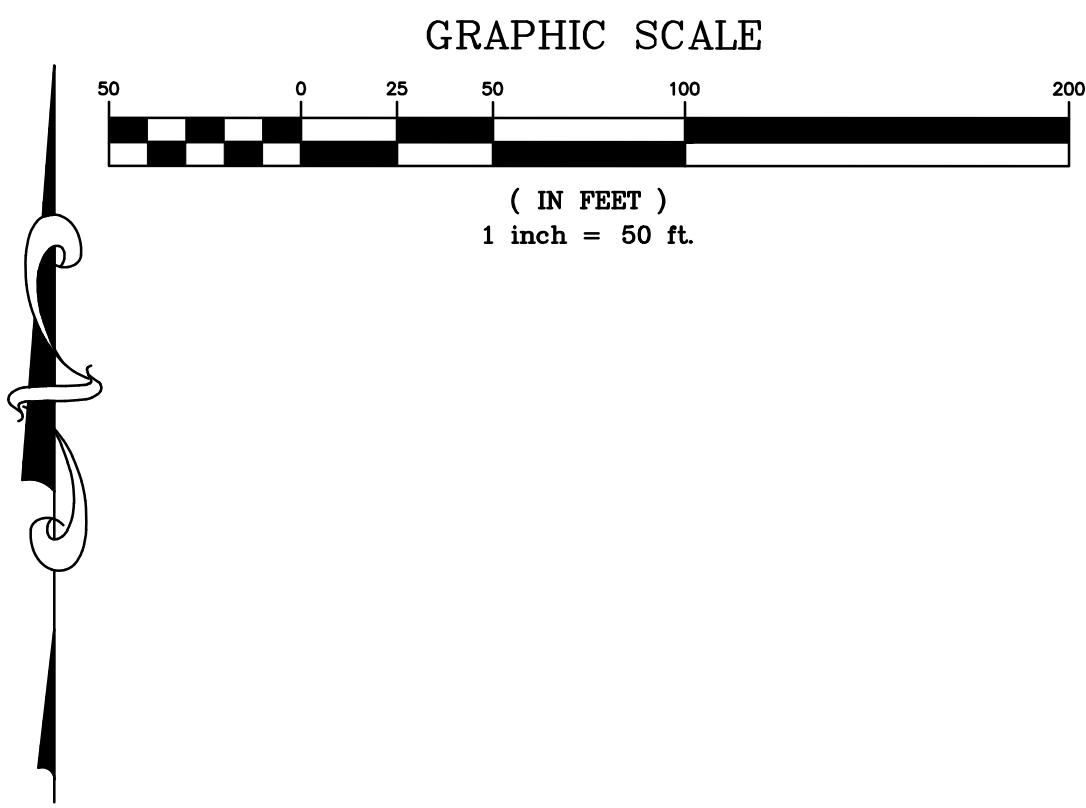
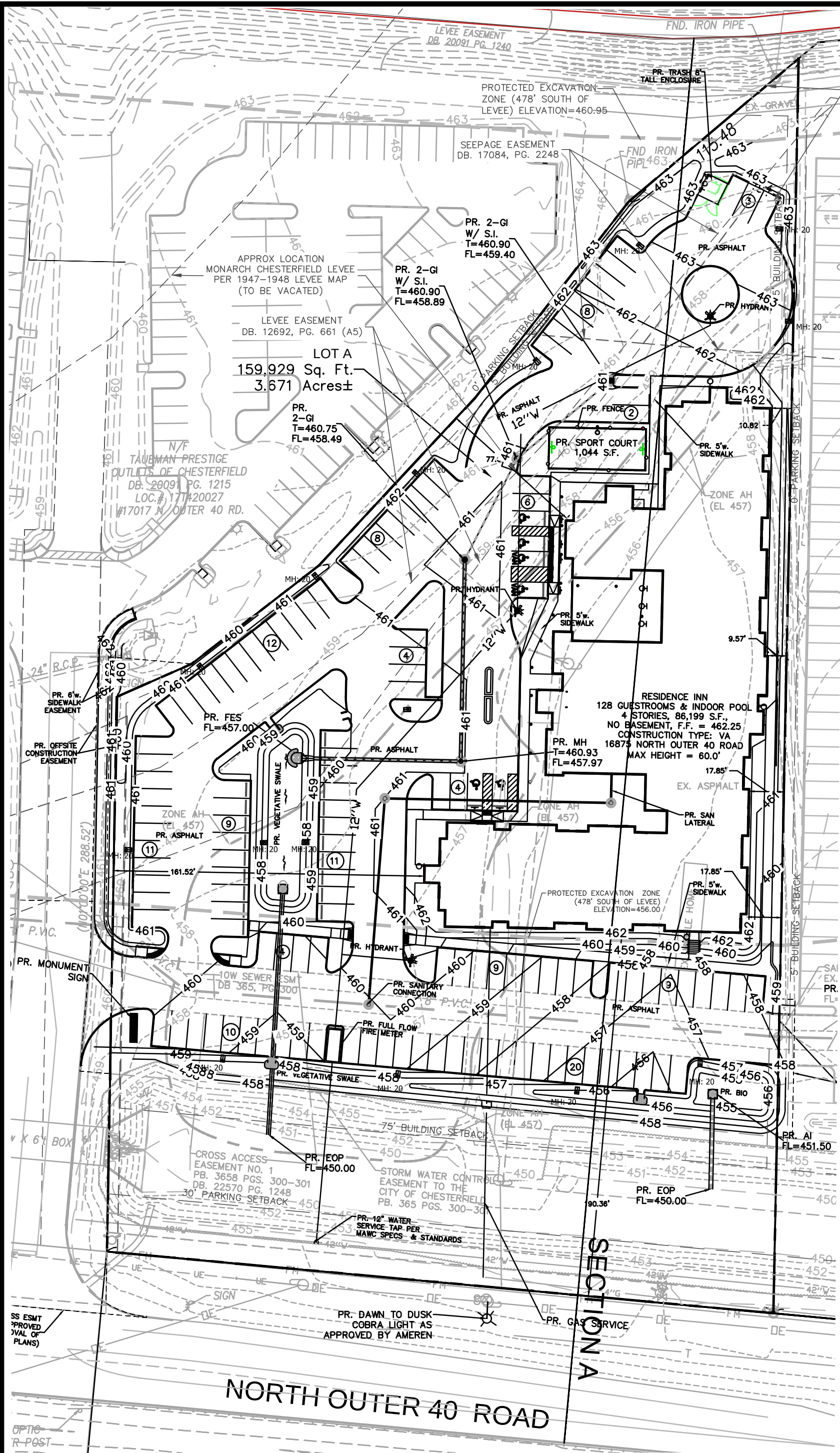


6/25/18
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

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



BALL CONTAINMENT & REBOUNDERS

Defense
Ball containment prevents home and landscape damage caused by runaway sports equipment. Plus, you spend more time practicing shots instead of chasing the ball!

Practice anytime
Sport Court® Rebounders enhance practice for soccer, tennis, baseball and basketball by allowing you to practice anytime of the day without your team.

Improve skills
Have your quickness, strength, stamina and accuracy with fast and accurate ball return rates from your Rebounder.

Durability
Galvanized, powder coated steel poles and UV protected nets can withstand any climate and aggressive play.

Ball Containment Systems:
Custom built for every game court.

Rebounder kit includes:
Rebounder kit includes the pole, bottom apron, 15' support strap, 35' hand net, net, and the main and control net. All Rebounders are 10'x10' and 10'x20'.

SPORTCOURT.COM

800-421-8112

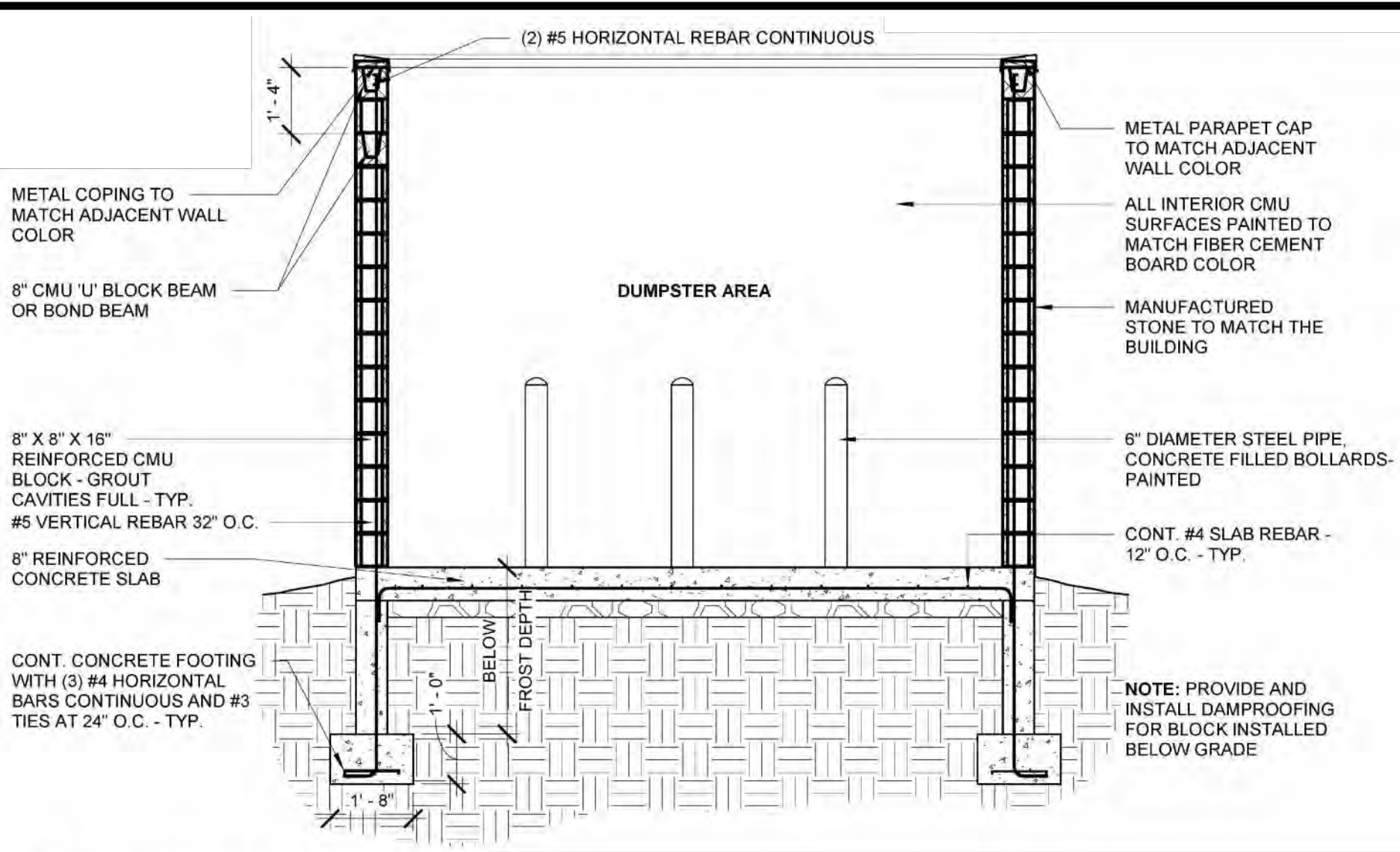
A Overfor company

©2017 Sport Court is a registered trademark of Corner Sport International Inc.

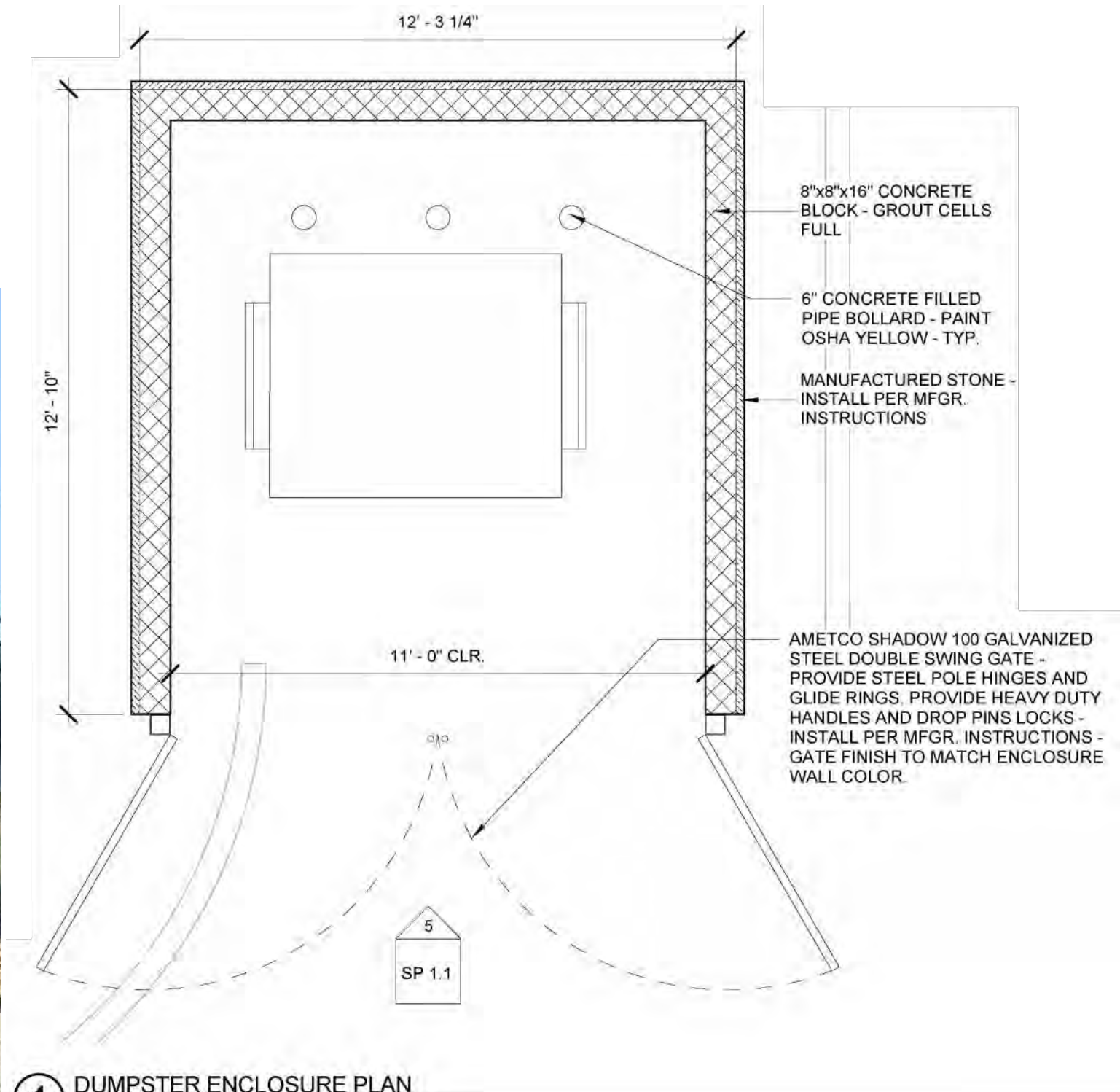


SPORT COURT FENCE DETAIL
(N.T.S.)

NOTE:
SPORT COURT MATERIALS:
1. POWDER COATED STEEL POLES
2. 10' UV-PROTECTED MESH NET

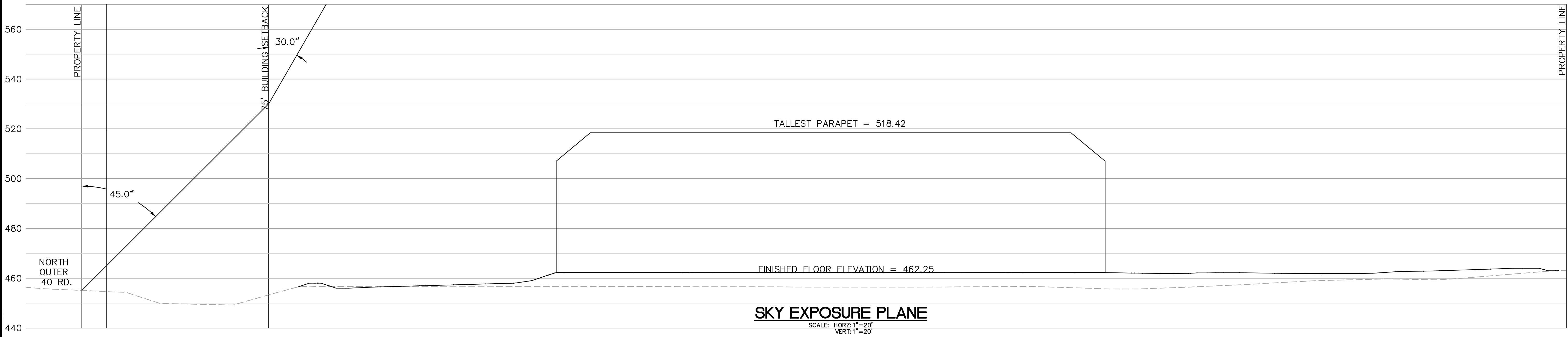


6 DUMPSTER ENCLOSURE SECTION
SCALE: 3/8" = 1'-0"



4 DUMPSTER ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"

SECTION A PROFILE



PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT SECTION PLAN FOR:

RESIDENCE INN

LOT A
CITY OF CHESTERFIELD, MISSOURI 63005

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

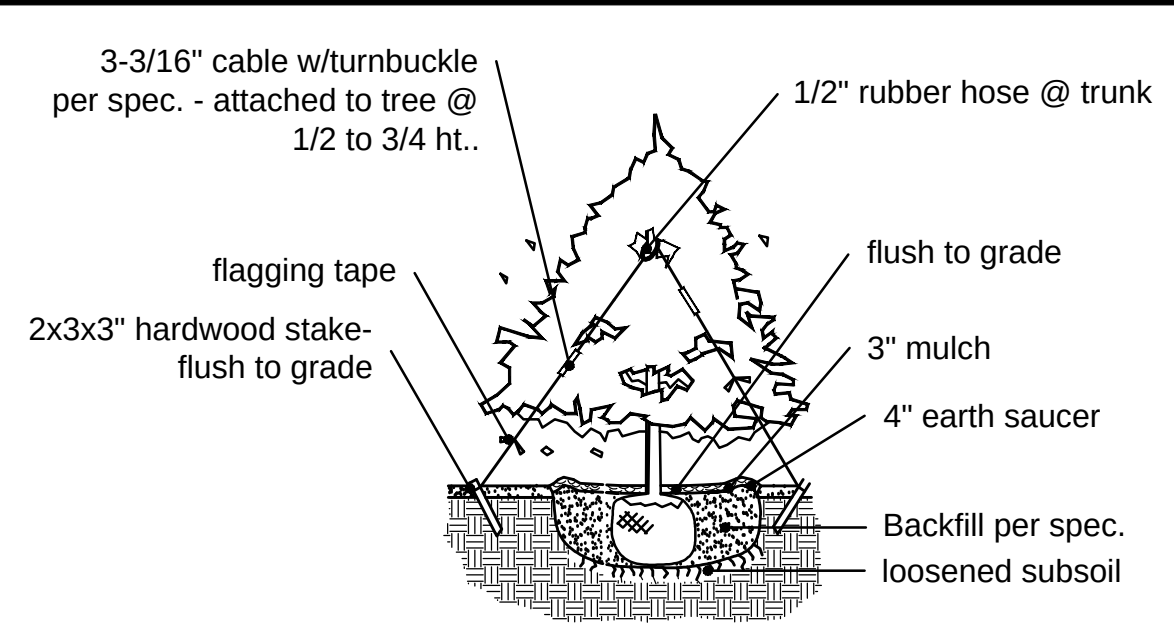
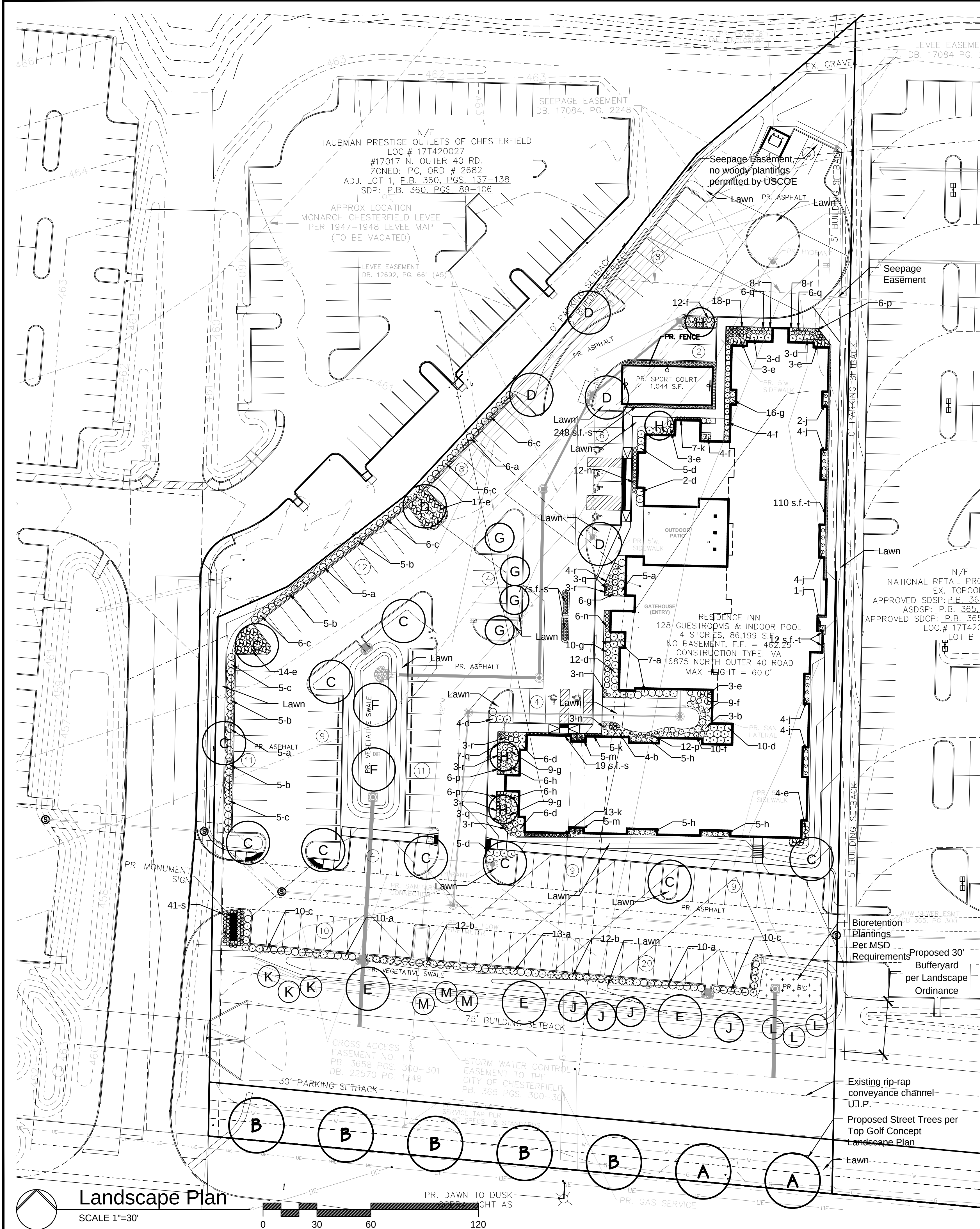
REVISIONS:

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

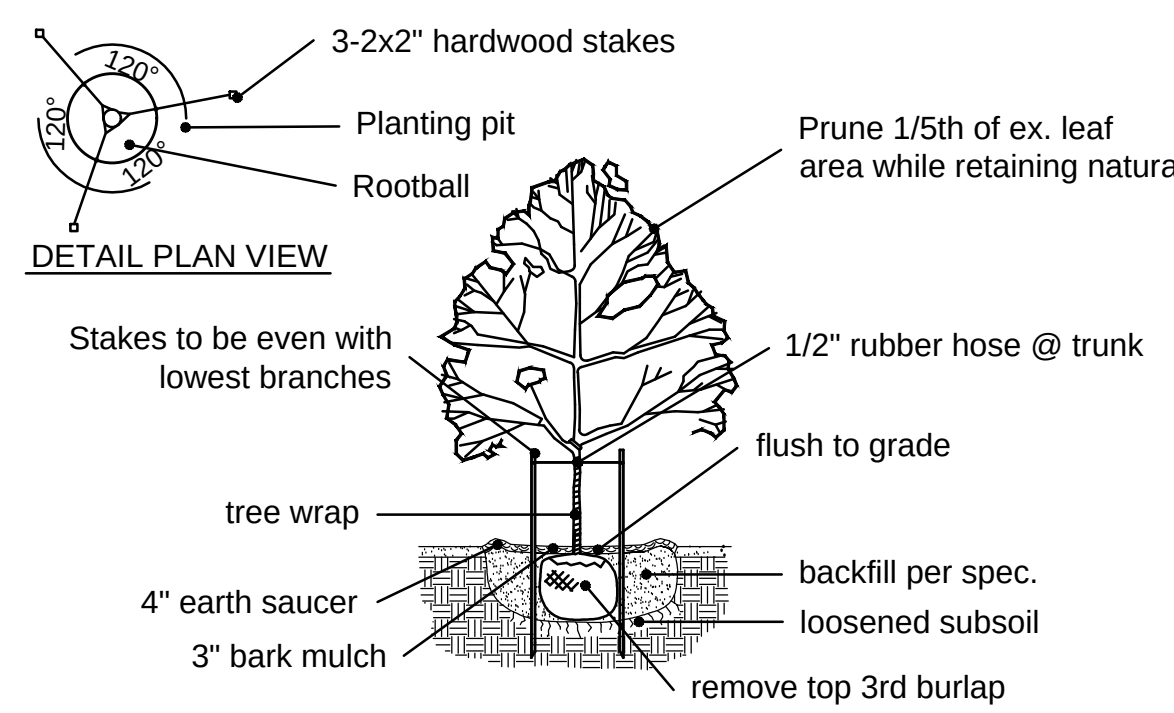
DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 01/09/2018	JOB NO: 217-6191.1
M.S.D. P. # -	BASE MAP # 171
S.L.C. H&T # -	H&T S.U.P. # -
M.D.N.R. # -	

SHEET TITLE:
SKY EXPOSURE PLAN

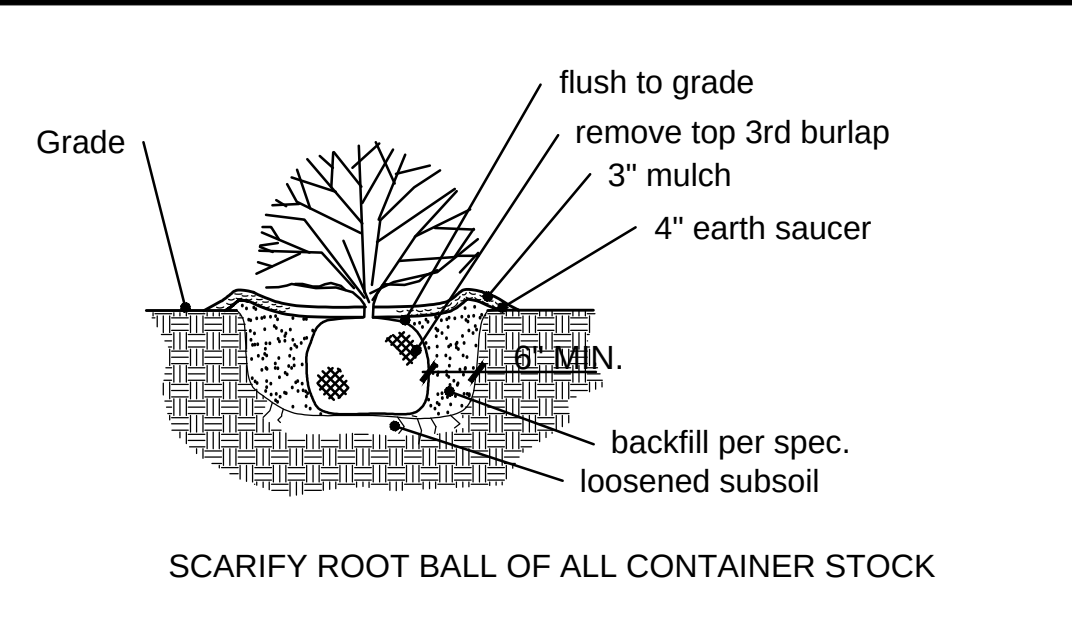
SHEET NO.:
SDSP-3.0



TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

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 %
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

landscapeArchitects/planners
707 Spirit of the West Drive, Suite 105
Chesterfield, MO 63005
P: 636.519.5658 F: 636.519.5977
E: info@loomis-associates.com

loomisAssociates Inc.
Missouri State Certificate of Authority #: LAC #00010191

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

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 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.

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.

Landscape Design and Screening

Lighting

Sincerely,

[Handwritten signature]

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



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

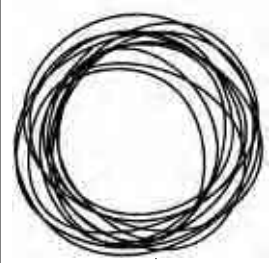
EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	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



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"	



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
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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



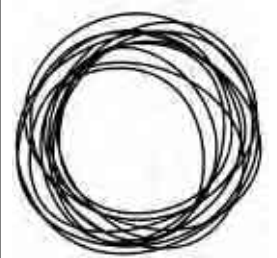
NORTHWEST RENDERING



SOUTHWEST RENDERING

[illegible]

chasen b. garrett
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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

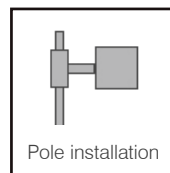
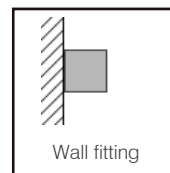
DATE: 04/18/2018

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.



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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

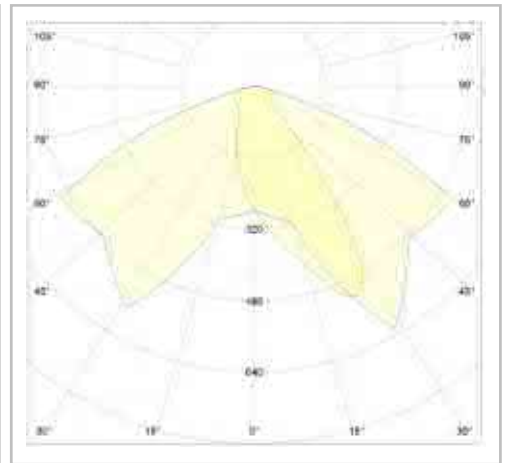
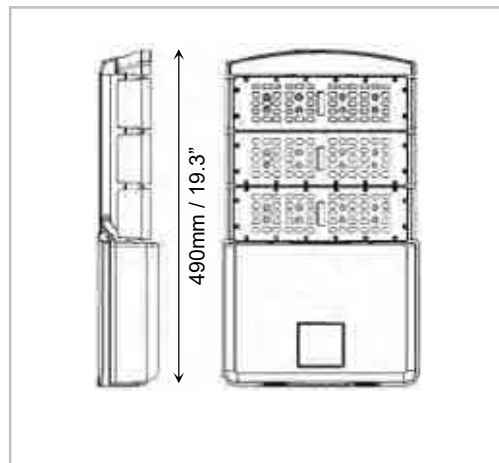
Ordering Example:

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



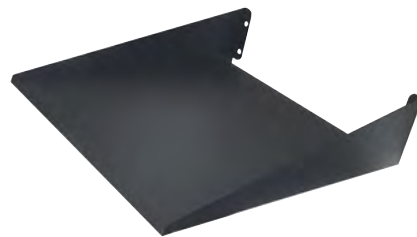
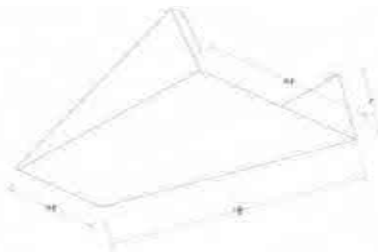
M2 = Slip Fitter



M3 = U-Bracket
Trunnion



M4 = Back Shield



Ordering Example:

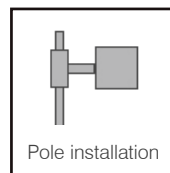
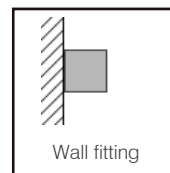
LI-PLYR298-W150-150-A-1-1-BR-M1

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

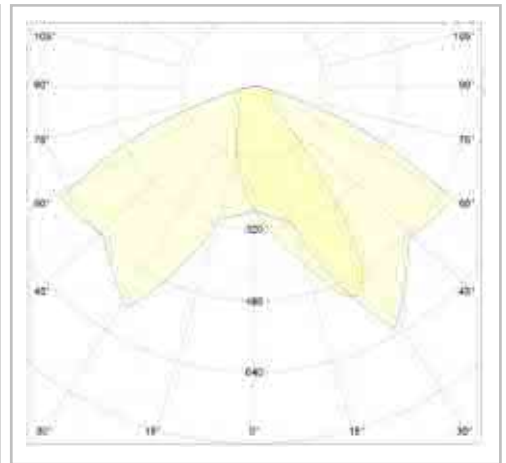
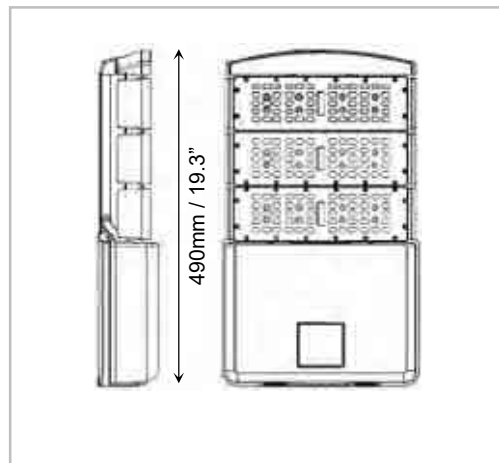
Ordering Example:

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



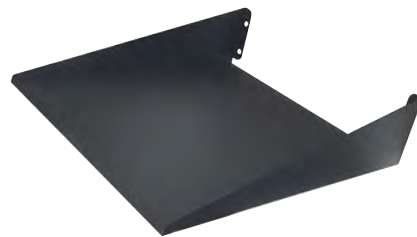
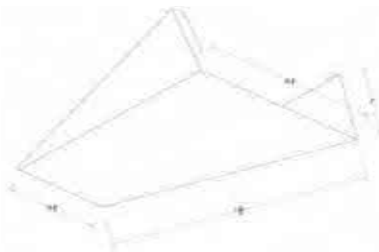
M2 = Slip Fitter



M3 = U-Bracket
Trunnion



M4 = Back Shield



Ordering Example:

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

Project name:

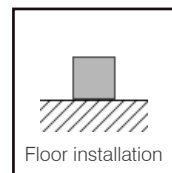
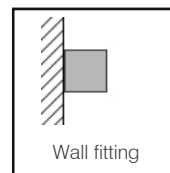
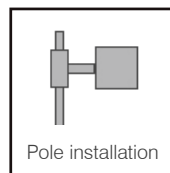


DESCRIPTION

ALVA series family of area lighting evenly aluminate 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

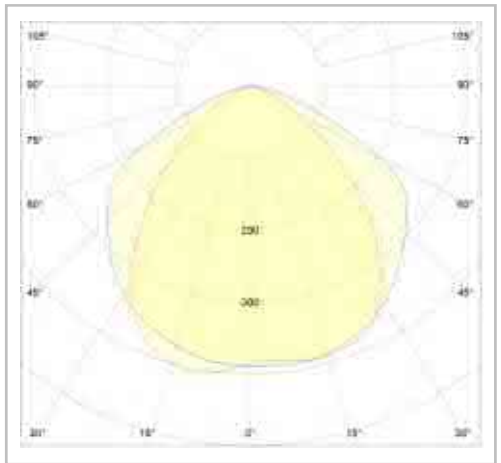
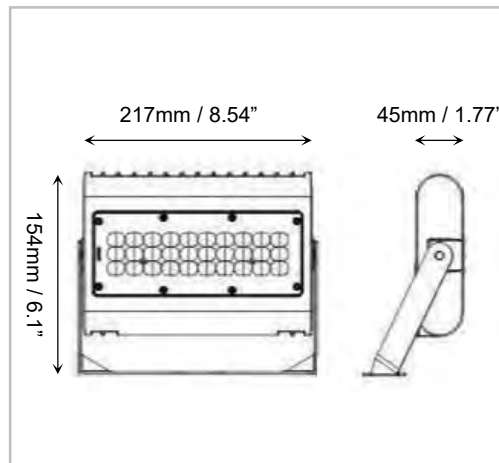
B = Type 3

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

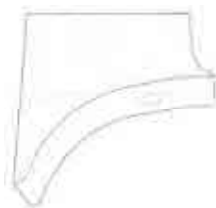


Project name:



FIXTURE ACCESSORIES

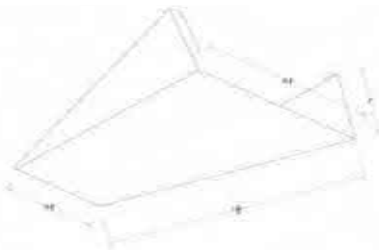
M1 = Straight Arm Mount



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

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.

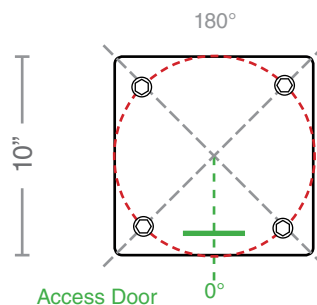
MATERIALS

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

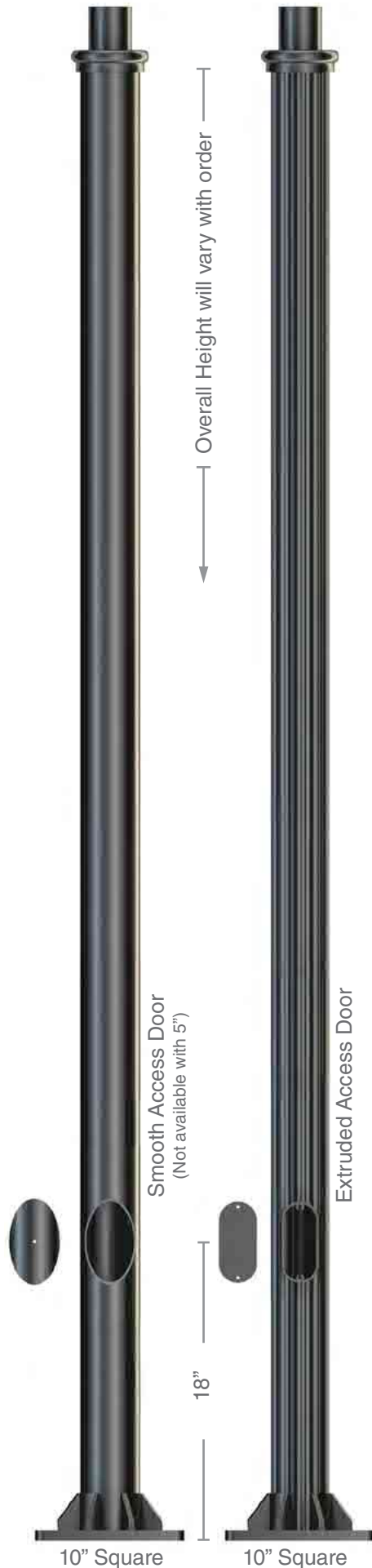
STANDARD FINISH

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

Notes:

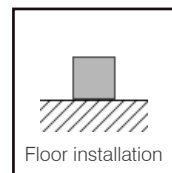
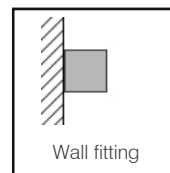
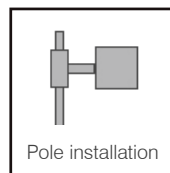
1) Information provided is subject to change without notice.
All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

DESCRIPTION

ALVA series family of area lighting evenly aluminate 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

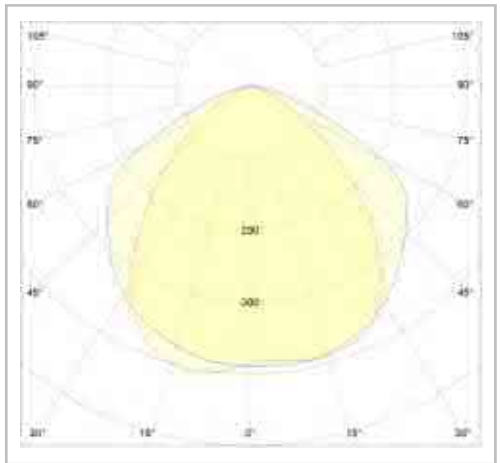
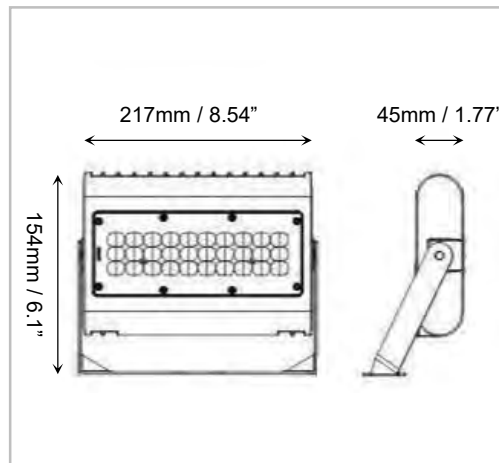
B = Type 3

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

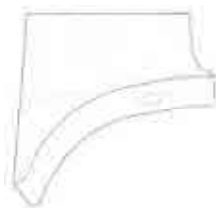


Project name:



FIXTURE ACCESSORIES

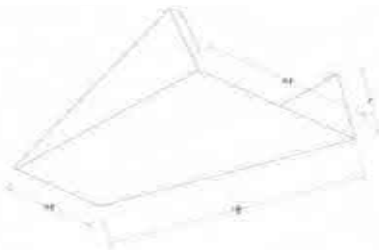
M1 = Straight Arm Mount



M2 = Slip Fitter



M3 = Back Shield



Ordering Example:

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

Project name:

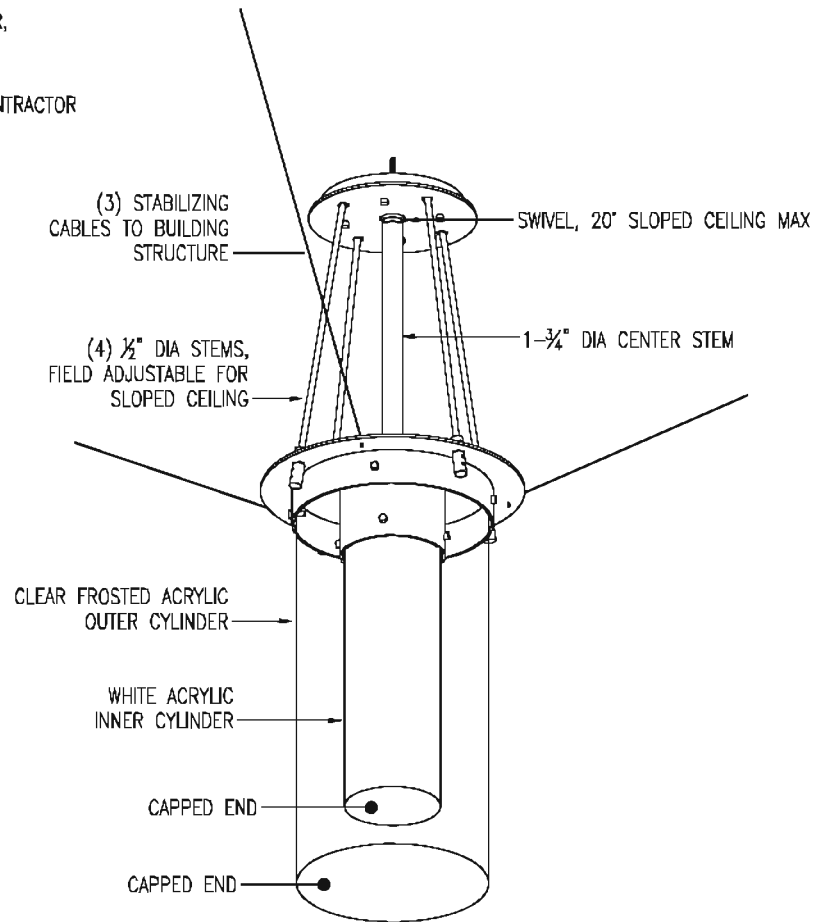
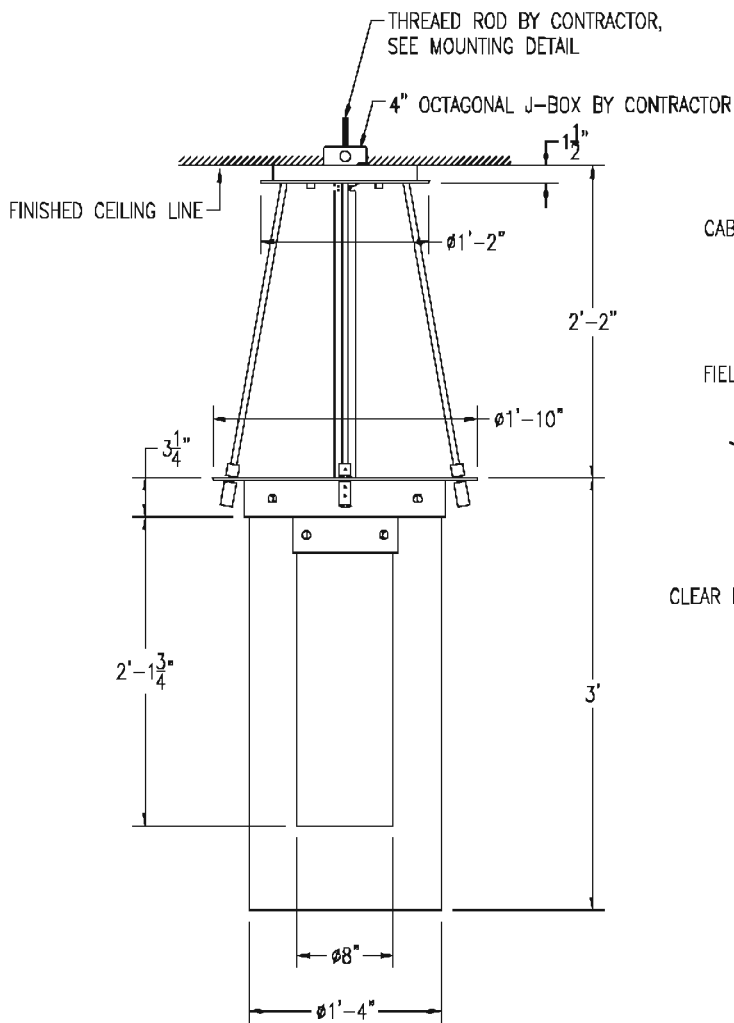


Residence Inn
Type Z42

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:

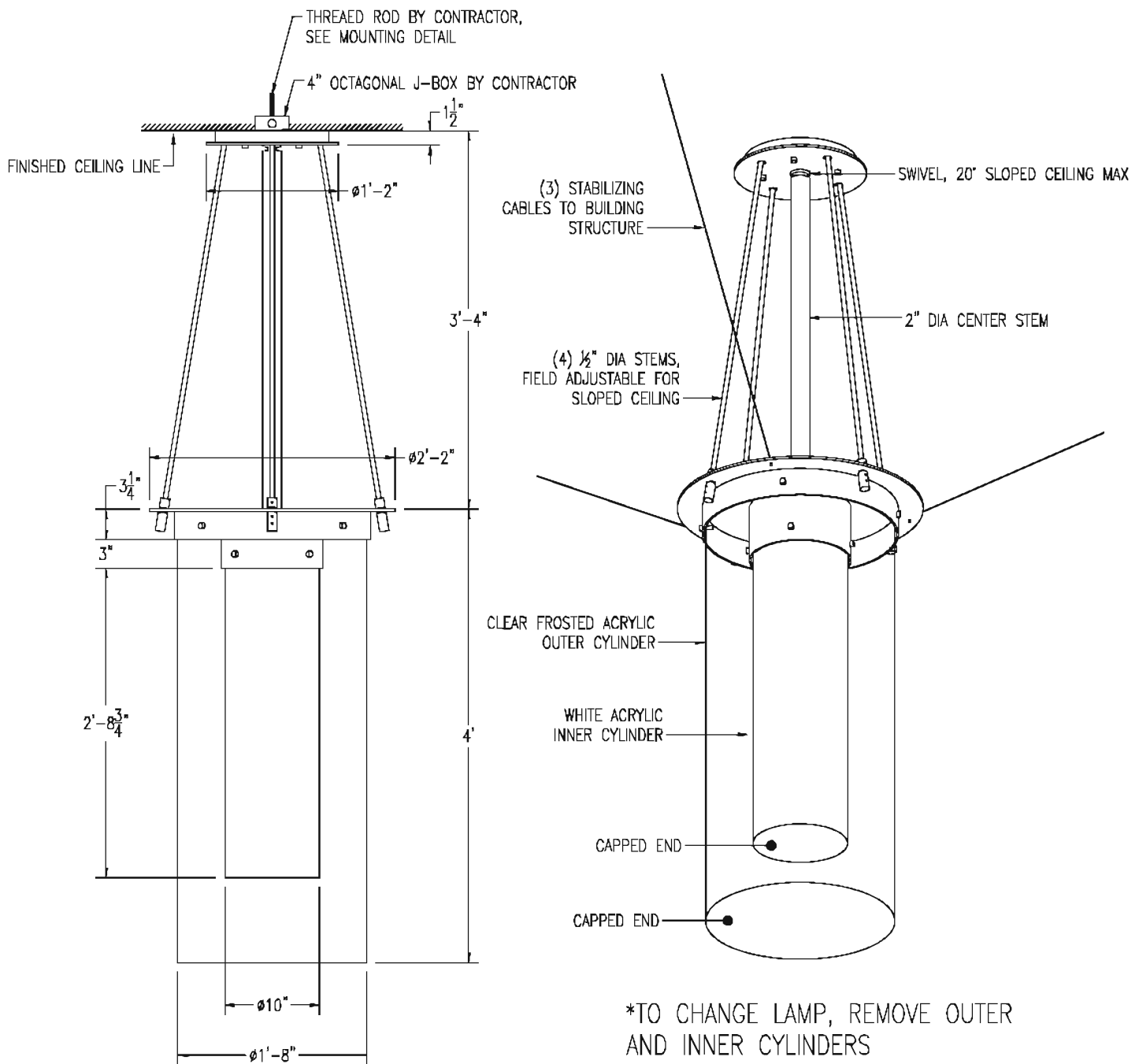
REV: B 7-12-12

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:

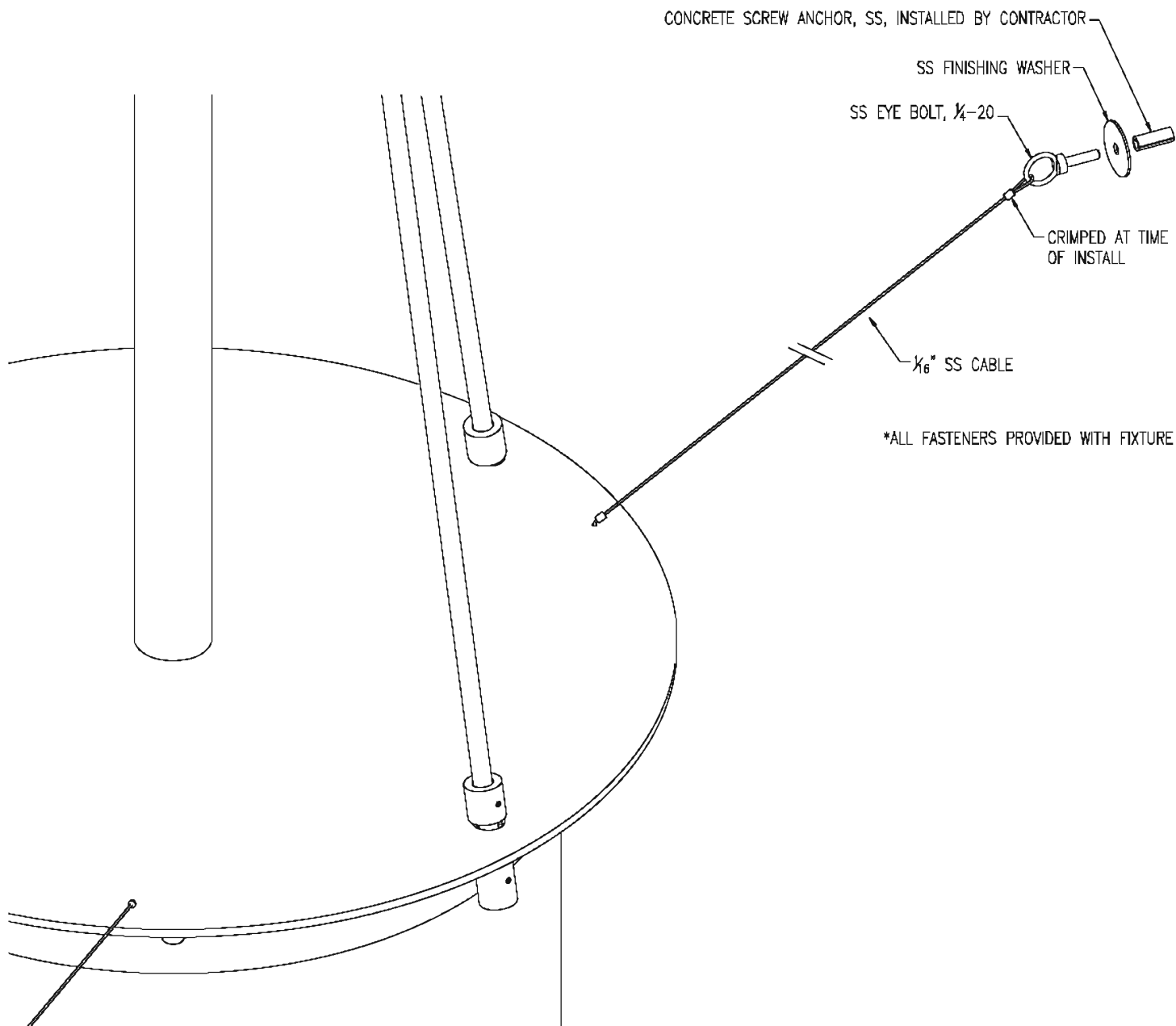
QTY:

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:

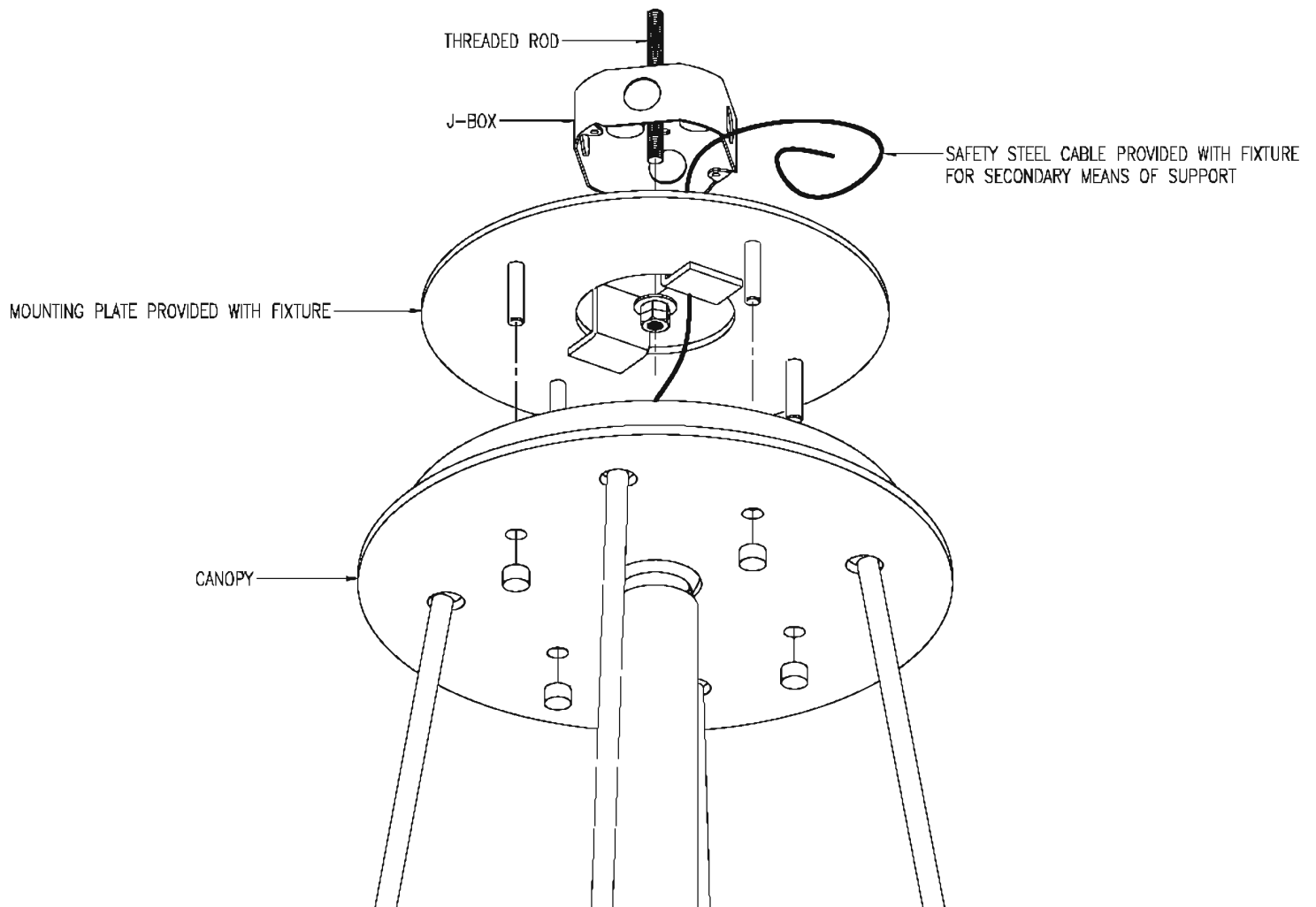
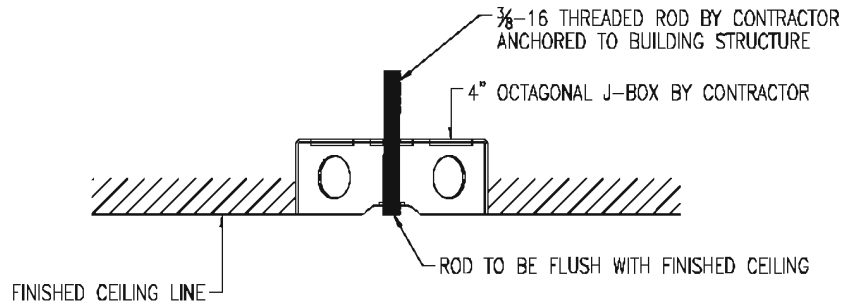
QTY:

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:

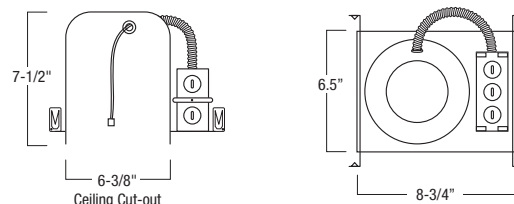
See compatible Diamond/Onyx/Cobalt/Opal for compatible dimmers

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

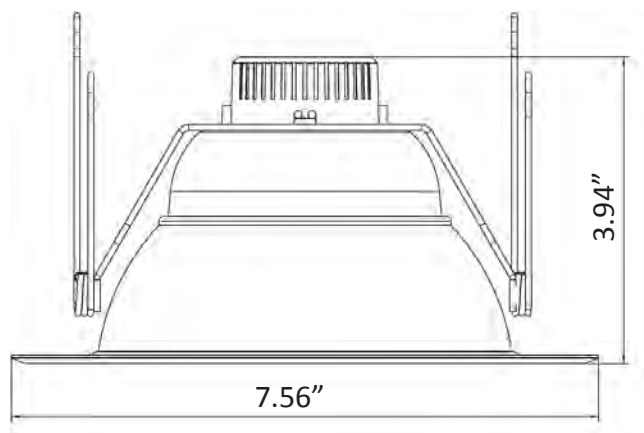
Model	IL-D536
CCT	3000, 5000
Description	6" LED Commercial Dpwnlight
Dimensions	7.56" D x 3.94" H
Dimming	Yes
CRI	>80
Finishes	White
Power	20W
Input Voltage	120V AC
Suitable	Dry, damp, wet locations
Lumens	1550, 1650
Rated Life	50,000 hours
Certification	ETL
Warranty	5 year

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

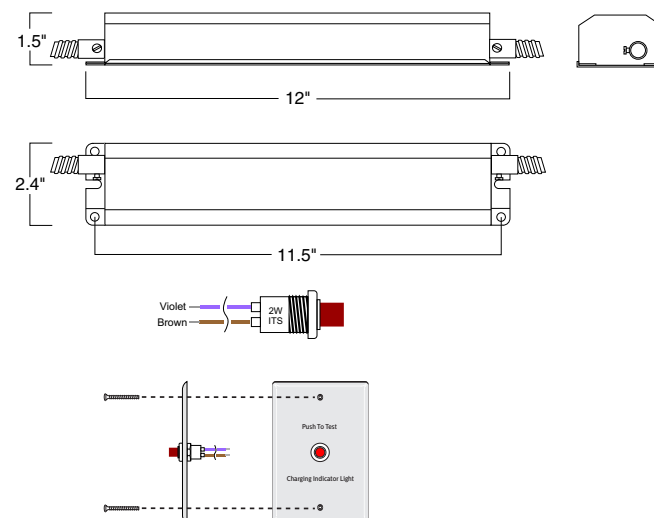
4.3 lbs. (1.95 kg)

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

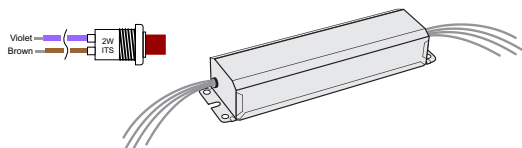
The BSL17C-C2 model can be ordered in several mounting configurations and test switch/LED kits. Please see the ordering codes below to determine which configuration best meet your requirements.

WARRANTY

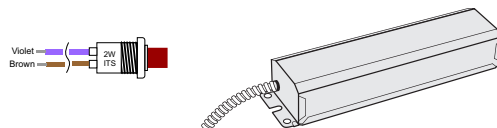
Model BSL17C-C2 is warranted for five (5) full years from date of manufacture. Please see detailed warranty information on our web site.

Optional Configurations (with order numbers)

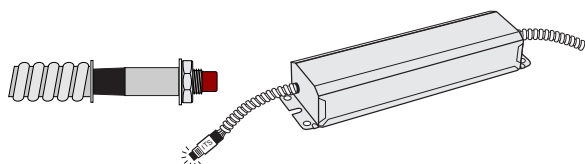
BSL17C-C2 (Order Number BSL17C2U)
Includes Loose 2W-ITS Parts Kit



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

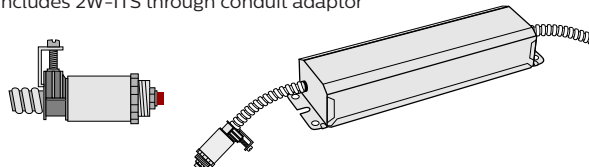


BSL17C-C2 Type 1 Option 6 (Order Number BSL17CC2T1O6U4W)
Includes 4W-ITS exiting through conduit



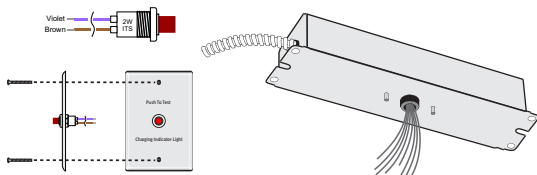
4 W-ITS exits through conduit adaptor. All other wires through the other conduit.

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

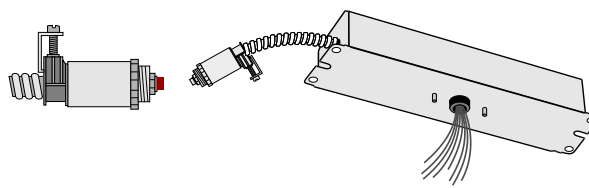


ITS exits unit through conduit adaptor. All other wires through the other conduit.

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.

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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

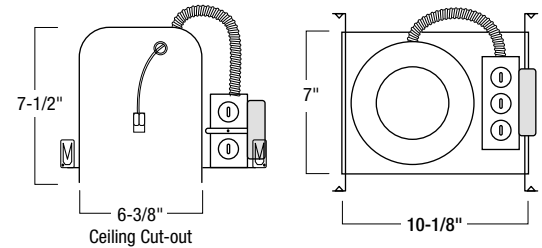
NORALIGHTING.

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

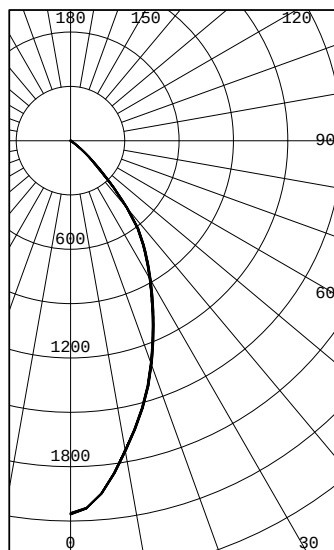
NHM-620LE1 / NRM-611L2030DW

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
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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
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

LUMINACE 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.

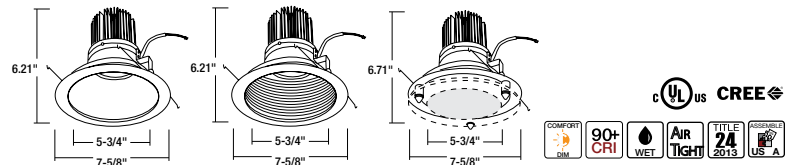
Type Z91

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
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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

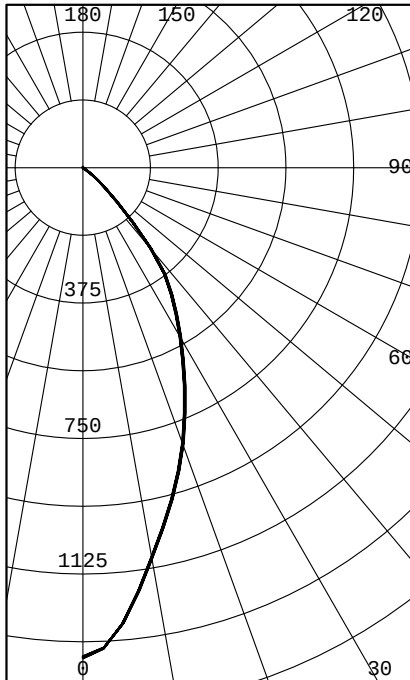
Voltage: 120.1 VAC	Power: 15.52 W	Frequency: 60Hz	Test Temp: 24.8°C	Current: 0.1317 A	PF: 0.983	SC: 0.7
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COEFFICIENTS OF UTILIZATION CONAL CAVITY METHOD

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
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 Phone: 800.686.6672 • FAX: 800.500.9955 • e-mail: nora@noralighting.com

Aluminum LED 25W Bollard Light

Outdoor



IL-C13BS

Product Specifications

Features :

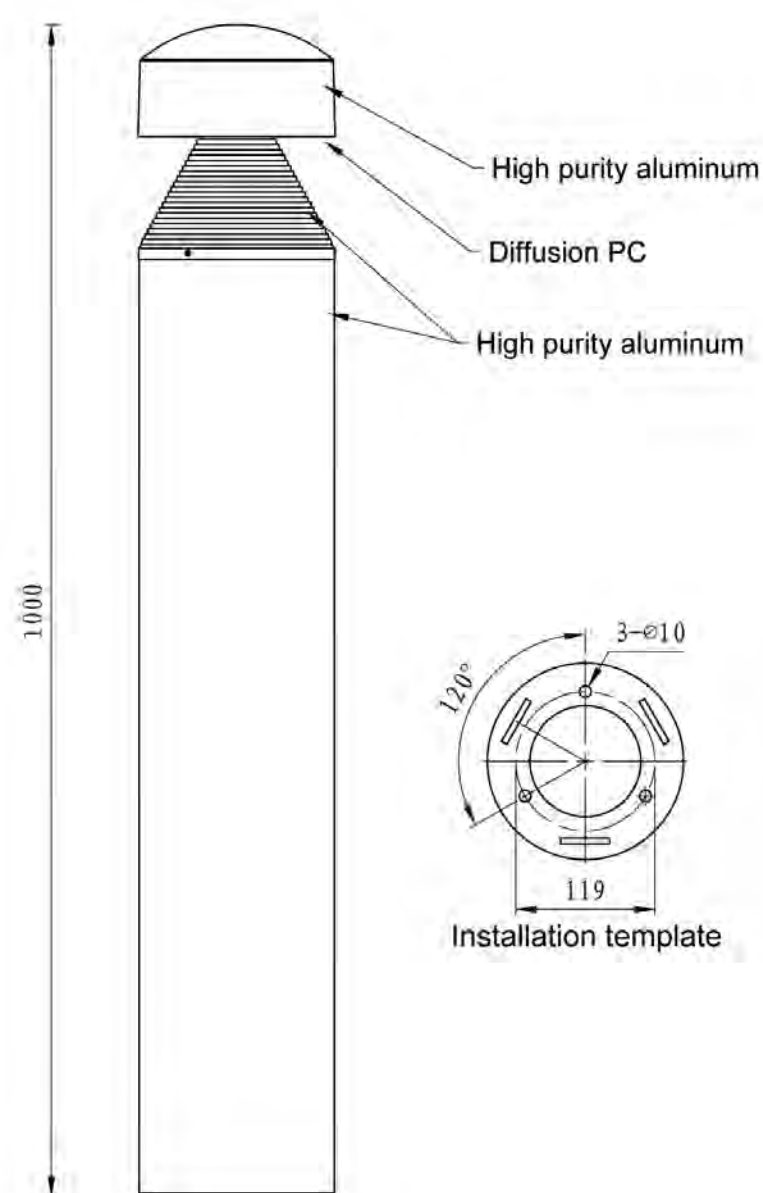
- Model IL-C13BS
- CCT 4000K
- Description 25W Aluminum Bollard Light
- Dimensions 39.37" H x 6.61" D
- CRI 75
- Finishes Bronze - Black finish available on request
- Power 25W
- Input Voltage 100-240V
- Suitable Outdoor
- Lumens 1500
- Power Factor 50-60Hz
- Certification IP65
- Warranty 3 years

[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"

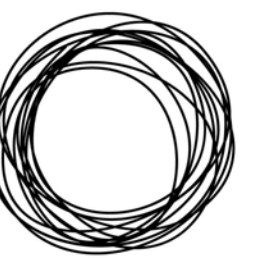
EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	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	02/26/2018
ARB SUBMITTAL 2	ARB SUBMITTAL 2	04/18/2018
ARB SUBMITTAL 3	ARB SUBMITTAL 3	06/08/2018
PLANNING	PLANNING	07/13/2018

chasen b. garrett
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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

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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



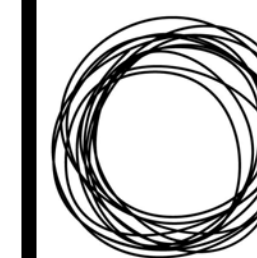
NORTHWEST RENDERING



SOUTHWEST RENDERING

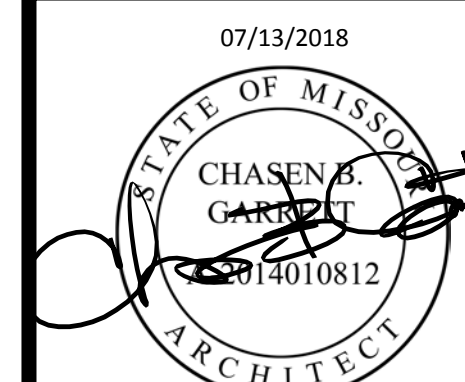
[illegible]

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

**RESIDENCE INN - #11090**

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"

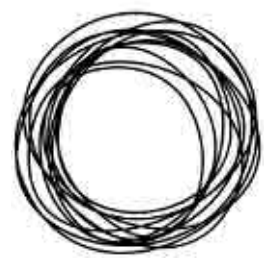
EXTERIOR MATERIAL FINISH SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION	
AL1	WINDOWS/STOREFRONTS	REFER TO DRAWINGS	VARIES	ALUMINUM FRAME - PRE-FINISHED WHITE	
AS1	ASPHALT SHINGLES	TYPICAL ROOF	CERTAINTED	LANDMARK - WEATHERED WOOD	
MR1	STANDING SEAM METAL ROOF	UPPER LOW SLOPE ROOFS	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	04/16/2018	
ARB SUBMITTAL 3	06/08/2018	
PLANNING	07/13/2018	
PLANNING 2	07/23/2018	

chasen b. garrett
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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:
07/23/2018
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

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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**

UPDATED ELEVATIONS 8/24/2018



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	CERTAINTEED	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"

PLAN STATUS		DATE
DESCRIPTION	ARB SUBMITTAL	02/26/0608
PLANNING DEPT.	07/13/0823	
SUBMITTAL		

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ARCHITECTS, PLLC

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RESIDENCE INN - #11090
KMG HOTELS

16875 NORTH OUTER 40 ROAD - CHESTERFIELD, MO

EXTERIOR ELEVATIONS

08/24/2018

STATE OF MISSOURI
CHASEN B. GARRETT
2018010812
ARCHITECT

CHASEN B. GARRETT - ARCHITECT
MO# A-2014010812

DATE:
08/23/2018

SHEET NUMBER:
A201

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

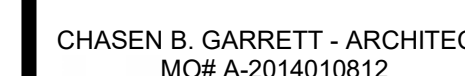
**RESIDENCE INN - #11090**

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

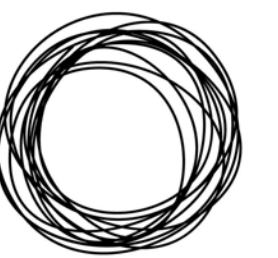


SOUTHEAST RENDERING

[illegible]

chasen b. garrett
ARCHITECTS, PLLC

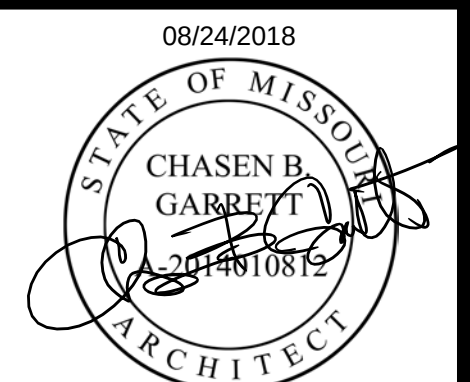
P.O. BOX 8336
FORT SMITH, ARKANSAS 72902
479.652.0175



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

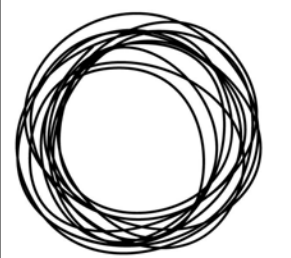


GATEHOUSE RENDERING

[illegible]

chasen b. garrett
ARCHITECTS, PLLC

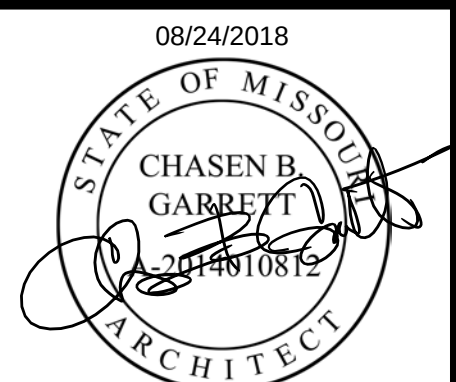
P.O. BOX 8336
FORT SMITH, ARKANSAS 72902
479.652.0175



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

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: August 24, 2018

RE: **Mobil Mart at Baxter and Clayton (Brite Worx)**: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.72 acre tract of land zoned "PC" Planned Commercial District located on the western corner of the intersection of Clayton Road and Baxter Road.

Summary

The request is for a Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a new 4,020 square foot stand-alone carwash facility at 14905 Clayton Road. The proposed building is to be constructed of EIFS with a stone base and a clear acrylic roof system. Accents include metal fascia, exposed steel ribbing, and clear glass windows. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield [Ordinance 2977](#).

The project was reviewed by the Architectural Review Board on May 10, 2018. A motion was made to forward the Site Development Plan to the Planning Commission with a recommendation for approval by a vote of 5-0 with the following conditions: Revise the planting locations along the north property line to provide adequate space for all plantings, provide photos of nighttime conditions to illustrate the appearance of the roofing material while lit at night, and ensure lighting levels as indicated on the lighting plans will be maintained in the future. All of the ARB conditions have been fulfilled by the applicant.

Planning Commission reviewed the project at the July 9, 2018 meeting, where additional information regarding the colors of the accessory elements and revised section views were requested. No vote was held at that meeting. At the July 23, 2018 meeting, Planning Commission recommended approval of the request by a vote of 6 – 1 with the conditions of constructing the proposed six-foot wall and utilizing silver accents on the vacuum stations in place of the proposed blue. Ordinance 2977 has automatic Power of Review for the Site Development Plan, Landscape Plan, Lighting Plan, Tree Preservation Plan, and Architectural Elevations.

This item was reviewed at the August 9th Planning and Public Works Committee Meeting. At that time, there was considerable discussion regarding the building materials and the height of the wall around the 'buttonhook' drive aisle. The Committee voted by a vote of 4-0 to hold the item to the next Planning and Public Works meeting to allow for discussion of the building materials.

Prior to the August 23, 2018 Planning and Public Works Committee meeting, the applicant submitted revised elevations that include the removal of blue from the top of the towers, replacing the brick veneer with a stone veneer, changing the stone in the stone base, and changing the color of the EIFS. There were also additional changes to the vacuum stations. The proposed stations will have a canopy; that canopy and the entire system, poles, trashcans, and mat racks will be gray consistent with Planning Commission recommendation. Lastly, the applicant is proposing to utilize an 8' Artisan Concrete Wall in lieu of the 6' wall originally proposed around the buttonhook portion of the site.

At the August 23rd Planning and Public Works Committee meeting there was discussion regarding the blue arched line on the west elevation with respect to the view from the neighboring residents. The Committee made a motion to forward the project to the City Council with a recommendation of approval with an amendment to remove the blue at the roofline on the west elevation. The motion passed by a vote of 4-0.

Attached to this report please find the August 23th Planning and Public Works Packet.

Attachments: Applicant's letter
Section Views
Site Development Plan
Tree Stand Delineation & Tree Preservation Plan
Landscape Plan
Lighting Plans & Cut Sheets
Architect's Statement of Design
Architectural Elevations
Site Elements
Renderings
Night Photos of Columbia, IL location
Emails from Residents



Figure 1. Aerial Photograph

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Cassie Harashe, Planner



Date: August 23, 2018

RE: **Mobil Mart at Baxter and Clayton (Brite Worx)**: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.72 acre tract of land zoned "PC" Planned Commercial District located on the western corner of the intersection of Clayton Road and Baxter Road.

Summary

The request is for a Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a new 4,020 square foot stand-alone carwash facility at 14905 Clayton Road. The proposed building is to be constructed of EIFS and brick veneer with a stone base and a clear acrylic roof system. Accents include metal fascia, exposed steel ribbing, and clear glass windows. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2977.

The project was reviewed by the Architectural Review Board on May 10, 2018. A motion was made to forward the Site Development Plan to the Planning Commission with a recommendation for approval by a vote of 5-0 with the following conditions: Revise the planting locations along the north property line to provide adequate space for all plantings, provide photos of nighttime conditions to illustrate the appearance of the roofing material while lit at night, and ensure lighting levels as indicated on the lighting plans will be maintained in the future. All of the ARB conditions have been fulfilled by the applicant.

Planning Commission reviewed the project at the July 9, 2018 meeting, where additional information regarding the colors of the accessory elements and revised section views were requested. No vote was held at that meeting. At the July 23, 2018 meeting, Planning Commission recommended approval of the request by a vote of 6 – 1 with the conditions of constructing the proposed six-foot wall and utilizing silver accents on the vacuum stations in place of the proposed blue. Ordinance 2977 has automatic Power of Review for the Site Development Plan, Landscape Plan, Lighting Plan, Tree Preservation Plan, and Architectural Elevations.

This item was reviewed at the August 9th Planning and Public Works Committee Meeting. At that time, there was considerable discussion regarding the building materials and the height of the wall around the 'buttonhook' drive aisle. The

Committee voted by a vote of 4-0 to hold the item to the next Planning and Public Works meeting to allow for discussion of the building materials.

Since that meeting, the applicant has submitted revised elevations that include the removal of blue from the top of the towers, replacing the brick veneer with a stone veneer, changing the stone in the stone base, and changing the color of the EIFS. There were additional changes to the vacuum stations. The proposed stations will have a canopy; that canopy and the entire system, poles, trashcans, and mat racks will be gray consistent with Planning Commission recommendation. Lastly, they are proposing to utilize an 8' Artisan Concrete Wall in lieu of the 6' wall originally proposed around the buttonhook portion of the site. These changes have been reflected in the packet materials with this report.

Attached to this report please find a copy of the Applicant's letter detailing the changes, the July 23rd and July 9th Planning Commission Staff Reports, Vacuum Station Elements, Section Views, Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, Lighting Plan, Lighting Cut sheets, the Architect's Statement of Design, Architectural Elevations, Site Element Photos, Renderings, Night Photos of the Columbia, IL location, and emails from residents.

Attachments: Applicant's letter
July 9, 2018 Planning Commission Staff Report
July 23, 2018 Planning Commission Staff Report
Section Views
Site Development Plan
Tree Stand Delineation & Tree Preservation Plan
Landscape Plan
Lighting Plans & Cut Sheets
Architect's Statement of Design
Architectural Elevations
Site Elements
Renderings
Night Photos of Columbia, IL location
Emails from Residents



Figure 1: Aerial Photo

CONCESSIONS WALLIS COMPANIES HAS MADE SINCE PREVIOUS PLANNING & PUBLIC WORKS SUBMISSION:

1. ARCHITECTURAL ELEMENTS

- a. Removal of the Accent Blue on the Aluminum cap on the Towers
- b. Eldorado Stone base changed from European Ledge in Linen to Rough Cut in Moonlight



- c. Upper material changed from Brick veneer to Eldorado Stone LedgeCut33® in Birch



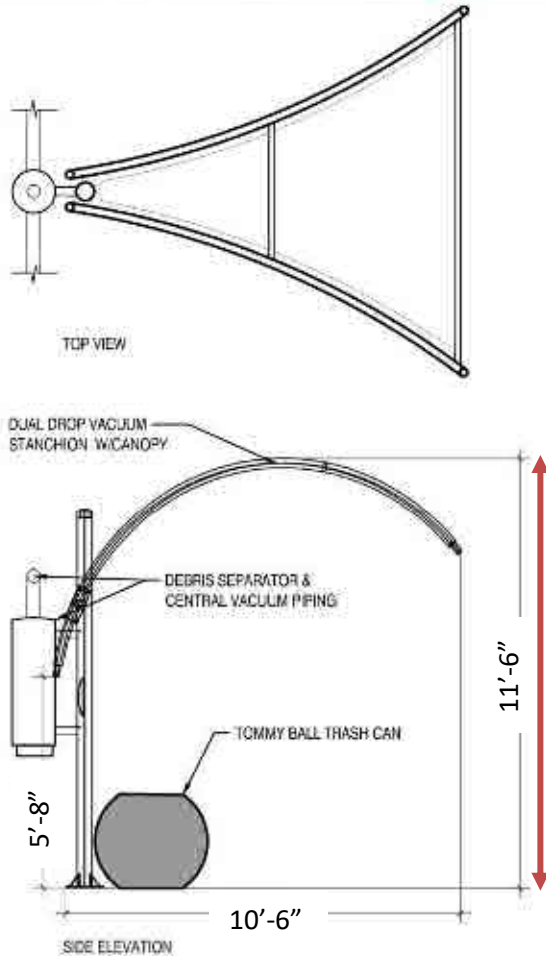
- d. EIFS, in turn, changed to Prairie Clay-111 (which is similar to the Mia Sorella color that I understand ARB liked)

2. VACUUM STATIONS

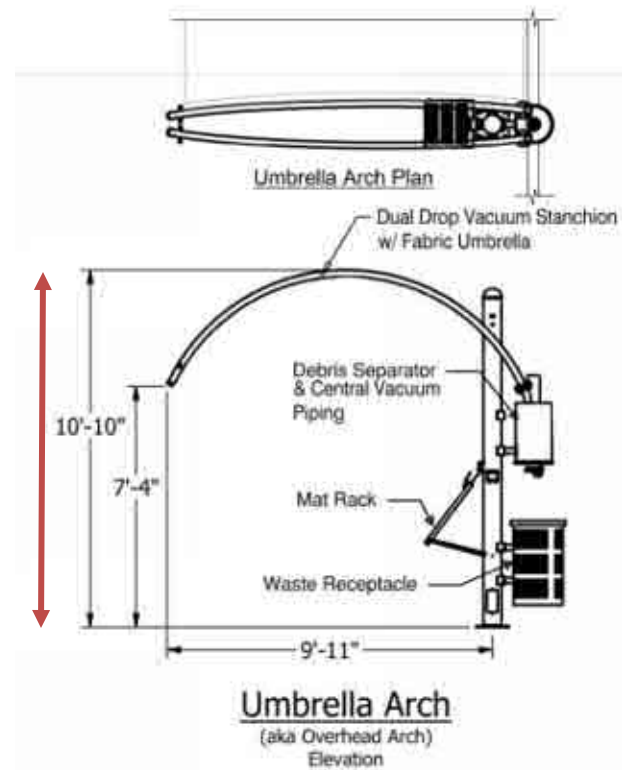
- a. Remove all Blue elements that matched the accent blue on the building. All elements shall be grey.
- b. Vacuum Vendor



Previous Tommy Vacuum Station



Current Vacutech Station



RECEIVED
City of Chesterfield

Aug 20 2018

Department of Public Services

3. ARTISAN PRECAST MASONRY FENCE

- Replace the 6' Artisan Fence with 8' Artisan Fence on the "button hook" (from vacuums to wash pay station).

4. CORPORATE BLUE COLOR

- a. Replaced Corporate blue color

Before:



After:





VII.C.

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 Plan

Meeting Date: July 9, 2018

From: Cassie Harashe, Planner 

Location: 14905 Clayton Road

Description: **Mobil Mart at Baxter and Clayton (Brite Worx):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.72 acre tract of land zoned "PC" Planned Commercial District located on the western corner of the intersection of Clayton Road and Baxter Road.

PROPOSAL SUMMARY

The request is for a Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a new 4,020 square foot stand-alone carwash facility at 14905 Clayton Road. The proposed building is to be constructed of EIFS and brick veneer with a stone base and a clear acrylic roof system. Accents include metal fascia, exposed steel ribbing, and clear glass windows. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield [Ordinance 2977](#).



Figure 1: Site Photo

HISTORY OF SUBJECT SITE

The subject property was originally zoned "C8" Planned Commercial District. In 1998, Arch Energy petitioned to change the zoning to allow for a filling station, a fast food restaurant, and a vehicle washing facility for automobiles. After initially being denied by the City, the zoning was changed to "PC" Planned Commercial District in June 2001 by [Ordinance 1750](#). Ordinance 1750 underwent two amendments

in 2001, ultimately ending with [Ordinance 1803](#). In 2018, the subject site was zoned “PC” Planned Commercial District by City of Chesterfield [Ordinance 2977](#) to establish all new development criteria and uses for the site. The only approved use under this ordinance is a stand-alone car wash. There are several development criteria for this development including screening walls for both acoustic mitigation and aesthetic purposes, stricter lighting standards and restrictive access management standards.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North & West	“R3” Residence District (10,000 sq. ft.)	Attached single family residences within the Woodfield Subdivision
South	“PC” Planned Commercial and “C2” Shopping Districts	Pharmacy and Bank located within the Walgreens at Clayton and Baxter Center and No Subdivision Ward 3
East	“C8” Planned Commercial District	Commercial properties within the Baxter Center Subdivision

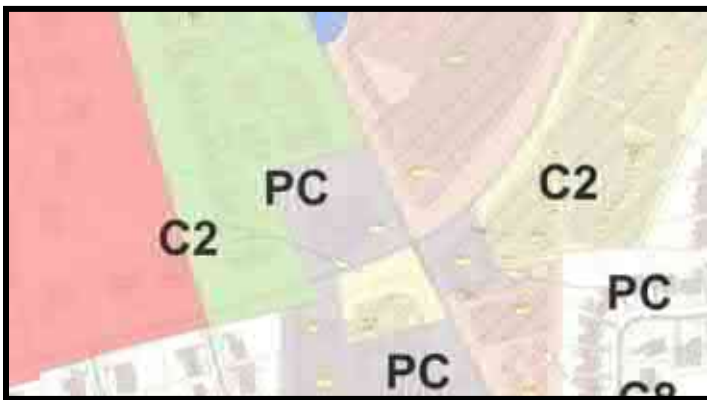


Figure 2: Zoning Map



Figure 3: Comprehensive Land Use Plan

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 3 of the City of Chesterfield. The City of Chesterfield Land Use Plan gives this parcel a Community Retail designation. The Plan Policies chapter of the Code calls for:

“Community Retail development along Highway 340 (Clarkson Road/Olive Boulevard) should be limited to the Urban Core and a select number of high quality, well-planned nodes clustered at the following locations: Baxter Road, Hilltown Center, Woods Mill/Highway 141.”

More specifically in the Land Use Element chapter, it defines Community Retail as “Serving Multiple Neighborhoods and Neighboring Communities”. It further clarifies locations of Community Retail to include the intersection of Clayton Road and Baxter Road. There are three policies related to Commercial Development laid out in the Comprehensive Plan.

Policy 3.1 Quality Commercial Development - Commercial developments should positively affect the image of the City, provide employment opportunities, and offer retail and service options to residents.

This Site Development Plan is for the redevelopment of the Mobil Gas Station to be replaced with a Brite Worx Car Wash. This project offers a different service option to residents.

Policy 3.1.1 Quality of Design - Overall design standards should provide for smaller scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.

The redevelopment of this site is proposing a smaller footprint of impervious surfaces and more open space than a previously approved redevelopment plan. Design elements including elevations, circulation, landscaping and open space are discussed further in this report.

Policy 3.1.2 Buffering of Neighborhoods - Development should substantially buffer the neighboring residential uses in all directions by employing good site design, addressing vehicular access, building materials selection, tree preservation, and expanded setbacks.

This development is providing buffering through the use of site design, screening walls, landscaping, tree preservation, and setbacks. These specific areas are discussed later in this report.

This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

STAFF ANALYSIS

Circulation System & Access

The proposed carwash is to be located on a diagonal with the exit of the carwash facing the intersection of Clayton Road and Baxter Road. During the zoning process, the location of the carwash in relationship to the adjacent property owners was discussed at length. The length and the angle of the carwash were located to be as far from the residents as possible while still meeting other requirements such as, throat depths, turning radii, and landscape buffers. This angle also allows the exit of the carwash with the drying system to be located at the end of the carwash closest to the intersection. This puts the loudest portion of the carwash further away from the residents. The carwash will have vacuum stations on the western side that utilize a

central vacuum system; this system will be enclosed within the taller of the two towers on the building, again to minimize the amount of noise the site will generate.

Proposed ingress and egress from the site will be from two right-in/right-out access points, one on Clayton Road and one on Baxter Road, as required by the governing ordinance. Parking is proposed at the vacuum stations and north of the drive aisle along Clayton Road. Vehicles will enter the carwash from the northwest corner and exit at the southeast corner; customers can then turn left to access the vacuum stations.

A sidewalk is already in place along both Clayton and Baxter Roads to provide pedestrian access.

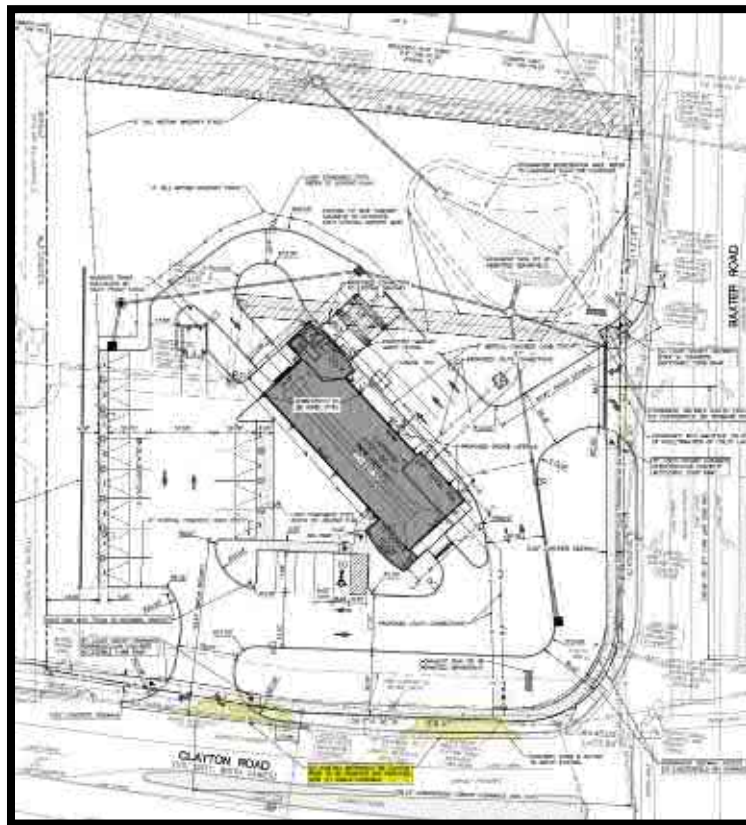


Figure 4: Site Plan

Topography & Retaining Walls

The subject site has an approximately 15 foot grade change from the northern side of the development to the north property line. One modular block retaining wall is proposed on the western side of the development along an existing wooden fence. This wooden fence will be removed, except the most southern 35'. This portion of the wood fence connects to a 13 foot section of chain link fence that carries over from the neighboring development to the west.

