



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, July 19, 2021
6:00PM**

I. Appointments – Mayor Bob Nation

II. Council Committee Reports

A. Planning and Public Works Committee – Chairperson Mary Monachella, Ward I

- 1. Bill No. 3346 - P.Z. 02-2021 Conway Point Office (SMS Group) –** An ordinance repealing and replacing City of Chesterfield Ordinance 3127 to modify permitted uses for a tract of land totaling 1.492 acres zoned “PC” Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (P.Z. 02-2021 15310 Conway Road [SMS Group] 18S310557) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 2. Bill No. 3347 - COVID-19 –** An ordinance granting the City Administrator and Director of Planning the authority to suspend the application or enforcement of ordinances as necessary to support the reopening of businesses across the City of Chesterfield and protect the public health, safety, and general welfare during this period **(Second Reading) Planning & Public Works Committee recommends approval noting that this would be the last extension of the ordinance.**
- 3. 18122 Chesterfield Airport Rd. (Scott Properties) -** A Site Development Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architect’s Statement of Design for a 12.04-acre tract of land zoned “M-3” - Planned Industrial District located at the southeast corner of the intersection of Chesterfield Airport Road and Spirit of Saint Louis Boulevard (17V420157). **(Voice Vote) Planning Commission recommends approval with the condition that the existing tree on the northwest portion of the site be evaluated to ensure it should be preserved. Planning & Public Works Committee recommends approval with the following conditions.**
 - The access off of Chesterfield Airport Road be a right-in/right-out only with the inclusion of an acceleration lane to complement the deceleration lane for the right-in/right-out movement.

- The uses of composting, nightclub, lighted golf driving range, golf course, hotel, lighted soccer park, sewage treatment facility, railroad switching yard, filling station, as well as any drive-thru facilities be prohibited within the development.
- Retail uses within Building #4 shall be limited to no more than 12,000 sq. ft.

4. Next Meeting – July 22, 2021 (5:30pm)

B. Finance and Administration Committee – Chairperson Michael Moore, Ward III

1. 2022 Proposed City Council Meeting Schedule

C. Parks, Recreation and Arts Committee – Chairperson Mary Ann Mastorakos, Ward II

1. Art Donation Recommendation – Mr. Robert Kilo

2. Logan Park Layout

D. Public Health and Safety Committee – Chairperson Tom DeCampi, Ward IV

III. Report from the City Administrator & Other Items Requiring Action by City Council – Mike Geisel

IV. Other Legislation

V. Unfinished Business – Mayor Bob Nation

VI. New Business – Mayor Bob Nation

VII. Adjournment

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

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

public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.

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



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, July 19, 2021
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 McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – June 21, 2021
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, July 22, 2021 – Planning & Public Works (5:30pm)**
 - B. Monday, July 26, 2021 – Planning Comission (7pm)**
 - C. Monday, August 2, 2021 – City Council (7pm)**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. City Clerk Presentation**
 - B. Proclamation** – Parkway West Robotics
- VIII. APPOINTMENTS** – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Mary Monachella, Ward I

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C. Parks, Recreation and Arts Committee – Chairperson Mary Ann
Mastorakos, Ward II

1. Art Donation Recommendation – Mr. Robert Kilo

2. Logan Park Layout

D. Public Health and Safety Committee – Chairperson Tom DeCampi, Ward IV

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

XI. OTHER LEGISLATION

XII. UNFINISHED BUSINESS – Mayor Bob Nation

XIII. NEW BUSINESS – Mayor Bob Nation

XIV. ADJOURNMENT

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Proclamation

City of Chesterfield, Missouri

Whereas:

Two teams from the Parkway West High School Robotics Team qualified for and competed in the 2021 VEX Robotics World Championship. Team 5430A is led by Levi Ladd with members Kunal Addagarla, Rick Biswas, Joseph Britt, Anushka Dharmasanam, David Meisinger, Isaac Porter, and Jack Wild. Team 5430C is led by Ethan DeLuca with members Kaiden Kelley, Grant Kilpatrick, Sidharth Rajagopal, Chris Roy, Jake Rushing, Shiv Sharma, Andrew Son, and Noah Withers. The robotics team is an extracurricular component of the Parkway West High School Technology & Engineering Department and is supported by coaches Chris Donaldson and Joe Milliano, Parkway West High School, and the Parkway School District; and,

WHEREAS,

Team 5430A placed in the top eight out of 821 teams from 30 countries around the world and as one of the top seven teams in the United States. Team 5430C placed in the top 48 teams in the world, as one of the top 37 teams in the United States, and as the number one team in Missouri for skills. The teams' passion, persistence and dedication has not only brought recognition to Parkway West High School and the Parkway School District, but also to the City of Chesterfield; and,

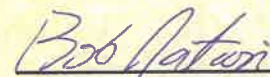
NOW, THEREFORE, I, Bob Nation, Mayor of the City of Chesterfield, do hereby proclaim July 19, 2021 as

**PARKWAY WEST HIGH SCHOOL ROBOTICS DAY
In the City of Chesterfield**

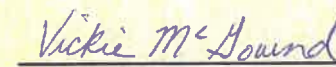
And I wish to formally convey my congratulations to the Parkway West High Robotics Team for this very noteworthy accomplishment.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND CAUSED THE OFFICIAL SEAL OF THE CITY OF CHESTERFIELD TO BE AFFIXED THIS 19th DAY OF JULY 2021.




Bob Nation, Mayor

ATTEST:


Vickie McGownd, City Clerk

AGENDA REVIEW – MONDAY 7/19/2021 – 6:00 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:00 PM, on Monday, July 19, 2021.**

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

City of Chesterfield
Excess Checks (=> \$5,000)
June 2021

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
6/3/2021	47106	KOE WETZEL LLC	KOE WETZEL BALANCE	\$ 15,000.00	119
6/3/2021	47125	SAM'S CLUB	SAM'S STATEMENT	6,081.76	119
6/10/2021	47134	G. R. ROBINSON SEED	CONFRONT(50)/AZOXY/STROBE(4)/SOIL BUILDER	10,617.50	119
6/10/2021	47142	INDUSTRIAL SOAP COMPANY	BLEACH, GLOVES, TISSUE, SOAP, MAGIC ERASER, DETERGENT, TOWELS, DISPENSERS	6,622.82	119
6/10/2021	47178	SUMMIT DISTRIBUTING	BEER/ADULT BEVERAGES	7,914.05	119
6/22/2021	47219	KOE WETZEL LLC	KOE WETZEL SPLIT	17,450.94	119
6/24/2021	47234	CCIMW	POOL PAINTING	5,650.00	119
6/24/2021	47235	CREATIVE POLYMERS, INC.	SPLASH AREA EDGING/SPLASH PAD/POOL PAINTING	13,050.50	119
6/24/2021	47246	MAMMOTH, INC	CONCESSIONS LESS PROFIT DUE	10,367.34	119
6/24/2021	47264	MISSOURI AMERICAN WATER COMPANY	16365 LYDIA HILL DR, ACCT #1017-210013295038	10,782.39	119
6/24/2021	47272	SUMMIT DISTRIBUTING	DRINKS-VODKA/MOJITO/MULE(24 CASES)/BEER(226 CASES)	7,134.50	119
6/3/2021	63784	LOU FUSZ DODGE	2021 DODGE DURANGO PURSUIT PATROL UNIT(6)/2021 DODGE DURANGO PURSUIT DETECTIVE(2)	247,888.00	121
6/3/2021	63792	RAINERI CONSTRUCTION, LLC	2021 SIDEWALK REPLACEMENT PROJECT A	53,952.40	120
6/3/2021	63800	SMITH MANAGEMENT GROUP	WOOD LAKE CONDO ASSOCIATION/WOODS GLADE CONDO ASSOCIATION	5,400.00	001
6/3/2021	63802	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	JUNE 2021 HEALTH INSURANCE	196,668.78	001
6/3/2021	63809	TOPE PLUMBING	14535 BRITTANIA - SEWER REPAIR	5,016.50	110
6/10/2021	63836	AMCON MUNICIPAL CONCRETE, LLC	2021 SELECTIVE SLAB REPLACEMENT PROJECT A	510,460.18	120
6/10/2021	63840	BRANDYWINE CONDOMINIUM ASSOCIATION	BRANDYWINE CONDOMINIUM - SNOW REMOVAL	6,920.00	001
6/10/2021	63842	CHESTERFIELD VILLAGE TOWNHOMES	CHESTERFIELD VILLAGE TOWNHOMES - SNOW REMOVAL	7,720.00	001
6/10/2021	63869	PLAZA INN LLC	GRADING SURETY RELEASE-SUMMIT-TOPGOLF, LOT A (RESIDENCE INN)	6,600.00	808
6/10/2021	63876	SHI INTERNATIONAL CORP	OPTIPLEX 3080 MICRO	5,316.20	001
6/10/2021	63881	TREASURER-ST. LOUIS COUNTY	POLICE COMMUNICATIONS	16,937.19	121
6/17/2021	63888	AMEREN MISSOURI	690 CHESTERFIELD PKWY W-0627147004	13,073.38	001
6/17/2021	63894	BOBCAT OF ST. LOUIS	DROP HAMMER BREAKER-SKID STEER BRKT/S-277 REPAIR, TIRES(4)	8,945.72	001
6/17/2021	63897	COMMONS OF BROADMOOR CONDO ASSOCIATION	COMMONS - GARDENS - GREENS OF BROADMOOR CONDO - SNOW REMOVAL	8,640.00	001
6/17/2021	63909	HARVESTOWNE AUTO BODY, INC.	PD-11 REPAIR-PANEL/CLEAR COAT/WHEEL FLARE/LAMPS/SENSOR/TAIL LAMP/ PD-91 REPAIR-BUMPER/CLEAR COAT/FENDER/FLASHER/WHEEL/TINT MATCH	5,344.65	001
6/17/2021	63937	TREASURER-ST. LOUIS COUNTY	POLICE COMMUNICATIONS JUNE 2021	16,937.19	121
6/24/2021	63948	AVENTURA AT WILD HORSE CREEK, LLC	GRADING SURETY RELEASE-AVENTURA, G-103-19	15,760.00	808
6/24/2021	63949	BEELMAN LOGISTICS LLC	SALT DELIVERY & UNLOADING	11,528.82	001
6/24/2021	63955	GAMMA TREE EXPERTS	2021 STREET TREE REMOVAL	15,580.00	001
6/24/2021	63972	PNC BANK	JUNE 2021 MONTHLY PNC STATEMENT	13,607.46	001
6/24/2021	63980	TIMBERLINE PROFESSIONAL TREE CARE	2021 STREET TREE REMOVAL	14,944.29	120
				<u>\$ 1,297,912.56</u>	