Architectural Elevations

There are two tower elements, one on the northeast and one on the southwest side of the carwash tunnel. The northeast tower will be 25 feet tall and the southwest tower will be 22' 5"

tall. The carwash tunnel is approximately 116 feet long and 21 feet tall. The tunnel portion of the carwash is a similar scale to the Walgreens to the south and the gas station canopy to the southeast. The scale of the building is broken down by providing various height changes along the east and west elevations, and a logical pattern of materials and windows along the north and south elevations. The applicant is proposing two human entry points which are adjacent to the auto entrance and exits on the narrow ends of the building. Finally, the building is provided with human scale by using horizontal banding to reduce the visual scale of the vertical elements.



Figure 5: Color Elevations

Materials planned for this proposal include EIFS, brick veneer, stone base, a clear acrylic roof system, metal fascia, exposed steel ribbing, clear glass windows, limestone coping, aluminum gutters and downspouts. The EIFS, brick veneer, and stone base will be in shades of tan with metal fascia accent pieces in Pantone 23, Blue. During the zoning process, different elevations were shown to residents and the Planning and Public Works Committee. The final elevation proposed, Figure 5, does significantly match what was presented at the Planning and Public Works Committee meeting.

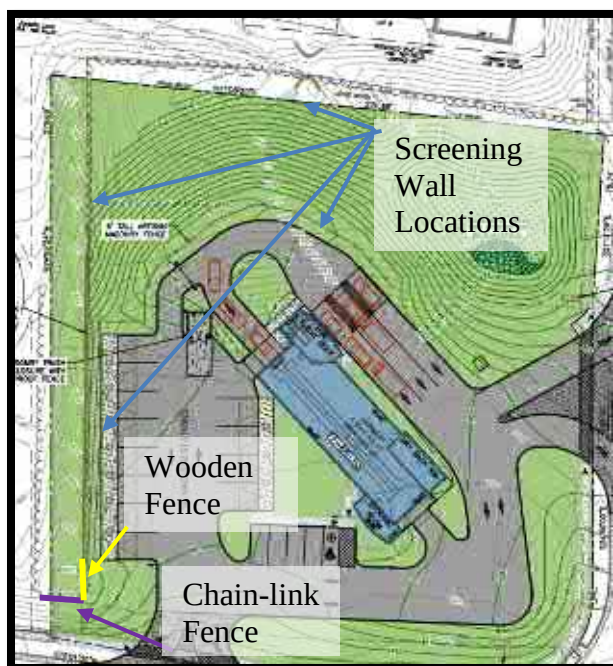


Figure 6: Screening Wall & Fence Locations

Landscaping, Screening, and Open Space

Landscaping is planned in association with the proposed development as required by the City of Chesterfield. The landscape design provides both deciduous and evergreen trees throughout the site, along with preserving many existing trees along the north and west property lines. Due to the presence of existing overhead utility lines and large sight distance triangles along Clayton Road and Baxter Road, the applicant is proposing a wide variety of low growing species in a meandering pattern to provide a wide variety of textures and colors. Additionally, many of these species have been integrated throughout the site to ensure a variety of seasonal color and texture is present.

Per the requirements of Ordinance 2977, the site should have an artisan concrete screen wall along the western edge of the vacuum station that continues to wrap around the northern side of the drive aisle around the development. The Ordinance also has a requirement that an artisan concrete wall be installed along the northern property line. The Site Development Plan shows the required wall, along with an artisan concrete wall that connects the northern wall to where the wall turns at the vacuum stations, essentially providing a continuous wall along the western and northern property lines. The locations of these walls are indicated by blue arrows in Figure 6.

At the southern end of the vacuum stations, the artisan wall will end and tie into a portion of the existing wood fence. The wooden fence is currently parallel to a large portion of the western property line. This fence will be removed, except for the portion indicated in yellow in Figure 6. This wood fence connects to an existing chain-link fence; approximately 13' of this fence, shown in purple in Figure 6, carries over onto the subject site from the southern property line of the Woodfield Development. The existing conditions of these fences can be seen in Figure 7.

A trash enclosure is planned to be located at the northeast corner of the building. The enclosure is proposed to be the same material as the artisan concrete screening wall with sight proof doors in a similar color.

A minimum of 35% open space is required for this development by [Ordinance 2977](#). The proposal exceeds this requirement with 56.5% proposed open space.



Figure 7: Existing Fencing Conditions

Lighting

Lighting is planned in association with this development. The proposed lighting plan consists of one (1) light standard at two different heights. Per Ordinance No. 2977, light poles cannot exceed 8' on the north and west sides of the development and 16' elsewhere on the site. The applicant is proposing to use the same utilitarian light fixture on two different pole heights to comply with the Ordinance. The only wall mounted fixtures will be located at the human entry and exit points.

No accent lighting is proposed for this building. The Ordinance also has stricter requirements pertaining to non-security lighting. The applicant has provided five lighting plans, one for the site as a whole during operating hours, one for the site as a whole indicating the security lighting. Since the proposed building design includes a clear roof, they have additionally provided one for inside the tunnel during operating hours at the roof, one for inside the tunnel during operating hours at grade, and one for inside the tunnel at grade indicating security lighting.

ARCHITECTURAL REVIEW BOARD INPUT

This project was reviewed by the Architectural Review Board on May 10, 2018. At that meeting, the Board recommended approval with three conditions.

- **Revise the planting locations along the north property line to provide adequate space for all plantings.**

The applicant has since revised their landscape plan to provide a sufficiently planted 30' landscape buffer and to provide additional space for the proposed trees along the north property line.

- **Provide photos of nighttime conditions to illustrate the appearance of the roofing material while lit at night.**

The applicant has provided photos of their location at Columbia, Illinois to demonstrate the amount of sky glow the clear roofing material would produce. All photos are included in the Commission's packet, and one can be seen in Figure 8, below.

- **Ensure lighting levels as indicated on the lighting plans will be maintained in the future.**

Section VII. Enforcement, Item A. of Ordinance 2977 states 'The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of



Figure 8: Columbia, Illinois Brite Worx Location at night

Chesterfield and the terms of this Attachment 'A'. As a result of this, the City of Chesterfield has the authority to issue a violation should the lighting levels be out of compliance with the approved plan.

STAFF RECOMENDATION

Staff has reviewed the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design and found it in compliance with the site specific ordinance, Comprehensive Plan, and City Code requirements. Staff recommends approval of the proposed development of Brite Worx Car Wash Site Development Plan.



Figure 9: Color Rendering

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 Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Brite Worx Car Wash."
- 2) "I move to approve (or deny) the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Brite Worx Car Wash with the following conditions..." (Conditions may be added, eliminated, altered, or modified).

Attachments: Site Development Plan
 Tree Stand Delineation & Tree Preservation Plan
 Landscape Plan
 Lighting Plans & Cut Sheets
 Architect's Statement of Design
 Architectural Elevations
 Site Elements
 Renderings
 Night Photos of Columbia, IL location
 Emails from Residents



VIII.A.

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 Plan

Meeting Date: July 23, 2018

From: Cassie Harashe, Planner 

Location: 14905 Clayton Road

Description: **Mobil Mart at Baxter and Clayton (Brite Worx):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.72 acre tract of land zoned "PC" Planned Commercial District located on the western corner of the intersection of Clayton Road and Baxter Road.

PROPOSAL SUMMARY

The request is for a Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a new 4,020 square foot stand-alone carwash facility at 14905 Clayton Road. The proposed building is to be constructed of EIFS and brick veneer with a stone base and a clear acrylic roof system. Accents include metal fascia, exposed steel ribbing, and clear glass windows. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield [Ordinance 2977](#).



Figure 1: Site Photo

STAFF ANALYSIS

The Site Development Plan was reviewed at the July 9, 2018 Planning Commission meeting. At that time, there was discussion regarding the height of the screening wall around the buttonhook, as shown in Figure 2. The Commission requested to see section views of the site. The applicant has provided section views with sight lines that include both a 6' fence, as required by the site specific ordinance, and a taller 8' fence as requested by the Planning Commission.

The Site Development Plans still reflect a 6' wall. If the Planning Commission recommends approval with an 8' wall, the plans will be revised prior to the Planning and Public Works Committee Meeting.



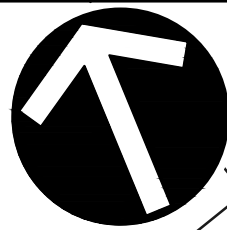
Figure 2: Buttonhook Screening Wall Location

There was also considerable discussion regarding the accessory structures such as the vacuum balls and sun shades. The discussion resulted in a request that the applicant provide additional colors for these elements.

In response the applicant has submitted a different vacuum station that eliminates the ball element and the shade structure element. The new proposed vacuum stations will be placed on the stripe lines of the parking spaces and be 10' tall. The applicant is requesting the poles be blue. They have provided photos of the new vacuum station design. These are included with this report.

Attachments:

- Section Views
- Proposed Vacuum Station Elements
- July 9, 2018 Planning Commission Staff Report
- Site Development Plan
- Tree Stand Delineation & Tree Preservation Plan
- Landscape Plan
- Lighting Plans & Cut Sheets
- Architect's Statement of Design
- Architectural Elevations
- Site Elements
- Renderings
- Night Photos of Columbia, IL location
- Emails from Residents

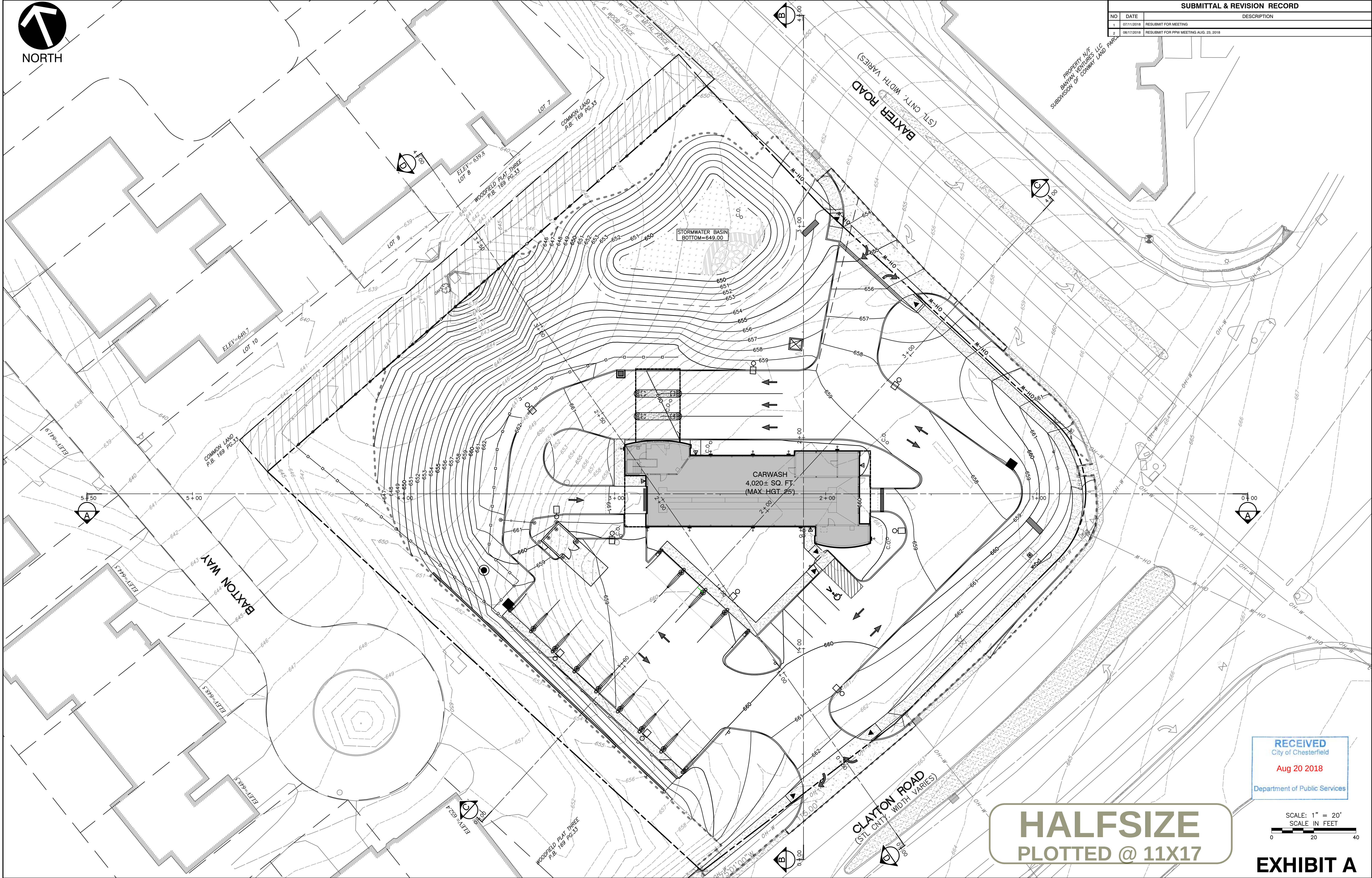


NORTH

SUBMITTAL & REVISION RECORD		
NO	DATE	DESCRIPTION
1	07/11/2018	RESUBMIT FOR MEETING
2	08/17/2018	RESUBMIT FOR PPW MEETING AUG. 23, 2018

PROPERTY V/F
BAYVIEW ENTERPRISES LLC
SUBDIVISION OF CONWAY LAND PARCEL

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City of Chesterfield
Aug 20 2018
Department of Public Services

HALFSIZE
PLOTTED @ 11X17

SCALE: 1" = 20'
SCALE IN FEET

EXHIBIT A



SITE DEVELOPMENT PLAN FOR A PROPOSED BRITE WORX CARWASHERY

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 36, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

BENCHMARK

PROJECT BENCHMARK: "L" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTER LINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE. ELEV.584.94 (USGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97) BM4 12-89.

SITE BENCHMARK: "L" ON THE WEST CORNER AT NORTH END OF 10" CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS. 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD. ELEV.=661.29



City of
Chesterfield

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

SCRIPT FOR A SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SOCONY MOBIL OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 476 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 13 MINUTES 29 SECONDS EAST, 79.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 73.59 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 65.66 FEET) TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 AS AFOREMENTIONED; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 108.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 75 DEGREES 01 MINUTES 00 SECONDS WEST, 115.00 FEET TO THE WESTERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT; THENCE ALONG SAID WESTERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 279.59 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 276.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.

ARCH ENERGY, LCA, the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03-04. PC-PLANNED COMMERCIAL of City of Chesterfield Unified Development (applicable subsection) (present zoning) Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____

(Name Typed): _____

State of _____)
County of _____) SS.

On this _____ day of _____, A.D., 20____, before me personally appeared _____, to me known, who, being by me sworn in, did say that he/she is the _____ of _____ a _____ (Title) (Name of Corporation) corporation in the State of _____, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in _____, the day and year last above written.

(County and State)

My term expires _____

(Notary Public)

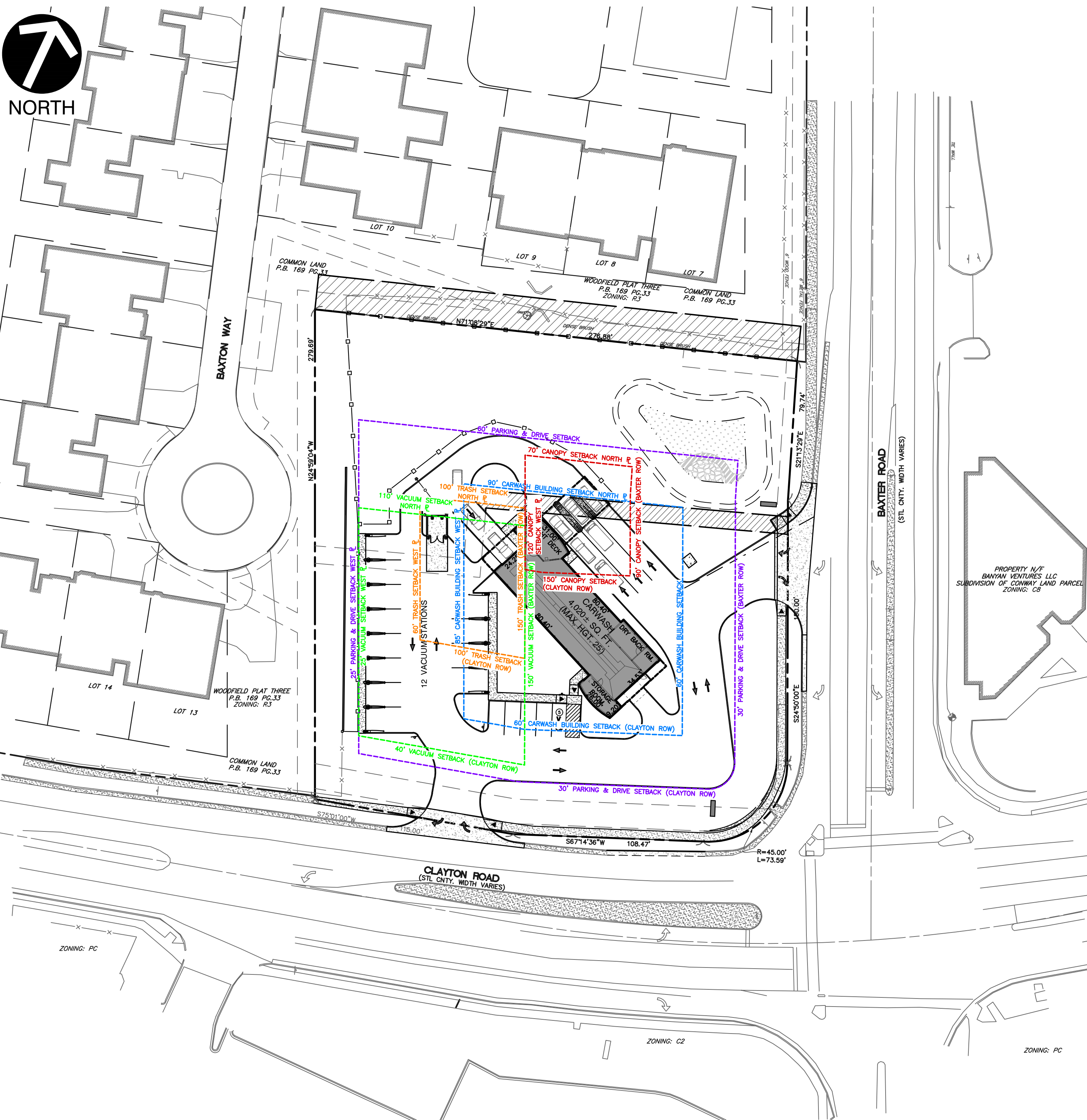
This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by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

Justin Wyse, AICP
Director of Planning and Development Services
City of Chesterfield, Missouri

Vickie Hass, City Clerk
City of Chesterfield, Missouri



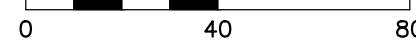
NORTH



SITE MAP

SCALE 1" = 40'

SCALE IN FEET



REFERENCE

1. TOPOGRAPHIC SURVEY CONDUCTED BY: FRAZIER LAND SURVEYING SERVICES, INC. 705 BALLANTRAE DRIVE WENTZVILLE, MO. 63385 PHONE: (636) 332-0610 FAX: (636) 332-0710 DATED 08/02/11 DRAWING NAME 11-1045 BAXTER CLAYTON.DWG

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
4848 PARK 370 BLVD., SUITE F
HAZELWOOD, MO 63042
PH: (314) 656-4566
FX: (314) 656-4595
CONTACTS: KEVIN KAMP, PE

LIGHTING SPECIALIST

PEIKER PIATCHEK ASSOCIATES
ST. LOUIS, MO 63129
CONTACT: RICH HAYDEN
PHONE: (314) 892-4646
EMAIL: rhaydenp@aol.com

DEVELOPER/OWNER

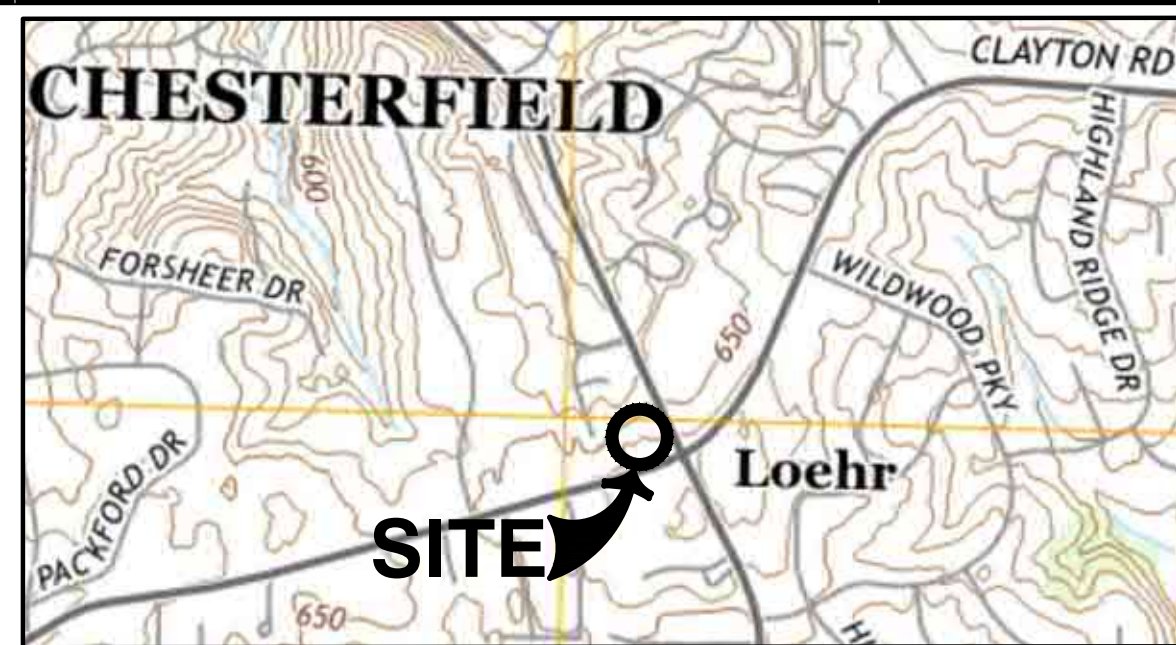
WALLIS COMPANIES
2190 S. MASON ROAD, SUITE 202
ST. LOUIS, MO 63131
PHONE/FAX: (636)549-1602
CELL: (636) 549-1602
CONTACT: BILL GUFFEY
EMAIL: Bguffey@wallis.com

LANDSCAPE ARCHITECT

ACORN LANDSCAPES
http://www.acornlandscapes.com
CONTACT: MARY FRANCOIS DEWEESE
PHONE: (636) 394-0255
FAX: (636) 527-2828
EMAIL: deweese@acornlandscapes.com

ARCHITECT

OSM, INC.
2190 S. MASON ROAD, SUITE 202
ST. LOUIS, MO 63131
PHONE: (314) 394-2210
CONTACT: STEWART W. MACGREGOR AIA, AIA
CELL: (314) 394-2210
CONTACT: BILL GUFFEY
EMAIL: Bguffey@wallis.com



SITE USGS AND LOCATION MAP

U.S.G.S. 7.5 TOPOGRAPHIC MAP, MANCHESTER QUADRANGLE, MISSOURI DATED 2015
SCALE 1" = 1,000'

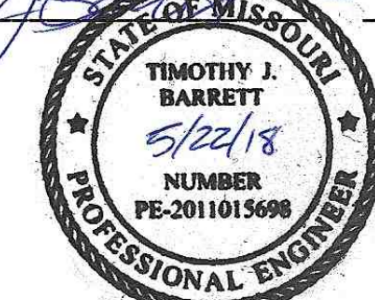
DEVELOPMENT NOTES:

1. OVERALL AREA OF TRACT: 76,050 SQ.FT. (1.746 ACRES)
2. SITE ADDRESS: 14905 CLAYTON ROAD CHESTERFIELD, MO 63017 [LOCATOR ID #21R410960]
3. ZONING: PC, PLANNED COMMERCIAL DISTRICT (CITY OF CHESTERFIELD) P.Z. 08-2017 APPROVED JAN 17, 2018; ORDINANCE #2977/BILL #3168
4. USE: EXISTING USE-- CONVENIENCE STORE, CARWASH & GAS SALES
PROPOSED USE-- SINGLE USE: TUNNEL CARWASH (HOURS OPERATION 7AM-8PM ALL DAYS)
5. OWNER: ARCH ENERGY, LCA 106 E WASHINGTON CUBA, MO 65453
6. SETBACKS: REFER TO PLAN, THIS SHEET.
7. MAXIMUM BUILDING HEIGHT-- 25 FEET
8. ALL UTILITY METERS AND SURFACE TRANSFORMER SWITCHING PADS SHALL BE SCREENED.
9. SIGNAGE APPROVAL IS BY SEPARATE PROCESS
10. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
11. FLOOD PLAIN NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C0281K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015, THIS PROPERTY LIES WITHIN SFHA ZONE X. ZONE IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
12. FENCING PROPOSED SHALL BE OF CEMENTITIOUS MATERIAL AND A PRODUCT OF ARTISAN® PRECAST OR SIMILAR MANUFACTURER.
13. VACUUMS SHALL UTILIZE A CENTRAL VACUUM SYSTEM WITH MOTOR HOUSED WITHIN BUILDING. VACUUMS SHALL BE OPERATIONAL ONLY DURING BUSINESS HOURS AND POWER CENTRAL UNIT SHALL BE TURNED OFF DURING OFF-HOURS. CANISTER VACUUMS AT INDIVIDUAL STATIONS WILL BE PROHIBITED.
14. SITE SHALL OBTAIN APPROVAL FROM ST. LOUIS METROPOLITAN SEWER DISTRICT.
15. LANDSCAPING WILL BE REQUIRED TO BE PLANTED ON BOTH SIDES OF THE PROPOSED SCREENING WALL.
16. ACCESS MANAGEMENT PRINCIPALS TO BE APPLIED TO THIS DEVELOPMENT CAN BE FOUND IN ARTICLE 04-10 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD.
17. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITH PUBLIC ROAD RIGHT OF WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
18. US SURVEY CORNERS LOCATED ON OR NEAR THE DEVELOPMENT SITE MUST PROTECTED AND SHALL BE RESTORED IF DISTURBED DUE TO THE CONSTRUCTION.
19. NO ONSITE LIGHT STANDARD SHALL EXCEED SIXTEEN (16) FEET IN HEIGHT NOR BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES AND/OR PUBLIC ROADWAYS. LIGHT STANDARDS NORTH AND WEST OF THE BUILDING SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT, SHALL BE DIRECTED TOWARD THE BUILDING, AND SHALL BE A SHOED BOX DESIGN. THE LIGHT STANDARD AT THE ENTRANCE ON CLAYTON ROAD SHALL NOT EXCEED SIXTEEN (16) FEET IN HEIGHT AND SHALL BE A BOX DESIGN (PER ORDINANCE). LIGHTING SHALL BE AS APPROVED BY THE CITY OF CHESTERFIELD, REFER TO PHOTOMETRIC PLAN(S).
20. NON-SECURITY LIGHTING SHALL NOT BE ON 30 MINUTES PRIOR TO OPENING OR PAST CLOSING.
21. PARKING CALCULATIONS: SELF-SERVICE DRIVE THRU/AUTOMATED CARWASH @ 1 SPACE IN BAY PLUS 3 ADDITIONAL STACKING SPACES. VACUUMS @ 1 SPACE PER VACUUM. STACKING PROVIDED = 3+ SPACES PARKING PROVIDED = 17 SPACES INCLUSIVE OF 1 ADA VAN-ACCESSIBLE SPACE & 12 VACUUM STATIONS
22. NO OFF-SITE GRADING IS ANTICIPATED FOR THE PROPOSED DEVELOPMENT OF THE BRITEWORX PROJECT. IF OFF-SITE GRADING IS NECESSARY FOR THE COMPLETION OF THE PROJECT, A TEMPORARY SLOPE CONSTRUCTION LICENSE WILL BE REQUIRED FROM THE ADJACENT PROPERTY OWNER. NOTED: A TEMPORARY SLOPE CONSTRUCTION LICENSE WILL BE REQUIRED FOR THE OFF-SITE CONSTRUCTION OF THE CEMENTITIOUS FENCE, DEMOLITION OF EXISTING FENCE, AND OTHER AMENITIES AS SET FORTH IN THAT AGREEMENT.
23. SITE CALCULATIONS: F.A.R. CALCULATION: 0.05
OPEN SPACE CALCULATION: 56.5% (MIN 35%)
DENSITY: TOTAL LOT SIZE = 76,050 SQ.FT. (1.746 ACRES)
TOTAL GREEN SPACE = 42,881 (56.4%) (ALL LANDSCAPE AREAS)
TOTAL PAVEMENT & WALKS = 29,149 (38.3%)
TOTAL BUILDINGS = 4,020 SQ.FT. (5.3%)

GEOTECHNICAL CERTIFICATION OF COMPLIANCE

SEI ENGINEERING, INC. HAS PROVIDED GEOTECHNICAL SERVICES FOR THE PROJECT PROPOSED HEREON. A GEOTECHNICAL INVESTIGATION WAS CONDUCTED DURING MAY 2018 FOR THE DEVELOPMENT PROPOSED HEREON. OUR FINDINGS INDICATE THAT THE EARTH-RELATED ASPECTS ARE SUITABLE FOR THE DEVELOPMENT PROPOSED PURSUANT TO THE GEOTECHNICAL RECOMMENDATIONS SET FORTH IN OUR GEOTECHNICAL STUDY DATED MAY 2018.

TIM BARRETT, PE



DATE



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

JULY-20-2011
ISSUED TICKET#: #11952108

KEVIN T. KAMP
2006019670
*HAND SIGNATURE ON FILE

Sheet List Table

SHEET NO.	DRAWING NO.	TITLE
01	C000	COVER
02	C200	SITE AND UTILITY PLAN
03	C300	GRADING PLAN
04	C400	SURVEY

REVISION RECORD	
NO.	DATE
1	08/15/2018
2	08/22/2018
3	08/22/2018
4	07/11/2018
5	08/15/2018
6	---
7	---
8	---

Civil & Environmental Consultants, Inc.
CERTIFICATION/LICENSE NO. 2002013942
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 - 866-250-3679
www.cecinc.com

WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600

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City of Chesterfield
Aug 20 2018
Department of Public Services

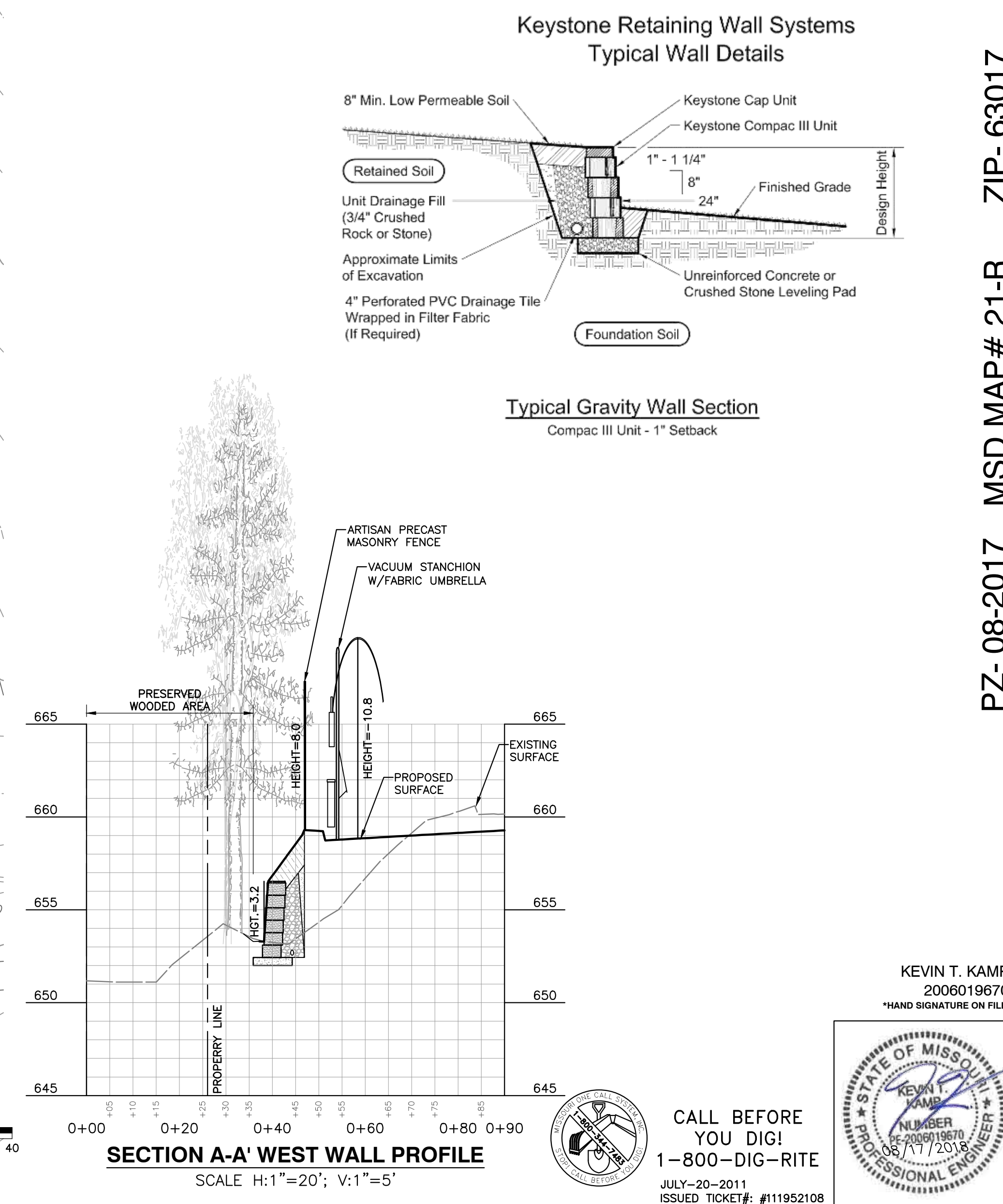
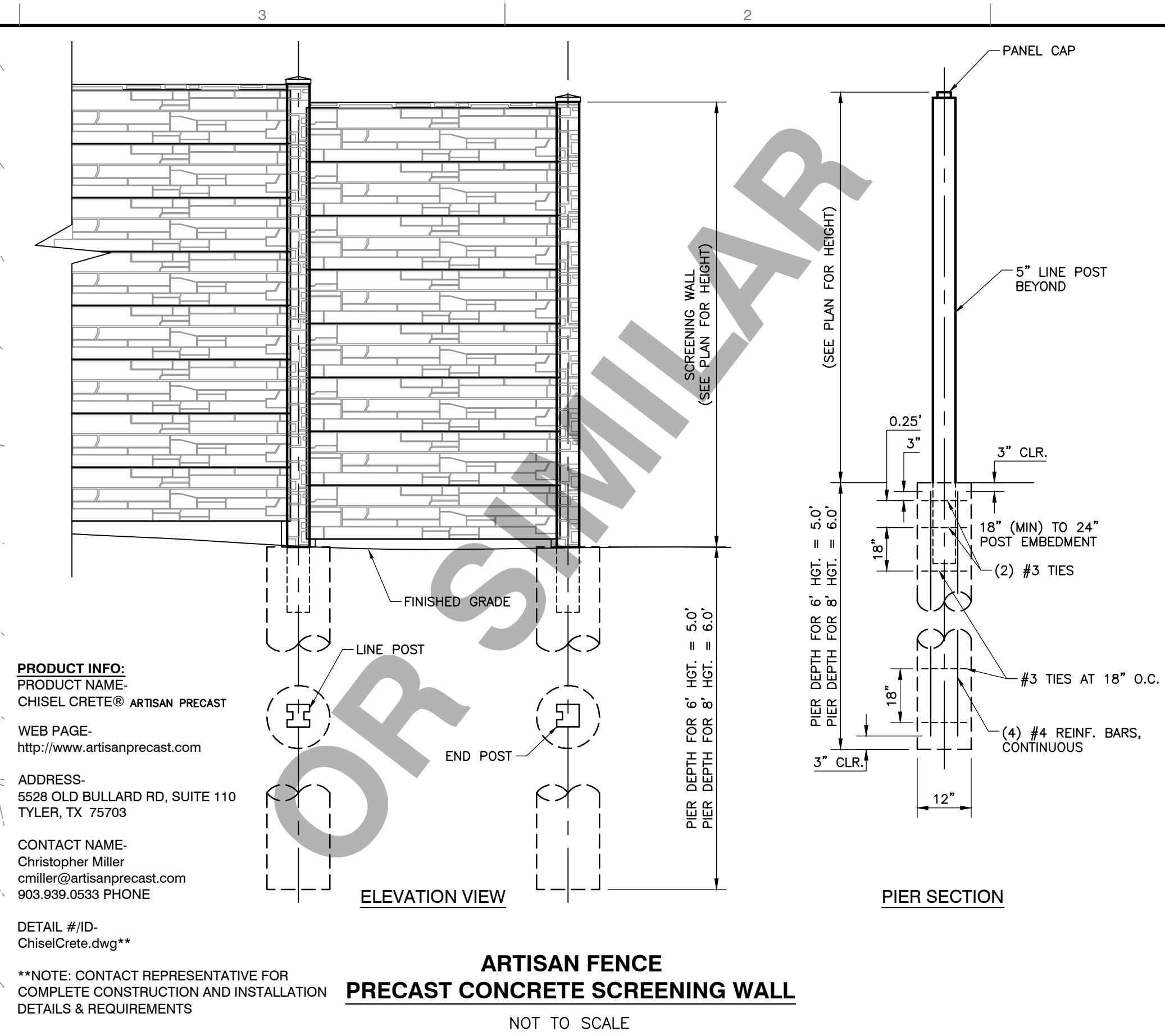
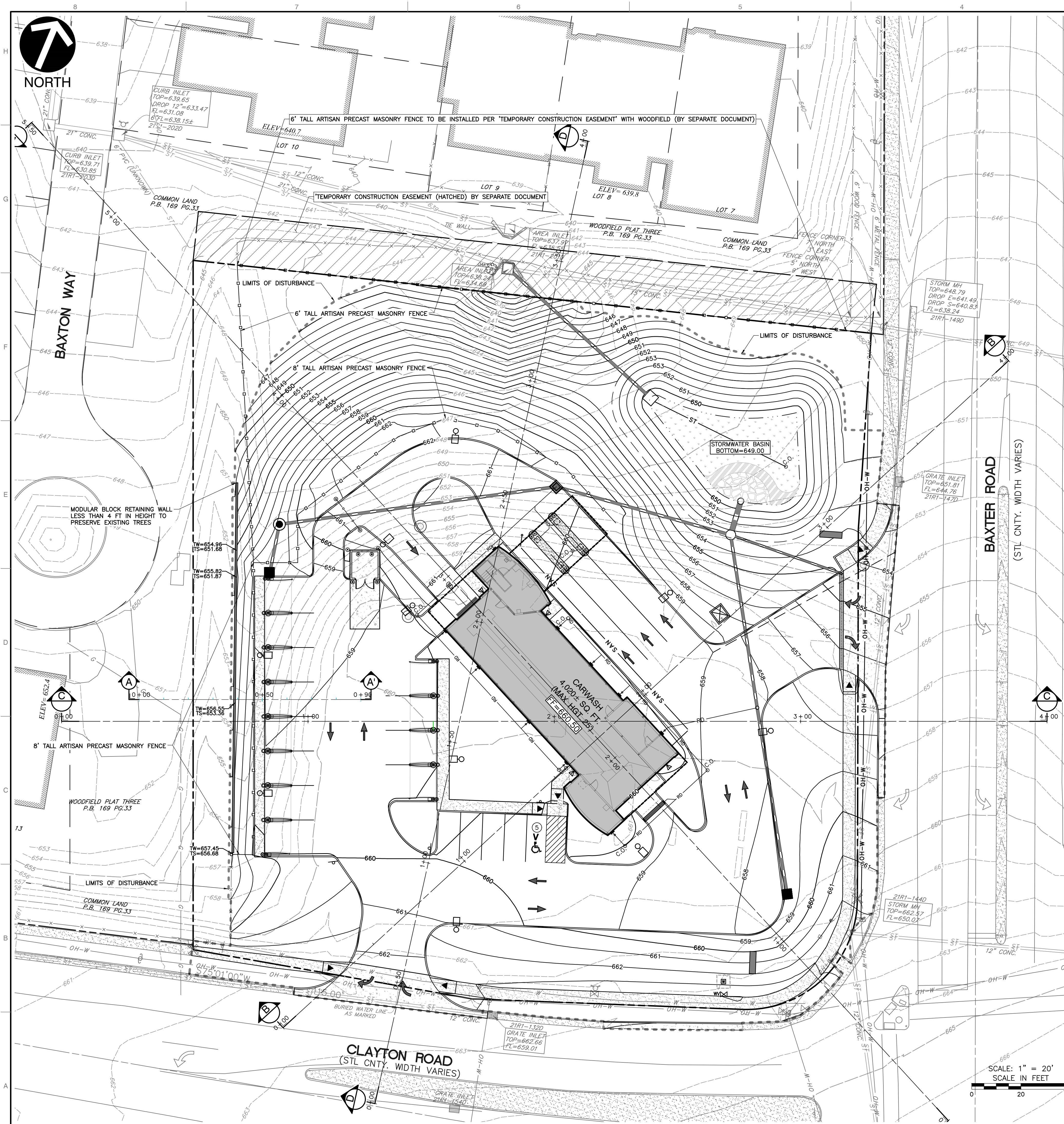
SITE DEVELOPMENT PLAN
BRITE WORX CARWASHERY

COVER

DRAWING NO.: **C000**

SHEET 01 OF 04

\\SPR-SLOANS\PROJECTS\2015\152-2041-C300\DWG\02-BR-SUPP\DWG\15224-001_C300.DWG LAST SAVED BY:CMGJL - 8/18/2018 1:14:22 PM, LAST PRINTED BY:MAZEL, CYNTHIA - 8/18/2018 1:16:56 PM



REVISION RECORD	
NO.	DATE
1	08/18/2018
2	08/18/2018
3	08/18/2018
4	08/18/2018
5	08/18/2018
6	08/18/2018
7	08/18/2018
8	08/18/2018

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314-656-4566 - 866-250-3679
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WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600

SITE DEVELOPMENT PLAN
BRITE WORX CARWASH
14905 CLAYTON ROAD
GRADING PLAN

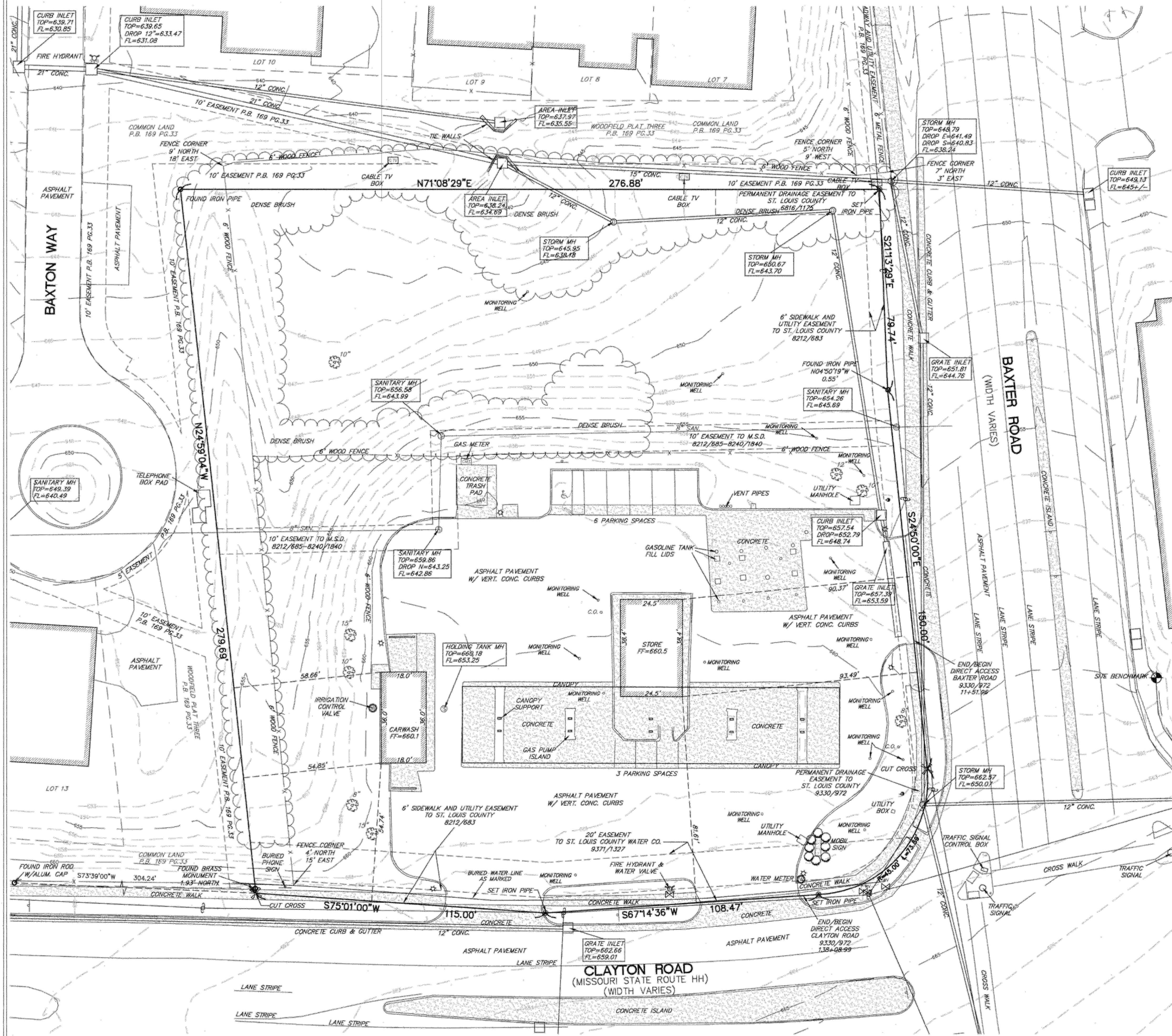
DATE: FEB. 2018
DRAWN BY: CAC
DWG SCALE: (AS NOTED)
PROJECT NO: 153-224
APPROVED BY: KTK

KEVIN T. KAMP
2006019670
*HAND SIGNATURE ON FILE

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1-800-DIG-RITE
JULY-20-2011
ISSUED TICKET #: 111952108

DRAWING NO.: **C300**
SHEET 03 OF 04

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE DEED RECORDED IN BOOK 10024, PAGE 199, TRACT 12, OF THE ST. LOUIS COUNTY RECORDS.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF THE ARCH ENERGY, LC ACCORDING TO THE DEED RECORDED IN BOOK 10024, PAGE 199 OF THE ST. LOUIS COUNTY RECORDS.
3. ALL TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C0256H, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995, THIS PROPERTY LIES WITHIN SFHA ZONE X. ZONE IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
5. UTILITY LOCATIONS BASED ON FIELD MARKINGS BY MISSOURI ONE CALL, TICKET #11952108, AND ABOVE GROUND OBSERVED EVIDENCE. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY, OTHERS MAY EXIST AND SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION BEGINS.
6. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THE EXECUTION OF THE SURVEY. THEREFORE THIS PLAT IS SUBJECT TO ALL THE CONDITIONS AND EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MAY REVEAL, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - A. EASEMENTS OF RECORD.
 - B. EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS.
 - C. RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY.
 - D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, THIS SURVEY IS ALSO SUBJECT TO ANY CONVEYANCES OR TAKINGS, NOT REVEALED BY THE COUNTY ASSESSOR'S OFFICE, RIGHTS OF WAY, SETBACK LINES, COVENANTS, RESTRICTIONS AND ZONING ORDINANCES.
7. PROJECT BENCHMARK: "L" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTER LINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE. ELEV.584.94 (USGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97) BM4 12-89.