Respectfully submitted by,
John Hughes, Assistant Finance Director



Fund Legend

General Fund	001
Sewer lateral fund	110
Parks	119
Capital Improvements	120
Public Safety	121
Trust & Agency	808



RECORD OF PROCEEDING

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

JUNE 21, 2021

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

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

A roll call was taken with the following results:

PRESENT

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Gary Budoor

ABSENT

Councilmember Aaron Wahl

APPROVAL OF MINUTES

The minutes of the June 7, 2021 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the June 7, 2021 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the June 7, 2021 Finance and Administration Committee of the Whole meeting were submitted for approval. Councilmember Moore made a motion, seconded

by Councilmember McGuinness, to approve the June 7, 2021 Finance and Administration Committee of the Whole minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the Fourth of July Fireworks Celebration is scheduled for Sunday, July 4, at the Chesterfield Valley Athletic Complex.

Mayor Nation announced that City Hall would be closed on Monday, July 5, in observance of Independence Day.

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, July 19, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Bill Behrens, Warren Sign Company, spoke on behalf of Incarnate Word in support of the requested sign package.

Mr. Michael Christman, 6 River Bend Drive, spoke on behalf of Incarnate Word in support of the requested sign package.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Hurt, to approve the sign package for Incarnate Word, incorporating the amendments for height and message cycling, as recommended by the Planning and Public Works Committee.

Councilmember McGuinness made a motion, seconded by Councilmember DeCampi, to amend the original motion, increasing the allowable sign height to seven feet, four inches. A roll call vote was taken with the following results: Ayes – McGuinness, DeCampi, Monachella and Budoor. Nays – Mastorakos, Moore and Hurt. The motion to amend was declared passed.

A roll call vote was taken on the motion as amended, with the following results: Ayes – DeCampi, McGuinness, Monachella, Moore and Budoor. Nays – Hurt and Mastorakos. The motion, as amended, was declared passed.

Councilmember Moore made a motion to reconsider, seconded by Councilmember McGuinness. A voice vote was taken with an affirmative result (Councilmember DeCampi voted “No”) and the motion to reconsider was declared passed. A roll call vote was taken reconsidering the amended motion with the following results: Ayes – DeCampi, McGuinness and Budoor. Nays – Monachella, Hurt, Mastorakos and Moore. The motion as amended was declared failed; thus, the sign package was denied.

Councilmember McGuinness then made a motion, seconded by Councilmember Moore, to approve the original Incarnate Word Sign Package as amended by the Planning and Public Works Committee.

Councilmember DeCampi made a motion, seconded by Councilmember McGuinness, to amend the motion, increasing the allowable sign height to seven feet, four inches. A roll call vote was taken with the following results: Ayes – Budoor, McGuinness and DeCampi. Nays – Moore, Mastorakos, Hurt and Monachella. The motion to amend was declared failed.

A roll call vote was taken on the motion to approve the original Incarnate Word Sign package as amended by the Planning and Public Works Committee, with the following results: Ayes – McGuinness, Hurt, Mastorakos, Budoor, Moore and Monachella. Nays – DeCampi. The motion for approval as recommended by the Planning and Public Works Committee was declared passed.

Bill No. 3346 Repeals and replaces City of Chesterfield Ordinance 3127 to modify permitted uses for a tract of land totaling 1.492 acres zoned “PC” Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (P.Z. 02-2021 15310 Conway Road [SMS Group] 18S310557) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No. 3346. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3346 was read for the first time.

Bill No. 3347 Grants the City Administrator and Director of Planning the authority to suspend the application or enforcement of ordinances as necessary to support the reopening of businesses across the City of Chesterfield and protect the public health, safety, and general welfare during this period **(First Reading) Planning & Public Works Committee recommends approval noting that this would be the last extension of the ordinance**

Councilmember Monachella made a motion, seconded by Councilmember DeCampi, for the first reading of Bill No. 3347. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3347 was read for the first time.

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, June 24, at 5:30 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting, and the next meeting of this Committee is scheduled for Tuesday, June 29, at 5:30 p.m.

Parks, Recreation & Arts Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting, and the next meeting of this Committee is scheduled for Wednesday, June 23, at 5:30 p.m.

Public Health & Safety Committee

Councilmember Tom DeCampi, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that the City experienced a significant storm event Saturday evening that resulted in substantial tree damage throughout the City. City crews responded Saturday evening and worked through the night to clear roadways. Crews will continue to address downed vegetation from City rights-of-way for the foreseeable future. Additionally, a “local disaster” per Public Works Policy No. 42 has been declared, allowing the City to accept downed trees and limbs originating from private property as a result of Saturday’s storm, as long as it is brought to the curb line.

OTHER LEGISLATION

Bill No. 3348	Provides for the approval of a Boundary Adjustment Plat for Deer Crossing (1661 and 1701 Wilson Avenue), a 5.862-acre tract of land zoned “NU” Non-Urban District and “E1-AC” Estate District located on the east side of Wilson Avenue south of Wilson Forest View Court (19T520031, 19T520020) (First & Second Readings) Department of Planning recommends approval
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Councilmember Moore made a motion, seconded by Councilmember Budoor, for the first and second readings of Bill No. 3348. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3348 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3348 with the following results: Ayes – Budoor, McGuinness, DeCampi, Hurt, Moore,

Mastorakos and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3348 approved, passed it and it became **ORDINANCE NO. 3148.**

Bill No. 3349 Provides for the approval of a Boundary Adjustment Plat for a 30.8-acre tract of land known as Gateway Studios located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard (17V420168, 17V410103, 17V430046, 17V440111)
(First & Second Readings) Department of Planning recommends approval

Councilmember Hurt made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3349. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3349 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3349 with the following results: Ayes – DeCampi, Hurt, Moore, Monachella, Mastorakos, McGuinness and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3349 approved, passed it and it became **ORDINANCE NO. 3149.**

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:12 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

A. Monday, August 2, 2021 – City Council (7pm)

COMMUNICATIONS

A. City Clerk Presentation

B. Proclamation – Parkway West Robotics

APPOINTMENTS

There are no appointments scheduled for Monday's meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Monachella

Vice-Chair: Councilmember Hurt

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1. The access from Chesterfield Airport Road is limited to a right-in/right-out only with the inclusion of an acceleration lane to complement the deceleration lane for the right-in/right-out movement.
2. The uses of composting, nightclub, lighted golf driving range, golf course, hotel, lighted soccer park, sewage treatment facility, railroad switching yard, filling station, as well as any drive-thru facilities be prohibited within the development.
3. Retail uses within Building #4 shall be limited to no more than 12,000 sq. ft.