SITE BENCHMARK: "L" ON THE WEST CORNER AT NORTH END OF 10' CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS. 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD. ELEV.=661.29

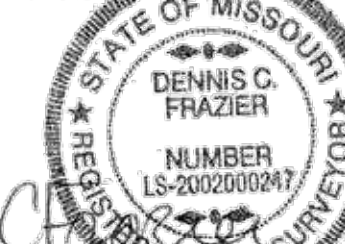
LEGAL DESCRIPTION

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SOCONY MOBIL OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 476 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 13 MINUTES 29 SECONDS EAST, 79.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 73.59 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 65.66 FEET) TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 AS AFOREMENTIONED; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 108.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 75 DEGREES 01 MINUTES 00 SECONDS WEST, 115.00 FEET TO THE WESTERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT; THENCE ALONG SAID WESTERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 278.89 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 278.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF AUGUST 2011, BY THE ORDER OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC. EXECUTED A PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY ON A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.



Dennis C. Frazier
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247

PREPARED FOR:
CIVIL & ENVIRONMENTAL
CONSULTANTS, INC.
4848 PARK 370 BLVD., SUITE F
HAZELWOOD, MO. 63042

DATE: 08/02/11
SCALE: 1"=20'
PROJECT NO.: 11-1045
FILE NAME: 11-1045.DWG

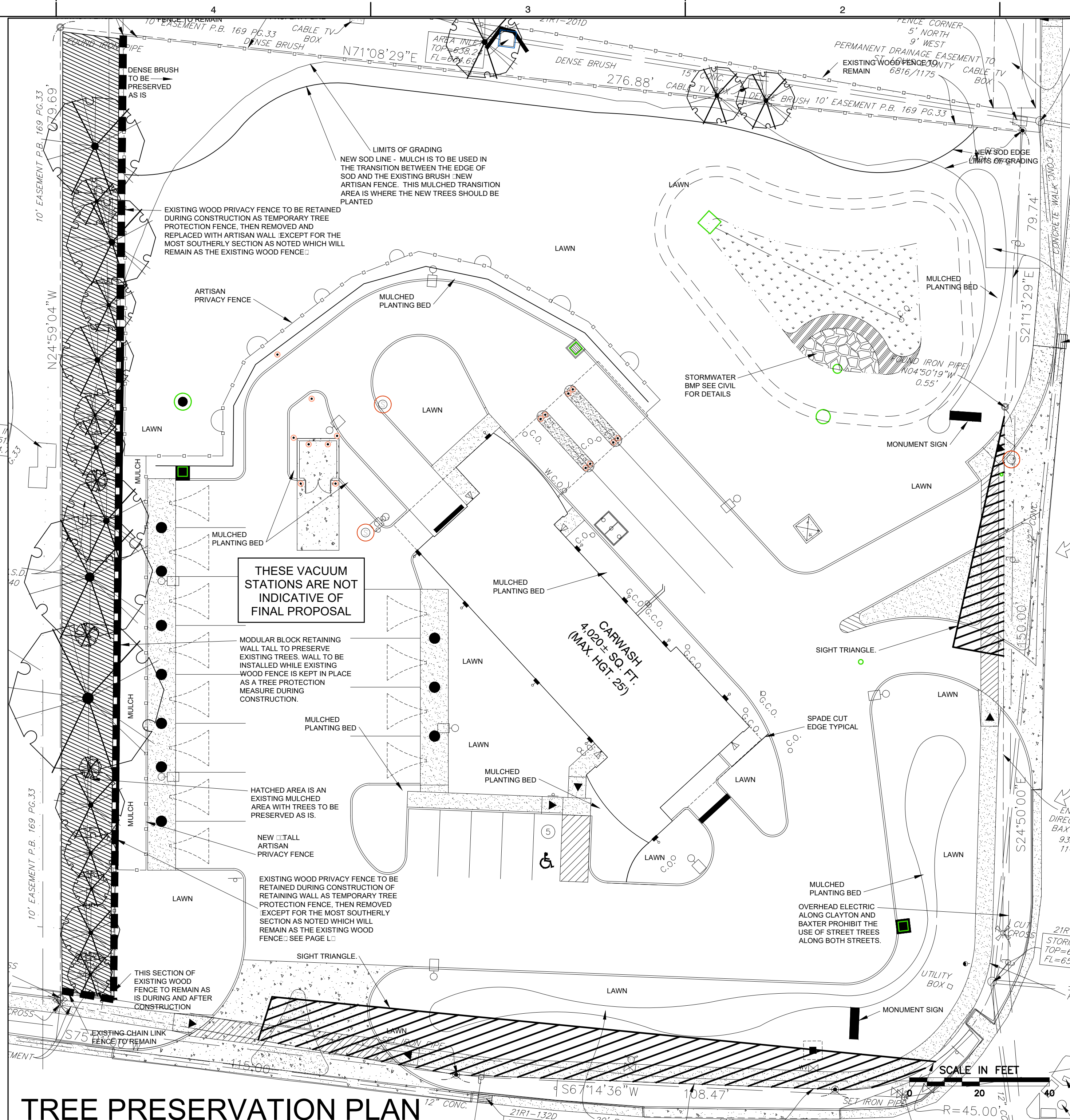
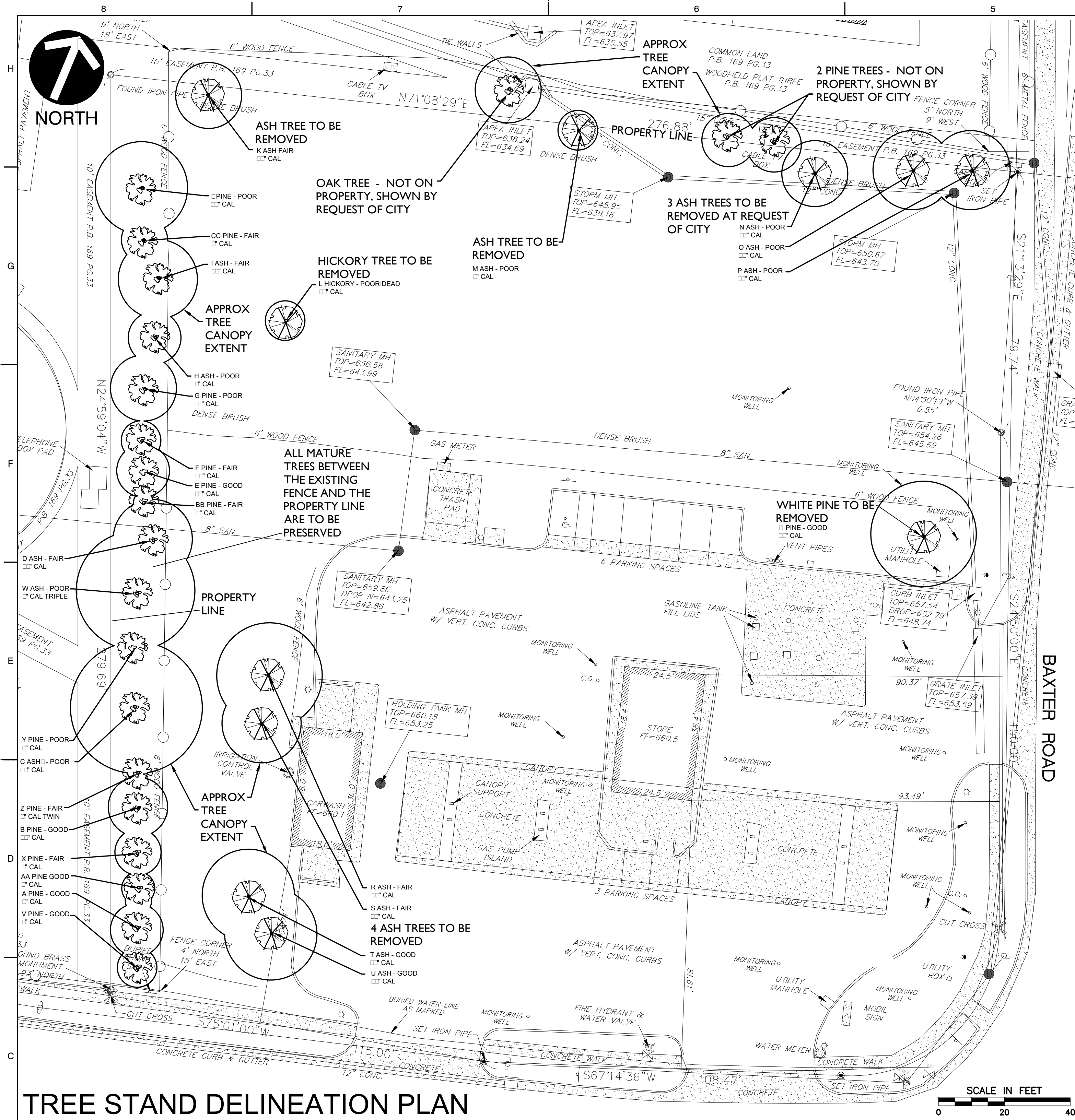
PROPERTY BOUNDARY AND
TOPOGRAPHIC SURVEY

DRAWING NO.:
C400
SHEET 04 OF 04

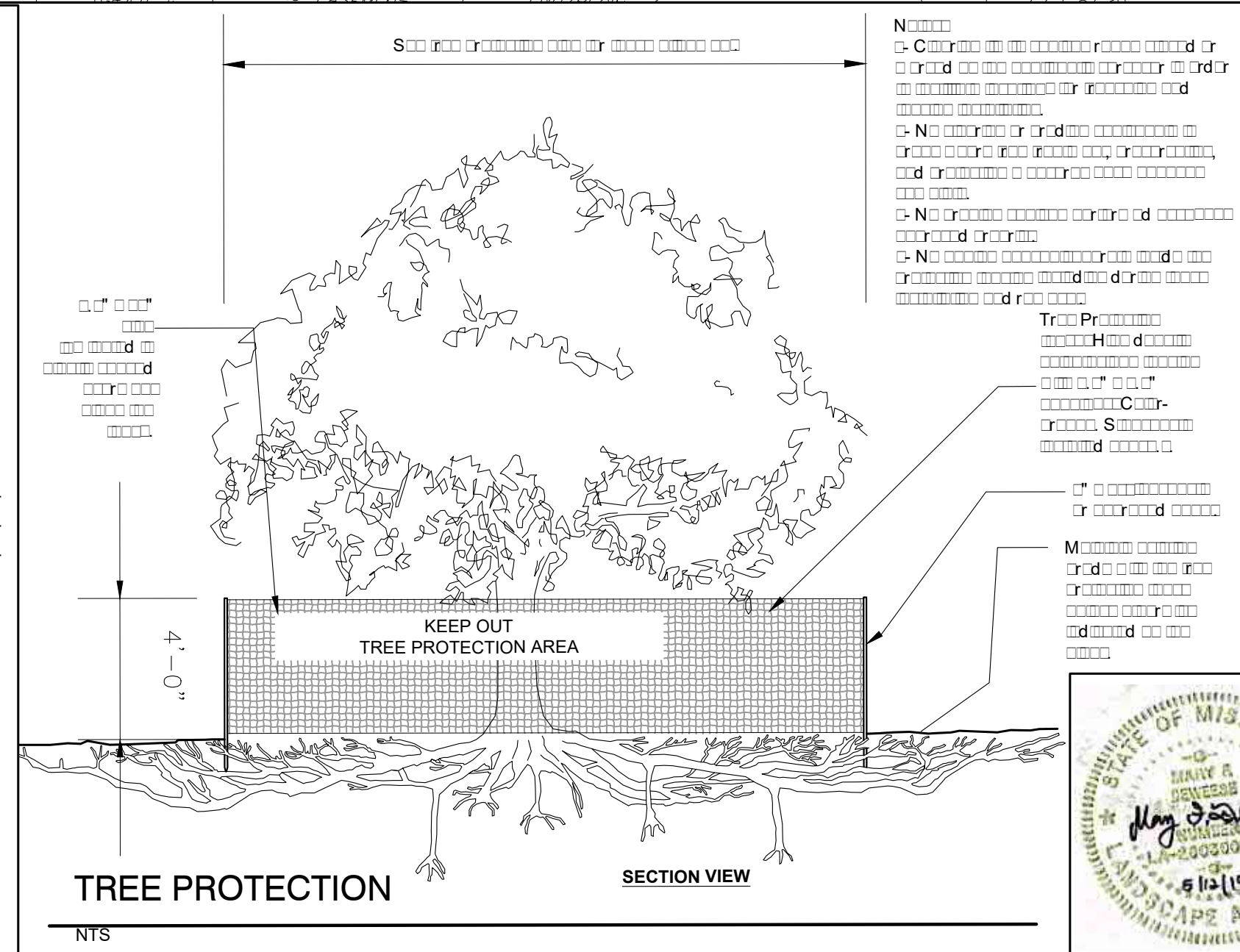
REV-1:
REV-2:
REV-3:
REV-4:

FRAZIER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710

1 OF 1
SHEET



EXISTING TREE DATA					
Tree ID	Caliper	Canopy Radius	Species	Condition	To Be Removed
A	9"	8'	PINE	GOOD	
B	10"	9'	PINE	GOOD	
C	18"	20'	ASH?	POOR	
D	10"	12'	ASH	FAIR	
E	11"	8'	PINE	GOOD	
F	10"	6'	PINE	FAIR	
G	12"	10'	PINE	POOR	
H	9"	8'	ASH	FAIR	
I	12"	12'	ASH	FAIR	
J	13"	14'	PINE	POOR	
K	14"	10'	ASH	FAIR	YES
L	10"	6'	HICKORY	POOR	YES
M	8"	6'	ASH	POOR	YES
N	11"	10'	ASH	POOR	YES, BY CITY REQUEST
O	11"	12'	ASH	POOR	YES, BY CITY REQUEST
P	17"	12'	ASH	POOR	YES, BY CITY REQUEST
Q	10"	16'	PINE	GOOD	YES
R	20"	16'	ASH	FAIR	YES
S	14"	12'	ASH	FAIR	YES
T	11"	14'	ASH	GOOD	YES
U	18"	14'	ASH	GOOD	YES
V	8"	6'	PINE	GOOD	
W	8" TRIPLET	18'	ASH	POOR	
X	4"	5'	PINE	GOOD	
Y	6"	3'	PINE	POOR	
Z	3" TWIN	3'	PINE	FAIR	
AA	4"	5'	PINE	GOOD	
BB	6"	3'	PINE	FAIR	
CC	5"	7'	PINE	FAIR	



TOTAL SITE AREA 11.00 ACRES

WOODLAND CALCULATIONS □ TOTAL TREE CANOPY NOT INCLUDING TREES TO BE REMOVED AT THE REQUEST OF THE CITY. □
 TOTAL TREE CANOPY □ □□□ SF
 TREE CANOPY REQUIRED TO BE PRESERVED □□□
 TOTAL TREE CANOPY TO BE PRESERVED □ □□□ SF □ □□□

INDIVIDUAL TREE PRESERVATION CALCULATIONS

EXISTING TREES ON SITE	11	TREES NOT INCLUDING TREES TO	11
TREES TO BE REMOVED	11	TREES	11
TREES TO BE PRESERVED AND PROTECTED	11	TREES	11

NOTE: ON FEBRUARY 01, 2018, KATIE ASTROTH, ENVIRONMENTAL BIOLOGIST, FROM CEC ASSESSED THE PROPERTY LOCATED AT 0000 CLAYTON RD, CHESTERFIELD, MISSOURI, FOR TREE CANOPY COVER. TREES AND VEGETATION BOUNDARIES WERE GEOREFERENCED WITH A TRIMBLE GEO-6X GPS UNIT AND PHOTOGRAPHED. BELOW IS A BRIEF DESCRIPTION OF THE FINDINGS.

THE NORTHERN PORTION OF THE PROPERTY NORTH OF THE PARKING LOT, CONTAINS PRIMARILY DENSE BUSH HONEYSUCKLE AND INVASIVE VINES. WITHIN THIS AREA, THERE ARE ONLY □ TREES. ASH TREES OVER □ INCHES IN DIAMETER. THESE TREES RANGED FROM FAIR TO VERY POOR CONDITION.

ALONG THE WESTERN EDGE OF THE PROPERTY WEST OF THE PRIVACY FENCE ARE MATURE TREES WITHIN A WELL MAINTAINED LANDSCAPED AREA. CANOPY COVER WITHIN THIS AREA IS APPROXIMATELY □□. TREES CONSISTED OF PINE, ASH, OAK, SWEETGUM, AND PEAR. ALL TREES APPEARED TO BE IN GOOD CONDITION.

SIX INDIVIDUAL TREES WERE ALSO LOCATED ALONG THE PERIMETER OF THE PARKING LOT. ONE PINE LOCATED NEAR THE NORTHEAST CORNER AND FIVE ASH LOCATED ALONG THE PARKING LOT'S WESTERN EDGE. ALL FIVE TREES WERE IN GOOD CONDITION.

REVISION RECORD	DESCRIPTION
-----------------	-------------

ZIP- 63017



Civil & Environmental Consultants, Inc.

 CERTIFICATION/LICENSE NO. 2020213942
 4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
 314-656-4566 • 866-250-3679
 MAILING ADDRESS ONLY

PZ-08-2017 MSD MAP# 21-R

WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600

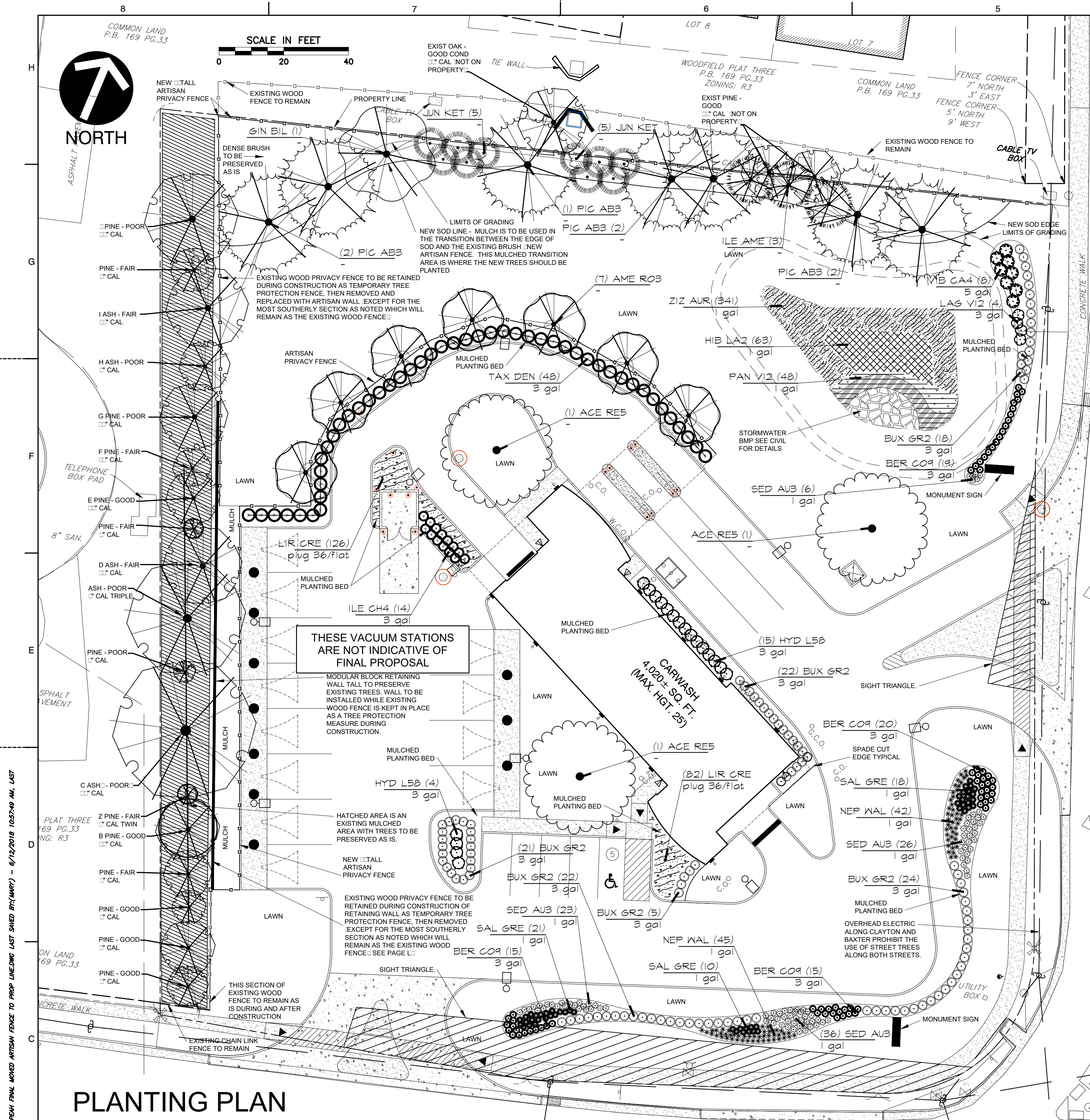
RECEIVED
City of Chesterfield
Aug 20 2018

Department of Public Services

**SITE DEVELOPMENT PLAN
BRITE WORX CARWASHERY
14905 CLAYTON ROAD**

DRAWING NO.	
SHEET	0

L1



PLANTING PLAN

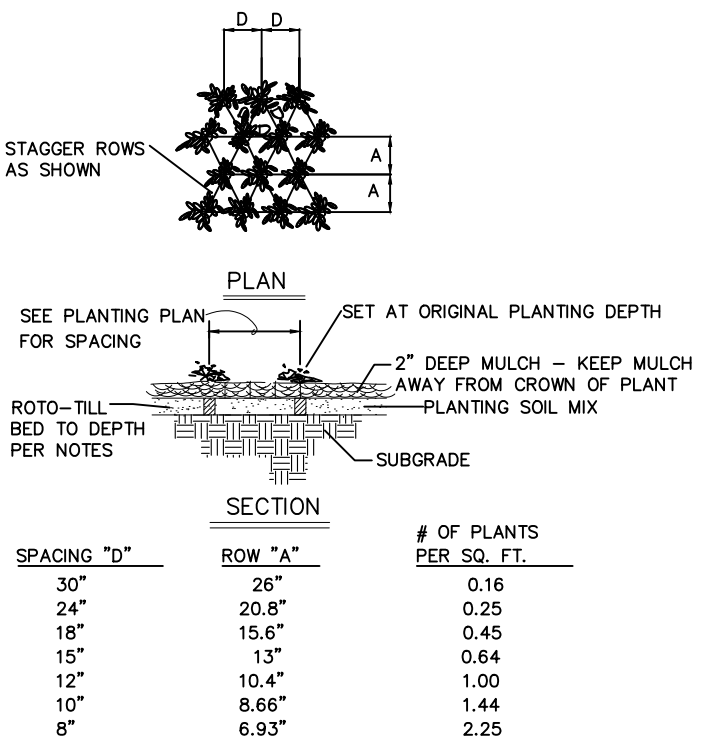
ONLY USED IF RAIN GARDEN IS INSTALLED BEFORE THE IRRIGATION SYSTEM

THIS PROJECT TO HAVE AUTOMATED IRRIGATION INSTALLED

PLANTING, WATER and MULCH REQUIREMENTS FOR BIO-RETENTION AREA					
WATER AVAILABILITY	REQUIRED PLANTING PERIOD	MINIMUM CONTAINER SIZE	WATER REQUIREMENT FIRST 3 WEEKS *	WATER REQUIREMENT AFTER 3 WEEKS *	MAXIMUM MULCH DEPTH
NO AVAILABILITY TO WATER AFTER	LATE FEB. - APRIL ONLY	2.25"x3.75" OR LARGER	WATER EACH PLUG IMMEDIATELY		1.5" FOR PLUGS
MANUAL WATERING WITH STANDARD SPRINKLER	LATE FEB. - EARLY JUNE or SEPT/OCTOBER	4.5"x5" QT. OR LARGER IN SUMMER & FALL	1" (60 MIN.) EVERY 4 DAYS	1" (60 MIN.) EVERY 7 DAYS UNTIL PLANTS ESTABLISHED ***	1.5" FOR PLUGS 2.5" FOR QUARTS
AUTOMATIC IRRIGATION (SET TO WATER MORE FREQUENTLY THAN NORMAL DURING FIRST TWO MONTHS AFTER PLANTING)	LATE FEB. - EARLY OCTOBER	2.25"x3.75" PLUG OR LARGER IN SPRING 4.5"x5" QT. OR LARGER IN SUMMER & FALL	1" (60 MIN.) EVERY 4 DAYS IN SPRING AND FALL 1" (60 MIN.) EVERY 3 DAYS IN SUMMER	1" (60 MIN.) EVERY 7 DAYS UNTIL PLANTS ESTABLISHED ***	1.5" FOR PLUGS 2.5" FOR QUARTS

- * THIS WATER AMOUNT INCLUDES NATURAL RUNOFF. IF YOU GET 1/2" OF RAIN, THEN YOU WILL NEED TO ADD 1/2" OF WATER TO MEET THE 1" REQUIREMENT.
- ** REQUIRES TRANSPORT OF WATER TO THE PLANTING SITE IN LARGE CONTAINERS AND POURING ENOUGH WATER ONTO EACH PLANT (AFTER PLANTING) TO MOISTEN THE ENTIRE PLANTING PIT.
- *** PLANTS ARE ESTABLISHED WHEN ROOTS HAVE GROWN OUT OF THE CONTAINER SOIL AND INTO THE NATIVE SOIL BY 3"-5". THIS NORMALLY TAKES 3-4 MONTHS FOR MOST PERENNIALS AND GRASSES AND UP TO 6-7 MONTHS FOR MOST TREES AND SHRUBS.

CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO BE APPROVED BY THE PROJECT ENGINEER AND MSD. CONTACT MSD AT 314/335-2072.



BIO-RETENTION PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

TREES

BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
Acer rubrum / Red Maple	-	2.5 cal.		3
Amelanchier x grandiflora 'Robin Hill' / Apple Serviceberry Single Stem	-	2.5 cal.		7
Ginkgo biloba / Maidenhair Tree MALE VARIETY ONLY	-	2.5 cal.		1
Ilex opaca / American Holly	-		6' tall	3
Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	-		6' tall	10
Picea abies / Norway Spruce	-		6' tall	7

SHRUBS

BOTANICAL NAME / COMMON NAME	CONT	QTY
Berberis thunbergii 'Concorde' / Concorde Barberry	3 gal	69
Buxus x 'Green Velvet' / Boxwood	3 gal	112
Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal	19
Ilex x meserveae 'China Girl' TM / China Girl Holly	3 gal	14
Lagerstroemia indica 'Victor' / Crape Myrtle	3 gal	4
Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal	87
Salvia greggii / Autumn Sage	1 gal	49
Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal	91
Taxus x media 'Densiformis' / Dense Yew	3 gal	48
Viburnum dilatatum 'Cardinal Candy' / Cardinal Candy Viburnum	5 gal	8

GROUND COVERS

BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
Liriope spicata / Creeping Lily Turf	plug 36/flat	16" o.c.	208
Liriope 'Muscari' of any variety MAY NOT be used as a substitution. may substitute larger size			

BIO-RETENTION PLANTS

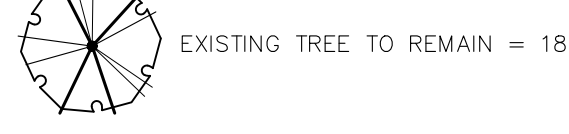
BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
Hibiscus lasiocarpus / Rosemallow	1 gal	30" o.c.	63
Panicum virgatum / Switch Grass	1 gal	30" o.c.	48
Zizia aurea / Golden Alexander	1 gal	18" o.c.	341

NOTE:

ALL BIO-RETENTION DETAILS AND SPECIFICATIONS ARE INCLUDED ON THIS PAGE.

FOR ALL OTHER LANDSCAPING OUTSIDE OF THE BIO-RETENTION AREA SEE PAGE L3 FOR PLANTING DETAILS AND SPECIFICATIONS.

ALL LANDSCAPE NEW PLANTING BEDS AND LAWN TO BE IRRIGATED WITH AN IN GROUND MECHANICAL IRRIGATION SYSTEM



Soil testing should be done before planting operations and, thereafter, every twelve (12) months to determine the Ph (acidity) level and the nutrient levels. A Ph range of 5.2 to 7.6 is appropriate for the plants chosen. To treat low Ph, add iron sulfate and sulphur.

Use controlled burning as a tool only under the approval and supervision of the fire department/district.

No fertilization is required or desirable.; the rain gardens and bio-retention basins should be self-sustaining with the help of the organic material in the topsoil. In fact, the presence of fertilizer will encourage weed growth.

Additional maintenance might include treatment or removal of plants presenting diseases and/or fungal problems, removal of litter and larger debris, seed collections and harvesting cuttings, moving rocks that may divert water flow, planting more of a successful species, build-up of areas needing more protection, etc.

Tasks schedule:

Immediate tasks: water plant material for fourteen (14) consecutive days unless sufficient rainfall is recorded.

Weekly: weed beds. Inspect for mosquito larva (after four (4) days of standing water). Re-mulch any void areas by hand. Water during extreme drought periods, early in the morning, as needed.

Monthly: visually inspect and repair erosion. Also visually inspect for pest infestation and/or disease (use least toxic approach). Inspect drainage paths and cells to assure proper dissipation of water.

Twice a year: remove excess sediment and debris. Apply fresh mulch layer. Between march 15TH-April 30TH and again between October 1ST-November 30TH, remove and replace all dead and diseased vegetation considered beyond treatment.

Once a year: check the Ph. Prune excess growth and recycle any removed vegetation material if no disease is present. Remove any stakes and wires that remain on trees.

Every two to three years: remove old mulch layer before applying a new layer.

ZIP- 63017

PZ-08-2017 MSD MAP# 21-R

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/24/18	REVISIONS AS PER CITY
2	4/24/18	REVISIONS AS PER CITY
3	4/24/18	REVISIONS AS PER CITY
4	4/24/18	REVISIONS AS PER CITY
5	4/24/18	REVISIONS AS PER CITY
6	4/24/18	REVISIONS AS PER CITY
7	4/24/18	REVISIONS AS PER CITY
8	4/24/18	REVISIONS AS PER CITY

Wallis Companies

Civil & Environmental Consultants, Inc.
CERTIFICATION/LICENSE NO. 2002013942
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 - 866-250-3679
www.wallisinc.com

SITE DEVELOPMENT PLAN
BRITE WORX CARWASHERY
14905 CLAYTON ROAD
PLANTING PLAN

DATE:	FEB. 2018	DRAWN BY:	MFD
DWG SCALE:	1" = 20'	CHECKED BY:	KTK
PROJECT NO:	153-224	APPROVED BY:	KTK

DRAWING NO.: **L2**

SHEET 02 OF 03

Drip emitter, microspray, microsprinklers or bubblers shall be scheduled to ensure over-watering and root rot do not occur.

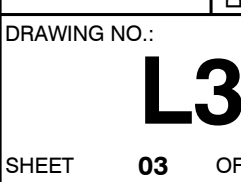
Provide the Owner with a copy of the program settings on the controller.

Irrespective of any other term of the agreements and drawing documents, Landscape Architect shall not control or be responsible for construction means, methods, techniques, schedules, sequences or procedures; or for construction safety or any other related programs; or for another parties' errors or omissions or for another parties' failure to complete their work or services in accordance with Landscape Architect's documents.

N.T.S.

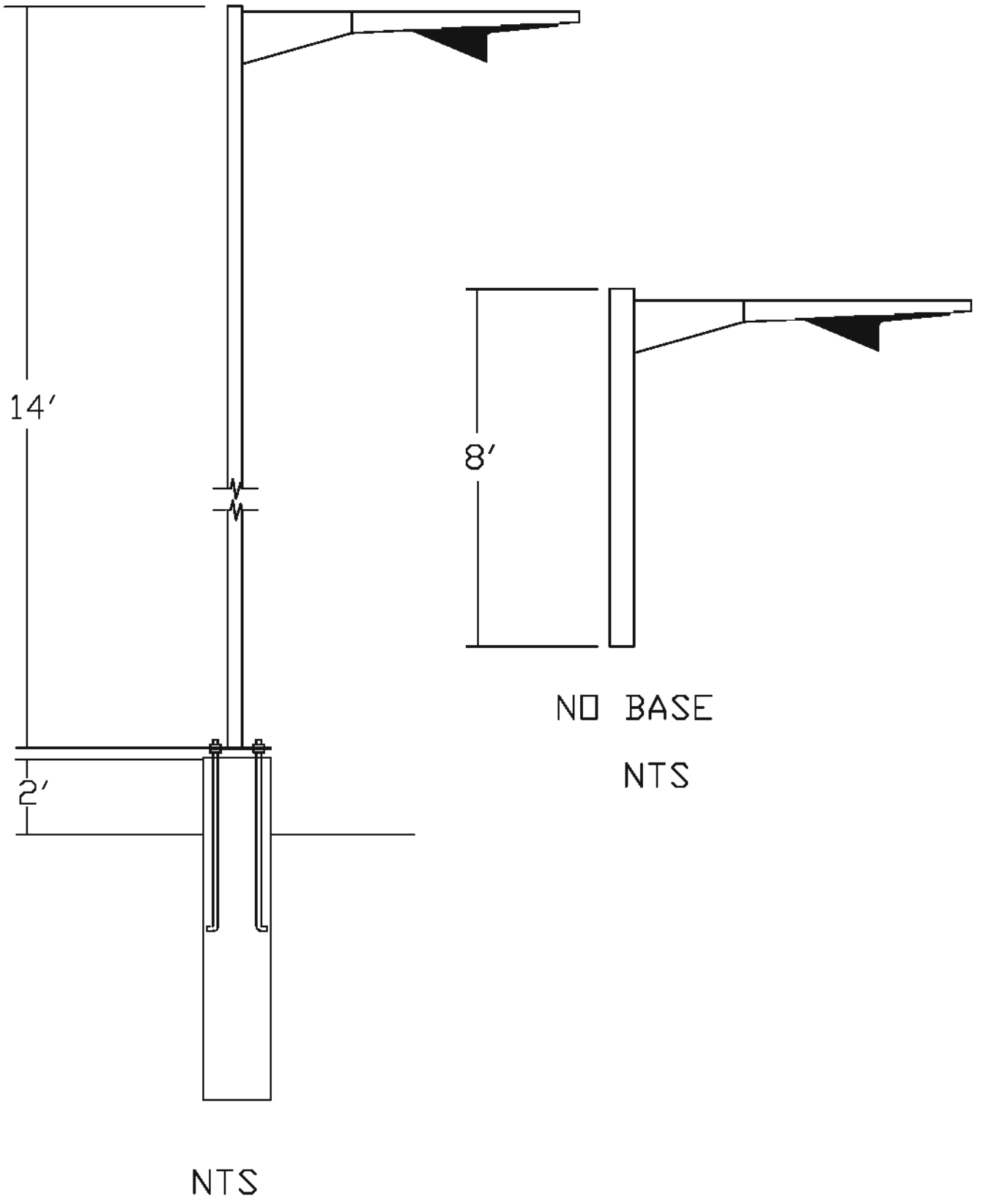
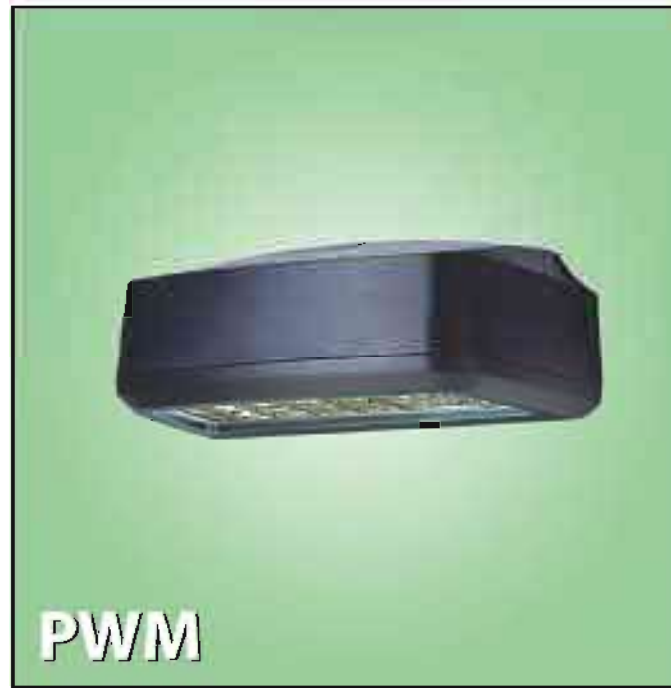
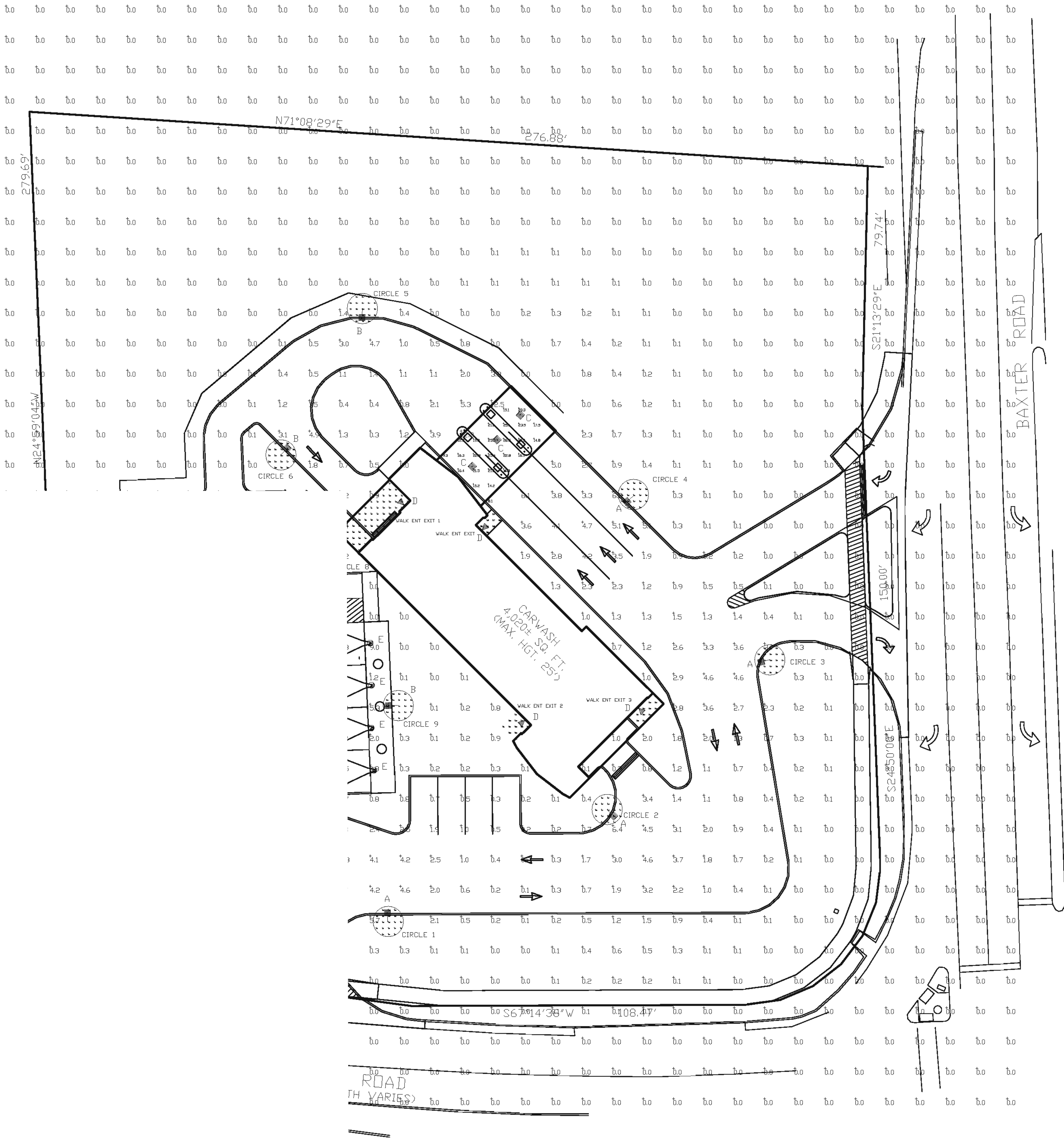
END OF SECTION

END OF SECTION



DRAWING	SHEET	SITE DEVELOP	SITE WORK

PZ-08-2017 MSD MAP# 21-R



THIS IS NOT AN LSI RECOMMENDED LIGHTING DESIGN.
THIS DESIGN DOES NOT MEET RECOGNIZED INDUSTRY
LIGHTING STANDARDS FOR THIS APPLICATION.

Click photo to open Product Page

Photometric data for fixture type "E" is based upon another manufacturer's test and as a result can not be verified by LSI Industries for this calculation.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	0.35	12.5	0.0	N.A.	N.A.
CIRCLE 1	Illuminance	Fc	3.98	7.0	0.4	9.95	17.50
CIRCLE 10	Illuminance	Fc	1.44	6.9	0.0	N.A.	N.A.
CIRCLE 2	Illuminance	Fc	3.90	7.2	0.4	9.75	18.00
CIRCLE 3	Illuminance	Fc	3.85	7.2	0.3	12.83	24.00
CIRCLE 4	Illuminance	Fc	3.85	7.3	0.5	7.70	14.60
CIRCLE 5	Illuminance	Fc	3.22	8.0	0.0	N.A.	N.A.
CIRCLE 6	Illuminance	Fc	3.22	8.0	0.3	10.73	26.67
CIRCLE 7	Illuminance	Fc	3.24	8.0	0.3	10.80	26.67
CIRCLE 8	Illuminance	Fc	3.29	7.9	0.3	10.97	26.33
CIRCLE 9	Illuminance	Fc	2.96	7.7	0.3	9.87	25.67
PAY CANOPY	Illuminance	Fc	19.00	26.5	8.1	2.35	3.27
WALK ENT EXIT	Illuminance	Fc	5.88	6.9	4.5	1.31	1.53
WALK ENT EXIT_1	Illuminance	Fc	1.57	5.0	0.2	7.85	25.00
WALK ENT EXIT_2	Illuminance	Fc	3.56	4.9	2.1	1.70	2.33
WALK ENT EXIT_3	Illuminance	Fc	4.38	5.4	3.3	1.33	1.64
INSIDE CURB	Illuminance	Fc	2.06	12.5	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Arr. Lum. Lumens	Arr. Watts
	4	A	SINGLE	XLCS-FT-LED-SS-CW-HSS-SINGLE-14'POLE+2'BASE DIMMED 30%	0.700	9099	95.8
	6	B	SINGLE	XLCS-FT-LED-SS-CW-HSS-SINGLE-8'POLE NO BASE DIMMED 80%	0.200	9099	95.8
	3	C	SINGLE	CRUS-SC-LED-VLW-50 - 14' MH	1.000	9055	60.9
	4	D	SINGLE	PWM-S-LED-LW-CW MTD @ 10'	1.000	1440	15.1
	12	E	SINGLE	FREE VAC SIGN MTD @ 7'	1.000	53	1.4

Total Project Watts
Total Watts = 1217.9

LIGHTING PROPOSAL LD-141527-2

BRIGHT WORK
14905 CLAYTON RD
CHESTERFIELD, MD

BY/DATE DATE: 8/18 REV: 4-06-18 SHEET 1 OF 1

SCALE: 1"=20' 0 20

Based on the information provided, all shown represent recommended positions determine the applicability of the layout.