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, July 22, 2021, at 5:30 pm.

If you have any questions or require additional information, please contact Director of Planning - Justin Wyse, Director of Public Works – Jim Eckrich, or me prior to Monday’s meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer 

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, June 10, 2021



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 10, 2021 in the Council Chambers.

In attendance were: **Chair Mary Monachella** (Ward I), **Councilmember Dan Hurt** (Ward III), and **Councilmember Tom DeCampi** (Ward IV). Councilmember Mary Ann Mastorakos was absent.

Also in attendance were: Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the May 20, 2021 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of May 20, 2021. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 3-0.

II. UNFINISHED BUSINESS

A. POWER OF REVIEW: Incarnate Word Sign Package: A request for a Sign Package consisting of an Electronic Message Center for a 9.92-acre tract of land located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770). (Ward 1)

Chair Monachella stated that she called Power of Review because of the height of the sign. As specified in the Unified Development Code, the standard height for all freestanding signs in similar type locations is a maximum of 6 feet high. The City is regulating sign height to reduce clutter and ensure uniformity. There are several areas in the City where the signs do not comply because they are old and pre-date the current code. As older signs are replaced or when redevelopment occurs, the new standards must be met.

Bill Behrens, Warren Sign Company, briefly explained why the request is for an 8'4" high sign. He stated that the proposed height is necessary since Olive Boulevard has five lanes of traffic and even though the existing monument sign is 9'4" tall, that sign is hidden due to the height of most cars traveling on Olive. Any sign less than 8'4" would be blocked entirely from view most of the time. He also noted that the existing 9'4" tall sign has never been an issue previously.

DISCUSSION

Councilmember Hurt concurred with Chair Monachella. He also questioned the cycle time of the message, which is once every 10 seconds. He cited that the church on Clayton Road is limited to a cycle time of once every 30 minutes. Justin Wyse, Director of Planning, stated that the 10 second cycle time does meet Code and also explained that the Code allows for modification of the height which would require a majority vote by the Planning Commission and a super-majority vote by the Council.

After some discussion on how to proceed, Councilmember DeCampi made a motion to **forward the Incarnate Word Sign Package to City Council with a recommendation to approve**. The motion was seconded by Councilmember Hurt.

Councilmember Hurt made a motion to **amend the above motion to restrict the cycle time to no more than once every 30 minutes**. The motion was seconded by Chair Monachella and **passed** by a voice vote of 3-0.

Chair Monachella made a motion to **amend the original motion to restrict the height of the sign to 6 feet high**. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 2-1 with Councilmember DeCampi voting nay.

Councilmember Hurt made a motion to **forward the Incarnate Word Sign Package to City Council, as amended, with a recommendation to approve**. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 2-1 with Councilmember DeCampi voting nay.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Incarnate Word Sign Package.]

III. NEW BUSINESS

- A. **P.Z. 02-2021 Conway Point Office (SMS Group)**: An ordinance amendment to modify permitted uses for a tract of land totaling 1.492 acres zoned "PC" Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (18S310557). (Ward 2)

Chair Monachella stated that the applicant is requesting to add "Administrative Offices for Educational or Religious Institutions" and "Church and Other Places of Worship" to the permitted uses.

DISCUSSION

There was some discussion on how the additional uses would affect parking. Justin Wyse, Director of Planning, stated that this is a concern and will be reviewed when a site plan is submitted. There was also some discussion regarding access points and a shared parking agreement with the adjacent parcel that is currently under development.

Councilmember Hurt made a motion to **forward P.Z. 02-2021 Conway Point Office (SMS Group) to City Council with a recommendation to approve**. The motion was seconded by Councilmember DeCampi and **passed** by a voice vote of 3-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the June 21, 2021 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 02-2021 Conway Point Office (SMS Group).]

B. COVID-19 Ordinance

Chair Monachella stated that this Ordinance provides for a six-month extension of the current Ordinance that allows for exceptions in the enforcement of other governing Ordinances. She agrees that this has been beneficial to businesses but feels that this should be the last extension.

Chair Monachella made a motion to forward to City Council a recommendation to approve a six-month extension of Ordinance 3124 with the stipulation that this is to be the last extension. The motion was seconded by Councilmember DeCampi.

Discussion after the Motion

There was some discussion on the enforcement of the Ordinance and different scenarios where the Ordinance would apply. It was noted that the Ordinance contains an appeal process and if necessary, the Ordinance can be rescinded at any time.

The above motion passed by a voice vote of 3-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the June 21, 2021 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on COVID-19 Ordinance.]

C. Wilson Avenue Update

Chair Monachella stated that the grant submittal to East-West Gateway Council was unsuccessful so the Committee must now decide how to proceed. The City can try to correct all the deficiencies that were outlined in the grant, correct some of the deficiencies, or do nothing to improve the road. Because there are longstanding concerns with this road, she feels that it should be brought up to City standards. Wilson Avenue is a public road that the City must maintain. The City does not have the option to let a Chesterfield road deteriorate to the point of having to close the road. It would be an entirely different situation if this were a private road. Since it is a public road, it has to be brought up to City standards. The City has the obligation to properly maintain its roads for the benefit of all citizens.

Because of funding issues, Chair Monachella suggested that the City pursue a new grant application and just focus on the two main sources of concern: the intersection of Wilson Avenue and Wild Horse Creek Road and the "S" curve.

DISCUSSION

Jim Eckrich, Director of Public Works/City Engineer, further explained the three options under consideration.

Option One: Forego the grant and maintain the road in its current configuration. If this option were chosen, City Staff would budget for an asphalt overlay and replace the failing culvert at the south end of the "S" curve in its current location.

Option Two: Apply for another grant and only include the two biggest safety components; the intersection at Wild Horse Creek Road and straightening of the “S” curve. The scope of the grant can be pared down and not go as far south as Baxter Crossing or the hill but stop at a reasonable proximity after the “S” curve. Pedestrian and bicycle accommodations will also have to be included in the submittal as without them, the grant will not be awarded.

Option Three: Proceed with an additional survey to obtain further clarification from the residents.

Mr. Eckrich stated that there were a number of unknowns in the previous grant, which led to difficulties estimating the project. The scope of the project has to be well defined and reduced in order to better define and lower the costs. He suggested hiring a consultant to work with Staff to put together a defined preliminary design of improvements and then resubmit the grant next February or March. He estimated the design cost to be \$300,000 which could be included in the 2022 budget.

Councilmember DeCampi stated that when he went door-to-door during the last campaign, everyone except for two residents said they did not want anything done to the road. Other people have also contacted him stating that they did not want anything done to the road. There is the belief that any improvements will contribute to the natural progression of turning Wilson into a high-traffic thoroughfare from Wild Horse Creek Road to Clarkson Road.

Mr. Eckrich pointed out that from a maintenance standpoint, Wilson Avenue is difficult to maintain for a number of reasons. There are no defined roadside ditches, there are drainage issues, and due to the fact that there are no paved shoulders, cars frequently run off the road. Wilson Avenue has been difficult to maintain for several years, but the most important issue that has to be considered is that the culvert at the south end of the “S” curve is failing. The culvert is buttressed by a makeshift guardrail that is keeping the road in place. The area has recently been repaired with an asphalt patch that is settling and will require additional work. Patching is not an ideal long-term fix. Additionally, there is also an exposed sewer or water pipe. The culvert could be rebuilt in its current location within the “S” curve, but that would result in a roadway with a horizontal alignment that includes a sharp curve and does not meet today’s standards. From an engineering standpoint, the curve should be straightened and the culvert moved to the west. That would require easement acquisitions from the adjacent landowners. If nothing is done, the culvert will eventually fail.

The following residents were in attendance and spoke in favor of improving Wilson Avenue in terms of safety and access. Topics discussed were lack of pedestrian and bike facilities, emergency access, sharp curves, and the dangerous intersection at Wild Horse Creek Road.:

Tim Schoen, 1215 Wilson Hill Farm
Paul Blasé, 1204 Walnut Hill Farm
Lauren Strutman, 1216 Walnut Hill Farm
Wendy Geckeler, 26 Chesterfield Lakes Road
Merrell Hanson, 1234 Walnut Hill Road
Don Flower, 15709 Sean Michael Square
Jane Staniforth, 19 Wheatley Court
Mary Brown, 62 Chesterfield Lakes

Another resident, Dan Hubbard (16420 Brandsford Point) stated that his preference would be for the City to forgo a grant with large scale improvements but instead utilize the money that would have been spent on the match to make incremental improvements such as surface repairs and shoulders. In response to Mr. Hubbard, Mr. Eckrich explained that the City’s 30% match to the

\$4.2 million grant was money that the City was going to leverage if the grant was successful. Prior to the submittal of the grant, the City's Five Year Capital Plan only included \$500,000 for an asphalt overlay. This amount would be insufficient for additional improvements such as the addition of shoulders and reconstruction of the culvert.

There was some discussion regarding the need and timing of an additional survey, and the validity of the initial survey. Mr. Eckrich stated that if another survey was conducted, it would have to be done prior to hiring a consultant as the results of the survey would dictate the design improvements. The current survey was done online resulting in 540 respondents, of which 70% were in favor of improvements but still wanting to maintain a country-style road. It was noted that signs on how to participate in the survey were posted on Wilson Avenue and anyone could respond to the survey.

Councilmember DeCampi stated that another survey could be issued, but if it was not targeted to the right audience, in his opinion, it would be of little value. If another survey was to be conducted, he suggested it be a more scientific survey targeted to residents only. However, he noted that he was not in favor of another survey as he believes a survey is not necessary given the feedback he received during campaigning. Ms. Hansen stated that the roadway is not limited to just nearby residents. Wilson Avenue is a public street that is heavily traveled by many residents and non-residents.

Further discussion was held regarding the need for another survey and the scope of a future project. The consensus of the Committee was that any future project should concentrate on safety improvements at the Wild Horse Creek Road intersection and the "S" curve. Mr. Eckrich reiterated that in order to submit a successful grant application, it is his opinion that the project scope be well defined in order to reduce contingency costs. This will necessitate hiring an engineering consultant to complete a preliminary design prior to the submittal of a grant application.

In summary, Mr. Eckrich stated that it is the Committee's desire to have Staff prepare another grant application for improvements to Wilson Avenue only from Wild Horse Creek Road through the "S" curve. The grant application will include drainage improvements, paved shoulders, and pedestrian and bicycle accommodations. Prior to submittal of the grant application, Staff will present the grant application to the Committee for review and approval. Proceeding in this manner will necessitate a supplementary budget allocation for engineering design services.

Councilmember Hurt made a motion to direct Staff to determine the cost necessary to hire an engineering firm to perform the design services necessary for a project that would only include the section of Wilson Avenue from Wild Horse Creek Road to a tie-in just south of the "S" curve, including pedestrian and bicycle accommodations. The Planning & Public Works Committee will review that cost and determine whether or not to proceed with another grant application at the July 22, 2021 Planning & Public Works Committee meeting. The motion was seconded by Councilmember Monachella and passed by a voice vote of 3-0.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 7:00 p.m.

BILL NO. 3346

ORDINANCE NO. _____

AN ORDINANCE REPEALING AND REPLACING CITY OF CHESTERFIELD ORDINANCE 3127 TO MODIFY PERMITTED USES FOR A TRACT OF LAND TOTALING 1.492 ACRES ZONED “PC” PLANNED COMMERCIAL DISTRICT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CHESTERFIELD PARKWAY EAST AND CONWAY ROAD (P.Z. 02-2021 15310 Conway Road {SMS Group, LLC} 18S310557).

WHEREAS, the petitioner, SMS Group LLC, has requested an Ordinance Amendment to establish new development criteria for a 1.49-acre tract of land located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 26, 2021; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the Ordinance Amendment; with Amendments to the Permitted Uses section of the Attachment A; and,

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

WHEREAS, the City Council, having considered said request voted to approve the Ordinance Amendment request.

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

Section 1. City of Chesterfield Ordinance 3127 is hereby repealed and the City of Chesterfield Unified Development Code and Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for 1.49 acres located at 15310 Conway Road and as described as follows:

A tract of land being part of Fractional Section 10, Township 45 North, Range 4 East, situated in the City of Chesterfield, St. Louis County, Missouri and being further described as follows:

Beginning at the intersection of the Southern line of Conway Road as widened by instrument recorded in Deed Book 8572, page 2404 of the St. Louis County Records with the Eastern line of property conveyed to Raymond L. and Dorothy M. Laux by instrument recorded in Deed Book 2307, page 70 of the St. Louis County Records; thence along said Southern line of Conway Road, being a curve to the left having a radius of 746.20 feet an arc distance of 77.73 feet (chord of North 86 degrees 51 minutes 20 seconds East, 77.69 feet) to a point of tangent; thence North 83 degrees 52 minutes 17 seconds East, 166.16 feet to a point; thence along a curve to the right having a radius of 35.00 feet and an arc distance of 54.80 feet (chord of South 51 degrees 16 minutes 40 seconds East, 49.37 feet) to a point; thence along a curve to the right having a radius of 698.94 feet and an arc distance of 263.80 feet (chord of South 04 degrees 23 minutes 09 seconds West, 262.24 feet) to a point on the North line of State Route 40TR (Interstate 64); thence along said North line, North 70 degrees 04 minutes 17 seconds West, 262.65 feet to a point on the East line of Laux, as aforementioned; thence along said East line, North 04 degrees 31 minutes 39 seconds West, 181.39 feet to the point of beginning. Said tract contains 64,853 square feet (1.489 acres) more or less.

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

Section 3. The City Council, pursuant to the petition filed by SMS Group, LLC, in P.Z. 02-2021, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 26th day of April, 2021, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2021

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 06/21/2021

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Commercial “PC” District shall be:
 - a. Administrative Offices for Educational or Religious Institutions
 - b. Art Gallery
 - c. Art Studio
 - d. Church and Other Places of Worship
 - e. College/University
 - f. Financial Institution (No Drive-Through)
 - g. Museum
 - h. Office - Dental
 - i. Office - General
 - j. Office – Medical
 - k. Recreational Facility
 - l. Veterinary Clinic
2. The above uses in this PC District shall be restricted as follows:
 - a. Recreational Facility uses shall be limited to gymnastics, dance, cheer and group fitness and athletic training.
 - b. Office—Medical uses shall have a 24-hour limit on patient boarding.
3. Hours of Operation.

- a. Hours of operation for this Planned Commercial “PC” District shall not be restricted.
4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Floor Area

- a. Total building floor area shall not exceed 15,000 square feet.

2. Height

- a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty (30) feet.

3. Building Requirements

- a. A minimum of forty percent (40%) open space is required for this development.
- b. This development shall have a maximum F.A.R. of .55.

C. SETBACKS

1. Structure Setbacks

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

- a. Twenty-five (25) feet from the right-of-way of Conway Road on the northern boundary of the Planned Commercial “PC” District.
- b. Sixty (60) feet from the right-of-way of Chesterfield Parkway East on the eastern boundary of the Planned Commercial “PC” District.
- c. Five (5) feet from the western boundary of the Planned Commercial “PC” District.
- d. Ten (10) feet from the southern boundary of the Planned Commercial “PC” District.

2. Parking Setbacks

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

- a. Ten (10) feet from the right-of-way of Conway Road on the northern boundary of the Planned Commercial “PC” District.
- b. Twenty-five (25) feet from the right-of-way of Chesterfield Parkway East on the eastern boundary of the Planned Commercial “PC” District.
- c. Five (5) feet from the western boundary of the Planned Commercial “PC” District.
- d. Five (5) feet from the southern boundary of the Planned Commercial “PC” District.

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape buffers shall be required for this development as follow:
 - a. Ten (10) feet from the right-of-way of Conway Road on the northern boundary of the Planned Commercial “PC” District.
 - b. Twenty-five (25) feet from the right-of-way of Chesterfield Parkway East on the eastern boundary of the Planned Commercial “PC” District.
 - c. Five (5) feet from the southern boundary of the Planned Commercial “PC” District.