This lighting plan represents illumination taken under controlled conditions in all Society (IES) approved methods. Actual performance of any manufacturer may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

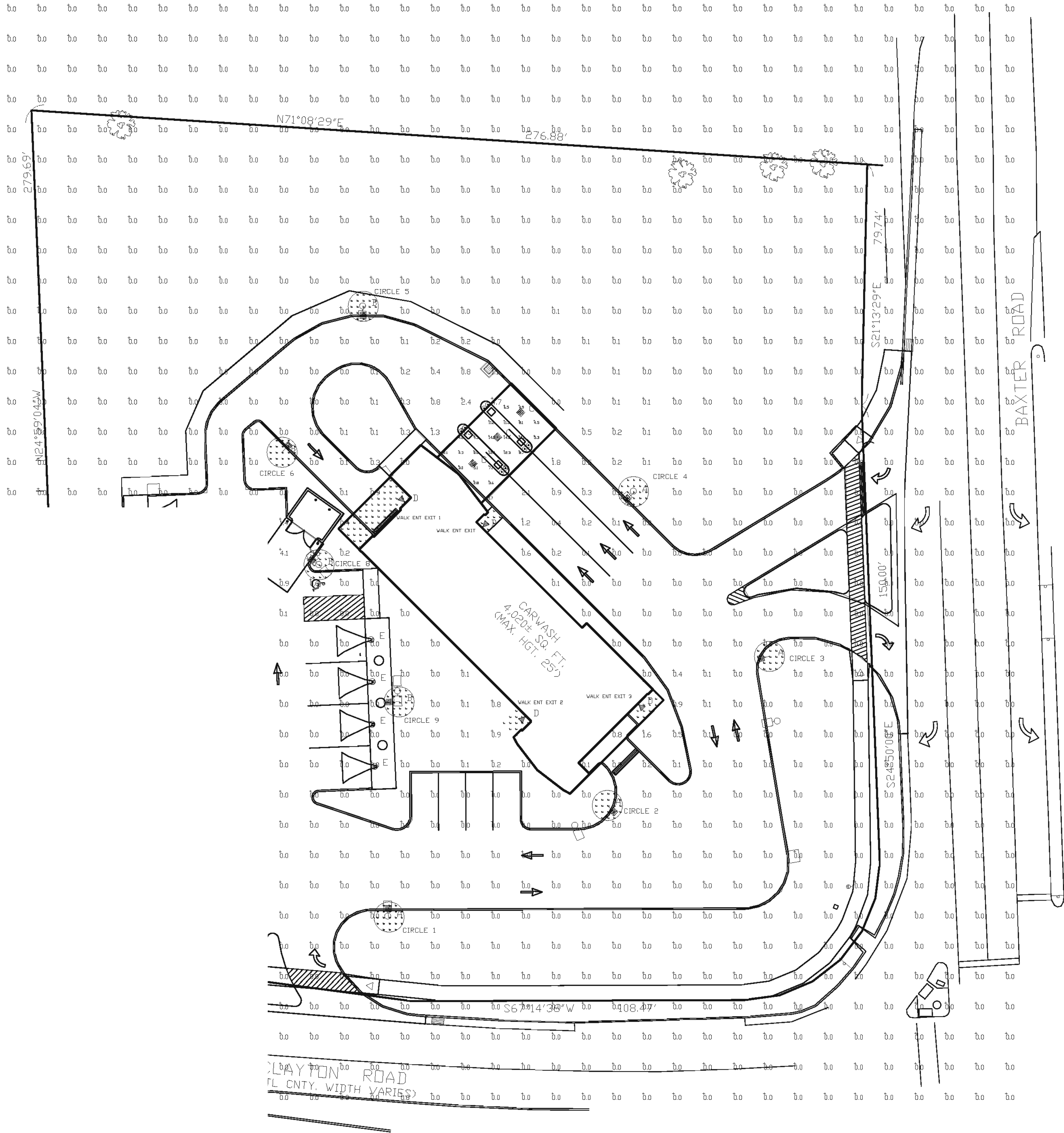
LO-2

RECEIVED
City of Chesterfield
Aug 20 2018
Department of Public Services

NIGHT LIGHTING
(SECURITY)
LO-2A

Based on the information provided, all shown represent recommended position determine the applicability of the layc

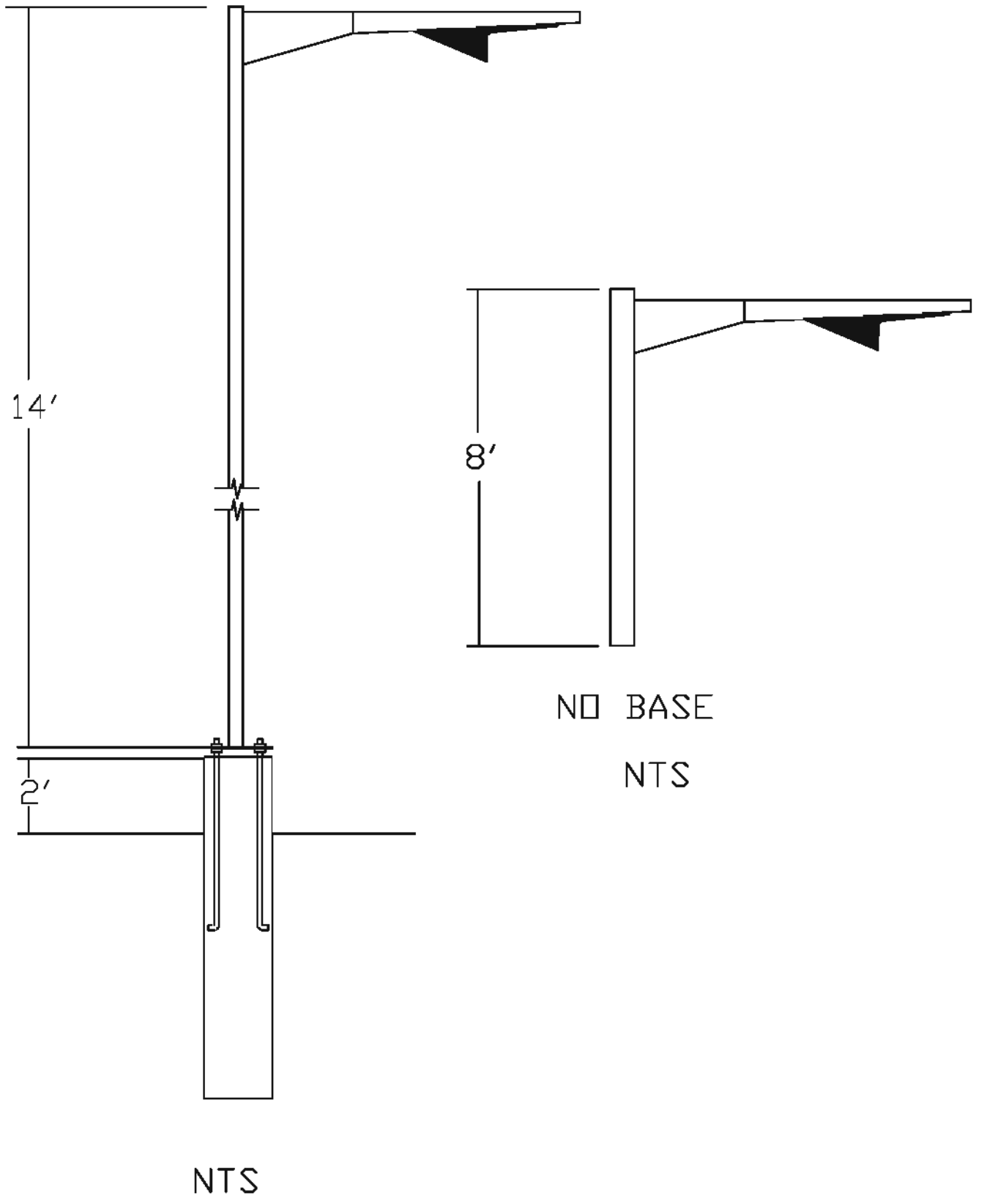
This lighting plan represents illuminatic taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Arr. Lum. Lumens	Arr. Watts
	4	A	SINGLE	XLCS-FT-LED-SS-CW-HSS-SINGLE-14'POLE+2'BASE DIMMED 30%	0.700	9099	95.8
	6	B	SINGLE	XLCS-FT-LED-SS-CW-HSS-SINGLE-8'POLE NO BASE DIMMED 80%	0.200	9099	95.8
	3	C	SINGLE	CRUS-SC-LED-VLW-50 - 14' MH	1.000	9055	60.9
	4	D	SINGLE	PWM-S-LED-LW-CW MTD @ 10'	1.000	1440	15.1
	12	E	SINGLE	FREE VAC SIGN MTD @ 7'	1.000	53	1.4



Click photo to open Product Page



THIS IS NOT AN LSI RECOMMENDED LIGHTING DESIGN.

THIS DESIGN DOES NOT MEET RECOGNIZED INDUSTRY LIGHTING STANDARDS FOR THIS APPLICATION.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	0.04	5.5	0.0	N.A.	N.A.
CIRCLE 1	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
CIRCLE 10	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
CIRCLE 2	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
CIRCLE 3	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
CIRCLE 4	Illuminance	Fc	0.08	0.1	0.0	N.A.	N.A.
CIRCLE 5	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
CIRCLE 6	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
CIRCLE 7	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
CIRCLE 8	Illuminance	Fc	3.28	7.9	0.3	10.93	26.33
CIRCLE 9	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PAY CANOPY	Illuminance	Fc	7.33	14.6	1.7	4.31	8.59
WALK ENT EXIT	Illuminance	Fc	4.26	5.3	3.2	1.33	1.66
WALK ENT EXIT_1	Illuminance	Fc	1.55	5.0	0.2	7.75	25.00
WALK ENT EXIT_2	Illuminance	Fc	3.56	4.9	2.1	1.70	2.33
WALK ENT EXIT_3	Illuminance	Fc	3.63	4.8	2.0	1.82	2.40
INSIDE CURB	Illuminance	Fc	0.32	7.9	0.0	N.A.	N.A.

Total Project Watts
Total Watts = 2171



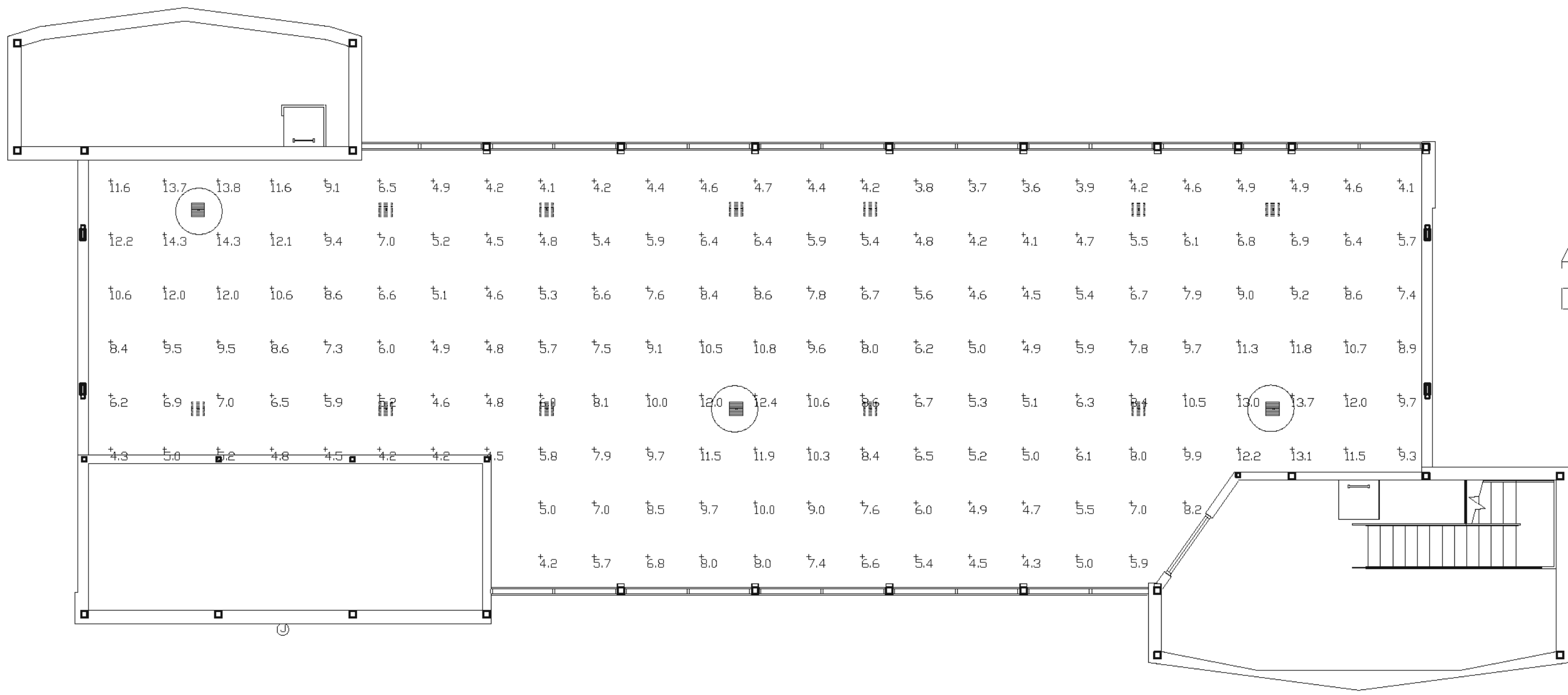
LIGHTING PROPOSAL LO-141527-2A

BRIGHT WORK SECURITY
14905 CLAYTON RD
CHESTERFIELD, MO

BY MVE DATE: 8/18 REV: 4-10-18 SHEET 1 OF 1
SCALE: 1"=20' 0 20



Click photo to open Product Page



AFTER HOURS INTERIOR LIGHTING
ONLY ILLUMINATION

○ SECURITY LIGHTS

Footcandle levels at grade.
Reflectances: Ceiling-80% Walls-50% Floor-20%
Room Height:18'
Fixture Mtg.Ht:15'

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	BF	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	28	A	SINGLE	XPG3P-S-LED-68-450-CW-UE	1.000	1.000	1.000	1.000	N.A.	9580	97.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL LIGHTS ON_Floor	Illuminance	Fc	34.68	44.5	19.4	1.79	2.29
SECURITY LIGHTS ONLY_Floor	Illuminance	Fc	7.28	14.3	3.6	2.02	3.97

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 1662.6



100% ALLIANCE CO. CHESTERFIELD, MO 63017 USA
TEL: 781-700-1111 FAX: 781-700-1111

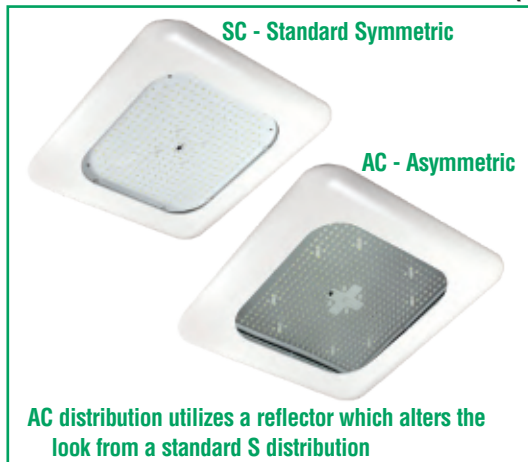
LIGHTING PROPOSAL LD-142294

BRITE WORKS CAR WASH
14905 CLAYTON ROAD
CHESTERFIELD, MO

BY: JMC DATE: 4-06-18 REV: SHEET 1 OF 1

SCALE: 1"=8' 0 8

LED CANOPY LIGHT - LEGACY™ (CRUS)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

US & Int'l. patents pending.

HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-tight seal.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K color temperature, 70 CRI (nominal).

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

OPTICS / DISTRIBUTION - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die-cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

HAZARDOUS LOCATION - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions (consult factory).

DRIVER - State-of-the-art driver technology superior energy efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

DRIVER HOUSING - Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

SHIPPING WEIGHT - 27 pounds (single pack), 48 pounds (double pack).

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

This product, or selected versions of this product, meet the standards listed below.
Please consult factory for your specific requirements.



IP67



Project Name _____ Fixture Type _____
Catalog # _____

08/28/17

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LED CANOPY LIGHT - LEGACY™ (CRUS)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CRUS SC LED HO 50 UE WHT**

Prefix	Distribution ¹	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
CRUS	SC - Standard Symmetric AC - Asymmetric	LED	VLW - Very Low Watt LW - Low Watt SS - Super Saver HO - High Output VHO - Very High Output	50 - 5000K	UE - Universal Voltage (120-277V) 347 - 480V	WHT - White BRZ - Bronze BLK - Black	HL - Hazardous location available on LW and SS

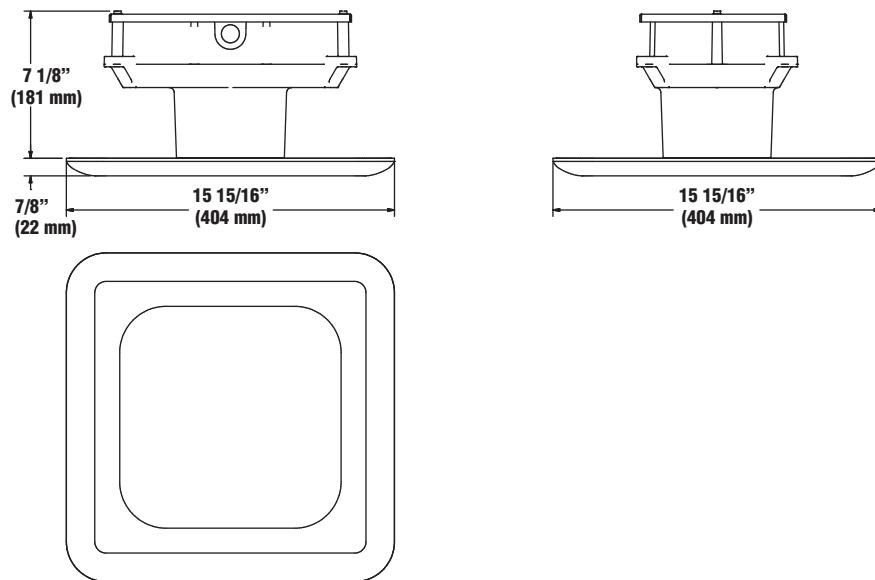
FOOTNOTES:

1- AC distribution utilizes a reflector which alters the look from a standard S distribution.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
Retrofit Panels - EC / ECTA / SCF to CRU, for 16" Deck Panel	525946	Kit - Hole Plugs and Silicone (enough for 25 retrofits) ¹	1320540
Retrofit Panels - ECTA / SCF to CRU, for 12" Deck Panel	530281	1- Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV	
Retrofit 2x2 Cover Panel Blank (no holes)	357282		
Retrofit RIC Cover Panel Blank (no holes)	354702		

DIMENSIONS



LIGHT OUTPUT - CRUS

		Lumens		Watts	LPW	
		SC	AC	SC/AC	SC	AC
Cool White	VLW - Very Low Watt	9055	7632	61	148	125
	LW - Low Watt	10525	8884	74	142	120
	SS - Super Saver	13674	11595	98	140	118
	HO - High Output	18633	15145	132	141	115
	VHO - Very High Output	22418	17262	159	141	109



Project Name _____ Fixture Type _____
Catalog # _____

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LED WALL SCNCE (PWM)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - PWM

Distribution/Lumens (Nominal)			
		Type S	Watts
Cool White	LW	1400	15
	HO	5200	56
Neutral White	LW	1300	15
	HO	4900	56

LED Chips are frequently updated therefore values may increase.

US & Int'l. patents pending

ENERGY SAVING CONTROL OPTIONS – DIM – 0-10 volt dimming enabled with controls by others.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Type S (Standard Symmetric). Exceptional uniformity creates bright environment at lower light levels.

HOUSING - One-piece die-cast aluminum housing is smoothly contoured rectangular shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP65 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMa (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in Low Wattage (LW) and High Output (HO) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver can be easily accessed and removed. Optional 0-10V dimming available with controls by others.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 27 lbs./12.2Kg

LISTING - UL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name _____ Fixture Type _____
Catalog # _____

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LED WALL SCONCE (PWM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **PWM S LED HO CW UE WHT PCI 120**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
PWM - LED Wall Sconce	S - Standard Symmetrical	LED	LW - Low Watt HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480 120 ¹	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	Wireless Control System^{2,3} (blank) - None PCM - Platinum Control System PCMH - Host/Satellite Platinum Control System GCM - Gold Control System GCMH - Host/Satellite Gold Control System DIM - 0-10 volt dimming (required for satellite fixtures) Stand-Alone Control (blank) - None DIM - 0-10 volt dimming (from external signal)	Sensor PCI120 - 120V Button-Type Photocell PCI208 - 208V Button-Type Photocell PCI240 - 240V Button-Type Photocell PCI277 - 277V Button-Type Photocell PCI347 - 347V Button-Type Photocell Options XPMA - Pole Mounting Adaptor w/ Fixture Back Plate for Use with Square Poles ⁴ XPMAR4 - Pole Mounting Adaptor w/ Fixture Back Plate for Use with 4" O.D. Round Poles ⁴ XPMAR5 - Pole Mounting Adaptor w/ Fixture Back Plate for Use with 5" O.D. Round Poles ⁴

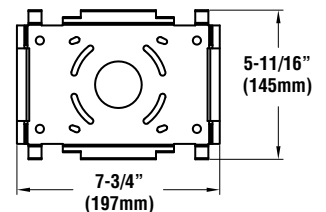
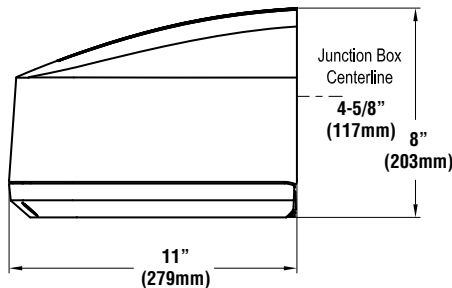
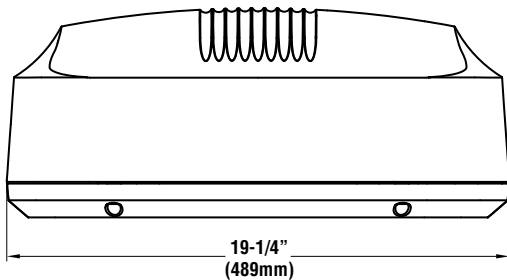
ACCESSORY ORDERING INFORMATION² (Accessories are field installed)

Description	Order Number	Description	Order Number
PWM Polycarbonate Shield	244657	DFK208, 240 - Double Fusing	DFK208,240 ⁵
PWM SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK480 - Double Fusing	DFK480 ⁵
FK120 - Single Fusing	FK120 ⁵	FK347 - Single Fusing	FK347 ⁵
FK277 - Single Fusing	FK277 ⁵		

FOOTNOTES:

- 1- On Low Watt (LW) drive current, 120V only is DLC qualified. Specify 120 in place of UE.
- 2- For wireless controls information and accessories, see Controls section.
- 3- Requires a SiteManager and override switch.
- 4- Designed with 3" reduced drilling pattern. For S or D180 mounting configuration only.
- 5- Fusing to be installed in a compatible junction box supplied by contractor.

DIMENSIONS



Universal Mounting Plate

BUG LISTING

PWM - TYPE S

Drive Current	Color Temp. *	Lumens	Watts	LER	BUG Rating
HO	CW	5184	56	93	B2-U0-G1
	NW	4917	56	88	B2-U0-G1
SS	CW	1439	15	95	B1-U0-G0
	NW	1310	15	85	B1-U0-G0

* Color Temperature: NW-4000K, CW-5000K



Project Name _____ Fixture Type _____
Catalog # _____

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LED GEN3 PARKING GARAGE LIGHT (XPG3)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XPG3					
		# of LEDs	Lumens (Nominal)		Watts
			Type 5	Type S	
Cool White	350 mA	50	4718	6187	56
		68	5814	7512	75
	450 mA	50	5743	7606	73
		68	7082	9580	98
	550 mA	50	6656	8952	90
		68	8397	10712	125
Neutral White	350 mA	50	4245	5998	56
		68	5695	7051	75
	450 mA	50	5137	7313	73
		68	6919	8584	98
	550 mA	50	5950	8456	90
		68	7875	9880	125

LED Chips are frequently updated therefore values may increase.

US patent D603081 & D611188 & 7828456 and US & Int'l. patents pending

SMARTTEC™ ENERGY SAVING FEATURES:

THERMAL CONTROL -LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

OCCUPANCY SENSING (IMS) - Optional internal passive infrared motion sensor activated switching of luminaire light levels. High level light is activated when automobile or passerby enters sensor target zone. High light level is increased to full bright in 1-2 seconds upon detection. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for ~ 2 minutes. Upon inactivity, light level is gradually ramped down (10-15 sec.) to low level to allow eyes time to adjust. Two sensor detection optics are available. The wide optic has a coverage range of 40 feet diameter at mounting heights of 8 feet to 12 feet. The narrow optic has a coverage range of 20 feet diameter at a mounting height of 8 feet to 12 feet.

DIMMING (DIM) - Optional 0-10 volt dimming enabled, with controls.

BI-LEVEL SWITCHING (BLS) - Optional bi-level switching responds to external line voltage signal from separate controller or sensor, with low light level decreased to 30% maximum drive current.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Two LED array choices; 50 and 68. Each feature high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

DRIVER CURRENT OPTIONS - Available in 350mA, 450mA or 550mA drive currents.

DISTRIBUTION/PERFORMANCE - Ultra-high efficiency reflectors provide solid performance for typical spacings and heights, exceptional uniformity with vertical illumination and full cutoff. Ideal when maximum spacing is desired without sacrificing desired lumen levels. Meets RP20 recommendations while delivering unique control of distribution to minimize glare. Optional diffused lens available to reduce visibility of diodes.

HOUSING/OPTICAL UNIT - The XPG3 features a slim 7-1/8" profile. Housing is die-formed aluminum with a gasketed clear flat tempered glass lens providing a water-resistant seal. Weather-tight aluminum enclosure contains factory prewired driver to ensure no water entry and to eliminate need to open fixture completely. Optical unit is IP67 rated.

MOUNTING - Not intended for recessed mounting in enclosed ceilings. Standard mounting is rigid 3/4" pendant mount or direct surface mount to 4" (102mm) octagon box (box by others). Pendant and direct mount standard with 48" leads and 8" leads respectively. Direct mount features standard quick mount plate with elongated key hole slots to allow alignment of fixtures.

ELECTRICAL - Universal voltage power supply (120-277 VAC, 50/60 Hz). Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C. Emergency LED battery back-up/driver operates 10 LEDs for a minimum of 90 minutes when primary AC power failure occurs.

DRIVER - Proprietary, state-of-the-art SmartTec driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Driver will operate with input of 120V thru 277V (50/60 Hz). LSI components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - Limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT - Standard fixture 21 lbs. (9.5 kg). Fixtures with battery back-up 28 lbs. (13 kg)

LISTING - ETL listed to U.S. and International safety standards. Suitable for wet locations.

For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



IP65
IP67



Project Name _____ Fixture Type _____
Catalog # _____

05/02/16

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LSI INDUSTRIES INC.

LED GEN3 PARKING GARAGE LIGHT (XPG3)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XPG3P 5W LED 68 450 CW UE WHT DIM**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensors/Options
XPG3D Direct Mount	5W - Type 5 Wide S - Symmetric	LED	50 68	350 - 350mA 450 - 450mA 550 - 550mA	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Electronic (120-277) 347 - 347 volt 480 - 480 volt	WHT - White BLK - Black MSV - Metallic Silver	Wireless Control System ^{2,3} (blank) - None PCM - Platinum Control System PCM - Host / Satellite Platinum Control System GCM - Gold Control System GCMH - Host / Satellite Gold Control System ⁴ DIM - 0-10 volt dimming (required for satellite fixtures) Stand-Alone Control (blank) - None DIM ⁵ - 0-10V Dimming (from external signal) BLS ⁶ - Bi-level Switching (from external signal - required 120-277v controls system voltage)	Sensor IMS - Integral Motion Sensor ^{7, 8} Options BB - Battery Backup ⁹ CWBB - Cold Weather BB ⁹ DFL - Diffused Lens ¹⁰
XPG3P ¹ Pendant Mount									

ACCESSORY ORDERING INFORMATION

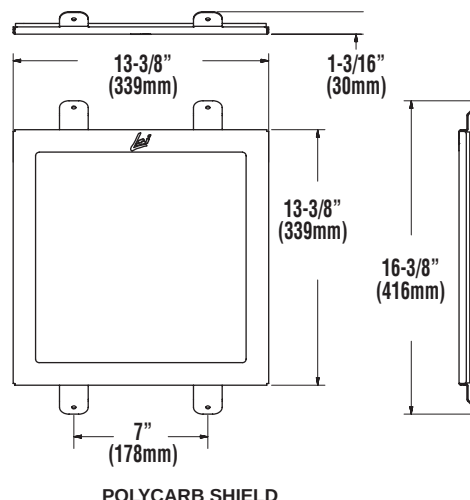
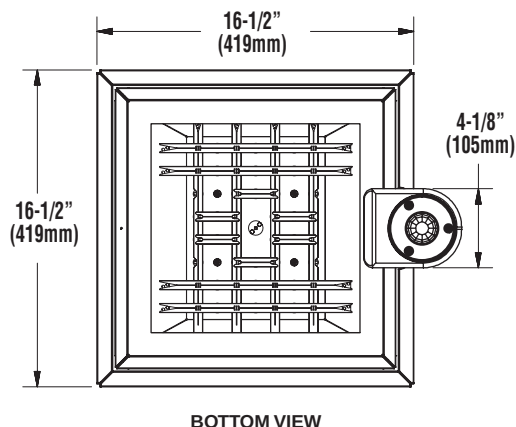
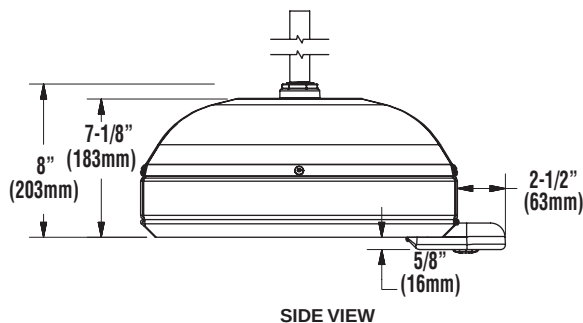
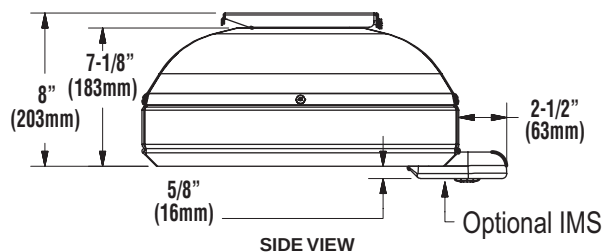
(Accessories are field installed)

Description	Order Number	Description	Order Number
XPG3 Bird Guard	XPG3 BG	RPSB120 - WL Remote Box with 120V External Photocell	C/F ¹¹
Polycarb Shield	XPG PCS ⁸	RPSB208-277 - WL Remote Box with 208-277V External Photocell	C/F ¹¹
ROSB120 - WL Remote Box with 120V Occupancy Sensor	C/F ¹¹		
ROSB277 - WL Remote Box with 277V Occupancy Sensor	C/F ¹¹		

FOOTNOTES:

- 1 - Pendant stems must be ordered separately; specify length.
- 2 - For wireless controls information and accessories, see Controls section.
- 3 - Requires a SiteManager and override switch. Not compatible with BLS or IMS option.
- 4 - Consult factory for available configurations.
- 5 - Not compatible with IMS or BLS option.
- 6 - Not compatible with wireless controls system, DIM or IMS option.
- 7 - Not compatible with wireless controls system, DIM or BLS option.
- 8 - Polycarbonate Shield not available with IMS
- 9 - Battery Backup & cold weather battery backup available in UE only. Not available with PCM or GCM wireless controls.
- 10 - Diffused lens reduces light output. Consult factory.
- 11 - Includes PCM or GCM. To be used in conjunction with PCM or GCM options in the fixture. Consult factory.

DIMENSIONS



Project Name _____ Fixture Type _____
Catalog # _____

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LED AREA LIGHTS - LSI SLICE SMALL (XLCS)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XLCS						
		Lumens (Nominal)				
		Type 3	Type FT	Type 5	Type5E	TypeFTE
Cool White	SS	10100	11400	11400	8200	7800
	HO	14000	15500	15700	11600	10600
Neutral White	SS	9700	10400	10800	7900	7500
	HO	13400	14700	15200	11000	10500
		Watts (Nominal)				
		97				
		140				

LED Chips are frequently updated therefore values may increase.

US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Types 3, FT, 5 and enhanced 5E and FTE. Exceptional uniformity creates bright environment at lower light levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather).

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. A round pole plate is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-* -CLR). Proprietary pole quick mount accessories available with horizontal mounting or fixed 15° angled mounting (PQMH-KIT-CLR and PQM15-KIT-CLR) for mounting to square poles. See Accessory Ordering Information chart for all brackets.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 17.5 lbs. (7.9 kg). Packed two per carton: 30 lbs. (13.6 kg).

LISTING - UL listed to U.S. and international safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.



Project Name _____ Fixture Type _____

Catalog # _____

10/16/17

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LED AREA LIGHTS - LSI SLICE SMALL (XLCS)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XLCS S LED SS 50 UE BLK PCR**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XLCS	3 - Type III 5 - Type V FT - Forward Throw 5E - Type V Enhanced FTE - Forward Throw Enhanced	LED	SS - Super Saver HO - High Output	50 - 5000K 40 - 4000K	UE - Universal Voltage (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White	DIM - 0-10V Dimming (from external signal) Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V IL - Internal Louver (available with FT distribution only) PCR 7P - Photoelectric Control Receptacle ³

LUMINAIRE EPA CHART - PLCS

Horizontal Mounting Only	
Single	0.4
D180°	0.8
D90°	0.6
T90°	1.4
TN120°	1.4
Q90°	1.6

Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION

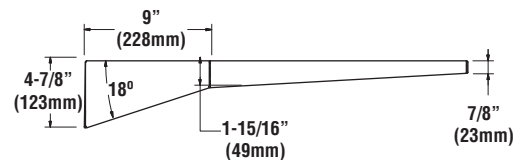
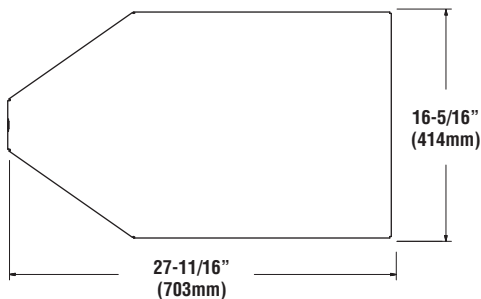
(Accessories are field installed)

Description	Order Number	Description	
BKS-XBO-WM-* -CLR Wall Mount Bracket	382132CLR	DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240 ²
XLCS-3/FT-HSS (Black only)	603162BLK ¹	DFK480 Double Fusing (480V)	DFK480 ²
X3RPP Round Pole Plate for 3" RTP Poles	408273CLR	FK347 Single Fusing (347V)	FK347 ²
X4RPP Round Pole Plate for 4" Poles	379967CLR	PQMH-KIT-CLR Square Pole Quick Mount Horizontal Bracket	582328CLR
X5RPP Round Pole Plate for 5" Poles	379968CLR	PQM15-KIT-CLR Square Pole Quick Mount Bracket w/fixed 15° Angle	582329CLR
FK120 Single Fusing (120V)	FK120 ²	ALSC UNV TL5 - AirLink 5 Pin Twist Lock Controller	661409
FK120 Single Fusing (120V)FK	FK277 ²	ALSC UNV TL7 - AirLink 7 Pin Twist Lock Controller	661410

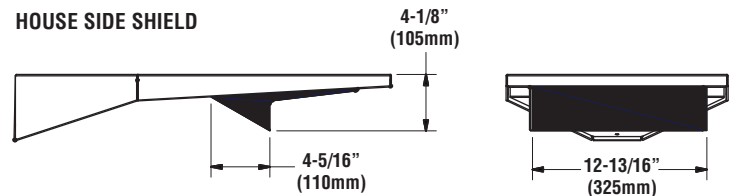
FOOTNOTES

- 1 - House Side Shields add to fixture EPA. Consult factory.
- 2 - Fusing must be located in the hand hole of pole.
- 3 - Photocell must be ordered separately. 7 pin standard. See Accessories.

DIMENSIONS



HOUSE SIDE SHIELD



Project Name _____ Fixture Type _____
Catalog # _____

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LED AREA LIGHTS - LSI SLICE SMALL (XLCS)

BUG LISTING

XLCS - Type 3

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	14,020	143	98	B3-U0-G2
	CW-HSS	8815	146	60	B2-U0-G2
	NW	13,421	143	94	B3-U0-G2
SS	CW	10,126	97	105	B3-U0-G2
	NW	9719	97	101	B3-U0-G2

XLCS - Type 5E

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	11,581	146	79	B4-U0-G2
	NW	10,996	146	75	B4-U0-G2
SS	CW	8202	96	85	B3-U0-G2
	NW	7908	96	82	B3-U0-G2

XLCS - Type 5

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	15,674	138	113	B4-U0-G2
	NW	15,184	146	104	B4-U0-G2
SS	CW	11,449	96	119	B3-U0-G2
	NW	10,762	96	112	B3-U0-G1

XLCS - Type FTE

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	10585	141	75	B2-U0-G2
	CW-HSS	7810	146	53	B1-U0-G2
	NW	10,499	146	72	B2-U0-G2
	NW-HSS	7721	146	53	B1-U0-G2
SS	CW	7752	96	81	B1-U0-G2
	CW-HSS	5676	96	59	B1-U0-G2
	NW	7493	96	78	B1-U0-G2
	NW-HSS	5517	96	57	B1-U0-G2

XLCS - Type FT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	15,535	139	112	B3-U0-G2
	CW-HSS	12,489	139	90	B1-U0-G2
	CW-IL	14,384	138	104	B3-U0-G2
	NW	14,694	146	100	B3-U0-G2
	NW-HSS	10,499	144	73	B1-U0-G2
	NW-IL	12,763	144	89	B2-U0-G2
SS	CW	11,383	96	118	B2-U0-G2
	CW-HSS	9099	96	95	B1-U0-G2
	CW-IL	10,509	96	109	B2-U0-G2
	NW	10,410	96	108	B2-U0-G2
	NW-HSS	7699	99	78	B1-U0-G2
	NW-IL	9328	98	95	B2-U0-G2

* Color Temperature: NW-4000K, CW-5000K



Project Name _____ Fixture Type _____
Catalog # _____

10/16/17
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LSI INDUSTRIES INC.



Architecture Planning Construction Management
www.osmarchitecture.com

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Aug 20 2018

Department of Public Services

April 23, 2018

Ms. Cassie Harashe, AICP
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri, 63017

RE: Brite WorX, 14905 Clayton Road

Dear Cassie,

Per your request, I am submitting this Architect's Statement of Design for review and comment.

Section C:

- (1) The submittal provides a site relationship with maximum buffer to surrounding properties while also maintaining a higher than minimum street frontage buffer providing a gentle transition from street to the development.
- (2) The submittal provides safe movement of all types throughout the site with separate and distinct pathways. The orientation of the building on site takes advantage of solar angles and creates pockets of visual interest throughout the site experience. Parking is primarily oriented away from the intersection view to the side and rear of the development.
- (3) The submittal uses the existing topography, as much as practical, to maintain the existing character. Topographical changes required complement the existing topography.
- (4) The submittal attempts use topography changes to minimize retaining wall use. Where retaining walls are proposed, they are intended to be low (less than 4') and used to protect existing mature trees to maintain a landscape buffer between the site and neighboring buildings.

Section D:

- (1) The submittal shares building scale compatibility and elements with the Walgreens opposite the site at the larger element and with the Petro-Mart and office building at the intersection at the smaller element. Human scale is achieved through use of recognizable scale materials and horizontal banding to reduce the visual scale of the vertical elements. Generic scale is achieved by site orientation and building massing to enhance the rhythm along the street.
- (2) The submittal relies on articulated vertical elements (towers) to physically and visually contrast the main building's low, linear form. Roof top screening is integral to the design elements, in contrast to the surrounding properties. Overhangs and tower element offsets at the entry and exit provide a transition into the facility. Highly efficient lighting combined with the building orientation with respect to the solar angles provides better energy efficiency.

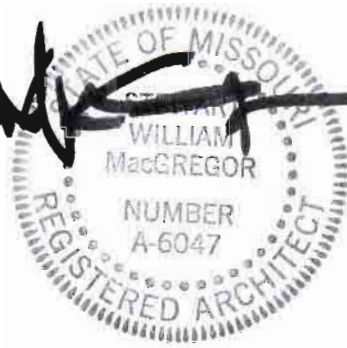
- (3) The submittal's use of different and compatible materials provides visual interest, reduces visual scale and are complimentary to the adjacent properties visible from the intersection. All materials proposed are durable to reduce maintenance requirements. Contrasting pavement color is incorporated into the proposal.
- (4) The submittal preserves many existing mature trees, primarily along the buffer/perimeter of the site. The additional perimeter landscaping follows the rhythm and theme of the existing. Landscape screening has been provided along the perimeter of the site and screening is provided internally to the landscaping to provide a visual barrier from off site. The internal screening material is masonry and complimentary to the building material. Building landscaping is grouped in clusters, primarily shrubs, to provide visual interest and soften the hard edges at ground level. Additional individual trees are proposed to add points of interest. Street landscaping is also clustered and varied to provide interest and focal points along the street. Parking and drive landscaping is fully protected from vehicular and pedestrian traffic. Trash enclosure materials are complimentary to the building materials and also screened by landscaping.
- (5) The signage will be reviewed under a separate process to comply with City requirements.
- (6) The lighting will be reviewed under a separate process to comply with City requirements.

I believe this submittal meets the Chesterfield Architectural Guidelines for the reasons stated above. If you have any questions, please call.

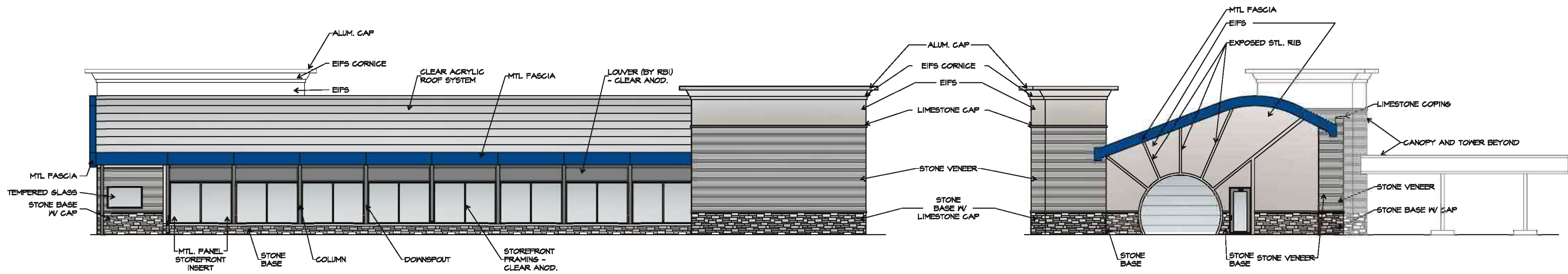
Sincerely,



Stewart W. MacGregor
President/CEO
OSM, Inc.

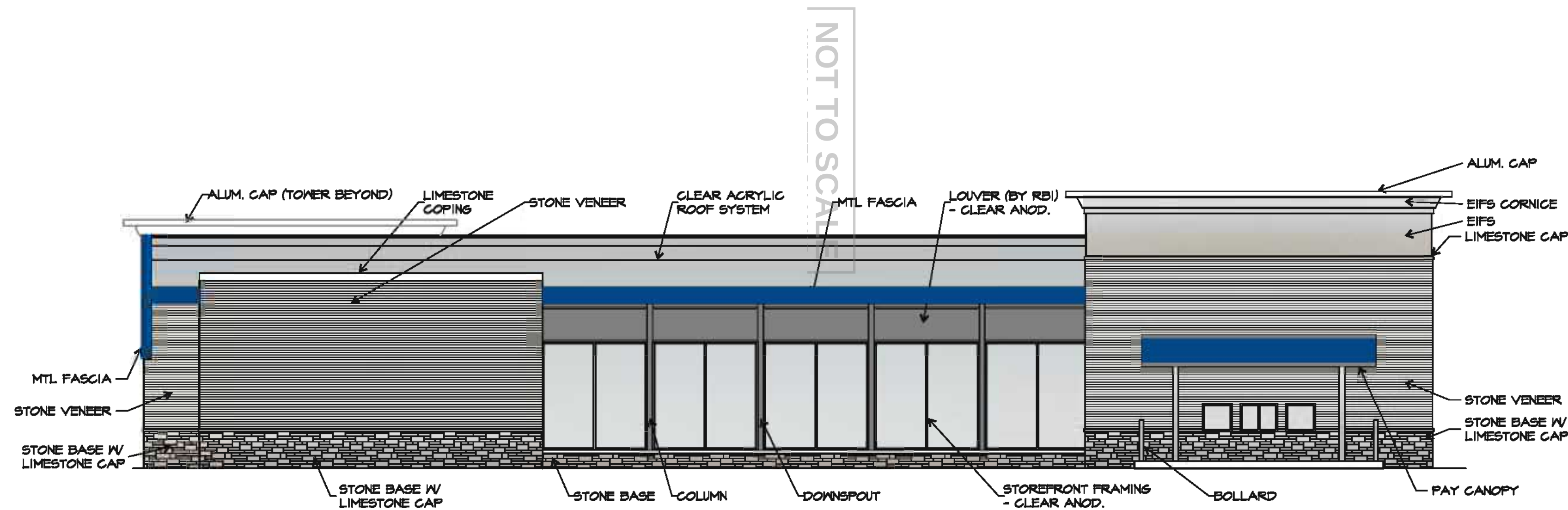


NOT TO SCALE
WHEN PLOTTED ON 11X17

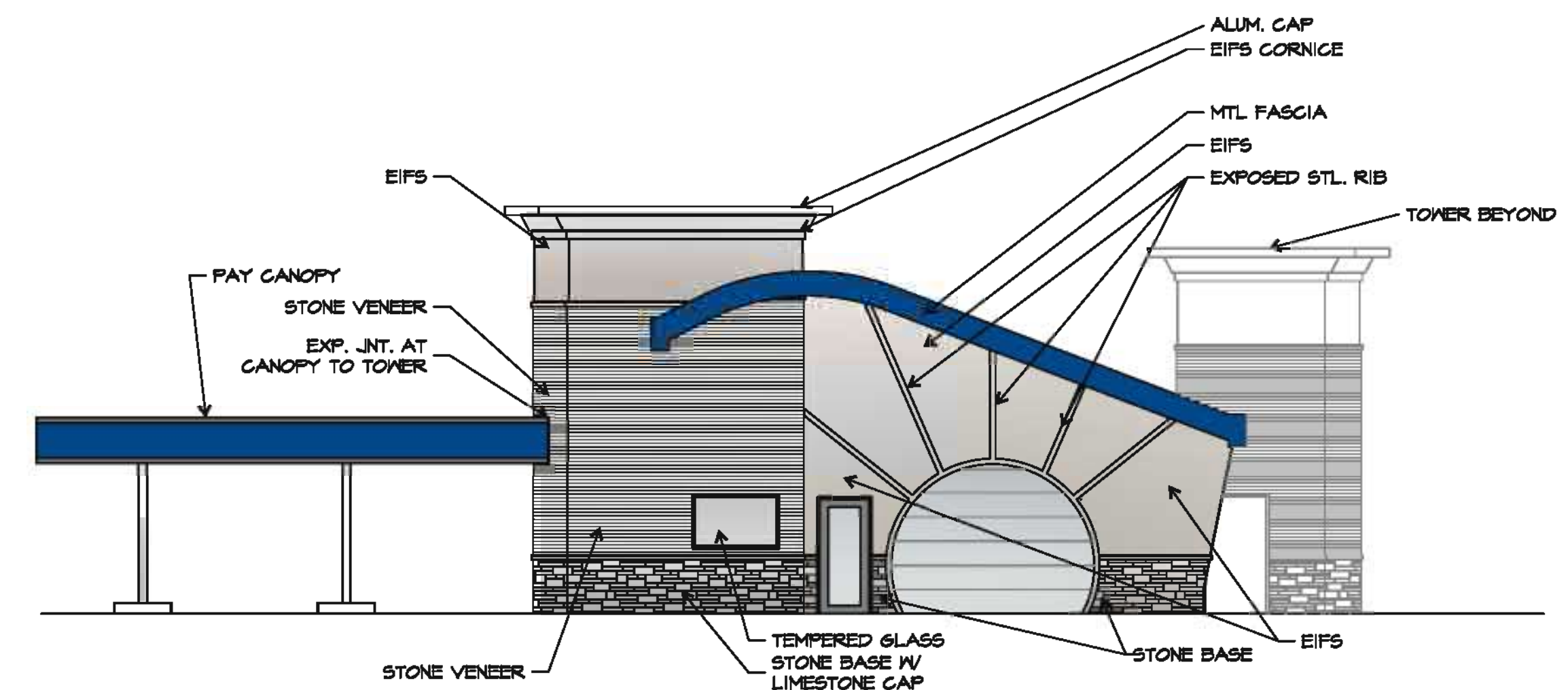


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

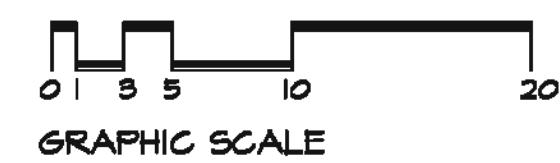
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

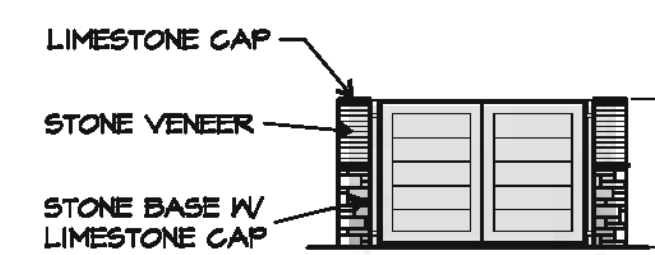


WEST ELEVATION
SCALE: 1/8" = 1'-0"