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield.
3. Provide a cross access easement(s) to 15320 Conway Road, as may be necessary to allow joint utilization of the shared entrance drive.
4. Access to this development from Chesterfield Parkway East shall not be permitted.

5. Northbound left turns from Chesterfield Parkway East to westbound Conway are currently prohibited and will not be permitted under existing geometric conditions and I-64 ramp location.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along Conway Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way or on private property within a 6-foot-wide sidewalk access easement dedicated to the City of Chesterfield. Sidewalk construction and maintenance shall be the responsibility of the property owner.
4. Provide an ADA compliant pedestrian route from the sidewalk along Conway Road to the site.
5. Obtain approvals from the City of Chesterfield for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. A sidewalk conforming to Saint Louis County ADA standards shall be provided adjacent to Chesterfield Parkway East, as directed by the Saint Louis County Department of Transportation.
7. Road improvements shall be completed prior to the issuance of an occupancy permit. Delays due to utility relocation and adjustments do not constitute a cause to allow occupancy prior to completion of road improvements.
8. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, shall be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Storm sewers shall be as approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.
4. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or to the existing piped system adjacent to Conway Road.

5. Detention/retention and channel protection measures are to be provided in each watershed as required by the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on all Site Development Plans.
6. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
7. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
8. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
9. Formal MSD review, approval, and permits are required.
10. MSD considers this project to be part of a larger common plan of development with 15320 Conway, 19MSD-00205.
11. Post-construction BMPs will be required. Stormwater Management facilities and site design strategies shall be applied such that the extents of the projects disturbed areas are managed. The site is considered new development; volume reducing BMP's will be required.
12. Project is located in a release rate watershed. If the differential runoff exceeds 5 CFS, for the entire common plan of development, the release rates will be in effect for this project.
13. Flood protection volume may be required based on site and common plan of development differential.
14. Channel protection volume will be required for this project if additional flood protection volume is required.
15. The developer will be required to provide a 100-year overland flow path.
16. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will affect Missouri Department of Transportation (MODOT) right-of-way.
17. Easements will be required over existing sewers.

18. New encroachments will not be allowed.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. Sanitary flow estimates must be provided. These shall include the estimated average daily and peak flow rates. These estimates are needed to determine the sanitary requirements for the site. Sanitary improvements may be required based on the flow rates provided.
3. This project will connect to the sewer extension proposed under 19MSD-00205. That project is not approved by MSD. The sanitary connection will not be allowed until 19MSD-00205 has construction approval or a letter is provided from the developer and drain layer for 19MSD-00205.
4. Public sanitary sewers must be extended to serve this development.
5. The developer is proposing a low-pressure sanitary system. When this project is completed, a common force main will be created. Modeling of the common force main system will be required including possible expansion to adjacent properties.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All off-site easements necessary for installation of proposed improvements, utilities, and grading must be in place prior to acceptance of improvement plans and/or issuance of a grading permit.
2. Any work within Missouri Department of Transportation (MODOT) right-of-way will require a MODOT permit.
3. Utilities shall be installed underground.

4. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
6. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
7. Retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
8. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
9. Public Art installations shall be required in the locations depicted on the Preliminary Site Plan attached hereto as "Attachment B".

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.

3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.

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

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

A. ROADS

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$777.11/parking space
General Retail	\$2,331.45/parking space
Loading Space	\$3,815.12/parking space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Transportation.

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

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

Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

If this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

The developer is advised that utility companies will require compensation for relocation of their facilities within 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.

The amount of all required contributions, if not submitted by January 1, 2021, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

IV. RECORDING

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

V. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

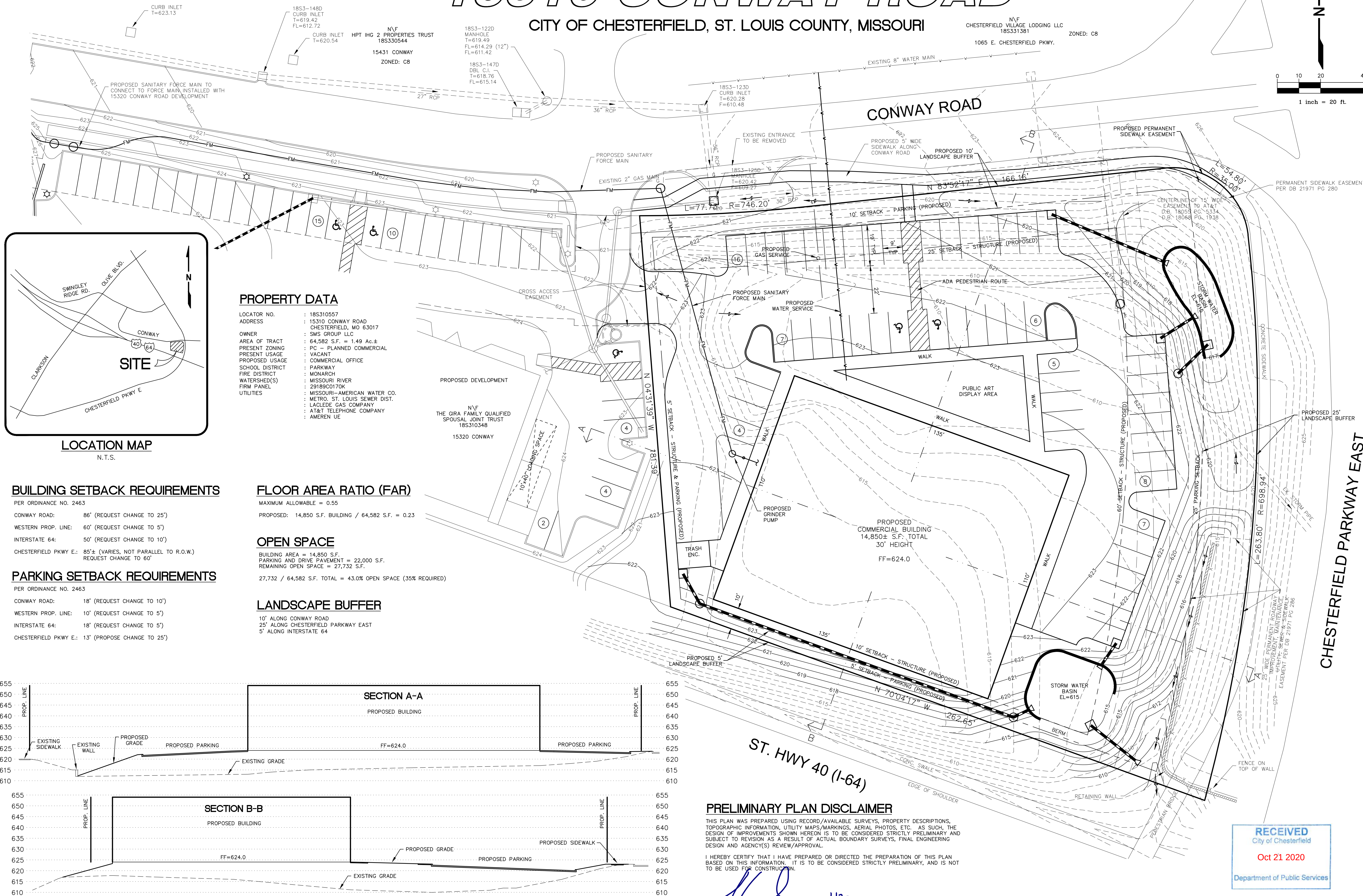
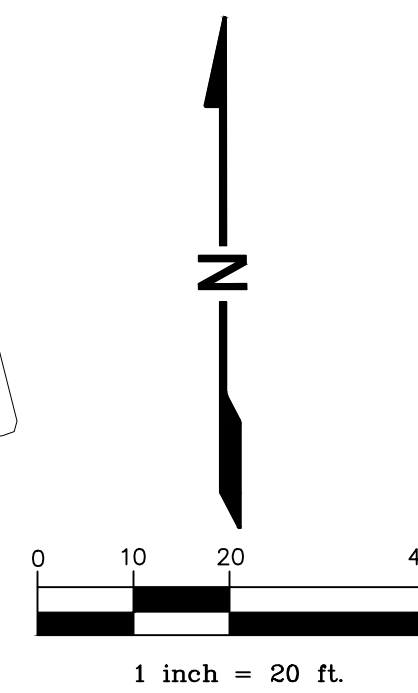
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or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