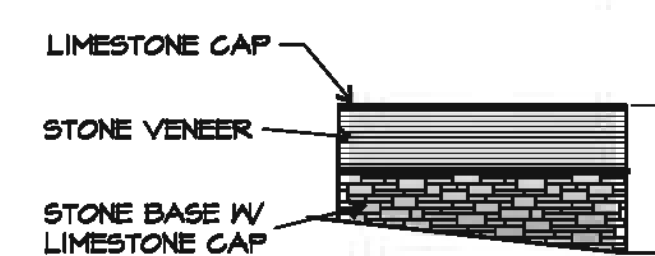


EXTERIOR FINISH LEGEND

STONE BASE: ELDORADO STONE STYLE: ROUGH CUT COLOR: MOONLIGHT (OR EQUAL)	LIMESTONE SILL: INDIANA LIMESTONE STYLE: ROCK FACED CUT COLOR: OFF WHITE (OR EQUAL)	EIFS: DRYVIT STYLE: DRYVIT PLUS, SANDBLAST TEXTURE COLOR: #III PRAIRIE CLAY (OR EQUAL)	ALUMINUM STOREFRONT: KAVNEER COLOR: CLEAR ANODIZED ALUMINUM FINISH (OR EQUAL)	PREFINISHED MTL FASCIA: REI COLOR: PANTONE 23, BLUE (OR EQUAL)
STONE VENEER: ELDORADO STONE STYLE: LEDGECUTS COLOR: BIRCH (OR EQUAL)	LIMESTONE CAP/COPING: INDIANA LIMESTONE STYLE: SMOOTH FACED CUT COLOR: OFF WHITE (OR EQUAL)	TUNNEL ROOF: ACRYLIC COLOR: CLEAR (OR EQUAL)	PREFINISHED MTL COPING: PETERSON COLOR: GRANITE (OR EQUAL)	



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



EAST-WEST ELEVATION TRASH
SCALE: 1/8" = 1'-0"

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PRELIM

Car Washery

Brite Worx
CAR WASH
14905 CLAYTON ROAD
CHESTERFIELD, MISSOURI 63077

PROJECT NUMBER	1013
DATE	7-28-18
DRAWN BY	JVF
CHECKED BY	SNM
REVISION	12-7-17
	3-28-18
	4-12-18
	4-27-18
	5-16-18

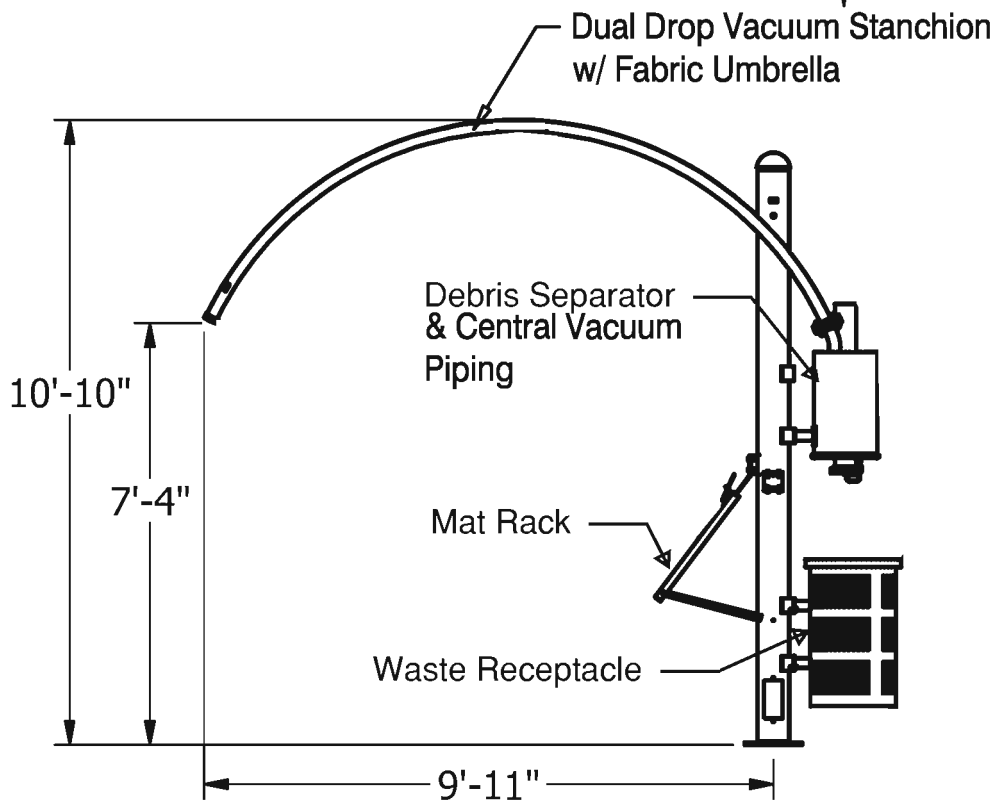
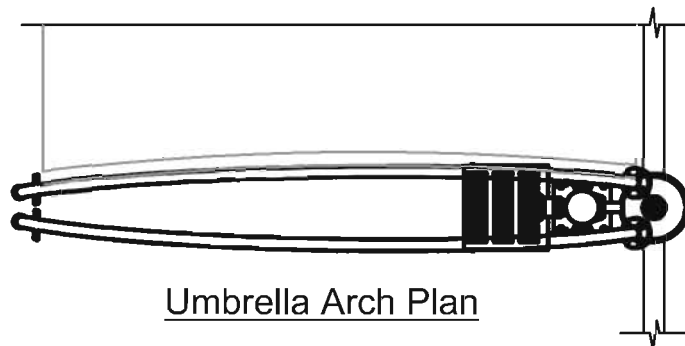
A5.2

EXTERIOR ELEVATIONS

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or reproduced in any manner without written
permission from OSM, Inc. © OSM, Inc. 2018



VACUTECH



Umbrella Arch

(aka Overhead Arch)
Elevation

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SITE ELEMENT EXAMPLES

RETAINING WALL



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ARTISAN FENCE



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TRASH ENCLOSURE



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Dryvit, 111 Prairie Clay- (similar in color to Mia Sorella)



Main Body- Eldorado Stone, LedgeCut33, Birch- (3" height and 3 different lengths of 12", 18", and 24")



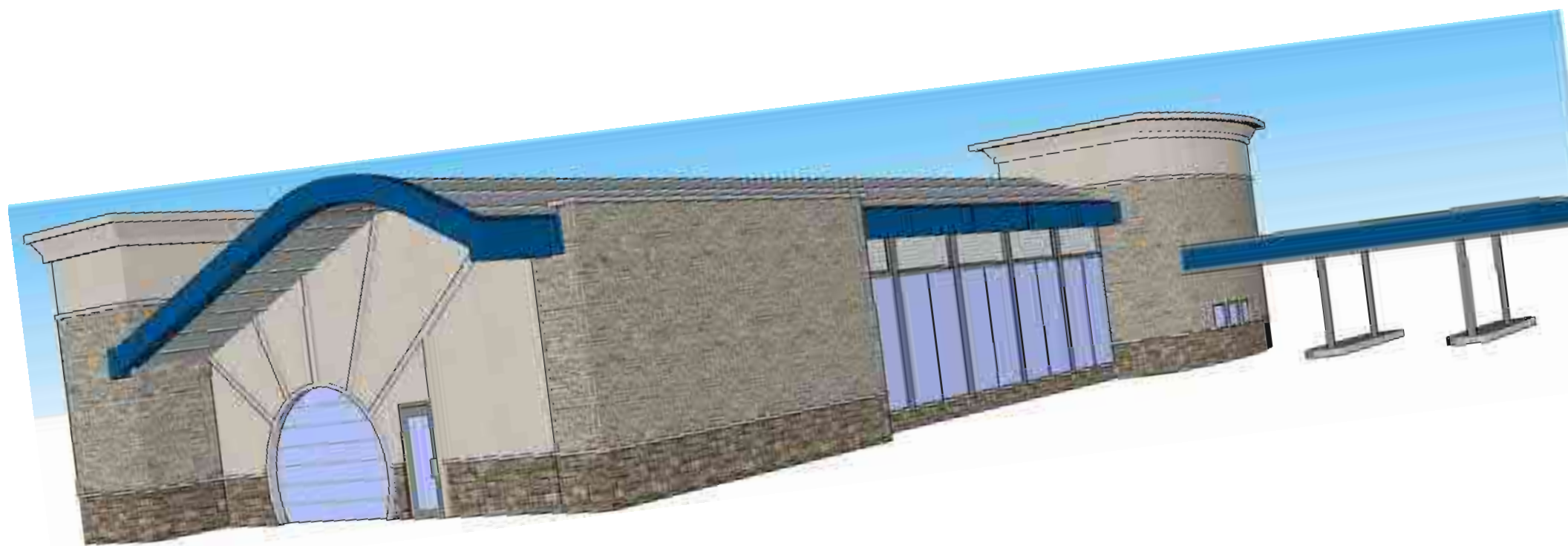
Base Stone- Eldorado Stone, RoughCut, Moonlight- Shaped for bold, traditional statements with clean contemporary lines, RoughCut ranges in heights from 2" to 11" and lengths from 2" to over 18".



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Department of Public Services

From: Debbie <dbrbeb3@gmail.com>
Sent: Wednesday, July 04, 2018 4:42 PM
To: Dean.Berger@metaltek.com; Dan Hurt; Michael Moore; Cassandra Harashe; Robert Goldsmith; Rob Garrison; Dick Goldbaum; Skip; Bruce Affleck
Subject: Briteworx Carwash

Follow Up Flag: Follow up
Flag Status: Flagged

Although we have attended every meeting concerning the Briteworx carwash we will not be able to attend the Chesterfield County Council Meeting this July 9. We would like to apprise you of the ongoing situation as we see it.

We never thought this corner of Baxter and Clayton should be allowed to have a tunnel carwash with outside vacuums. We were told this was a better solution to having a 24 hr. gas station/ carwash and convenience store. And if we did not accept this the Wallis company was prepared to sue Chesterfield.

Then and now our concerns are traffic at the intersection, noise pollution, and an undesirable architectural fit for our neighborhood. One of our concerns has been realized. Two traffic accidents have happened recently. On June 1 a fatal accident occurred at Baxter and Clayton in front of the Golds Gym. Two people died in that accident. Two weeks later a three car accident occurred in front of the Mobil station on Baxter. Thankfully we are not aware of any injuries and no one was walking on the sidewalks.

The Wallis Company will never be held accountable for any accidents. But lets be honest, putting more traffic congestion will not help our neighborhood of homes, schools and retail be any safer.

The Wallis Company in one of our meetings assured us that the architecture of this tunnel carwash would not look like the prototype Briteworx on Lindbergh Rd. They even promised us they would use building material that would make it resemble the center where the restaurant Mia Sorella is located. That way it would blend with our neighborhood and not look like it belonged on Manchester Road. We were at the last architectural meeting and the renderings of this Briteworx Carwash look to be extremely similar to the one on Lindbergh. There was no toning down of the garish blue detail.

One of the members of the Chesterfield architectural review board pointed out that the ceiling of the carwash at night would look like a lighted spaceship.

We are asking that the council members and the architectural review board to please hold the Wallis Co accountable for how this carwash blends into our neighborhood. We have residential homes on two sides of this building, and once you drive past this site there are more homes, schools, and churches. This is not Manchester Road. It does not need to have the garish blue colors to attract attention.

We also hope that Chesterfield will make the Wallis Company keep up the standards of the property and appearance of the Carwash. You only have to look at the Mobil station that they own on this property to see our concerns.

Sincerely,

Debbie and Dean Berger
2457 Baxton Way
Chesterfield, Mo 63017

Sent from [Mail](#) for Windows 10

Cassandra Harashe

Subject: FW: Briteworx Carwash

From: Debbie Berger [mailto:

Sent: Wednesday, May 16, 2018 4:33 PM

To: Barbara McGuinness <BMcGuinness@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>

Cc: Robert Goldsmith < >

Subject: Re: Briteworx Carwash

Cassie, Chesterfield City Council

My wife and I attended the architectural review meeting Thursday May 10 and witnessed the presentation by the Wallis group for the Briteworx carwash.

We have been part of almost every meeting as this has progressed and we were disappointed in what the final renderings offered.

From the very first meeting we had with the Wallis Company we were led to believe this Briteworx Carwash would look like the carwash on Lindbergh road. We visited it several times and thought it was too garish for our neighborhood. Several meetings later where we had residents and councilmen they told us when asked about the architecture that they had no idea what this new Briteworx would look like. They indicated they would build it to fit our neighborhood. We assumed they would be true to their word and tone it down. They even said they would try to make it look like the strip mall at Clayton and Henry roads. But It basically looks exactly like the Briteworx on Lindbergh Blvd.

All along it has been our hope that if this was to go through, at least it would be designed in such a way that it would blend into the neighborhood. Two sides of the carwash abut to residential areas, and the other commercial businesses

on the corners are all neutral structures.

Their presentation did address some of the issues and included earth tone brick and stone which fit into the area. The amount of stone they are using is very minimal. We are concerned about the blue. It really needs to be eliminated.

We had made it clear to Wallis that the bright blue trim needed to be reduced or eliminated completely, but we see it is still predominate in the rendering.

This might be needed to attract attention had this been on Lindbergh or Manchester Road, but not on Clayton and Baxter. Look at the WaterWay Wash on Clayton and Woodsmill, it is brick with very little accent colors.

We had hoped that the only blue would be part of the signage on the property.

Speaking of signage, we did not see where they presented anything on signage. We would hope that the architectural committee would require that the signage be presented for review.

If present and past behavior is any indication of how the Wallis Company will treat this property we have to make certain they start from the beginning with an aesthetically pleasing building. You only have to look at how poorly the Wallis Company has maintained the Mobil station to understand our concerns are serious.

Respectfully,

Dean and Debbie Berger

Cassandra Harashe

Subject: FW: Letter of concern
Attachments: Article for West County Magazine.docx

Importance: High

From: Richard Goldbaum [mailto:]
Sent: Tuesday, May 22, 2018 3:42 PM
To: Michael Moore <MMoore@chesterfield.mo.us>; Barbara McGuinness <BMcGuinness@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>
Cc: Cassandra Harashe <CHarashe@chesterfield.mo.us>; 'Debbie Berger' <>; Bob Goldsmith <
Subject: Letter of concern
Importance: High

The Dan Hurt, Michael Moore and Barbara McGuinness,
As a residents of Woodfield subdivision, we have made it our responsibility to stay informed about the proposed changes to the Baxter and Clayton property which is now a Mobil station. The proposed car wash has been a point of concern for Woodfield residents for a long time. We and many of our neighbors have spent many hours going to meetings related to the Wallis Company's efforts to build a Briteworx Carwash on that corner. With the outstanding help from our City Councilmen, Dan Hurt and Randy Logan, many substantial changes were finally made to the first proposal.

Now it has come to our attention that significant architectural changes that we thought had been agreed to are not reflected in the proposed architectural renderings for the project. Specifically, we are concerned that the proposed structure will be totally out of context to the architectural integrity of Clayton Rd. As we mentioned in our letter to the editor of the West County Magazine, Clayton Rd. is an iconic treasure in West St. Louis County. A trip from 141 to Clarkson Rd. takes one through both commercial and residential neighborhoods. Churches and schools are also proudly positioned along that prestigious roadway. There are even other car washes on that stretch of Clayton Rd. They easily blend into the environment, to a point that some drive by them not even realizing they are there. All we are asking is that Briteworx be designed to complement the Clayton Rd. architectural culture.

Please require that they reduce, if not eliminate, the gaudy bright blue trim. Add more brick similar to those used in the commercial buildings on the south west corner of Clayton and Henry. The rendering of the Clayton and Baxter Briteworx does not reflect what the signage will look like and where it will be located. That is an important factor that needs your review.

We thank you for your consideration and commitment to keeping Chesterfield and Clayton Rd a place we can all be proud of.

Sincerely,

Dick & Jo Ann

Richard and Jo Ann Goldbaum
2371 Baxton Way
Chesterfield, MO 63017

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: September 05, 2018

RE: Comprehensive Plan and Travel Demand Model Update

BACKGROUND

Earlier this year, City Council approved a transfer of \$300,000 to fund an update to the City's Comprehensive Plan and Travel Demand Model. Following approval by City Council, a Request for Qualifications was issued for a planning consultant to perform the update to the plan, submittals were received, interviews conducted, a preferred consultant was selected, and a scope of services has been negotiated. Additionally, Staff presented a recommendation that the contract for the update to the travel demand model be negotiated with George Butler Associates (GBA), as the firm created and has updated the model since 2001, resulting in the firm being uniquely qualified to perform the update.

BUDGET IMPLICATIONS

As discussed when the funds were transferred for the project, Staff estimated the two projects would cost \$300,000. After detailed negotiations, the proposed contracts are:

Comprehensive Plan - \$210,905
Travel Demand Model - \$125,058
Total - \$335,963

As is typical with many projects of this magnitude, I recommend that a contingency amount be approved by City Council allowing additional project costs to be accommodated through the process without delay. Examples of this may include additional expenses related to public meetings or additional work product not contemplated within the scope of services. The contingency represents less than 5% of the total project costs. While every attempt is always made to not utilize the contingency funds, it is critical in allowing the process to continue smoothly and without delay should unexpected items arise.

During discussion at the August 23, 2018 meeting of the Planning and Public Works Committee, committee members noted concern about the compressed, intensive public engagement process and wanted to ensure all members of the public had the opportunity to be included in the process. In order to provide Council with options to expand opportunity, two options have been proposed that could be included in the project; however, neither of these options are currently funded. These options could be done individually or collectively to enhance the public engagement portion of the process.

1. Task 3.4 Enhanced Visioning Sessions

TPUDC will facilitate two visioning sessions (one in the late morning and one in the evening on the same day) to help the community articulate and crystalize their vision and goals, and hone in on their aspirations and wishes for the future. These community conversations will be used to develop a set of guiding principles or themes that will be the foundation that the rest of the Plan will be built around.

Total Meetings/Calls: 2 (on the same day)

Deliverable: Visioning Sessions Summary of Input Received.

Cost: \$6,640 + Expenses (~\$2,500) = \$9,140

2. Task 4.5: Neighborhood Celebrations & Community Groups Presentations

TPUDC will return to Chesterfield (with four team members) for a 4-day follow-up to Planapalooza and offer the community additional opportunities for engagement that are more informal. This visit would include a repeat of the Planapalooza opening presentation & workshop, for those who might have missed it, Neighborhood “Block Parties”, as well as presentations to various community groups/organizations and schools and a repeat of the Planapalooza Closing Presentation & Q&A Session. The block parties will present an opportunity to get into the community to reach out to those who haven’t had a chance to participate or don’t typically come to more formal planning events.

Total Meetings: 2 Block Parties, 6-7 group/organizations meetings, Opening Workshop, and Closing Workshop

Deliverable: Summary of Input received.

Cost: \$30,880 + Expenses (~\$4,000) = \$34,880

RECOMMENDATION

The request to allocate an additional \$50,000 for the update to the City’s Comprehensive Plan and Travel Demand Model was reviewed by the Planning and Public Works Committee on August 23, 2018. The Committee recommended approval of transferring an additional \$50,000 from General Fund – Fund Reserves.

In the event City Council determines to include the add-on engagement items above, additional funds would need to be allocated. The following information is the action that is necessary:

<u>Task</u>	<u>Fund Transfer</u>	<u>Total Project Cost</u>
No Additional Tasks	\$50,000	\$350,000
3.4 – Enhanced Visioning	\$60,000	\$360,000
4.5 – Celebrations and Presentations	\$90,000	\$390,000
3.4 + 4.5	\$100,000	\$400,000

Attachments: Comprehensive Plan Contract
Travel Demand Model Contract



AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

THIS AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES (the “Agreement”, is made and entered into this _____ day of _____, 201__, by and between the City of Chesterfield, Missouri, a political subdivision of the State of Missouri, (the “City”) and Town Planning & Urban Design Collaborative, LLC, a Tennessee Limited Liability Corporation, with a principal address of business at: 143 5th Avenue South, Franklin, TN 37064 (the “Consultant”).

WITNESSETH:

WHEREAS, the City, in compliance with the laws of the State of Missouri and the municipal code, policies and practices of the City requested proposals for professional consulting services related to the City of Chesterfield Comprehensive Plan, which is set forth and described in attached Exhibit “A” and incorporated herein by reference (the “Project Scope”); and,

WHEREAS, the Consultant made certain representations and statements to the City with respect to the Project and the City has accepted Consultant’s proposal; and,

WHEREAS, the City desires to engage the Consultant to perform certain professional and technical services for the completion of the Project; and,

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Consultant as follows:

- 1. Recitals.** The foregoing recitals are incorporated herein by this reference.
- 2. Base Services.** The City agrees to engage the services of the Consultant and the Consultant agrees to perform the services set forth in the Project Scope in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the specifications.
- 3. Additional Services.** The City may add to the Consultant’s services or delete therefrom activities by written change orders that may be agreed to by both the City and Consultant, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. Any services not specifically provided for in the Project Scope will be considered “Additional Services” and performed on a labor fee plus expense basis using the Consultant’s Hourly Rate Schedule set forth in Exhibit “B”, which is attached hereto and

incorporated herein by reference (the “Rate Schedule”). The Consultant shall undertake Additional Services only upon the direction of the City. All change orders shall be in written form and prepared and approved by the City’s designated representative with approval of the City Council, if required, and shall be accepted and countersigned by the Consultant.

4. Exchange of Data. All information, data, plans, and reports in the City’s possession necessary for the carrying out of the Project Scope shall be furnished to the Consultant on a timely basis and without charge, and the parties shall cooperate with each other in every way possible in carrying out the Project Scope. The City will be responsible for providing the Base Information described in Exhibit “C”, which has been attached hereto and incorporated herein by reference (the “Base Info”). The Consultant may rely on the Base Info for completion of the Project Scope and any changes to the Base Info that requires additional work by Consultant shall be considered Additional Services.

5. Personnel. The Consultant represents that Consultant will secure at Consultant’s own expense and liability, all personnel and independent contractors required to complete the Project Scope. Such personnel shall not be employees of or have any contractual relationship with the City except as employees or independent contractors of Consultant shall indemnify and hold harmless the City from and against any and all claims, demands or actions arising under or related to the performance or work of any personnel or independent contractor of Consultant. All of the services required hereunder will be performed by the Consultant or under Consultant’s direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this Agreement, except as expressly set forth in the Scope of Services, shall be subcontracted without the prior written approval of the City.

6. Term. The services of the Consultant shall commence as soon as practicable after the execution of this Agreement, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the Agreement, but in any event, all of the services required hereunder shall be completed and delivered as set forth in the project schedule which is attached hereto as Exhibit “D” (the “Project Schedule”).

7. Costs not to Exceed. The City is limited by law in its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a qualifications based review process, as set forth in the Project Budget which is attached hereto as Exhibit “E” and incorporated herein by reference (the “Project Budget”), which cannot be exceeded unless this Agreement is amended or a change order is approved for Additional Services as set forth in paragraph 4, above. The Consultant shall notify the City if Consultant anticipates that the Project Budget amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation.

8. Payment.

a. Conditioned upon acceptable performance. Provided Consultant performs the services in a timely and satisfactory manner as set forth in in the Project Scope, the City agrees to

pay the Consultant in accordance with the terms set forth in the Project Budget which shall constitute complete compensation for all services to be rendered under this Agreement; provided that, where payments are to be made periodically to Consultant for services rendered under this Agreement, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the Project Scope and Schedule.

b. Total compensation not to exceed. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Consultant under the terms of this Agreement exceed, the sum of TWO HUNDRED TEN THOUSAND NINE HUNDRED AND FIVE DOLLARS AND 00/100 (\$210,905.00) unless agreed to by City and Consultant in writing. The City hereby acknowledges and agrees that all expenses related to public outreach and engagement (including any refreshments, copying and printing of material designed by Consultant etc) provided to the public shall be the responsibility of the City.

c. Fees. The City will be invoiced monthly by Consultant based on the percentage of services completed under each task total as set forth in the Project Budget, as of the invoice date.

d. Payment. Invoices for services rendered and expenses incurred pursuant to this Agreement shall be due as within 30 days of receipt by City. Any invoice unpaid after 60 days of submission to the City shall bear interest at the rate of 1.5% compounded monthly.

9. Termination of Agreement.

a. Termination for Breach. Failure of the Consultant to fulfill Consultant's obligations under this Agreement in a timely and satisfactory manner in accordance with the Project Scope and Project Schedule shall constitute a breach of the Agreement, and the City shall thereupon have the right to immediately terminate the Agreement. The City shall give written notice of termination to the Consultant by one of three different means: Facsimile Transmission ("FAX") if Consultant has a FAX number; U.S. Postal Service Mail; or by hand delivering a copy of the same to the Consultant; or may give notice by any combination of the above methods. The date of termination shall be the date upon which notice of termination is hand delivered to Consultant or given by FAX, except where the transmission by FAX is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party, or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished data, metadata, drafts, and any other materials undertaken by Consultant under this Agreement shall at the option of the City become the City's property and shall be provided to the City without request within ten (10) days of the date of termination. Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided that the Consultant shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the Agreement by the Consultant.

b. Termination for Convenience. The City shall have the right at any time by written notice to Consultant to terminate and cancel this Agreement, without cause, for the convenience of the City, and Consultant shall immediately stop work. In such event, the City shall not be liable to Consultant except for payment for actual work performed prior to such notice in an amount proportionate to the completed Agreement. Anticipatory profits and consequential damages shall not be recoverable by Consultant.

c. Termination by the Consultant. If the Client fails to make payment when due for service and reimbursable expenses as previously specified herein, the Consultant may, upon thirty days written notice, terminate the Agreement (the “Consultant’s Notice to Terminate for Nonpayment”). Unless payment in full is received by the Consultant within thirty days of the receipt of Consultant’s Notice to Terminate for Nonpayment, the termination shall be final without further notice to the City. In the event of such termination, the Consultant shall have no liability for delay or damage caused by such termination. In such event, the City shall not be liable to consultant except for payment of actual work and reimbursable expenses performed prior to such termination.

d. Excused Performance. Neither the City nor Consultant shall be liable to the other for any failure to perform any obligation under this Agreement during any period in which such performance is delayed by circumstance beyond reasonable control, including, but not limited to, flood, fire or natural disaster **in the vicinity of the study area, any one of Consultant’s offices, the offices of any one of Consultant’s consultants or in an area through which any member of the team may be traveling in order to provide Services; the injury or death of Consultant personnel or their consultants or a family member of either** (the “Excused Event”). The party effected by the Excused Event shall notify the other party in writing within 72 hours of notice of the Excused Event. The delayed party’s time for performance will be excused for the duration of the Excused Event, however, if the Excused Event last longer than 15 days, then the other party may immediately terminate the Agreement by giving notice to the other party. If the City terminates the Agreement due to an Excused Event of Consultant, Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed and Consultant shall have no liability for delays or damage caused by such Excused Event.

10. Conflicts. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this Agreement. A violation of this provision renders the Agreement void. Any federal regulations and applicable provisions in Section 105.450 et seq. RSMo. shall not be violated. Consultant covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this Agreement. The Consultant further covenants that in the performance of this Agreement no person having such interest shall be employed.

11. Assignment. The Consultant shall not assign any interest in this Agreement, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Consultant from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this Agreement, including the right to change or delete activities from the Agreement or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this Agreement, though City will attempt to so notify any such assignee.

12. Discrimination. The Consultant agrees in the performance of this Agreement not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Consultant or

applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

13. Occupational License. The Consultant shall obtain and maintain an occupational license with the City, if required by City code and any required state or federal license. The cost for this occupational license shall be borne by the Consultant. Consultant shall not purchase materials or begin work on this Agreement until this occupational license has been obtained.

14. Compliance with Laws. Consultant agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Consultant affirmatively states that payment of all local, state, and federal taxes and assessments owed by Consultant is current.

15. Nonresident/Foreign Consultants. The Consultant shall procure and maintain during the life of this Agreement:

a. If the Consultant is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo. (*See also*, Section 351.574 RSMo. as to consequences of failing to comply.)

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

16. General Independent Contractor Clause. This Agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Consultant and any personnel or independent contractor of Consultant will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, Missouri Prevailing Wage requirements, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Consultant will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Consultant's activities and responsibilities hereunder. The Consultant agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Consultant and the City, and the City will not be liable for any obligation incurred by the Consultant, Consultant's personnel or independent contractors, including but not limited to unpaid minimum wages and/or overtime premiums. Consultant agrees to indemnify and hold harmless, the City its employees and attorneys, from and against any claim brought by any personnel, contractor or independent contractor of Consultant, from and against any claims arising out of Consultant's obligations to perform services under the Agreement.

17. City Benefits. The Consultant shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

18. Insurance. Consultant agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing this Agreement and on each anniversary of such insurance coverage during the term of this Agreement and any renewals, which certificates shall contain a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Consultant, any time after the Agreement has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Consultant within two (2) business days of Consultant's receipt of said notice. Consultant shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. Consultant shall maintain the following insurance:

a. Comprehensive General Liability: Minimum limit \$300,000.00 combined single limit for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. Professional Liability Insurance: Consultant agrees to maintain professional liability insurance in the amount of \$300,000 per claim and in the aggregate during the term of this Agreement

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

18. Liability and Indemnity. The parties mutually agree to the following:

a. In no event shall the City be liable to the Consultant for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this Agreement. The maximum liability of the City shall be limited to the amount of money to be paid by the City under this Agreement.

b. The Consultant shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to or destruction of property, which are caused by the Consultant or the Consultant's agents, employees, sub-contractors or by others for whom Consultant is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this Agreement.

c. The Consultant shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this Agreement, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act or any other federal or state law.

d. This Agreement, and any part of it, is not intended to act as a waiver or limitation of City, or any of its officers', agents' or employees' rights and/or defenses with regard to

sovereign or any other immunity or defense under federal law, Missouri law or municipal ordinance.

19. Arbitration and Litigation.

a. In the event any dispute arises between the City and the Consultant in connection with the Agreement or services provided pursuant to the Agreement, the City and the Consultant agree to submit the dispute to binding mediation by a mediator mutually selected by the parties, with each party sharing equally in the cost of mediation.

b. In the event of litigation between the City and the Consultant arising under, related to, or in connection with the Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the non-prevailing party.

20. Notices. All notices required or permitted hereunder and required to be in writing may be given by FAX or by first class mail addressed to City and Consultant at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing. The date of delivery of notice by FAX transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

CITY:
Justin Wyse
Director of Planning & Development
Services
City of Chesterfield
690 Chesterfield Parkway
Chesterfield, MO 63017-0760

CONSULTANT:
W. Brian Wright
Principal
Town Planning & Urban
Design Collaborative
143 5th Avenue South
Franklin, TN 37064

21. Accounting. During the period of this Agreement, the Consultant shall maintain books of accounts of its expenses and charges in connection with this Agreement and in accordance with generally accepted accounting principles. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by Consultant.

22. Project Records and Work Product. The Consultant shall provide the City with copies of all documents pertinent to the Project which shall include, without limitation, reports, correspondence, meeting minutes, and originals of all deliverables. The City shall own all right, title and interest, including without limitations, all data, metadata, copyrights and intellectual property rights to all documents and work product of Consultant created in performance of or relating to this Agreement. Consultant agrees to take all steps reasonably requested by the City to evidence, maintain, and defend City's ownership and rights in Consultant's work product. Any data, metadata, reports or records relating to scientific or technological innovations in which the City and Consultant determines that Consultant has a propriety interest shall not be disclosed by the City without the prior written consent of Consultant.

23. Publication.

a. The Consultant shall have the right to include representations of the Project or the work performed by Consultant, including photographs, among promotional and professional materials.

b. The City shall provide professional credit to the Consultant in all of City's promotional materials for or depicting any work performed by Consultant in connection with the Project.

c. If the City publishes or causes to be published photographs or other representations related to Project, the City agrees to include reference to the Consultant as follows: "Credit: Town Planning & Urban Design Collaborative LLC, www.tpudc.com".

24. The City's Responsibilities. City shall be responsible for performing the following tasks in conjunction with the Project:

a. Designate in writing a person to act as its representative with respect to this Agreement, such person having complete authority to transmit instructions, receive information, and make or interpret the City's decisions (the City's Representative").

b.

c. Provide supplementary information that is readily available, that may be requested from time to time during the course of the Project.

d. Arrange for a location to conduct design charrette and studio and all necessary charrette meetings, and promote the charrette using the promotional materials and Community Outreach Plan developed by the Consultant.

e. Provide representatives to attend scheduled Project meetings with Consultant.

f. City representatives will attend the Design Charrette/Planapalooza™ at specific times scheduled in advance.

g. The City shall endeavor to avoid scheduling difficulties by providing the Consultant with 30 days notice of anticipated meetings and deadlines.

25. Document Client Review Procedures. Following the submittal of the deliverables as set forth in the Project Scope, the City shall have a 30 days in which to review such deliverables (the "Review Period"). On the final day of the Review Period, if not sooner, the City's Representative shall send to the Consultant requested refinements, if any, in the form of one consolidated set of digital comments utilizing the comment tools in Adobe Acrobat. All requested revisions must be consolidated, as only one set of revisions per review period as set forth in the Project Scope will be accepted. The Consultant shall make the requested refinements, if any, to be included in the final documents. Additional changes requested outside the Review Periods, as well as changes to the Perspective Drawing(s) and/or Illustrative Master Plan(s) requested after the Planapalooza™, will be considered Additional Services. If no requests for revisions from the City are received by the Consultant by the final day of the Review Period, this will indicate that the City has no revisions to request and the Consultant will begin work on the next phase of the Project Scope. If the City requests additional Review Periods, the associated additional revisions will be considered

Additional Services and the project deadline may be adjusted accordingly as determined by the City and Consultant.

26. Jurisdiction. This Agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this Agreement be litigated, venue shall be proper only in the Circuit Court of St. Louis County, Missouri.

27. Entire Agreement. This Agreement contains the entire Agreement of the parties. No modification, amendment, or waiver of any of the provisions of this Agreement shall be effective unless in writing specifically referring hereto, and signed by both parties.

a. Execution of Agreement. This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument. Further, this Agreement may be executed, whether in counterparts or otherwise, and transmitted by one party hereto to the other party or parties hereto by facsimile or electronic mail subject, however, to the executed original being sent by first class mail or overnight courier to the other party or parties within a reasonable time following such transmission by facsimile or electronic mail. This Agreement is valid only if executed by the City and the Consultant within 60 days of the other.

28. Authority. Each of the parties to this Agreement represents and warrants to the other that such party is authorized to enter into this Agreement and have taken all necessary action to approve the execution of this Agreement.

29. Miscellaneous Provisions.

- a.** The Agreement represents the entire and integrated agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements either written or oral. The Agreement may only be amended in writing, signed by both the City and the Consultant.
- b.** Nothing contained in the Agreement shall create a contractual relationship and/or a third party beneficiary relationship with a third party.
- c.** The proposed language of any certificates or certifications requested of the Consultant shall be submitted to the Consultant for review and approval at least fourteen days prior to execution. The City shall not request and Consultant shall not be required to provide certifications that would require knowledge or services beyond the scope of the Agreement.
- d.** Title and paragraph headings are for reference and are not a part of the Agreement.
- e.** In the event of conflict between the terms of the Agreement and any terms or conditions contained in any attached documents, the terms of the Agreement shall rule.
- f.** No waiver or breach of any provision of the Agreement shall constitute a waiver of any subsequent breach of the same or any provision hereof, and no waiver shall be effective unless made in writing.

- g.** Should any provision, paragraph, sentence, word or phrase contained in the Agreement be determined to be invalid, illegal or otherwise unenforceable, such provision, paragraph, sentence, word or phrase shall be deemed modified to the extent necessary in order to conform with law, or else the same shall be deemed severable. In any event, the remaining terms and provisions of the Agreement shall remain unmodified and in full force and effect.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the City has caused this Agreement to be executed and the City has caused its seal to be affixed hereto and attested to as of the date first written above.

CITY OF CHESTERFIELD, MISSOURI

By: _____
Michael Geisel, City Administrator

(SEAL)

ATTEST:

Vickie Haas, City Clerk

STATE OF MISSOURI)
) SS
ST. LOUIS COUNTY)

On this ____ day of _____, 2018, before me, _____, a Notary Public in and for said state, personally appeared MICHAEL GEISEL, to me personally known, who, being by me duly sworn, did say that he is the City Administrator of Chesterfield, Missouri a political subdivision of the State of Missouri, and that the seal affixed is the seal of said City, and said instrument was signed and sealed in behalf of said City by authority of its Mayor and City Council, and said individual acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

Printed Name:

(SEAL)

My Commission Expires: _____

IN WITNESS WHEREOF, the Consultant has caused this Agreement to be executed as of the date first above written.

**Town Planning & Urban Design Collaborative,
LLC**

By: _____
W. Brian Wright, Principal

STATE OF TENNESSEE)
) SS
COUNTY OF _____)

On this _____ day of _____, 2018, before me, _____,
a Notary Public in and for said state, personally appeared W. Brian Wright, Principal of Town Planning &
Urban Design Collaborative, LLC a Tennessee Limited Liability Corporation, known to me to be the person
who executed the Agreement on behalf of said Indiana corporation and acknowledged to me that he
executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the
County and State aforesaid, the day and year first above written.

Notary Public

Printed Name: _____

(SEAL)

My Commission Expires: _____

PHASE 1.0: PROJECT COORDINATION

TASK 1.1: PROJECT MANAGEMENT

TPUDC's Project Manager will work closely with City of Chesterfield Staff and the Project Team to coordinate all milestones and tasks. TPUDC will establish and facilitate regular on-site meetings and calls with key Staff to review progress and assess needs as they arise.

TASK 1.2: CITY KICK-OFF MEETING

The Consultant will kick-start the process with a goal-setting work session with City staff to identify and confirm overarching goals for the Comprehensive Plan.

This meeting will cover a multitude of topics such as:

- Clarification and creation of City/Team interface and collaborative structure
- Goals based on the City's perspective
- Discussion of local initiatives
- Initial assessment of available and missing data
- Establishment of measures of success
- Discussion of public outreach objectives and strategy
- Procedures for sharing of information

Total Meetings/Calls: 1 (Trip #1)

Deliverable: Meeting Summary Memorandum

TASK 1.3: PROJECT MANAGEMENT PLAN

After the Kick-off Meeting, Staff and the TPUDC team will establish a set of project milestones and further refine the Work Plan and project Schedule. TPUDC will create a Project Management Plan that identifies the roles of all project Staff and participants and sets out in detail the refined Work Plan and project schedule, including all Tasks, Sub-tasks, and major milestones.

Deliverable: Project Management Plan Spreadsheet

TASK 1.4: INTERDEPARTMENTAL MEETING

TPUDC will hold an interdepartmental meeting to begin coordination between City departments. Those in attendance at this meeting should be individuals that will be directly involved in the creation of the Comprehensive Plan, and should include: Finance, Police, Public Works, Information Technology, Planning and Development Services and Parks, Recreations, and Arts.

Total Meetings/Calls: 1 (Trip #1)

Deliverable: Meeting Summary Memorandum

TASK 1.5: COMMUNITY OUTREACH AND ENGAGEMENT PLAN

The Consultant will work with the City to develop a Community Outreach and Engagement Plan, which will include:

- Toolkit elements for Building Awareness and Gathering Input will be tailored to the needs of the project;
- Identification of stakeholders and timing of meetings associated with public outreach and collaboration;
- Methods and materials anticipated for use throughout the public outreach effort and for each audience;
- Strategy for use of print and broadcast media for public meeting announcements and provision of information.

TPUDC will provide the City with a draft version of the Community Outreach and Engagement Plan and will incorporate one round of edits per the City's request.

The City will be responsible for scheduling meetings, securing locations, printing materials, advertising events, etc. as identified in the Community Outreach and Engagement Plan, using outreach materials prepared by the Consultant and provided to the City in electronic format.

Deliverable: Community Outreach & Engagement Plan (one draft, one final version)

PHASE 2.0: PUBLIC KICK-OFF

TASK 2.1: SITE RECONNAISSANCE & TOUR OF THE CITY

Following the Kick-Off Meeting, TPUDC will conduct the first reconnaissance tour of Chesterfield with City staff as our guide.

Total Meetings/Calls: 1 (Trip #2)

Deliverable: None

TASK 2.2: POLICY-MAKER INTERVIEWS

The Team will conduct interviews with the 8 members of the City Planning Commission and the 9 members of the City Council, who are particularly important in the adoption and implementation of the Comprehensive Plan.

Total Meetings/Calls: 17 (over a continuous two-day period) (Trip #2)

Deliverable: Interviews Summary Memorandum

TASK 2.3: PROJECT BRANDING

TPUDC will develop branding for the project working in collaboration with City Staff.

Deliverable: Project Logo/Tagline (logo design and up to 3 revisions)

TASK 2.4: ONLINE ENGAGEMENT

The Consultant will use the Engagement HQ platform to develop a project website for the master plan project. The Consultant will train the City on how to add materials to the site and keep it up-to-date throughout the planning process independent of the Consultant. The website will be maintained for the duration of the project (18 months). If the City wishes to continue use of the site beyond 18 months, additional fees will be incurred. The City may coordinate directly with Engagement HQ to manage the website and address any issues.

Deliverable: Engagement HQ Site (initial setup and training)

TASK 2.5: PRINT, SOCIAL MEDIA & MEDIA CAMPAIGNS

TPUDC will work in conjunction with City Staff to initiate the social media campaign using the tools agreed upon and identified during the completion of the Outreach & Engagement Plan. This first round of media outreach will be used to bring awareness of the project and build excitement. The City will be responsible for reaching out to stakeholders and citizens and distributing marketing materials.

Deliverables: Press release and marketing posters for Community Kick-Off

TASK 2.6: COMMUNITY KICK-OFF

The Consultant will program a public meeting to serve as the official start of the process. The City will be responsible for securing a meeting location date, time and location, and printing meeting materials. A Consultant team member will attend the workshop to facilitate small group activities. The City will also be responsible for advertising the meeting event using outreach materials prepared by the Consultant.

Total Meetings/Calls: 1 (Trip #2)

Deliverable: Electronic Meeting Materials

PHASE 3.0: PREPARATION & ANALYSIS

TASK 3.1: REVIEW BACKGROUND DOCUMENTS

The Consultant will review the following documents to assess relevance, particularly of the older studies, and evaluate progress on the recommendations made.

- 2009 Comprehensive Plan Update
- Chesterfield Valley Stormwater Master Plan
- Chesterfield Bikeable Walkable Community Plan
- Travel Demand Model
- Parks, Recreation & Arts Comprehensive Master Plan
- Any other relevant plans and studies

TASK 3.2: EXISTING CONDITIONS ANALYSIS

The Consultant will work with the City to gather pertinent information related to existing conditions for demographics, local and regional policies, existing businesses and industry, housing and neighborhoods, natural and environmental features, transportation and utility infrastructure, land use and urban form, historic and cultural assets and public facilities.

As Team members begin compiling relevant data, Tripp Muldrow will start work on a market assessment and Toole Design Group will begin analyzing the multi-modal transportation system, Travel Demand Model, and any current and planned streetscape improvement projects.

TASK 3.3: BASE MAPS

TPUDC will work with the City to prepare base mapping for use during community engagement sessions and as the base for any design work. Base maps will include layers such as environmental constraints identified on local and State databases, as well as parcel lines, existing buildings, historic properties, roads, and other pertinent data layers that will be needed by the Team. The City will be responsible for providing all relevant GIS data, and all mapping work will be done in GIS.

Deliverable: Base Maps

PHASE 4.0: PUBLIC PLANNING EVENT (PLANAPALOOZA™)

TASK 4.1: PRINT, SOCIAL MEDIA & MEDIA CAMPAIGNS

The print and media campaign will continue during Phase 4.0, inviting all stakeholders to participate in the planning process and provide their input. TPUDC will work with the City to be sure that social media outlets are populated regularly with information on upcoming meetings as well as planning best practices. The City will be responsible for reaching out to constituents and sending the marketing material to stakeholders.

Deliverables: Press release and marketing posters for Planapalooza™

TASK 4.2: PLANAPALOOZA™

The Consultant will lead a 7-day Planapalooza™ event for the Comprehensive Plan at a location in Chesterfield. The schedule will include multiple presentations, technical roundtable discussions, public input sessions and City meetings. There will be multiple opportunities for the public to provide their ideas and feedback. Master plans will be developed for key areas and corridors in Chesterfield, specifically the Urban Core, Chesterfield Valley, the Old Chesterfield Road Historic District, and key corridors including I-64/US-40, Chesterfield Parkway, Clarkson Road/Olive Boulevard, and Chesterfield Airport Road. The Planapalooza™ will provide the public with an opportunity to comment on the development alternatives proposed for areas to be master planned, and will result in the creation of master plans and three-dimensional renderings to inspire the community.

The City will be responsible for securing a studio space for the Consultant to work in during the event, as well as booking spaces where larger events and workshops will take place. The City will be responsible for any signage used during the Planapalooza™ and any refreshments provided to the community during the events.

Total Meetings/Calls: 7-9 (Trip #3)

1. **Public Opening Presentation & Hands-On Workshop (1)**
2. **Technical Meetings (4-6)**
3. **Pin-Up & Review (1)**
4. **Work-In Progress Presentation (1)**

Deliverables: Opening Presentation (Powerpoint/PDF), Illustrative Master Plans & Renderings (PDF), Summary Notes of Technical Meetings, Closing Presentation (Powerpoint/PDF)

TASK 4.3: CITY MEETING

The week following the Planapalooza™, TPUDC will have a call with the City to debrief on the Planapalooza™, receive additional feedback on the vision, and reconfirm the schedule for the next phases of work. By this time, TPUDC will have worked closely with staff to confirm an outline for the Comprehensive Plan document. TPUDC will also coordinate

with the City to develop a schedule for production, review of the plan components, and meetings between the City and Team.

Total Meetings/Calls: 1

Deliverable: Meeting Notes, Plan Outline

TASK 4.4: PLANNING & VISIONING BOOK

Based on the work accomplished during the Planapalooza™ and feedback from stakeholders, TPUDC will prepare a Planning and Visioning Book containing annotated versions of the plans and renderings created.

Deliverable: Planning & Visioning Book (PDF)

PHASE 5.0: CITY DRAFT COMPREHENSIVE PLAN

TASK 5.1: TARGETED ANALYSIS OF EXISTING CONDITIONS

Following the Planapalooza™, the Team will undertake a more targeted analysis of existing conditions related to specific issues and future goals identified by the community during the Planapalooza™. This will allow us to focus on the most important information and do a more in-depth evaluation. The Consultant will work directly with the City to collect any additional necessary data.

TASK 5.2: CITY DRAFT COMPREHENSIVE PLAN

The Consultant will prepare a City Draft Comprehensive Plan document to summarize the planning process, background information, and recommendations. The document will be supported by text, tables, infographics, illustrations and renderings. General headings in the document will be confirmed with the City in Task 4.3; however, the Consultant anticipates the following general headings for the document at this time: Vision & Guiding Principles; summary of Public Process; Community Profile; Conservation & Growth Framework; Economic Development; Housing & Neighborhoods; Natural Resources, Open Space & Recreation; Historic & Cultural Resources; Community Service, Facilities & Amenities; Transportation & Parking; Community & Urban Design; and any other topic identified during the planning process; Recommendations; Site-Specific Concept Studies; and Implementation Plan. The Implementation Plan will be a prioritized action plan summary that provides all of the recommendations in a single user-friendly “playbook.”

Deliverable: City Draft of the Master Plan

TASK 5.3: SUBMIT CLIENT DRAFT COMPREHENSIVE PLAN

The Team will submit to the Client a draft Comprehensive Plan in Microsoft Word format for Client (Staff) review only. The City Draft Material will be presented in Microsoft Word format (text only). The City will be responsible for printing and distributing copies of the document. After receiving a City Draft Plan, City Staff will have an opportunity to provide feedback and request changes that will be made before a draft goes out to the public. This step of the project is the City Review Period. At the end of this period, the City will provide one consolidated set of comments that will be integrated into the document.