PRELIMINARY PLAN

15310 CONWAY ROAD

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

EXHIBIT B

CHESTERFIELD VILLAGE LODGING LLC
185331381
1065 E. CHESTERFIELD PKWY.
ZONED: C8

PROPERTY DATA

LOCATOR NO. : 185310557
ADDRESS : 15310 CONWAY ROAD
CHESTERFIELD, MO 63017
OWNER : SMS GROUP LLC
AREA OF TRACT : 64,582 S.F. = 1.49 Ac.±
PRESENT ZONING : PC - PLANNED COMMERCIAL
PROPOSED USAGE : COMMERCIAL OFFICE
SCHOOL DISTRICT : MONARCH
FIRE DISTRICT : MISSOURI RIVER
WATERSHED(S) : 29189C0170K
FIRM PANEL : MISSOURI-AMERICAN WATER CO.
UTILITIES : METRO, ST. LOUIS SEWER DIST.
LACLEDE GAS COMPANY
AT&T TELEPHONE COMPANY
AMEREN UE

PROPOSED DEVELOPMENT
N\F
THE GIRA FAMILY QUALIFIED
SPOUSAL JOINT TRUST
185310348
15320 CONWAY

BUILDING SETBACK REQUIREMENTS

PER ORDINANCE NO. 2463

CONWAY ROAD: 86' (REQUEST CHANGE TO 25')
WESTERN PROP. LINE: 60' (REQUEST CHANGE TO 5')
INTERSTATE 64: 50' (REQUEST CHANGE TO 10')
CHESTERFIELD PKWY E.: 85'± (VARIES, NOT PARALLEL TO R.O.W.)
REQUEST CHANGE TO 60'

PARKING SETBACK REQUIREMENTS

PER ORDINANCE NO. 2463

CONWAY ROAD: 18' (REQUEST CHANGE TO 10')
WESTERN PROP. LINE: 10' (REQUEST CHANGE TO 5')
INTERSTATE 64: 18' (REQUEST CHANGE TO 5')
CHESTERFIELD PKWY E.: 13' (PROPOSE CHANGE TO 25')

FLOOR AREA RATIO (FAR)

MAXIMUM ALLOWABLE = 0.55

PROPOSED: 14,850 S.F. BUILDING / 64,582 S.F. = 0.23

OPEN SPACE

BUILDING AREA = 14,850 S.F.
PARKING AND DRIVE PAVEMENT = 22,000 S.F.
REMAINING OPEN SPACE = 27,732 S.F.

27,732 / 64,582 S.F. TOTAL = 43.0% OPEN SPACE (35% REQUIRED)

LANDSCAPE BUFFER

10' ALONG CONWAY ROAD
25' ALONG CHESTERFIELD PARKWAY EAST
5' ALONG INTERSTATE 64

SITE CROSS SECTIONS

SCALE: 1" = 20' (HORIZ. & VERT.)

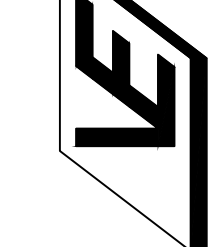
PRELIMINARY PLAN DISCLAIMER

THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THIS INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

MICHAEL CLAY VANCE, P.E., E-25616
VANCE ENGINEERING, INC.

10/1/20

SMS Group LLC
1717 Wilson Avenue
Chesterfield, MO 63005Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

15310 CONWAY ROAD

PRELIMINARY PLAN

PRELIMINARY

MICHAEL CLAY VANCE, P.E.
E-25616
REVISED09/21/20 SETBACKS
10/07/20 SETBACKS, CITY20103
08/12/20
1/1
COPYRIGHT 2020

A TRACT OF LAND IN
FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI

Douglas A. DeLong, Landscape Architect LA-81

Consultants:

15310 Conway Road
Chesterfield, MO.

SMS Group, LLC

Revisions:

Date	Description	No.
10/22/20	City Comments	1

Drawn: BAD
Checked: DAD

Tree Stand Delineation Narrative

The overall Lot comprises a total of 1.06 Ac and has a total of 33,750.8 sq ft of Tree Canopy. Tree Stand Delineation map was completed by field inspection completed on July 7, 2020. The tree canopy is made up of mulberry, Cotton Wood, Allantus and Bradford Pear. The understory is comprised of honeysuckle, grape vines, and poison ivy.

No Monarch, state champion or rare trees were found on the site.

LEGEND

- Individual Tree Location
- Dead Tree
- continuous Tree Canopy

Tree Stand Delineation Prepared
under direction of Dennis Greene of
Happy Tree Service
Certified Arborist IL-0414-A

Dennis Greene

Base Map Provided by: Vance Engineering, Inc.

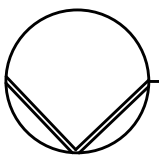
Prepared For:
SMS Group LLC
1717 Wilson Avenue
Chesterfield, MO. 63005

Sheet Title: Tree Stand Delineation

Sheet No:

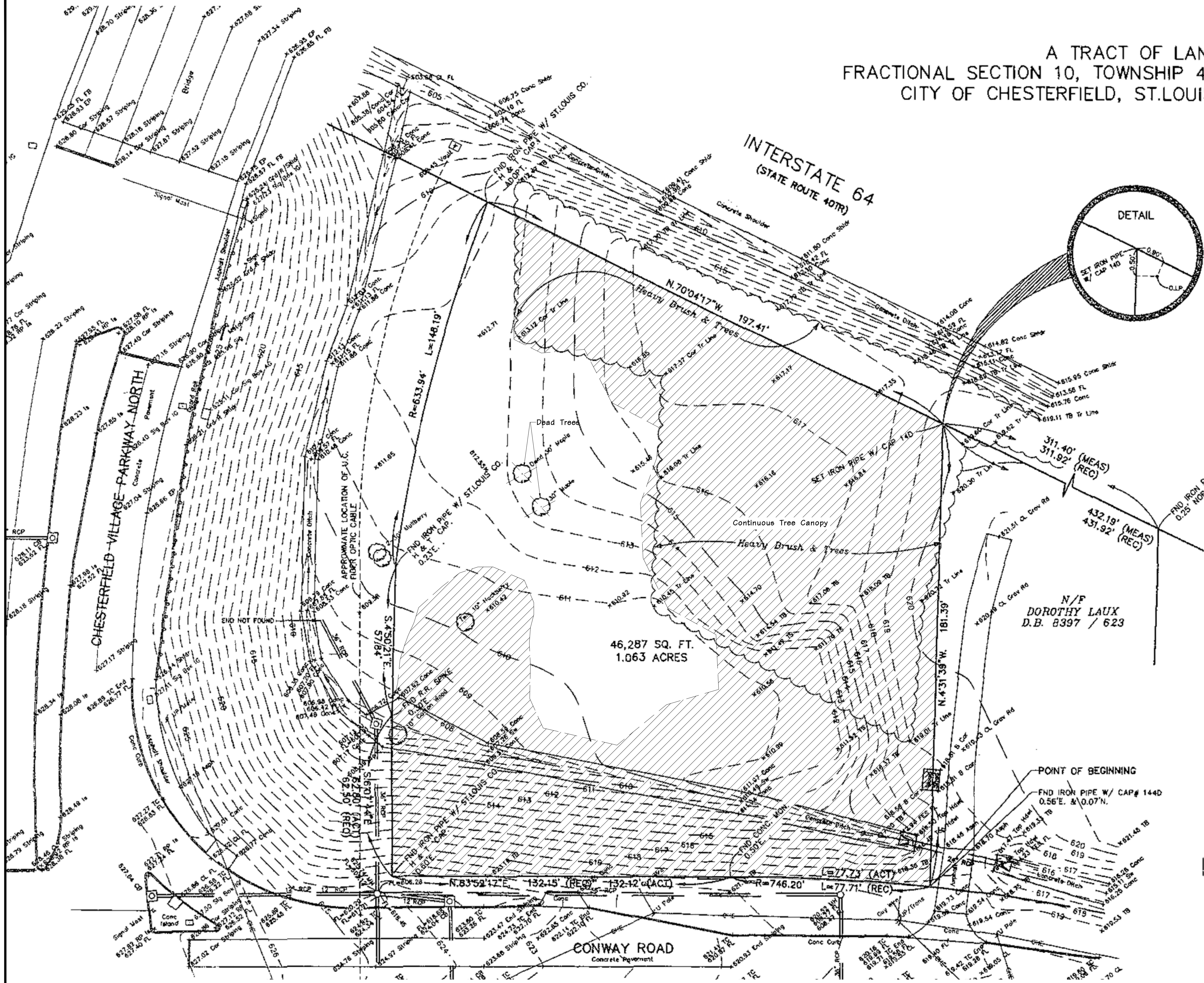
TSD

Date: 8/10/2020
Job #: 205.001



Tree Stand Delineation Plan

SCALE 1"=20'-0"



46,287 SQ. FT.
1.063 ACRES

N/F
DOROTHY LAUX
D.B. 8397 / 623

POINT OF BEGINNING

FND IRON PIPE W/ CAP# 144D
0.56'E. & 0.07'N.