***City Review Period (30 days)**

PHASE 6.0: PUBLIC DRAFT COMPREHENSIVE PLAN

TASK 6.1: PRINT, SOCIAL MEDIA & MEDIA CAMPAIGNS

The media campaign will continue during Phase 6.0, inviting all stakeholders to review the Public Draft Comprehensive Plan and provide their feedback, ensuring that the plan content reflects what the community has shared with the Team during the process. The City will be responsible for reaching out to constituents and sending marketing material out to stakeholders.

Deliverable: Press release and marketing poster for Community Open House

TASK 6.2: PUBLIC DRAFT COMPREHENSIVE PLAN

Following the City Review Period, TPUDC will address any comments received from the Client Draft Comprehensive Plan and make revisions to the document which will then become the Public Draft Comprehensive Plan. The Public Draft Master Plan will be fully formatted in the final graphic design layout and incorporate all of the text, tables, maps, infographics and renderings created during the earlier phases. The City will have the opportunity to review mockups of the formatted document with examples of page layout and graphics before the Consultant moves forward with reformatting the entire document.

This draft will be made public to start the official adoption process. One electronic copy (PDF format) of the revised document will be delivered to the City. The City will be responsible for printing and distributing copies of the document.

Deliverable: Public Draft of the Master Plan

***Public Review Period (30-60 days)**

TASK 6.3: CITY MEETING

Prior to the distribution of the Public Draft Comprehensive Plan, TPUDC will return to Chesterfield. We will meet with the City to discuss the implementation playbook, and discuss any other critical path items for completing and maintaining support for the Comprehensive Plan.

Total Meetings/Calls: 1 (Trip #4)

TASK 6.4 COMMUNITY OPEN HOUSE

During this trip, TPUDC will also hold a one-day community open house to review the plan with the community. The Open House will be offered as two sessions; one in the late morning and one in the evening, both of which will include the same presentation and opportunities for public comment.

Upon closing of the Public Review Period, the City will organize and reconcile all feedback and edits and submit one clear set of revisions to TPUDC for inclusion into the Final Comprehensive Plan.

Total Meetings/Calls: 2 (Trip #4)

Deliverable: Open House Presentation of the Public Draft of the Plan

PHASE 7.0: FINAL COMPREHENSIVE PLAN & ADOPTION

TASK 7.1: FINAL COMPREHENSIVE PLAN

Following the Public Review Period, the Consultant will revise the Public Draft master plan document developed under Task 6.2 based on the set of revisions provided by the City. The Team will incorporate all remaining edits from the public and submit the Final Comprehensive Plan ready for the official approval process.

Deliverable: Final Draft of the Comprehensive Plan

TASK 7.2: PLAN ADOPTION

The City will be responsible for scheduling and noticing meetings, preparing staff reports, etc. to facilitate the adoption of the Comprehensive Plan. The City will also be responsible for preparing all materials required to formally amend rules, policies, ordinances, regulations, etc. recommended in the Comprehensive Plan following adoption of the document (independent of the Consultant).

TPUDC may attend meetings with and make formal presentations of the Comprehensive Plan to the City of Chesterfield Planning Commission and the City Council. At those meetings, staff will collect comments, questions, and suggestions for refinements to the Comprehensive Plan and consolidate them into a series of action items for revision or response. TPUDC will make these revisions as necessary.

**Total Meetings/Calls: 2 (One Planning Commission meeting/hearing and one City Council meeting/hearing)
(Trip #5 and Trip #6)**

Deliverable: Presentations to Planning Commission and City Council

TASK 7.3: CITY MEETING

TPUDC will meet with the City one last time to discuss the project and close out the process. TPUDC will provide the “As Adopted” version of the Comprehensive Plan and all GIS files in the format specified by the City.

Total Meetings/Calls: 1 (teleconference or in conjunction with Trip #5 or Trip #6)

Deliverable: As Adopted version of Comprehensive Plan and all GIS files

EXHIBIT B.**HOURLY RATE SCHEDULE****HOURLY & DAILY RATE SCHEDULE**

Where this Agreement provides for City's payment to Consultant of compensation on an hourly or daily basis, professional fees shall accrue and compensation shall be paid in accordance with the following hourly and daily rate schedule:

	Hourly Rates	Daily Rates
Project Principal	\$200	\$2000
Project Director	\$150	\$1500
Planners	\$150	\$1500
Urban Designer	\$160	\$1600
Comprehensive Planner	\$140	\$1400
Illustrator	\$150	\$1500
Transportation	\$150	\$1500
Economic Development	\$125	\$1250
Graphic Designer	\$90	
Clerical Staff	\$60	

Consultant reviews its hourly rates each calendar year, and reserves the right to modify its rate schedule at such time. Consultant will provide City with written notification in advance of any such change.

EXHIBIT E.

BASE INFORMATION

The Consultant must receive the information listed below, to the extent it is currently available, and any other relevant information at least two weeks prior to the Planapalooza™ to the extent possible. It is essential that this information be thorough and accurate, as it will form the basis for the Deliverables. All documents shall be provided in searchable PDF format if possible, with text documents provided in MS Word format if available. The Consultant will create a City of Chesterfield City Dropbox folder as a repository for all base information.

1. **Base map and GIS information** for the study area including, but not limited to the following elements:
 - a. Existing thoroughfares (pavement and right-of-way);
 - b. Existing sidewalks, walkways and paths;
 - c. Existing buildings and structures;
 - d. Existing water bodies, shorelines and streams;
 - e. Existing parcels;
 - f. Site boundary;
 - g. Site topography;
 - h. Existing drainage information;
 - i. Existing utility information;
 - j. Existing physical or environmental constraints;
 - k. Current zoning and land use designations;
 - l. Any other significant features both above and below the ground and water.

Base map information should be provided in GIS format, with each element/layer saved as a separate shapefile, and elements symbolized using color and line weight protocols to be provided by the Consultant. The Consultant should also be provided with contact information and access to the City's GIS Consultant.

The City will be responsible for printing of all maps needed for public workshops and events.

2. **Aerial photographs** that depict the study area and its surroundings in plan view, preferably in color, with a graphic scale and at the highest possible resolution.
3. **Published comments**, as available, of local government officials and administrators, which relate to zoning, land use, or development issues or projects relevant to the study area or Project.
4. **Relevant site studies**, including but not limited to:
 - a. Previous zoning, land use or development related studies;
 - b. Soils maps/reports;
 - c. Topographic analysis;
 - d. Environmental studies or mitigation plans;
 - e. Traffic studies;
 - f. Infrastructure studies;
 - g. Market feasibility studies for the study area and its surroundings.
 - h. Any other relevant site studies.
5. **Current long-range planning documents** including but not limited to:
 - a. Master Plans;
 - b. Future Land Use Plans;

- c. Zoning Maps;
 - d. Any other relevant planning documents
6. ***Other appropriate documentation*** related to the Project, including but not limited to:
- a. Historical timeline of growth and development;
 - b. Business composition, including major employers and emerging markets;
 - c. Economic development initiatives currently in place;
 - d. Summary of local regulations and policies that affect housing;
 - e. Composition of current housing stock;
 - f. Listing of local housing organization;
 - g. Schedule for planned investment in road improvements;
 - h. Current status of City perspective on passenger rail discussion;
 - i. Inventory, and description, of current public / civic spaces;
 - j. Listing of all open space and trail management organizations;
 - k. Map of existing and proposed trail system;
 - l. Description of threats to water quality and quantity and existing water protection and preservation measures;
 - m. Inventory of critical natural resource and scenic areas;
 - n. Inventory of historic and archaeological resources;
 - o. Existing policies, standards, and organizations in place to protect historic and archaeological resources;
 - p. Description of any forest or agricultural resources and current steps being taken to promote local farms and woodlots;
 - q. Description of issues relating to stormwater management, public water & sewer, septic tanks, utilities, emergency response, solid waste, communications, health care, municipal government, and school locations and capacity;
 - r. Schedule of planning investment in facilities and service improvements;
 - s. Description of fiscal issues, including tax revenue as compared to planned and needed expenditures, anticipated changes in the tax base, capacity and strategies to fund capital investments, the City's current borrowing capacity, and opportunities for sharing with neighboring communities;
 - t. List of pending development applications or other anticipated projects.

EXHIBIT D.

PROJECT SCHEDULE

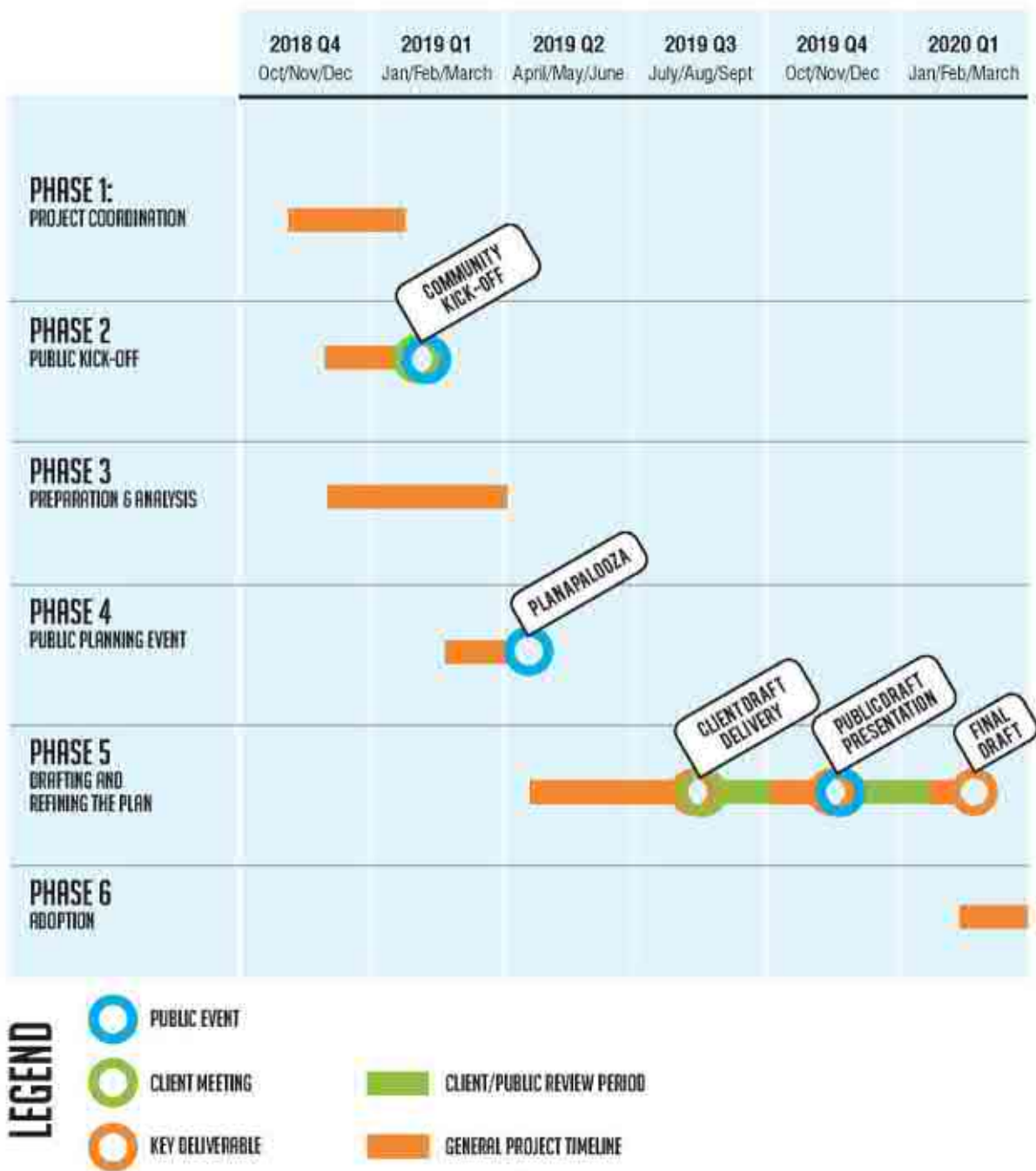


EXHIBIT E.

PROJECT BUDGET

	Task Total
PHASE 1.0: PROJECT COORDINATION	
TASK 1.1: Project Management	
TASK 1.2: Client Kick -Off Meeting	
TASK 1.3: Project Management Plan	
TASK 1.4: Interdepartmental Meeting	
TASK 1.5: Community Outreach & Engagement Plan	\$8,780
PHASE 2.0: PUBLIC KICK-OFF	
TASK 2.1: Site Reconnaissance & Tour of Town	
TASK 2.2: Policymaker Interviews	
TASK 2.3: Project Branding	
TASK 2.4: Online Engagement	
TASK 2.5: Print, Social Media and Media Campaigns	
TASK 2.6: Community Kick-Off	\$13,460
PHASE 3.0: PREPARATION & ANALYSIS	
TASK 3.1: Review Background Documents	
TASK 3.2: Existing Conditions Analysis	
TASK 3.3: Base Maps	\$17,040
PHASE 4.0: PUBLIC PLANNING EVENT	
TASK 4.1: Print, Social Media and Media Campaigns	
TASK 4.2: Planapalooza (Task 4.2.1 - Task 4.2.8)	
TASK 4.3: Client Meeting	
TASK 4.4: Planning & Visioning Book	\$80,710
PHASE 5.0: CLIENT DRAFT COMPREHENSIVE PLAN	
TASK 5.1: Targeted Analysis of Existing Conditions	
TASK 5.2: Client Draft Comprehensive Plan	
TASK 5.2.1: Vision & Themes	
TASK 5.2.2: Public Process	
TASK 5.2.3: Community Profile	
TASK 5.2.4: Conservation & Growth Map	
TASK 5.2.5: Plan Elements	
TASK 5.2.6: Plan Implementation	
TASK 5.3: Submit Client Draft Comprehensive Plan	\$60,680
PHASE 6.0: PUBLIC DRAFT COMPREHENSIVE PLAN	
TASK 6.1: Print, Social Media and Media Campaigns	
TASK 6.2: Public Draft Comprehensive Plan	
TASK 6.3: Client Meeting	
TASK 6.4: Community Open House	\$7,940
PHASE 7.0: PUBLIC DRAFT COMPREHENSIVE PLAN	
TASK 7.1: Final Comprehensive Plan	
TASK 6.2: Plan Adoption	
TASK 6.3: Client Meeting	\$4,800
TOTAL Hours	\$193,410
Task Total	\$193,410
Expenses Total	\$17,495
Project Total	\$210,905



AGREEMENT FOR PROFESSIONAL TRAFFIC ENGINEERING SERVICES

THIS AGREEMENT, made and entered into this _____ day of _____, 201__, by and between the City of Chesterfield, Missouri, a political subdivision of the State of Missouri, (the “City”) and George Butler Associates with a principal address of business at: 9801 Renner Blvd., Lenexa, KS (the “Consultant”).

WITNESSETH:

WHEREAS, the City, in compliance with the laws of the State of Missouri and the municipal code, policies and practices of the City requested proposals for professional traffic engineering services related to the City of Chesterfield Travel Demand Model, which is set forth and described in attached Exhibit “A” and incorporated herein by reference (the “Project”); and,

WHEREAS, the Consultant made certain representations and statements to the City with respect to the Project and the City has accepted Consultant’s proposal; and,

WHEREAS, the City desires to engage the Consultant to perform certain professional and technical services for the completion of the Project; and,

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Consultant as follows:

1. **Recitals.** The foregoing recitals are incorporated herein by this reference.
2. **Services.** The City agrees to engage the services of the Consultant and the Consultant agrees to perform the services set forth in the Projects as described in Exhibit “A” and in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the specifications.
3. **Addition to Services.** The City may add to the Consultant’s services or delete therefrom activities by written Change Orders that may be agreed to by both the City and Consultant, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 7 hereof. The Consultant shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this Agreement, or his

designee, with approval of the City Council if required, and shall be accepted and countersigned by the Consultant.

4. **Exchange of Data.** All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Consultant without charge, and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

5. **Personnel.** The Consultant represents that Consultant will secure at Consultant's own expense, all personnel required to perform the services called for under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Consultant. All of the services required hereunder will be performed by the Consultant or under Consultant's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this Agreement, except as specified in Exhibit "A", shall be subcontracted without the written approval of the City.

6. **Term.** The services of the Consultant shall commence as soon as practicable after the execution of this Agreement, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the Agreement, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as Exhibit "A".

7. **Costs not to Exceed.** The City is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal as described in the Maximum Payment section of Exhibit "A" and Paragraph 8.b of this Agreement, which cannot be exceeded unless this Agreement is amended. The Consultant shall notify the City if Consultant anticipates that the Agreement amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation.

8. **Payment.**

a. **Conditioned upon acceptable performance.** Provided Consultant performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Consultant in accordance with the terms set forth in Exhibit "A" which shall constitute complete compensation for all services to be rendered under this Agreement; provided that, where payments are to be made periodically to Consultant for services rendered under this Agreement, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in Exhibit "A".

b. **Total compensation not to exceed.** It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Consultant under the terms of

this Agreement exceed, the sum of ONE HUNDRED AND TWENTY-THREE THOUSAND, THREE HUNDRED TWO DOLLARS AND 00/100 (\$123,302.00) unless agreed to by City and Consultant in writing.

9. Termination of Agreement.

a. Termination for breach. Failure of the Consultant to fulfill Consultant's obligations under this Agreement in a timely and satisfactory manner in accordance with the schedule and description of services set forth in Exhibit "A" shall constitute a breach of the Agreement, and the City shall thereupon have the right to immediately terminate the Agreement. The City shall give written notice of termination to the Consultant by one of three different means: Facsimile Transmission ("FAX") if Consultant has a FAX number; U.S. Postal Service Mail; or by hand delivering a copy of the same to the Consultant; or may give notice by any combination of the above methods. The date of termination shall be the date upon which notice of termination is hand delivered to Consultant or given by FAX, except where the transmission by FAX is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party, or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished data, metadata, drafts, and any other materials undertaken by Consultant under this Agreement shall at the option of the City become the City's property and shall be provided to the City without request within ten (10) days of the date of termination. Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided that the Consultant shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the Agreement by the Consultant.

b. Termination for Convenience. The City shall have the right at any time by written notice to Consultant to terminate and cancel this Agreement, without cause, for the convenience of the City, and Consultant shall immediately stop work. In such event, the City shall not be liable to Consultant except for payment for actual work performed prior to such notice in an amount proportionate to the completed Agreement. Anticipatory profits and consequential damages shall not be recoverable by Consultant.

10. Conflicts. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this Agreement. A violation of this provision renders the Agreement void. Any federal regulations and applicable provisions in Section 105.450 *et seq.* RSMo. shall not be violated. Consultant covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this Agreement. The Consultant further covenants that in the performance of this Agreement no person having such interest shall be employed.

11. Assignment. The Consultant shall not assign any interest in this Agreement, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Consultant from the City under this Agreement may be assigned to a bank, trust company, or

other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this Agreement, including the right to change or delete activities from the Agreement or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this Agreement, though City will attempt to so notify any such assignee.

12. Discrimination. The Consultant agrees in the performance of this Agreement not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Consultant or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

13. Occupational License. The Consultant shall obtain and maintain an occupational license with the City, if required by City code and any required state or federal license. The cost for this occupational license shall be borne by the Consultant. Consultant shall not purchase materials or begin work on this Agreement until this occupational license has been obtained.

14. Compliance with Laws. Consultant agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Consultant affirmatively states that payment of all local, state, and federal taxes and assessments owed by Consultant is current.

15. Nonresident/Foreign Consultants. The Consultant shall procure and maintain during the life of this Agreement:

a. If the Consultant is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo. (*See also*, Section 351.574 RSMo. as to consequences of failing to comply.)

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

16. General Independent Contractor Clause. This Agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Consultant will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, Missouri Prevailing Wage requirements, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Consultant will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Consultant's activities and responsibilities hereunder. The Consultant agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment

in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Consultant and the City, and the City will not be liable for any obligation incurred by the Consultant, including but not limited to unpaid minimum wages and/or overtime premiums.

17. City Benefits. The Consultant shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

18. Insurance. Consultant agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing this Agreement and on each anniversary of such insurance coverage during the term of this Agreement and any renewals, which certificates shall contain a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Consultant, any time after the Agreement has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Consultant within two (2) business days of Consultant's receipt of said notice. Consultant shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. (If the City gives written permission for some of the work under this Agreement to be subcontracted, Consultant shall assure that the subcontractor has the insurance set forth below and that the City and Consultant are listed as an additional insured on all of subcontractor's policies):

a. Comprehensive General Liability: Minimum limit \$300,000.00 combined single limit for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. Comprehensive Automobile Liability: \$300,000.00 combined single limit with City named as an additional insured on the policy.

c. Workers' Compensation: Statutory requirements.

d. Professional Liability Insurance: Consultant agrees to maintain professional liability insurance in the amount of \$300,000 per claim and in the aggregate during the term of this Agreement

e. The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

19. Liability and Indemnity. The parties mutually agree to the following:

a. In no event shall the City be liable to the Consultant for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this Agreement. The

maximum liability of the City shall be limited to the amount of money to be paid by the City under this Agreement.

b. The Consultant shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to or destruction of property, which are caused by the Consultant or the Consultant's agents, employees, sub-contractors or by others for whom Consultant is liable arising out of or in any way connected with or resulting from, negligent performance of, or failure to perform, this Agreement.

c. The Consultant shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this Agreement, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act or any other federal or state law.

d. This Agreement, and any part of it, is not intended to act as a waiver or limitation of City, or any of its officers', agents' or employees' rights and/or defenses with regard to sovereign or any other immunity or defense under federal law, Missouri law or municipal ordinance.

20. Notices. All notices required or permitted hereunder and required to be in writing may be given by FAX or by first class mail addressed to City and Consultant at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing. The date of delivery of notice by FAX transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

OWNER:
Justin Wyse
Director of Planning & Development Services
City of Chesterfield
690 Chesterfield Parkway
Chesterfield, MO 63017-0760

CONSULTANT:
Mandy Anderson
Associate
George Butler Associates
9801 Renner Blvd.
Lenexa, KS 66219

21. Accounting. During the period of this Agreement, the Consultant shall maintain books of accounts of its expenses and charges in connection with this Agreement and in accordance with generally accepted accounting principles. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by Consultant.

22. Project Records and Work Product. The Consultant shall provide the City with copies of all documents pertinent to the Project which shall include, without limitation, reports,

correspondence, meeting minutes, and originals of all deliverables. The City shall own all right, title and interest, including without limitations, all data, metadata, copyrights and intellectual property rights to all documents and work product of Consultant created in performance of or relating to this Agreement. Consultant agrees to take all steps reasonably requested by the City to evidence, maintain, and defend City's ownership and rights in Consultant's work product.

23. **Jurisdiction.** This Agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this Agreement be litigated, venue shall be proper only in the Circuit Court of St. Louis County, Missouri.

24. **Entire Agreement.** This Agreement contains the entire Agreement of the parties. No modification, amendment, or waiver of any of the provisions of this Agreement shall be effective unless in writing specifically referring hereto, and signed by both parties.

25. **Execution of Agreement.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument. Further, this Agreement may be executed, whether in counterparts or otherwise, and transmitted by one party hereto to the other party or parties hereto by facsimile or electronic mail subject, however, to the executed original being sent by first class mail or overnight courier to the other party or parties within a reasonable time following such transmission by facsimile or electronic mail.

26. **Authority.** Each of the parties to this Agreement represents and warrants to the other that such party is authorized to enter into this Agreement and have taken all necessary action to approve the execution of this Agreement.

Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the City has caused this Agreement to be executed and the City has caused its seal to be affixed hereto and attested to as of the date first written above.

CITY OF CHESTERFIELD, MISSOURI

By: _____
Michael Geisel, City Administrator

(SEAL)

ATTEST:

Vickie Haas, City Clerk

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

On this ____ day of _____, 2018, before me, _____, a Notary Public in and for said state, personally appeared MICHAEL GEISEL, to me personally known, who, being by me duly sworn, did say that he is the City Administrator of Chesterfield, Missouri a political subdivision of the State of Missouri, and that the seal affixed is the seal of said City, and said instrument was signed and sealed in behalf of said City by authority of its Mayor and City Council, and said individual acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

Printed Name:

(SEAL)

My Commission Expires: _____

IN WITNESS WHEREOF, the Consultant has caused this Agreement to be executed as of the date first above written.

George Butler Associates

By: _____
Mandy Anderson, Associate

STATE OF TENNESSEE)
) SS
COUNTY OF _____)

On this ____ day of _____, 2018, before me, _____, a Notary Public in and for said state, personally appeared W. Brian Wright, Principal of Town Planning & Urban Design Collaborative, LLC a Tennessee Limited Liability Corporation, known to me to be the person who executed the Agreement on behalf of said Indiana corporation and acknowledged to me that he executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public
Printed Name: _____

(SEAL)

My Commission Expires: _____

EXHIBIT A

SCOPE OF WORK TRAFFIC ENGINEERING SERVICES TRAVEL DEMAND MODEL UPDATE

This scope of work includes six tasks of work including Model Update / Data Collection; Model Calibration; Near-term and Long-term Model Scenarios; Capacity Analyses; and Improvement Recommendations. The first three tasks would be included in the base agreement while the last three could be added to the contract as additional services if it is determined that they are required based upon the completed initial tasks.

BASIC SERVICES

TASK 1: MODEL UPDATE / DATA COLLECTION

- A. The ENGINEER and the CITY shall meet and update land use information.
 - 1. The ENGINEER will work with the CITY to derive / compute required land use information from East - West Gateway data files and from City land use master plans.
 - 2. It is understood that the CITY will provide EXCEL worksheets that list the current (Existing), approved and anticipated development expect to be completed within five years (Near Term Development) and Master Plan land use information (Long Term Development) by current Traffic Analysis Zone (TAZ).
 - 3. The CITY will also provide GIS shape files of the TAZ configurations.
- B. The ENGINEER along with the CITY will meet with representatives from both St. Louis County and Missouri Department of Transportation (MoDOT) to discuss model update and request additional input regarding future land use as well as future transportation network improvements. Any available traffic counts and traffic signal phasing and timing information will also be requested.
- C. The ENGINEER will modify the model link-node system to reflect the current TAZ boundaries and configurations provided by the CITY.
 - 1. The CITY will provide the ENGINEER with the current cross sections and traffic control information including traffic signal phasing and timing information for each thoroughfare link and major intersection.
 - 2. The ENGINEER will also update the zone connectors in the link-node system
- D. The ENGINEER will update the existing City traffic count database:
 - 1. The ENGINEER and the CITY will identify locations where Peak Hour counts should be taken. PM Peak Hour turning movement counts will be recorded between 4:00 PM and 7:00 PM on a typical weekday at thirty-nine (39) intersections, as listed in **Exhibit A1**, and will be utilized for the model calibration. The traffic counts will be conducted by Miovision at each intersection, using video technology. Manual counts at additional locations can be recorded for an increased fee.

2. The ENGINEER will update external zone information, including through trip tables, using external station counts, information from East-West Gateway models, fratar analyses and traffic counts provided by St. Louis County and MoDOT. Refinement of the external zone information would be completed during the calibration process.
- E. The ENGINEER will update the Project Modeling Workbook, including the detailed project records of all pertinent information such as sources of data, assumptions used, and calculations.
- F. The ENGINEER will create reproducible maps with the following information:
1. Input link and node location information using a coordinate system based on GIS mapping to be provided by the City.
 2. Maps at scales desired by the City indicating street alignments, street names, and other parameters as desired.
- G The ENGINEER will coordinate future roadway improvement needs and recommendations with consultant selected to develop the Transportation Master Plan.

TASK 2: MODEL CALIBRATION

- A. The ENGINEER will complete VISUM computer runs, with incremental adjustments, until simulated traffic volumes replicate existing PM peak hour link and node counts within acceptable variation as stipulated by NCHRP 716.
- B. The ENGINEER will update and maintain project records and documentation of the calibration procedures to keep the Project Modeling Workbook current.
- C. The ENGINEER will review model calibration with the Model Review Committee (MRC). In addition to CITY staff, the MRC could include representatives from St. Louis County and MoDOT. After approval from the MRC, the ENGINEER will proceed to TASK 3.

TASK 3: NEAR-TERM AND LONG-TERM MODEL SCENARIOS

- A. The ENGINEER, along with input from the CITY, will develop future PM peak hour models including:
1. A near-term projection period based on existing approved and anticipated development plans and planned near-term infrastructure improvements (i.e. 5 years).
 2. A long-term projection period based on the existing City Master Plan and the newly developed Transportation Master Plan.
 3. A modified long-term projection based on an adjustment of the land use densities and/or modification of the City Master Plan.
 4. Model runs will be completed for each projection period and reviewed for reasonableness.
- B. The ENGINEER will create reproducible traffic projection maps for each of the projection periods.

ADDITIONAL SERVICES

TASK 4: CAPACITY ANALYSES

- A. The ENGINEER will complete a series of Highway Capacity Manual (HCM) computations to evaluate existing conditions at up to 20 critical operation locations identified by the model or as requested by the City.
- B. The ENGINEER will complete a series of Highway Capacity Manual (HCM) computations to evaluate future conditions at the previously analyzed 20 locations for each of the three previously define future year projections.
- C. The ENGINEER will summarize the levels of service and indicate improvement needs for the analyzed locations.

TASK 5: IMPROVEMENT RECOMMENDATIONS

- A. The ENGINEER will define traffic control and geometric improvement needs which should be implemented on a short term and long-term basis for up to 20 critical operation locations identified by the model or as requested by the City.
- B. Based on field reviews of the defined improvement needs at each study location, the ENGINEER will prepare estimates of the construction costs that should be budgeted for short term and long-term projects. These cost estimates will be based on unit cost per linear foot of lane addition, per traffic signal installation / modification, and other gross unit of measure which would be derived and submitted to the City Engineer for approval prior to use in the study results.
- C. The ENGINEER will prepare a prioritization of the improvement measures based on levels of service, benefit / cost, and system wide compatibility.
- D. The ENGINEER will prepare an update to the report which summarizes the improvement recommendations, the methods used in the analyses, and implementation priority.
- E. The ENGINEER will present the recommendations report to the City Planning Commission and City Council.

TASK 6: SOFTWARE TRAINING

- F. The ENGINEER will provide VISUM software training for City staff specific to the City's existing Travel Demand Model

DELIVERABLES

City shall receive three sets of the Traffic Model Update documents. GBA will also prepare an electronic copy of the document in PDF format for use by the city.

SCHEDULE

The field data collection portion of the project shall be completed within 45 calendar days after receipt of a notice to proceed. The preparation of model update will be completed within 120 days after receipt of Notice to Proceed. The schedule for Additional Service will be determine at the time the work is authorized.

COMPENSATION

Tasks 1, 2 and 3 shall be completed for a not to exceed amount of Eighty-One Thousand, Seven Hundred Fifty-Six Dollars (\$81,756.00). When requested, the Additional Services which included Tasks 4, 5 and 6, shall be completed for Forty-One Thousand, Five Hundred Forty-Six Dollars (\$41,546.00). Any serviced required by the City staff outside of the scope of services shall be at an hourly charge out rate plus expenses, as illustrated on the attached ***Attachment A***.

DRAFT

EXHIBIT A1

Calibration Nodes

1. Chesterfield Airport Road with Oliver Street Road
2. Chesterfield Airport Road with Spirit of St. Louis Blvd
3. Chesterfield Airport Road with Long Road
4. Chesterfield Airport Road with Boone's Crossing
5. EB I-64 Ramps with Boone's Crossing
6. WB I-64 Ramps with Boone's Crossing
7. Chesterfield Airport Road with Baxter Road
8. Chesterfield Parkway West with Wild Horse Creek Road
9. Chesterfield Parkway West with WB I-64 Ramps
10. Clarkson Road with Kehrs Mill Road
11. Clarkson Road with Wilson Avenue
12. Clarkson Road with Baxter Road
13. Clarkson Road with Chesterfield Parkway
14. Clarkson Road with EB I-64 Ramps
15. Oliver Blvd with WB I-64 Ramps
16. Olive Blvd with Chesterfield Parkway
17. Olive Blvd with Ladue Road
18. M-141 with Olive Blvd
19. M-141 with Ladue Road
20. M-141 with Conway Road
21. M-141 with WB I-64 Ramps
22. M-141 with EB I-64 Ramps
23. Clayton Road with NB M-141 Ramps
24. Clayton Road with SB M-141 Ramp
25. Clayton Road with Woods Mill Road
26. Clayton Road with Baxter Road
27. Chesterfield Parkway East with Conway Road
28. Chesterfield Parkway East with WB I-64 Ramp
29. Chesterfield Parkway East with EB I-64 Ramp
30. Wild Horse Creek Road with Long Road
31. Wild Horse Creek Road with Kehrs Mill Road
32. Wild Horse Creek Road with Wilson Road
33. Wild Horse Creek Road with Baxter Road
34. Boone's Crossing with North Outer Forty Road
35. Baxter Road with Edison Avenue
36. Long Road with Edison Avenue
37. Olive Boulevard with Woods Mill Road
38. Clayton Road with Schoetlier Road
39. Schoetlier Road with South Outer Forty Road

GEORGE BUTLER ASSOCIATES, INC.

8207 MELROSE DRIVE, SUITE 200
LENEXA, KANSAS 66214
(913) 492-0400

***DRAFT* ATTACHEMENT A - MANHOUR ESTIMATE**

Date: 8/27/2018
Client: Chesterfield, MO
Project: Traffic Model Update
Made by: MJA

TASK / SUBTASK	Firm Principal \$276.00	Associate \$195.00	Project AES \$132.00	Design AES \$120.00	Design Tech I \$86.00	Sr Admin Assist \$95.00	TOTAL LABOR COSTS	OTHER DIRECT COSTS		TOTAL FEE
								ITEM	COST	
TASK 1 - MODEL UPDATE										
A. Compile and Update Land Use Information including Meeting with City	1	16	20				\$6,036.00	Travel	\$500	\$6,536.00
B. Review Modeling Process and Expectations with MoDOT and St. Louis County		4	4				\$1,308.00			\$1,308.00
C. Update the Link & Node system	1	4	40				\$6,336.00			\$6,336.00
D. Evaluate and Update Existing City Count Databases (39 locations)	1	4	20				\$3,696.00	Traffic Counts	\$13,800	\$17,496.00
E. Update Project Modeling Workbook	1	16	40	24			\$11,556.00			\$11,556.00
F. Create Reproducible Maps Using Graphic Parameters		2	16	4	4		\$3,326.00			\$3,326.00
G. Coordinate Model Update with Transportation Master Plan Development	2	40	40				\$13,632.00			\$13,632.00
SUBTOTAL	6	86	180	28	4	0				\$60,190.00
TASK 2 - MODEL CALIBRATION										
A. Complete VISUM Modeling Runs	1	12	40				\$7,896.00			\$7,896.00
B. Update and Maintain Project Records		4	8	8			\$2,796.00			\$2,796.00
C. Review VISUM Calibration with Model Review Committee (MRC)	4	8	8				\$3,720.00	Travel	\$500	\$4,220.00
SUBTOTAL	5	24	56	8	0	0				\$14,912.00
TASK 3 - NEAR-TERM AND LONG-TERM MODEL SCENARIOS										
A. Establish Projection Periods and Run Model	1	8	40				\$7,116.00			\$7,116.00
B. Create Reproducible Maps		2	8	4	4	4	\$2,650.00			\$2,650.00
SUBTOTAL	1	10	48	4	4	4				\$9,766.00
BASE PROJECT TOTAL HOURS :	12	120	284	40	8	4	\$70,068.00		\$14,800	\$ 84,868.00
TASK 4 - CAPACITY ANALYSES										
A. Evaluate Existing Conditions	1	4	40				\$6,336.00			\$6,336.00
B. Evaluate Future Conditions	1	8	60				\$9,756.00			\$9,756.00
C. Summarize Levels of Service	1	8	20	20			\$6,876.00			\$6,876.00
SUBTOTAL	3	20	120	20	0	0				\$22,968.00
TASK 5 - IMPROVEMENT RECOMMENDATIONS										
A. Define Improvement Measures	1	8	8				\$2,892.00			\$2,892.00
B. Prepare Improvement Cost Estimates	1	8	24				\$5,004.00			\$5,004.00
C. Prioritize Improvement Needs	1	4	8				\$2,112.00			\$2,112.00
D. Update Improvement Recommendations Report	1	8	16				\$3,948.00	Printing	\$150	\$4,098.00
E. Present Report to City Planning Commision and City Council		8	8				\$2,616.00	Travel	\$500	\$3,116.00
SUBTOTAL	4	36	64	0	0	0				\$17,222.00
ADDITIONAL SERVICES TOTAL HOURS :	7	56	184	20	0	0	\$39,540.00		\$650	\$ 40,190.00
TOTAL HOURS :	19	176	468	60	8	4				
TOTAL FEE :	\$5,244.00	\$34,320.00	\$61,776.00	\$7,200.00	\$688.00	\$380.00	\$ 109,608.00	\$ -	\$15,450	\$ 125,058.00

C:\Users\rcolson\Documents\Chesterfield\Ints\Exhibit A1.dwg Layout: Exhibit A1 -- Monday December 11, 2017, 9:47am -- Copyright 2017, George Buller Associates, Inc. -- Architect 00212, Professional Engineer 000133, Landscape Architect 000025, Professional Land Surveyor 000039

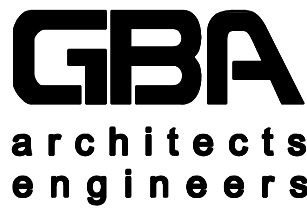
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- 36. Long Road with Edison Avenue *
- 37. Olive Blvd with Woods Mill Road *
- 38. Clayton Road with Schoettler Road *
- 39. Schoettler Road with South Outer Forty Rd *

* Possible Count Locations



9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbteam.com

DATE:	
DESIGN BY:	
DRAWN BY:	
PROJECT NO.:	
SHEET NO.	TOTAL SHEETS

XXXX XXXX XXXX
Professional Engineer
License No. XXXXXX

NO.	DATE	REVISIONS	BY	APPROVED

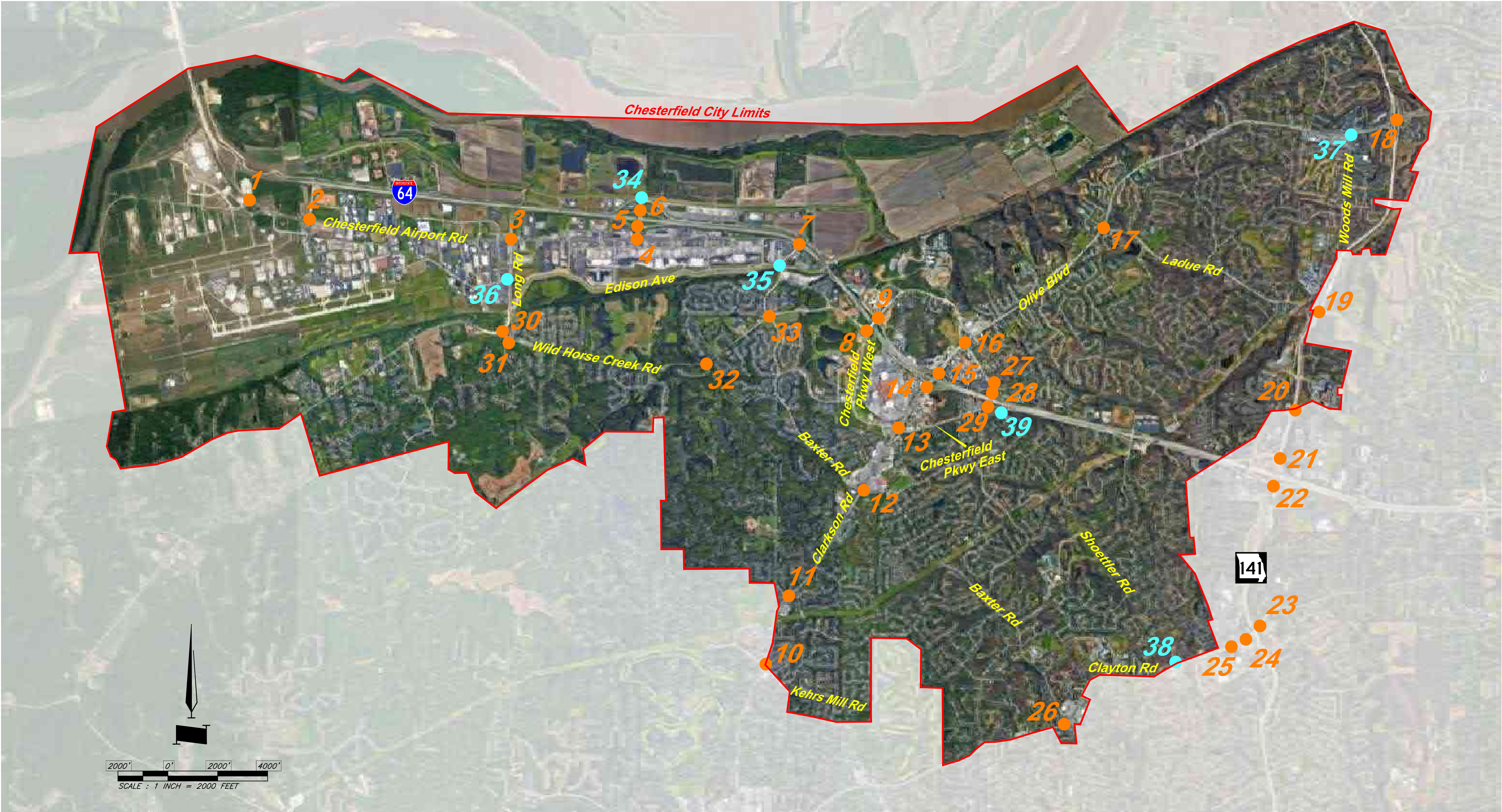


Exhibit A1 - Calibration Node Locations

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

The Finance and Administration Committee has the following action items for the September 5th, 2018 City Council Meeting.

City Hall Access – Mobility Concerns (Roll Call Vote)

The Finance and Administration Committee forwards a recommendation to purchase one, four wheeled mobility scooter to initially be used exclusively for City Council and Planning Commission meetings, funded by a \$2,500 transfer from the General Fund – Fund Reserves in an effort to improve accessibility for visitors.

Missouri Metro League Dues (Roll Call Vote)

The 2018 fiscal budget includes funds for membership in the St. Louis Metropolitan Municipal League. Council had previously directed that City Council consent be obtained prior to paying the annual dues of \$7,122. The Finance and Administration Committee forwards a recommendation to pay the 2018-2019 membership dues.

Remote Meeting Participation (Voice Vote)

City Council had directed the Finance and Administration Committee to consider expansion of the currently permitted level of remote participation for elected officials at official meetings of City Council, by allowing video conference voting. The Finance and Administration Committee forwards a recommendation to City Council in support of the expansion of the current practice, to include remote voting, and to direct staff to prepare the necessary ordinances, policies and procedures to accommodate same.

Request from Police Department for Budget Amendment (Roll Call Vote)

The Finance and Administration Committee forwards a recommendation to authorize a budget amendment for the early purchase of 11 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.

Revised City Council Policy No. 5 – Speakers (Voice Vote)

City Council Policy No. 5 states that individuals who seek to address City Council are allowed to speak without cross-examination by members of City Council. Individual speakers will be given three (3) minutes to address City Council. Speakers representing a group will be given (5) minutes. Speakers must sign up with the City Clerk within ten (10) minutes after the meeting has started. The Finance and Administration Committee forwards a recommendation for a revised policy to extend the time limits to four (4) and six (6) minutes respectively.

Order of Business (Voice Vote)

The current order of business for City Council meetings is set by City Code and results in voting for legislation at the end of meetings, while it is often discussed during the committee report portion of the meetings. The Finance and Administration Committee forwards a recommendation that the order of business be

revised to provide for voting for legislation relating to items discussed in a committee report, during the committee reports portion of the meetings. If approved by City Council, staff will prepare the appropriate ordinance to modify City Code to provide for this change in procedure.

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



Finance and Administration Committee Record of Proceeding August 27, 2018

The Finance and Administration Committee met on Monday, August 27, 2018. Those in attendance included: Chairperson Barbara McGuinness, Ward I; Council Committee Member Ben Keathley, Ward II; Council Committee Member Michael Moore, Ward III; Council Committee Member Tom DeCampi, Ward IV; Finance Director Chris DesPlanques and City Administrator Mike Geisel. Those also in attendance included: Councilmember Dan Hurt, Councilmember Michelle Ohley, Assistant City Engineer Zach Wolff, Police Chief Ray Johnson; Police Captain Mike Thompson, Police Officers Chad Meyer and Terry Cordia, Deputy City Clerk Amanda Miller, and John Hoffmann.

Councilmember DeCampi stepped out for a moment.

Chairperson Barbara McGuinness called the meeting to order at 5:31p.m.

Approval of Minutes

The minutes of the August 13, 2018 Finance and Administration Meeting of the Whole were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Keathley to approve the August 13, 2018 Finance and Administration Meeting of the Whole minutes. A vote was taken with an affirmative result (3, 0), and the motion was declared passed.

Councilmember DeCampi joined the meeting at 5:32pm

City Hall Access - Mobility Concerns

City Administrator Mike Geisel stated that although the City Hall facility is 100% ADA Compliant, he has heard multiple concerns as to difficulties that individuals with physical impairments may have when entering City Hall by way of the ramps along the sides of the buildings. He suggested purchasing two motorized scooters as a means to assist individuals using those ramps. He recommended initially limiting their availability to City Council and Planning Commission meeting nights. On meeting nights, the scooters may be parked by the flag poles and would be stored in the warehouse at other times.

Assistant City Engineer Zach Wolff presented the committee with information for the Victory 10.2 series Scooter. The series offers added style, comfort and performance for

the active lifestyle. Standard features include feather touch disassembly, wraparound delta tiller, 10" solid tires and a front basket. A 400lb weight capacity, a charge range of up to 13.5 miles and a maximum speed up to 5.2 mph.

Councilmember DeCampi made a motion, seconded by Councilmember Moore to recommend the purchase of one - four wheel scooter and the associated budget adjustment, exclusively for City Council Meetings and Planning Commission, and to direct staff to provide additional information regarding the product warranty and service information. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

Missouri Metro League Dues

City Administrator Geisel advised the Committee that he had received the annual dues invoice for the Metro Municipal League in the amount of \$7,122. He reminded the Committee that although the dues were budgeted, the Council had directed staff to bring the invoice through the F&A Committee prior to payment. The statement is for the League's fiscal year: July 1, 2018- June 30, 2019. This will be the fourth consecutive year without an increase in dues.

Councilmember DeCampi made a motion, seconded by Councilmember Keathley to forward to council for approval to send the annual dues to the Municipal League of Metro St. Louis in the amount of \$7,122.00. A voice vote was taken with an affirmative result (3-1), with Councilmember DeCampi voting in opposition and the motion was declared passed.

Remote Meeting Participation

City Administrator Geisel reminded the Committee that Council had directed that this item be placed on the F&A Committee agenda. He advised that staff had previously provided Council members with the opinion of City Attorney Graville on the subject.

Councilmember DeCampi made a motion to recommend that the City Council approve remote participation at City Council meetings as provided for in State Statutes. The motion FAILED due to lack of a second.

Councilmember Keathley made a motion, seconded by Councilmember DeCampi to direct staff to prepare an ordinance, recommendation and/or policy pertaining to expanding the current remote participation to allow remote voting. A voice vote was taken, resulting in a tie (2-2), with Councilmembers McGuinness and Moore voting against, and the motion was declared FAILED.