132-15' (REC)

132-12' (ACT)

132-11' (REC)

132-10' (ACT)

132-9' (REC)

132-8' (ACT)

132-7' (REC)

132-6' (ACT)

132-5' (REC)

132-4' (ACT)

132-3' (REC)

132-2' (ACT)

132-1' (REC)

132-0' (ACT)

131-59' (REC)

131-58' (ACT)

131-57' (REC)

131-56' (ACT)

131-55' (REC)

131-54' (ACT)

131-53' (REC)

131-52' (ACT)

131-51' (REC)

131-50' (ACT)

131-49' (REC)

131-48' (ACT)

BILL NO. 3347

ORDINANCE NO. _____

AN ORDINANCE GRANTING THE CITY ADMINISTRATOR AND DIRECTOR OF PLANNING THE AUTHORITY TO SUSPEND THE APPLICATION OR ENFORCEMENT OF ORDINANCES AS NECESSARY TO SUPPORT THE REOPENING OF BUSINESSES ACROSS THE CITY OF CHESTERFIELD AND PROTECT THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE DURING THIS PERIOD.

WHEREAS, on March 11, 2020, the World Health Organization declared a pandemic due to Coronavirus 2019 (“COVID-19”), and on March 13, 2020, a State of Emergency was declared in the State of Missouri by Governor Michael L. Parson and in St. Louis County by County Executive Sam Page in response to the COVID-19 pandemic; and

WHEREAS, the COVID-19 pandemic will have a negative and potentially devastating impact on the economic viability of many residents and businesses due to business closures, stay at home orders, and other restrictions resulting from the response to the pandemic; and

WHEREAS, the State of Missouri has recognized the need of businesses to reopen, so too the City of Chesterfield recognizes the need of its businesses to remain viable and supports the governor’s Phase I to lift the state’s restrictions effective May 4, 2020; and

WHEREAS, the pandemic continues and the City recognizes that businesses continue to adapt to protect the health and safety of their employees and the public while still providing critical economic activity; and

WHEREAS, the City desires to allow reasonable, temporary situations that allow the Department of Planning and other City departments to respond to changing conditions that allow for mass testing and the phased re-opening of businesses within the City of Chesterfield in a rapidly changing time.

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

Section 1. The City Administrator and Director of Planning, or their designee, are granted the authority to suspend the enforcement and application of ordinances identified in this ordinance and any other ordinance as deemed necessary to protect the public health, safety, and general welfare and to assist local businesses and residents.

The due dates, fees, charges, requirements or processes related to the items identified below may be suspended, extended, or waived as may be

necessary to protect the public health, safety, and general welfare and to assist residents, visitors, and businesses as deemed appropriate.

1. Temporary suspension of various development criteria, including but not limited to:
 - a. Temporary Sign regulations;
 - b. Temporary structure regulations;
 - c. Parking requirements;
 - d. Other development criteria in Chapter 31 of the City Code (Unified Development Code) and/or site specific ordinances.
2. Acceptance of digital seal/signature requirements for guarantees (bonds and sureties).
3. Temporary suspension of business license renewal fees.
4. Temporary suspension of renewal of liquor license fees.

Section 2. The City Council retains the right to review and withdraw approval for any action authorized under this ordinance by vote of a majority of City Council members.

Section 3. Any applicant requesting temporary relief under this ordinance may appeal the decision of the Director of Planning to the City Council who may affirm, reverse, or modify the decision.

Section 4. This Ordinance is a temporary ordinance due to the State of Emergency declared in Missouri and St. Louis County as a result of the COVID-19 pandemic and the serious threat to the public health, safety, and general welfare the pandemic poses to residents, visitors, and businesses within the City of Chesterfield, Missouri.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval and shall remain in full force and effect until December 31, 2021 unless repealed or otherwise extended by the City Council of the City of Chesterfield.

Passed and approved this _____ day of _____, 2021.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 06/21/2021

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: July 19, 2021



RE: POWER OF REVIEW - 18122 Chesterfield Airport Rd. (Scott Properties) SDP:
A Site Development Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for a 12.04-acre tract of land zoned "M-3" - Planned Industrial District located at the southeast corner of the intersection of Chesterfield Airport Road and Spirit of Saint Louis Boulevard (17V420157). (Ward 4)

Summary

Stock and Associates Consulting Engineers, Inc. has submitted a Site Development Plan for Planning Commission review. This request depicts a 12.04-acre development comprised of one lot with four buildings: three (3) buildings for warehouse/office use, and one (1) building for retail/office use. The subject site is zoned "M3" Planned Industrial District and is under the terms and conditions of City of Chesterfield Ordinance 1430.

On December 10, 2020, the project was reviewed by the Architectural Review Board, which approved a motion to forward the project to Planning Commission with a recommendation for approval by a vote of 3-0 with the condition that planters be incorporated in the fronts of each building.

On February 8, 2021, City of Chesterfield Planning Commission reviewed this project and voted 8-1 to approve the Site Development Plan as submitted by the applicant with the condition that the existing tree on the northwest portion of the site be evaluated to ensure it should be preserved.

On February 11, 2021, Power of Review was called in accordance to Section 405.02.200 of the Unified Development Code.

At the February 18, 2021 Planning and Public Works Committee meeting, the Committee voted 4-0 to place a hold on reviewing this project until Planning Commission could provide a recommendation on whether the governing ordinance—Ordinance 1430—reflects the vision and goals of the City's Comprehensive Plan.

At the May 6, 2021 Planning and Public Works Committee meeting, the Committee voted 4-0 to postpone reviewing this project until the May 20, 2021 Planning and Public Works Committee meeting.

On May 20, 2021, Planning and Public Works Committee voted to postpone reviewing the project until a special meeting on July 12, 2021 to discuss the project. The applicant has since submitted a letter proposing to modify the plan by:

1. Restricting the proposed retail use to the first floor only; and
2. Converting the vehicular access from Chesterfield Airport Road to a right-in, right-out configuration.

On July 12, 2021, a special meeting was held by Planning and Public Works Committee, where the Committee voted 3-0 to forward the project to City Council with a recommendation for approval with three (3) conditions. These conditions included:

1. The access off of Chesterfield Airport Road be a right-in/right-out only with the inclusion of an acceleration lane to complement the deceleration lane for the right-in/right-out movement.
2. The uses of composting, nightclub, lighted golf driving range, golf course, hotel, lighted soccer park, sewage treatment facility, railroad switching yard, filling station as well as any drive-thru facilities be prohibited within the development.
3. Retail uses shall be limited to no more than 12,000 sq. ft.

A revised copy of the Site Development Plan will be required to be provided to the City prior to recording the document with St. Louis County.

A full description of the applicant's request, site history, and staff analysis pertaining to the Site Development Plan may be found in the February 8th Planning Commission report attached to this document.



Figure 1: Subject Site Aerial

Attachments: February 8, 2021 Planning Commission Staff Report
Site Development Plan Submittal Packet



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: February 08, 2021

From: Chris Dietz, Planner 

Location: 18122 Chesterfield Airport Rd.

Description: **18122 Chesterfield Airport Rd. (Scott Properties) SDP:** A Site Development Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for a 12.04-acre tract of land zoned "M-3" - Planned Industrial District located at the southeast corner of the intersection of Chesterfield Airport Road and Spirit of Saint Louis Boulevard (17V420157).

PROPOSAL SUMMARY

Stock and Associates, on behalf of Scott Properties, has submitted a Site Development Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architectural Statement of Design for a multi-building development on a vacant tract of land at the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. in Chesterfield Valley. This proposed development consists of three (3) single-story warehouse/office buildings located on the east side of the site and one (1) two-story retail/office building located on the west side of the site.