Councilmember Keathley made a motion, seconded by Councilmember DeCampi to forward the concept of voting by remote access to City Council. Councilmember. Councilmember McGuinness made a motion to amend, requesting that if Council recommends that remote voting be allowed, that the topic be sent back to F&A for development of the policies, ordinances and procedures. Councilmember Moore seconded the motion to amend, which failed by a 2-2- vote, with Councilmembers

DeCampi and Keathley voting in opposition. A voice vote was taken for the original motion to forward the concept of voting by remote access to council, with a unanimous affirmative result (4-0) and the motion was declared passed.

Requests from Police Department for Budget Amendment

Police Chief Ray Johnson presented a request for a budget amendment to the Police Department's 2018 Operating Budget to allow for the reduced cost early purchase of model year 2019 Police Vehicles, which the Department would otherwise include in their 2019 budget request. There will be a very short and limited production run of the 2019 model Police Vehicles. To take advantage of the limited 2019 model vehicles, purchase orders must be placed prior to September 21, 2018. Thereafter, the 2019 model will no longer be available for order and the 2020 models will increase in cost by \$4,000.00 per vehicle, or a cumulative savings of \$44,000.

Councilmember McGuinness made a motion, seconded by Councilmember Moore to send the budget amendment for the police department's 2018 operating budget to Council for approval. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

City Council Policy No. 5 – Speakers – City Council Meetings

City Council Policy No. 5 states that individuals who seek to address City Council are allowed to speak without cross-examination by members of City Council. Individual speakers will be given three (3) minutes to address City Council. Speakers representing a group will be given (5) minutes. Speakers must sign up with the City Clerk within ten (10) minutes after the meeting has started.

Councilmember McGuinness made a motion, seconded by Councilmember Keathley to revise City Council Policy No. 5 to change the time frame of individual speakers from three (3) minutes to four (4) minutes and speakers representing a group will be given six (6) minutes instead of five (5) minutes. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

Order of Business

Councilmember McGuinness expressed her opinion that the current order of business which results in voting for legislation being held until the very end of the meeting, while the topic is also addressed during the Committee Reports section of the City Council Agenda is inefficient and confusing.

Councilmember McGuinness made a motion, seconded by Councilmember DeCampi to recommend to City Council that the order of business be altered to allow that Legislation be voted on during the Committee Reports portion of the agenda when practicable. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

Potential Revenue Alternatives

The potential revenue alternatives that were postponed from the last Finance & Administration meeting were once again suggested to be postponed until the next Finance and Administration Meeting.

Councilmember Moore made a motion, seconded by Councilmember Keathley to postpone the Potential Revenue Alternatives until next Finance & Administration Meeting. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

Adjournment

The meeting was adjourned at 7:07 p.m.

Respectfully submitted:

Chris DesPlanques
Finance Director

Amanda Miller
Deputy City Clerk

Approved: _____



MUNICIPAL LEAGUE OF METRO ST. LOUIS

**LINKING LOCAL COMMUNITIES
STRENGTHENING LOCAL
GOVERNMENT**

DUES STATEMENT MUNICIPAL LEAGUE OF METRO ST. LOUIS July 3, 2018

Municipality: Chesterfield

Dues Amount: \$7122

Please send your check to: Municipal League of Metro St. Louis
1034 S. Brentwood Blvd., Suite 410
Richmond Heights, MO 63117

Due Date: August 31, 2018

This statement is for the League's fiscal year: July 1, 2018 - June 30, 2019.

This will be the fourth consecutive year without a dues increase.

Thank you for your continued support of League activities.



MUNICIPAL LEAGUE OF METRO ST. LOUIS

LINKING LOCAL COMMUNITIES
STRENGTHENING LOCAL
GOVERNMENT

Annual Report of League Activities and Dues Statement

DATE: July 16, 2018
FROM: Pat Kelly, Executive Director

Dear Members:

2017-18 was very busy and quite productive, with a great deal of involvement by local officials in many of the projects noted below. I want to take this opportunity to share some of the work we did on your behalf and reflect on some of the successful efforts that will benefit our member municipalities and the region as a whole.

Police Standards - Working with the St. Louis Area Police Chiefs Association and St. Louis Area City Management Association we helped develop a set of best practices for municipal police departments. The League members unanimously approved the policy statement and amended the bylaws to require member cities with municipal police departments to adopt the agreement as a condition of membership. Included in the police statement is the requirement that the departments will be accredited or certified by 2022. For those municipalities with their own police department, we have included in this mailing a SLAPCA agreement verification form that we asked to be signed by a municipal representative and returned to the League office by mail, fax (314-726-1520) or email (staff@stlmuni.org) at your earliest convenience.

Statewide Election on St. Louis City and County Governmental Structure - 57 municipalities and St. Louis County Council adopted resolutions opposing a statewide vote on the governmental structure of St. Louis City and County. This led to Representative Dogan and Senator Schupp filing joint resolutions during the legislative session opposing statewide votes on local issues. Representative Dogan has indicated he will file the resolution earlier next session in hopes of bring it to the floor for a vote.

Newsletter - We launch a new newsletter in January. In doubling the size, we were able to add more informational articles, an associate member spotlight, municipal news and advertisements.

Summer Institute - In June, we held the first of three half-day training opportunities for elected officials and municipal staff called the Summer Institute. Working with East-West Gateway, we surveyed elected officials and city staff to see what types of programs we could offer to help them as local leaders and in their daily job performance. The first session included speakers from the Missouri Ethics Commission and the Attorney General's Office. The next two programs are entitled; "Communications and Social Media Best Practices" and "Public Sector Leadership."

100 Year Celebration - July 17, 2018 marks the 100 year anniversary of the League. More than 250 members attended the Leagues Installation and Anniversary dinner in May. Clarence Anthony, Executive Director of the National League of Cities, was the key note speaker. Former County Executive Charlie Dooley received the annual Buzz Westfall award for Excellence in Local Government and Senator Gina Walsh accepted the first annual award for Friends of Local Government.

Legislative Session

During this year's session, 2,328 bills and resolutions were filed. Of those, a total of 153 were truly agreed to and finally passed which doubles the number passed in 2017. Although there was a significant amount of controversy this session because of allegations against the Governor, the House and Senate found a way to work together to accomplish several priorities. Those priorities included education, health care, transportation, labor, tax, and utility ratemaking. In

Sunshine Law – HB 2523 would have expanded the Attorney General's authority to investigate Sunshine law violations and created an Office of Transparency within the AG's office. It also would have significantly increases the fines for violating the law.

Building Permits - HB 1519 preempted building permit process and would have deemed permits approved if not acted upon in five days in addition to a municipalities being assessed a \$5,000 civil penalty for each violation.

Business/Occupation License Preemption - HB 1587 restricted municipalities from adopting any new business/occupation license requirements and fees. Capped existing fees to \$25.

Lobbyist gift ban/term limits – SJR 27 if passed would have asked the voters to approve a ballot measure to ban lobbyist gifts to elected officials and also would have changed the current term limit requirements.

Short-term Rentals - HB 2457 prohibits municipalities from imposing a fee or enacting an ordinance that prohibits short-term residential dwelling rentals.

Residential Inspections - HB 1510 prohibits municipalities from adopting or enforcing a residential property licensing ordinance that includes a requirement for periodic interior inspections of privately-owned residential property.

Autonomous Vehicles SB 811 - Prohibits municipalities from levying taxes and requirements on self-driving vehicles.

Legal Issues:

Internet Sales Tax - In June, the US Supreme Court ruled that states could collect interstate sales taxes. We are currently waiting for a report from the Missouri Department of Revenue to determine the next steps to implement collection. There are some opinions that because of the Supreme Court's ruling the use tax would not be required to collect the taxes.

Municipal Court Automation - The Missouri Supreme is implementing a new court automation system for all municipal courts in addition to additional accounting procedures. The municipalities must absorb the cost of the upgrades which is causing some to consider merging courts or turning over the court authority to the County.

Century Link Tax Case - The case is currently at the trial court for a ruling on linear fees in the right-of-way. This is not a class action case, but could affected phone company taxes paid to cities. Local officials should have their city attorneys review the case.

Sales Tax Pool Challenge - Chesterfield has appealed to the Missouri Supreme Court a circuit ruling that upheld the countywide one cent sales tax distribution. The case will most likely be heard later this year.



Chesterfield Police Memorandum



Date: August 14, 2018

To: Mike Geisel, City Administrator

C.C. Chris DesPlanques, Finance Director

From: Chief Ray Johnson, Police Dept.

RE: Request for Budget Amendment

The purpose of this memorandum is to request a budget amendment to the Police Department's 2018 Operating budget to allow for the reduced cost early purchase of model year 2019 Police Vehicles.

Our department has been advised that due to a "retooling" for production of the 2020 model police vehicles, there will be a very short and limited production run of 2019 model police vehicles. Further, that to take advantage of the limited 2019 model vehicles, purchase orders must be placed prior to September 21, 2018. Thereafter, the 2019 model will no longer be available for order and the 2020 models will increase in cost by \$4000.00 per vehicle.

The police department's proposed operating budget for 2019, anticipating an end of year approval and the issuance of a vehicle purchase order in January 2019, reflects the purchase of 11 police vehicles at the increased cost of \$4,000 per vehicle, or \$369,000. However, an incentive to issuing the 2019 vehicle purchase order early (by September 21, 2018) is the opportunity to take advantage of the 2019 vehicles at \$4,000 per vehicle lower pricing than the 2020 models, for a savings of \$44,000. However, to do so will necessitate a 2018 budget amendment to the "Automobiles and Trucks" line item account in the amount of \$325,000.

Therefore, I am recommending a 2018 Police Department Operating Budget amendment in the amount of \$325,000 and the issuance of a purchase order prior to September 21, 2018 in the amount of \$325,000 for the purchase of 11 2019 model Police Vehicles, with delivery of vehicles and payment anticipated to occur in/around April 2019.

*Forward to
F&A Committee for
review & discussion
mow
8/16/2018*

**CITY OF CHESTERFIELD
POLICY STATEMENT**

CITY COUNCIL

No. 5

SUBJECT: SPEAKERS – CITY COUNCIL MEETINGS

INDEX: CC

DATE ISSUED: 9/17/89

**DATE
REVISED: 9/5/18**

POLICY:

Individuals who seek to address City Council are allowed to speak without cross-examination by members of City Council. Individual speakers will be given four (4) minutes to address City Council. Speakers representing a group will be given six (6) minutes. Speakers must sign up with the City Clerk within ten (10) minutes after the meeting has started.

RECOMMENDED BY:

Department Head/Director/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

**CITY OF CHESTERFIELD
POLICY STATEMENT**

CITY COUNCIL

No. 5

SUBJECT: SPEAKERS – CITY COUNCIL MEETINGS

INDEX: CC

DATE ISSUED: 9/17/89

DATE

REVISED: 1/4/17

POLICY:

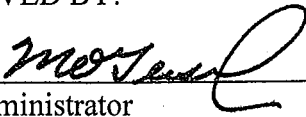
Individuals who seek to address City Council are allowed to speak without cross-examination by members of City Council. Individual speakers will be given three (3) minutes to address City Council. Speakers representing a group will be given five (5) minutes. Speakers must sign up with the City Clerk within ten (10) minutes after the meeting has started.

RECOMMENDED BY:

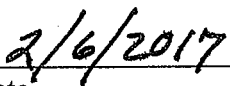
Department Head/Director/Council Committee (if applicable)

Date

APPROVED BY:



City Administrator



Date

City Council (if applicable)

Date

CHESTERFIELD CITY CODE

Sec. 2-49 Order of business.

[Ord. No. 12, § 8, 6-1-1988; Ord. No. 601, § 1, 8-19-1991; Ord. No. 1437, § 1, 8-17-1998]

The order of business shall be as follows:

- (1) Call to order.**
- (2) Pledge of Allegiance.**
- (3) Moment of silent prayer.**
- (4) Roll call.**
- (5) Approval of minutes.**
- (6) Introductory remarks of Mayor (items not requiring action by City Council).**
- (7) Communications and petitions.**
- (8) Appointments (any other item requiring action by City Council).**
- (9) Council Committee reports.**
- (10) Report of City Administrator.**
- (11) New business.**
- (12) Legislation.**
- (13) Legislation - Planning Commission.**
- (14) Adjournment.**

BILL NO. 1585

ORDINANCE NO. 1437

AN ORDINANCE AMENDING ORDINANCE NO. 601 REGARDING THE ORDER OF BUSINESS OF THE CITY OF CHESTERFIELD.

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

Section 1. Ordinance No. 601 is hereby repealed which was originally passed to modify Ordinance No. 12, Section 8. This amendment shall further amend Ordinance No. 12, Section 8 and shall substitute in its place the following order of business:

Section 8. Order of business.

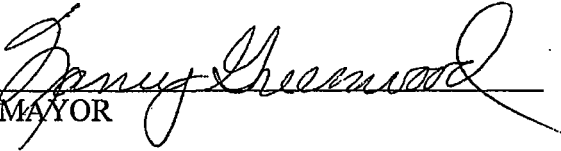
The order of business shall be as follows:

1. Call to order.
2. Pledge of Allegiance
3. Moment of Silent Prayer.
4. Roll call.
5. Approval of minutes.
6. Introductory remarks of Mayor (Items not requiring action by City Council).
7. Communications and petitions.
8. Appointments (any other item requiring action by City Council).
9. Council Committee reports.
10. Report of City Administrator.
11. New Business.
12. Legislation.
13. Legislation – Planning Commission.
14. Adjournment.

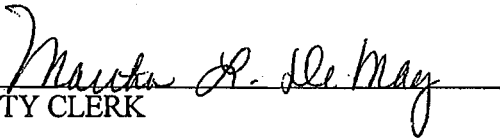
Section 2. In all other respect, Ordinance No. 12 shall remain in full force and effect.

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

Passed and approved this 17TH day of AUGUST, 1998.


MAYOR

ATTEST:


CITY CLERK

BILL NO. 609

ORDINANCE NO. 601

AN ORDINANCE AMENDING ORDINANCE 12 SECTION 8 AND CODE SECTION 2-49 REGARDING THE ORDER OF BUSINESS OF THE CITY OF CHESTERFIELD.

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

Section 1. Section 8 of Ordinance 12 of the City of Chesterfield is hereby deleted in its entirety and the following is substituted in its place and shall read as follows:

Section 8. Order of business.

The order of business shall be as follows:

- (1) Call to order.
- (2) Pledge of Allegiance.
- (3) Opening prayer.
- (4) Roll call.
- (5) Approval of minutes.
- (6) Communications and petitions.
- (7) Introductory remarks.
- (8) Council Committee reports.
- (9) Report of City Administrator.
- (10) New business.
- (11) Legislation.
- (12) Adjournment.

Section 2. In all other respects, Ordinance 12 shall be in full force and effect.

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

Passed and approved this 19th day of AUGUST, 1991.

MAYOR



ATTEST:

Martha L. De May
CITY CLERK

AN ORDINANCE RELATING TO THE CITY COUNCIL

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

Section 1. Election-Term-Duties and Powers. The City Council, consisting of eight members, shall be elected to office for two-year terms, as provided by state statute. The Council shall be the legislative branch of the City government and shall perform such duties and have such powers as may be delegated to it by state statute.

Section 2. Division of City into Wards-Councilmen. The Council shall by Ordinance divide the City into four wards, and two councilmen shall be elected from each ward. At the first election, the candidate receiving the highest number of votes in each ward shall hold his office for two years, and the candidate receiving the next highest number of votes shall hold his office for one year, but thereafter each ward shall elect annually one councilman, who shall hold his office for two years.

Section 3. Councilman Qualifications. No person shall be councilman unless he is at least twenty-one (21) years of age prior to taking office, a citizen of the United States, and a resident of Chesterfield for one year preceding his election, and a resident of the ward from which he is elected, six months (6) preceding his election. Whenever there is a tie in the election of a councilman, the matter shall be determined by the Council.

Section 4. Oath-Compensation. The members of the City Council shall take the oath of office prescribed by statute and shall receive as compensation the sum established by Ordinance.

Section 5. President Pro Tem. At the first regular meeting of the Council after the election in each year, which meeting shall occur at the time fixed by ordinance, but shall not be later than the third Tuesday in April, the Council shall elect one of its members President Pro Tem who shall hold his office for the term of one year, and who, in the absence the Mayor, shall preside at the meetings of the Council; provided that in the absence of the Mayor and the President Pro Tem, the Council may select one of its members present to preside at such meetings, who shall be styled "acting President Pro Tem".

Section 6. Regular Meetings. The regular meeting of the City Council shall be on the First and Third Mondays of each month beginning at 7:30 p.m. and no notice of such regular meetings shall be required provided that if such meeting date should fall on a legal holiday or if there is no quorum present.

the meeting shall be held on the following day at 7:30 p.m. The meeting place of the Council shall be at the City Hall unless otherwise ordered by the Council.

Section 7. Special Meetings. Special meetings may be called by the Mayor or by any four (4) members of Council upon at least twenty-four (24) hours prior written notice to all members and the Mayor, in accordance with the provisions of the State Sunshine Act as may be amended from time to time.

Section 8. Order of Business.

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of Minutes
- E. Announcements
- F. Reports of Officers
- G. Old Business
- H. New Business
- I. Communications and Petitions
- J. Adjournment

Section 9. Rules of Procedure. The following rules of procedure shall govern the conduct of all meetings of the City Council, although these rules, other than those prescribed by statute, may be suspended at any time by the consent of a majority of the Council present at any meeting.

Rule 1 The Mayor shall decide all questions of order.

Rule 2 A member of Council discussing a question shall address the Mayor and no member of Council has the floor until recognized by the Mayor.

Rule 3. A roll call vote of yeas and nays shall be taken and recorded on the journal of proceedings for all ordinances or propositions which create any liability against or obligation on the part of the City or for the expenditure or appropriation of its money, and in all other instances where request therefore is made by any member of Council.

Rule 4. All motions and amendments shall be reduced to writing at the request of the Mayor or any Councilman and shall be handed to the City Clerk, who shall read the same to the City Council.

Rule 5. No vote or action of the City Council shall

be rescinded at any special meeting unless there be present at such meeting as many members of the Council as were present when such vote or action was taken.

Rule 6. All meetings of the Council shall be open to the public, except as to portions of such meetings from which the Council may, by majority vote of the members present and voting, exclude the public as permitted under the Sunshine Act as amended.

Rule 7 Any person in attendance at an executive session is honor-bound not to violate the confidentiality of the discussion taking place during the session, except as to any portions thereof which may clearly transgress the Sunshine Act.

Rule 8 The Mayor shall set the agenda for each regular meeting and each special meeting, and shall make the same known to the Council and to the press as far in advance of such meeting as may be practicable, preferably two days in advance of such meeting. The published agenda may be altered or suspended by vote of the Council present and voting.

Rule 9. The general public shall be afforded an opportunity to address the Council during the portion of the order of business set aside for Communications and Petitions. Any person desiring to address the Council shall be required to identify himself, stating his home address or place of business, and to address his remarks to the Mayor. Councilmen desiring further information or comment from the speaker or from any other person in the audience should request the same through the Mayor. Protracted, repetitive, irrelevant or abusive remarks from the public may be closed off at any time by direction of the Mayor.

Section 10. Roberts Rules of Order. The rules contained in the current edition of Roberts Rules of Order Newly Revised shall be the parliamentary authority and shall govern the conduct of all meetings of the Council in all cases where they are not inconsistent with statute or with the Rules of Procedure herein or hereafter adopted.

Section 11. Disturbing Meetings. It shall be unlawful for any person to disturb any meeting of the City Council or of any committee thereof. Violation of the provisions of this Section shall be a misdemeanor, punishable by a fine of not less than

Five Dollars (\$5.00) and not more than Five Hundred Dollars (\$500.00) or by imprisonment for a period not to exceed three (3) months or by both such fine and imprisonment.

Section 12. Appointment of a Councilman to Fill a Vacancy.

Whenever a vacancy occurs in any elective office, the mayor, or the person exercising the office of mayor, shall cause a special election to be held to fill such vacancy; provided, however, when any such vacancy occurs within six months before the next municipal election, no election shall be called to fill such vacancy, but the same shall be filled by the mayor or the person exercising the office of mayor by appointment; provided however, that the proposed appointee receives a two-thirds (2/3) majority vote from the Mayor and remaining Council members voting jointly..

Section 13. Standing Committees.

A. Establishment. There are hereby established as Standing Committees of the City Council the following:

- (1) Community Development and Neighborhood Preservation;
- (2) Community and Public Relations;
- (3) Finance;
- (4) Public Improvements; and
- (5) Public Safety and Health.

B. Membership-Appointment. Each committee shall be comprised of three (3) Councilman appointed by the Mayor who shall designate one (1) of the members as Chairman. The Mayor shall be an Ex Officio member of all Standing Committees. The Treasurer shall serve as an Ex Officio member of the Finance Committee.

C. Functions. The functions of the various committees shall include, but shall not be limited to:

- (1) Making recommendations to the Council or to the City Administrator, or both, concerning any of the matters within its purview, when requested and also at other times when it appears that the best interest of the City and its residents will be served thereby;
- (2) Formulating, with the assistance of the

staff, long-range plans and evaluation and revision (if necessary) of such plans as adopted; and

- (3) Reviewing and recommending legislation concerning any of the matters within its purview.

Section 13. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 1st day of June, 1988.

Fred W. Stentor
MAYOR

ATTEST

Ernie M. Schneider
City Clerk

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Hurt

Vice Chair: Councilmember Mastorakos

There are no action items from the Parks, Recreation and Arts Committee for this meeting.

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



8-28-18

PARKS, RECREATION AND ARTS COMMITTEE OF COUNCIL MEETING RESULTS

August 27, 2018

A meeting of the Parks, Recreation and Arts Committee of Council was scheduled to take place on Monday, August 27, 2018 at 7:00 p.m. Chairperson Hurt called the meeting to order at 7:07 p.m. Those in attendance included Councilmember Barbara McGuinness, Ward 1; Council Member Chairperson Dan Hurt, Ward 3 and Councilmember Michelle Ohley, Ward 4. Also in attendance were Councilmember Ben Keathley, Ward 2; Councilmember Michael Moore, Ward 3; and Director of Parks, Recreation and Arts, Tom McCarthy. Not in attendance from the committee was Councilmember Mary Ann Mastorakos, Ward 2 due to being out of town.

Agenda Item #1: Approval of Minutes

The July 10, 2018 meeting summary was discussed and two corrections were needed. A motion was made by Councilmember McGuinness and seconded by Councilmember Ohley to amend the minutes by clarifying who were the assenting and dissenting votes on the approval of the previous minutes. The meeting results would change to reflect that Council member McGuinness was the dissenting vote and Council members Hurt, Ohley and Mastorakos were the votes in the affirmative. It was also moved that in Agenda item #4 that the word "thought" be removed. A voice vote was taken and the amendments were approved unanimously (3-0).

Agenda Item #2: Update of Municipal Parks Grant Pavilion Project

Director McCarthy stated that the Municipal Parks Grant has been submitted. The cost is about \$200,000 with a requirement that the City contribute about \$45,000. The pavilion will seat approximately 75 persons and will be angled in the northwest corner overlooking the street. Design amenities were discussed. Pictures should be sent to the committee of the actual pavilion location and appearance.

Agenda Item #3: 1859 Schoettler Road Park Opportunity

The prior discussion of Schoettler Road Park Opportunity was recapped and the best method to pursue moving it forward. Discussion included the diminishing amount of land available particularly in Ward 3.

A motion was made by Councilmember McGuinness and seconded by Councilmember Hurt to move the Schoettler Road Park Opportunity proposal back to Executive Session on Sept 5th. A voice vote was taken and approved 3 to 0 by Councilmember McGuinness, Councilmember Hurt and Councilmember Ohley. This item will be forwarded to City Council Executive Session for consideration at the September 5, 2018 meeting.

Agenda Item #4: Update on the Park Master Plan

Director McCarthy gave an overview on the status of the Master Plan. A survey is on the City website. The consultants stated that 250 replies is a good number for the survey and we are over 1,200 replies to date with another week to go. Consultants are happy with the public input being given.

There will be a statistically valid survey that will go out shortly. It can be available in multiple languages as well as in many formats such as letter, online, phone and hard copies. They are sending out 1,200 surveys and the goal is to get 325 to 350 surveys returned to make it a valid sampling.

Parks, Recreation & Arts hopes to have some results to present by early to mid-November. Consultants expect to finish up their plan in early spring.

Agenda Item #5: Old Business

Member Emeritus was approved by council. CCE must initiate making Darcy a member emeritus if they feel that is necessary. Concerns of doing that is that you are asking Darcy to step aside as a chair. Currently if you don't attend at least 50% of the meetings you are no longer a member. Further investigation will look into whether a chair can vote. There was additional discussion that if things are going well with the current way the CCE committee is operating, there is no need to make changes, but the option to make changes is now available if the need arises.

Agenda Item #6: New Business

No new business

Agenda Item #7:

No item #7 on the original agenda

Agenda Item #8: Adjournment

Meeting ended at 7:52 p.m. on August 27, 2018.

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 to Wednesday's meeting.

CITY ADMINISTRATOR'S REPORT

I have no action items for Wednesday's meeting.

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

LEGISLATION

- A. Bill No. 3213** – An ordinance pertaining to the acceptance of Harmony Meadow Court as a public street in the City of Chesterfield **(Second Reading) Planning & Public Works Committee recommends approval.**
- B. Bill No. 3214** - An ordinance providing 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.**

BILL NO. 3213

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF HARMONY MEADOW COURT AS A PUBLIC STREET IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Harmony Meadow Court; and

WHEREAS, the street was intended to be a public street and was therefore constructed to the design standards of the Department of Public Works of the City of Chesterfield.

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

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

(1) Harmony Meadow Court:	Approximately 256 feet; from Highway 340 (Olive Street Road) to Cul-de-sac Book 365, Page 10-11
---------------------------	---

Section 2. 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:

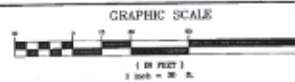
Vickie Hass, CITY CLERK

FIRST READING HELD: _____

HARMONY SEVEN

A TRACT OF LAND BEING PART OF LOT 7 IN SHARE 5 OF
THE PARTITION OF MISSOURI A. STEVENS ESTATE AND BEING
A PARCEL IN U.S. SURVEY 206, TOWNSHIP 45 AND 46 NORTH, RANGE 4 EAST,
ST. LOUIS COUNTY, MISSOURI

PADDINGTON HILL
AMENDED
PB.355 PG.439



The State Plane information shown herein was selected from the
recent plat of Attached Plat of Paddington Hill as recorded in
that book 205 Page 439 as follows:
System: NAD83
Datum: NAD83
Projection: UTM
Zone: 18N
Spheroid: GRS80
Datum Shift: 0.00000000
Scale Factor: 0.99999999
To convert bearings shown on this plat to Missouri State Plane Grid
North, refer to the Missouri State Plane Grid North, which is equal to 0.01141°.

STATE PLANE COORDINATES		
①	N 315770.555(m)	
②	E 248719.349(m)	
③	N 315704.929(m)	
④	E 248703.820(m)	
⑤	N 315652.870(m)	
⑥	E 248721.722(m)	
⑦	N 315535.453(m)	
⑧	E 248715.476(m)	
⑨	N 315545.400(m)	
⑩	E 248694.800(m)	
⑪	N 315733.343(m)	
⑫	E 248694.800(m)	
⑬	N 315738.594(m)	
⑭	E 248723.842(m)	

Curve Table		
Curve #	Length	Bearings
1	13.04'	N10°21'37"W
2	10.96'	N46°01'34"W
3	12.23'	S59°13'54"W
4	22.76'	N07°04'45"E
5	17.25'	N76°16'32"W
6	4.55'	S65°57'14"E
7	7.96'	S65°57'14"E
8	13.72'	S49°36'31"E
9	6.77'	S54°46'52"W
10	4.92'	S89°21'11"W
11	0.44'	N57°38'23"W
12	0.20'	N60°51'22"E
13	4.62'	N07°05'39"E
14	2.13'	S33°06'49"W
15	7.24'	S27°23'41"E
16	3.70'	S38°59'25"E
17	17.60'	S41°28'31"E
18	4.23'	N44°21'41"E

Curve Table				
Curve #	Length	Radius	Chord Distance	Chord Bearing
C1	18.16'	75.26'	17.50'	N83°07'30"E
C2	45.68'	20.68'	45.24'	N76°41'08"E
C3	6.72'	14.80'	6.66'	S53°51'26"W
C4	10.77'	4.00'	7.80'	S33°01'48"W
C5	4.96'	16.88'	4.90'	S30°36'21"E
C6	12.64'	12.50'	12.11'	S20°05'24"W
C7	18.61'	12.78'	17.01'	S13°18'23"E
C8	17.23'	12.50'	15.90'	S08°06'52"E
C9	0.24'	12.50'	0.25'	S00°42'00"E
C10	50.77'	25.00'	42.46'	S00°27'28"E
C11	0.51'	11.68'	0.51'	S23°51'01"W
C12	0.51'	11.68'	0.51'	S23°51'01"W
C13	0.51'	11.68'	0.51'	S23°51'01"W



ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.
CORPORATE REGISTRATION NO. 139-1650
DAVID J. NORTON
P.L.S. #2276
STATE OF MISSOURI
JUN 18 2010
RECEIVED
HARMONY SEVEN
RECORD PLAT

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.
CIVIL ENGINEERING
LAND SURVEYING
19015 MacArthur Rd., Suite 100, St. Louis, MO 63114
Phone (314) 260-3125 Fax (314) 860-1725

HARMONY SEVEN
IN U.S. SURVEY 206, T. 45 & 46 N., R. 4 E.,
ST. LOUIS COUNTY, MISSOURI

Prepared For:
HARMONY SEVEN, LLC

REVISIONS		DATE	
NO.	DESCRIPTION	DATE	BY
1	AS SHOWN	06-01-10	DAVID J. NORTON
2	REVISION	06-01-10	DAVID J. NORTON
3	REVISION	06-01-10	DAVID J. NORTON
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69	REVISION	06-01-10	DAVID J. NORTON
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97	REVISION	06-01-10	DAVID J. NORTON
98	REVISION	06-01-10	DAVID J. NORTON
99	REVISION	06-01-10	DAVID J. NORTON
100	REVISION	06-01-10	DAVID J. NORTON

BILL NO. 3214

ORDINANCE NO. _____

AN ORDINANCE PROVIDING 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).

WHEREAS, Volz Inc., on behalf of James Cittadino, has submitted for review and approval a Boundary Adjustment Plat for two Lots totaling 14 acres; with the first lot at 16853 Wild Horse Creek Road and the second at 16847 Wild Horse Creek Road; both zoned “NU” Non-Urban District

WHEREAS, the purpose of this Boundary Adjustment Plat is to adjust lot lines between two residential properties to create Lot 1 zoned “NU” Non-Urban District consisting of 3.8 acres and Lot 2 zoned “NU” Non-Urban District consisting of 10.2 acres; and,

WHEREAS, the Department of Planning and Development Services has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

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

Section 1. The Boundary Adjustment Plat for 16853 Wild Horse Creek Road and 16847 Wild Horse Creek Road, which is made part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2018.

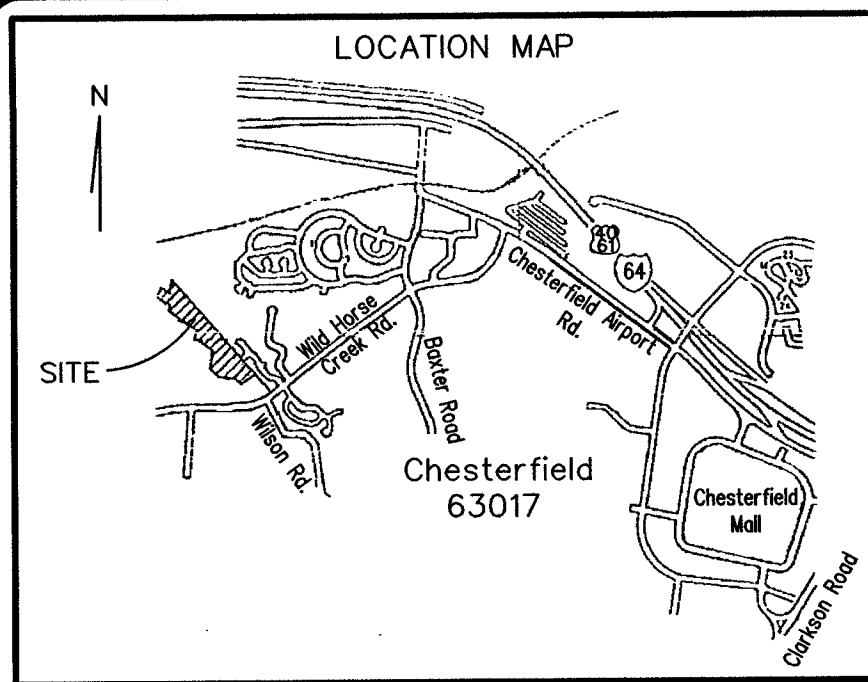
PRESIDING OFFICER

Bob Nation, MAYOR

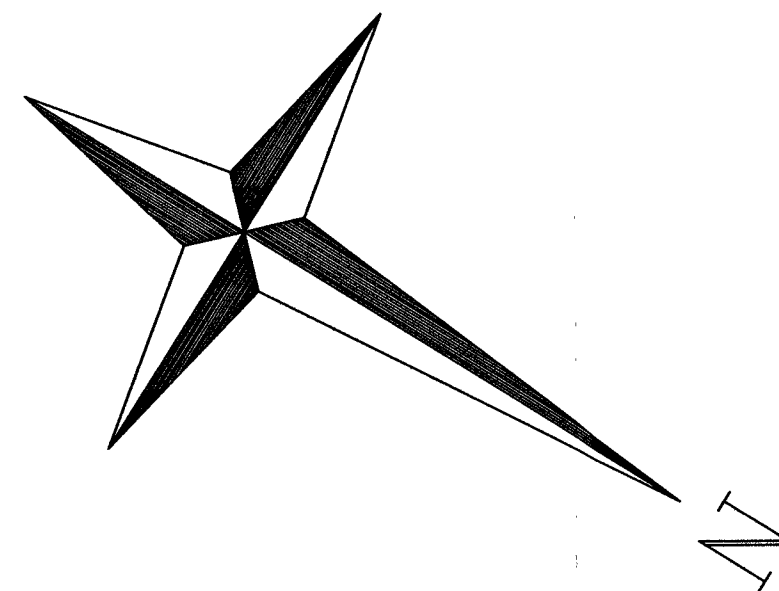
ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: <u>09/05/2018</u>



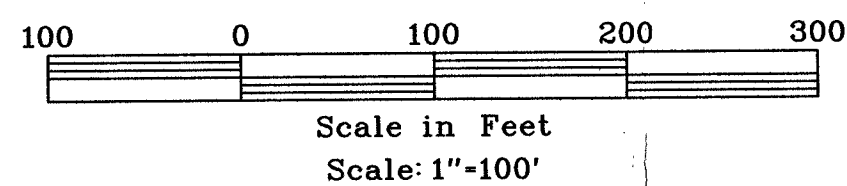
"CITTADINO PLACE - LOTS 1 & 2 BOUNDARY ADJUSTMENT PLAT"
A TRACT OF LAND BEING PART OF U.S. SURVEY 125
T. 45 N. - R. 4 E.
ST. LOUIS COUNTY, MISSOURI
ZONED "NU" NON-URBAN DISTRICT



STATE PLANE COORDINATES ESTABLISHED USING G.P.S.
FROM STATION SL-38, 1990
NORTH : 314628.724 (METERS)
EAST : 239963.071 (METERS)
GRID FACTOR : .999975
(NOTE: 1 METER = 3.28083333 FEET)
COORDINATE RELATIVE POSITIONAL TOLERANCE IS 3 CENTIMETERS.

STATE PLANE COORDINATES IN METERS

10	NORTHING	EASTING
2	313630.937	241637.995
3	313680.367	241678.046
4	313565.354	241679.884
5	313590.894	241687.416
6	313542.454	241706.062
7	313648.325	241727.456
8	313665.871	241743.737
9	313492.397	241764.187
10	313242.347	241822.687
11	313422.424	241825.802
12	313216.681	241828.936
13	313374.264	241840.548
14	313397.576	241857.698
15	313383.153	241857.863
16	313470.566	241865.879
17	313187.665	241885.984
18	313188.074	241908.625
19	313145.034	241955.214
20	313152.424	241977.215
21	313183.010	242045.864



THIS PLAT CONTAINS 14.004 ACRES.

LOCATOR NUMBER : 18T41-0063

U.S.G.S. BENCH MARK
12-44 ELEV. = 501.73 - "SQ." IN CENTER OF SOUTH HEADWALL OF DRAIN
UNDER WILSON ROAD; SOUTHEAST CORNER OF WILSON ROAD AND

- NOTES:
- THE BEARING SYSTEM IS ADOPTED FROM A DEED RECORDED IN BOOK 7018, PAGE 634 OF THE ST. LOUIS COUNTY RECORDS.
 - PROPERTY IS REFERENCED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 31470W 28130, DATED SEPT. 9, 1997.
 - SUBJECT TO THE RIGHT, IF ANY, OF THE PUBLIC OR OTHERS IN THE "MILL SITE," AS RECITED IN THE DEED RECORDED IN BOOK 6404, PAGE 105.
 - EASEMENT GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 7534 PAGE 1368 DOES NOT AFFECT THIS PROPERTY.

Property Description Original Lot 1

A tract of land being Lot 1 of "Cittadino Place Large Lot Subdivision" as recorded in Plat Book 345 page 613 of the St. Louis County Records.

Property Description Original Lot 2

A tract of land being Lot 2 of "Cittadino Place Large Lot Subdivision" as recorded in Plat Book 345 page 613 of the St. Louis County Records.

Adjusted Lot 1

A tract of land being part of Lot 1 of "Cittadino Place Large Lot Subdivision", a subdivision according to the plat thereof recorded in Plat Book 345 page 613 of the St. Louis County Records, in U.S. Survey 125, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1; thence along the South line of said Lot 1, South 65 degrees 48 minutes 08 seconds West 246.59 feet and South 71 degrees 15 minutes 08 seconds West 76.15 feet to the West line of said Lot 1; thence Northwardly along said West line the following courses and distances: North 47 degrees 27 minutes 02 seconds West 208.11 feet, South 88 degrees 46 minutes 59 seconds West 74.30 feet, North 63 degrees 13 minutes 21 seconds 210.00 feet, North 13 degrees 52 minutes 02 seconds West 86.67 feet and North 29 degrees 51 minutes 59 seconds East 230.49 feet to the North line of aforementioned Lot 1; thence Eastwardly along said North line South 64 degrees 02 minutes 47 seconds East 222.96 feet; thence leaving said North line South 04 degrees 04 minutes 43 seconds West 72.79 feet and South 17 degrees 27 minutes 57 seconds East 68.99 feet to a point; thence along a curve to the left whose radius bears North 72 degrees 32 minutes 03 seconds East 100.10 feet from the last mentioned point a distance of 126.60 feet to a point; thence North 57 degrees 47 minutes 00 seconds East 213.56 feet to the East line of aforementioned Lot 1; thence Southwardly along said line South 32 degrees 13 minutes 00 seconds East 236.45 feet to the point of beginning and containing 3.807 Acres according to calculations by Volz Inc. during June 2018.

Adjusted Lot 2

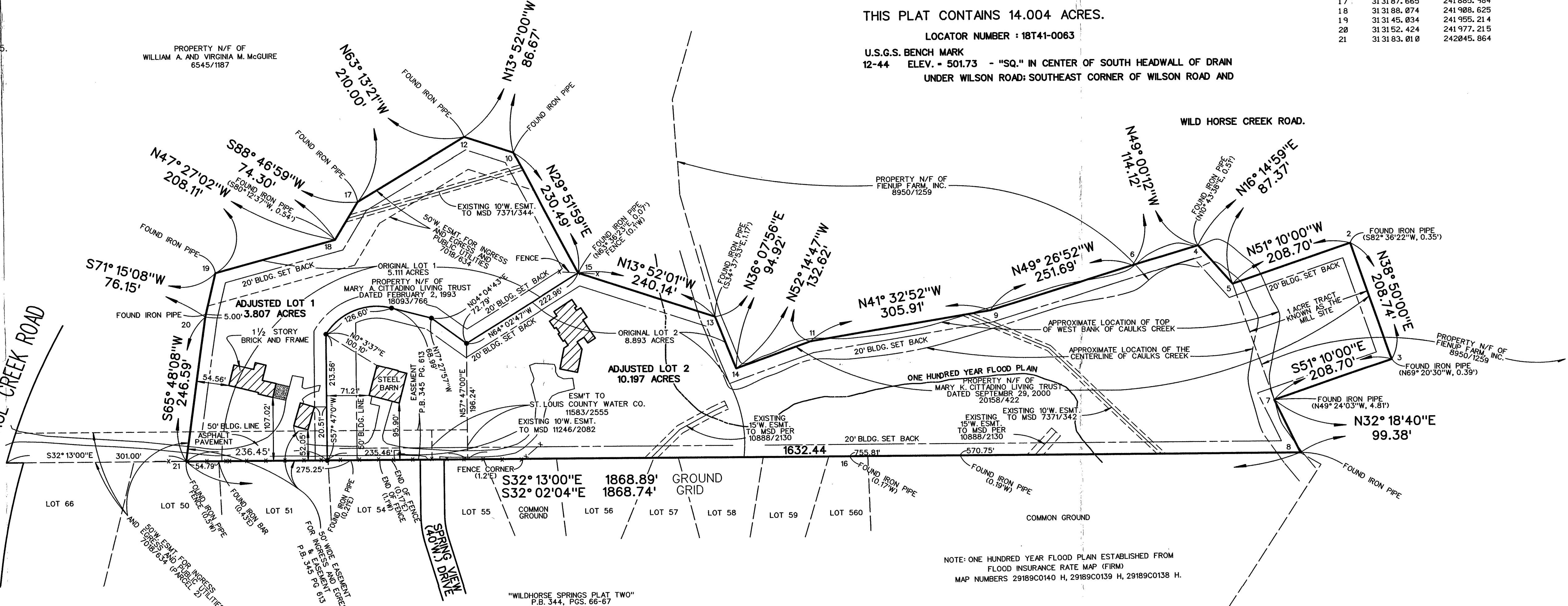
A tract of land being part of Lots 1 & 2 of "Cittadino Place Large Lot Subdivision", a subdivision according to the plat thereof recorded in Plat Book 345 page 613 of the St. Louis County Records, in U.S. Survey 125, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a point in the East line of said Lot 1, said point being North 32 degrees 13 minutes 00 seconds West 236.45 feet from the Southeast corner of said Lot 1; thence leaving said East line South 57 degrees 47 minutes 00 seconds West 213.56 feet; thence along a curve to the right whose radius bears North 00 degrees 03 minutes 37 seconds East distant 100.10 feet from the last mentioned point a distance of 126.60 feet to a point; thence North 17 degrees 27 minutes 57 seconds West 68.99 feet and North 04 degrees 04 minutes 43 seconds East 72.79 feet to the Northeast line of aforementioned Lot 1; thence Northwardly along said Northeast line North 64 degrees 02 minutes 47 seconds 222.96 feet to the West line of said Lot 2; thence Northwardly and Eastwardly along the West and North line of aforementioned Lot 2 the following courses and distances: North 13 degrees 52 minutes 01 seconds West 240.14 feet, North 36 degrees 07 minutes 56 seconds East 94.92 feet, North 52 degrees 14 minutes 47 seconds West 132.62 feet, North 41 degrees 32 minutes 52 seconds West 305.91 feet, North 49 degrees 26 minutes 52 seconds West 251.69 feet, North 49 degrees 00 minutes 12 seconds West 114.12 feet, North 16 degrees 14 minutes 59 seconds East 87.37 feet, North 51 degrees 10 minutes 00 seconds West 208.70 feet, North 38 degrees 50 minutes 00 seconds East 208.74 feet, South 51 degrees 10 minutes 00 seconds East 208.70 feet and North 32 degrees 18 minutes 40 seconds East 99.38 feet to the East line of said Lot 2; thence Southwardly along said East line and along the East line of aforementioned Lot 1 South 32 degrees 13 minutes 00 seconds East 1632.44 feet to the point of beginning and containing 10.197 Acres according to calculations by Volz Inc during June 2018.

This is to certify that the plat of "Cittadino Place - Lots 1 & 2 Boundary Adjustment Plat" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on _____, 2018 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:

Bob Nation, MAYOR Vickie Hass, CITY CLERK



We, the undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and adjusted in the manner shown on this plat, which shall hereafter be known as "Cittadino Place - Lots 1 & 2 Boundary Adjustment Plat"

Semi-permanent monuments (indicated as ●) will be set, within twelve (12) months after the recording of this subdivision plat, in accordance with 2 CSR 90-60.030 of the Missouri Department of Agriculture and 20 CSR 2030-16.030 of the Missouri Department of Insurance, Financial Institutions and Professional Registration.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this _____ day of _____, 2018.

MARY A. CITTADINO LIVING TRUST, dated February 2, 1993

Mary A. Cittadino, Trustee of the MARY A. CITTADINO LIVING, dated February 2, 1993 James P. Cittadino, Trustee of the MARY A. CITTADINO LIVING, dated February 2, 1993

JAMES P. CITTADINO LIVING TRUST, dated February 2, 1993

James P. Cittadino, Trustee of the JAMES P. CITTADINO LIVING, dated February 2, 1993 Mary A. Cittadino, Trustee of the JAMES P. CITTADINO LIVING, dated February 2, 1993

MARY K. CITTADINO LIVING TRUST, dated September 29, 2000

Mary K. Cittadino, Trustee of the MARY K. CITTADINO LIVING, dated September 29, 2000 Dr. Allan L. Link III, Trustee of the MARY K. CITTADINO LIVING, dated September 29, 2000

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 2018, before me personally appeared who James P. Cittadino and Mary A. Cittadino to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

My Commission Expires: _____

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 2018, before me personally appeared who Dr. Allan L. Link III, and Mary K. Cittadino to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

My Commission Expires: _____

Notary Public

Deed of Trust Original Lot 2
The undersigned holder or legal owner of notes secured by deed recorded in Book _____ page _____ of the St. Louis County records, joins in and approves in, every detail this boundary adjustment plat.

IN WITNESS WHEREOF, it has signed and sealed the foregoing this _____ day of _____, 2018.

Signature

Print Name & Title

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

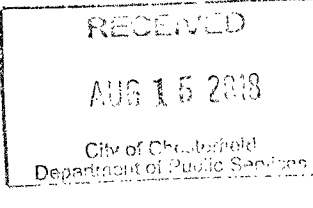
On this _____ day of _____, 2018, before me personally appeared _____ to me personally known, who being by me duly sworn, did say that he/she is the _____ of _____ a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said _____ by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

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

My Commission Expires: _____

Notary Public

We, Volz Inc., have during May 2018, by order of James P. Cittadino Boundary Adjustment Plat of "A tract of land being Lots 1 and 2 of "Cittadino Place Large Lot Subdivision", in U.S. Survey 125, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri". The results of said survey are represented on this plat. This survey was executed in compliance with the current standards for property boundary surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.



Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

PRELIMINARY FOR REVIEW AND COMMENT

VOLZ
Incorporated

10849 Indian Head Ind'l Blvd.
St. Louis, Missouri 63132
314.426.6212 main - 314.890.1250 fax
WWW.VOLZINC.COM

Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES: DECEMBER 31, 2019 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2019 - ENGINEERING

LEGISLATION – PLANNING COMMISSION