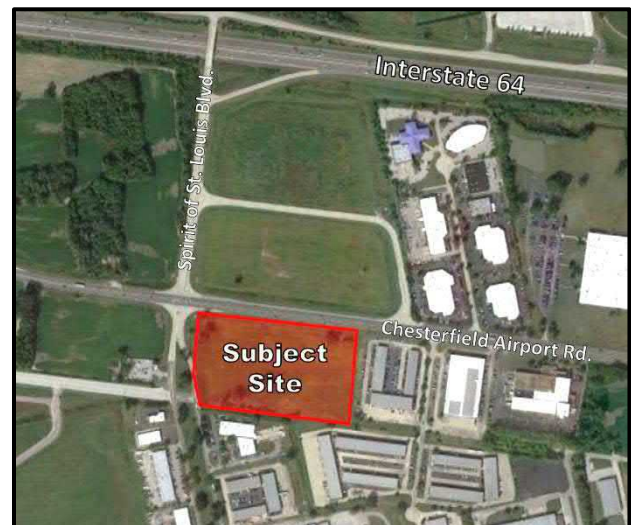


Figure 1: Subject Site

HISTORY OF SUBJECT SITE

1961 - Subject site was rezoned to “M-3” Planned Industrial District as part of a larger, 1,000+ acre tract of land prior to City’s incorporation.

1980 – Governing ordinance was amended to allow “office and office buildings” as a permitted use.

1994 – Governing ordinance was repealed and replaced to allow all permitted and conditional uses as listed in the “M-1” Planned Industrial District.

1998- City of Chesterfield adopted Ordinance 1430 which combined all approved modification requests depicted in previous ordinances for the site. This is the current site-specific governing ordinance.

LAND USE AND ZONING

The surrounding zoning districts and land uses for this site are as follows:

Direction	Zoning	Land Use
North	“PC” Planned Commercial District	Vacant
South	“M-3” Planned Industrial District	Office/Warehouse
East	“M-3” Planned Industrial District	Office/Warehouse
West	“M-3” Planned Industrial District	Vehicle Rental/Vacant

Table 1: Zoning and Land Use

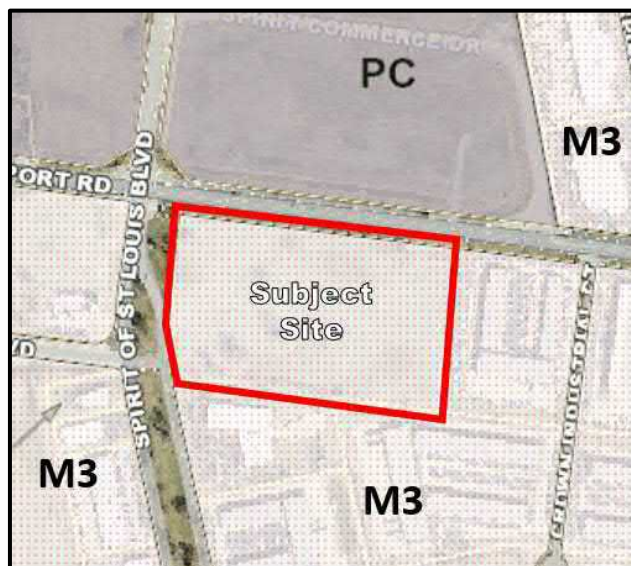


Figure 2: Zoning Map

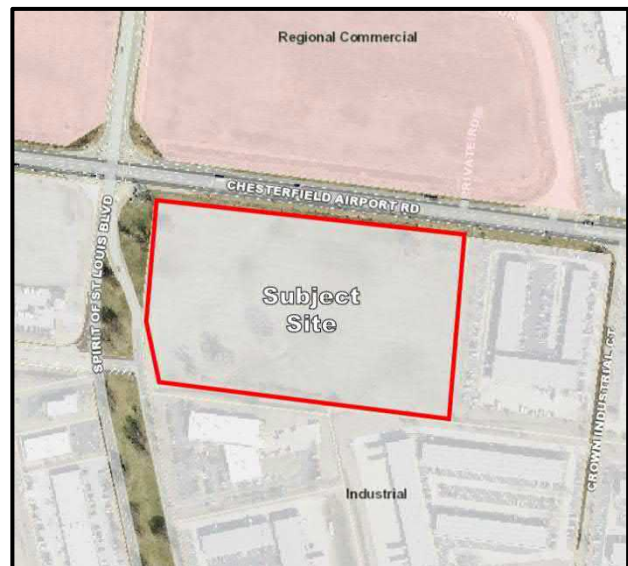


Figure 3: Land Use Map

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Plan designates this area as Industrial on the City’s Land Use Map with Regional Commercial to the north. This designation is defined by conventional industrial parks and associated activity involving an airport and generally supports manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations.

Applicable Land Use policies include:

- Limit curb cuts on arterial streets, and where possible, concentrate access at shared entrance points. Primary entrance points should be aligned with access points immediately across the street.
- Landscape buffering utilized between roadways to screen areas of surface parking.

STAFF ANALYSIS

Zoning

The site is currently zoned “M-3” – Planned Industrial District and is governed by City of Chesterfield Ordinance 1430. The site plan shows three (3) warehouse/office buildings (Buildings 1, 2, and 3) on the east side of the property and one (1) retail/office building (Building 4) oriented toward the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. on the west side of the site. Ordinance 1430 permits one retail area of 10 acres. Thus, retail in Building 4 is permitted under this allowance. Staff has reviewed this request against the provisions of the governing ordinance as well as all applicable requirements of the UDC and has found the proposed development to comply with all zoning requirements.



Figure 4: Color Site Plan

A breakdown of each building's square footage is shown below:

Building	Area (Sq. Ft.)
1	12,200
2	10,600
3	26,800
4	72,000

Table 2: Building Square Footage

Circulation and Access

Vehicular access located on Chesterfield Airport Rd. is intended to align with the proposed access of an approved Site Development Concept Plan for a development north of the subject site. A second access point from Spirit of St. Louis Blvd. is located in the southwest corner of the site. Two (2) cross-access easements for vehicular circulation are provided between the site and the development to the east. Internal vehicular circulation allows for both car and truck movement throughout the site, with access between each of the four (4) buildings' parking areas. Pedestrian access includes proposed sidewalks along both roads on the north and west sides of the site that connect with the existing crosswalk located at the intersection of both roads. Access from these sidewalks to the interior of the site is provided with internal pedestrian circulation proposed between each building and their respective parking areas.

Off-Street Parking and Loading

Buildings 1, 2 and 3 (Warehouse/Office)

While required parking is calculated for the site as a whole, location of parking is divided to serve both the retail/office and warehouse/office uses separately. Parking for the warehouse/office use is located on the east side of the site, primarily between Buildings 1, 2 and 3 with limited additional parking west of Buildings 1 and 3. Loading areas are located in the back of each building with both Buildings 1 and 2 featuring one 10' x 40' loading space. Building 3 will feature eighteen (18) 10' x 40' loading spaces at the rear of the building on the southern end of the site.

Building 4 (Retail/Office Use)

Parking for the retail/office use associated with Building 4 is located on the west side of the site, north and west of the building. The required amount of parking will ultimately depend on the combination of office, retail and restaurant uses that occupy the building. However, the proposed parking shown on the Site Development Plan meets minimum and maximum parking requirements for each scenario. Loading for Building 4 is comprised of one (1) 10' x 40' space located on the side of the building along the north façade and two (2) 10' x 25' spaces located on the building's side along the west side of the building.

Landscaping

The Landscape Plan shows 30-foot landscape buffers along both Chesterfield Airport Rd. and Spirit of St. Louis Blvd., as required by Code. These landscape buffers provide a mixture of deciduous, evergreen and ornamental plantings as well as the incorporation of berms that measure three feet (3') in height along Chesterfield Airport Rd. that provide screening for the loading areas of Buildings 1 and 2. Additional evergreen plantings are heavily incorporated behind Building 1 to add additional screening from the entrance to the site. Each of the trash enclosures and utility boxes onsite are screened utilizing evergreen plantings as well. Parking areas are adequately planted with trees throughout and each building features ornamental plantings at pedestrian entrances. All landscaping complies with the UDC and an exhibit of screening for Buildings 1 and 2 is shown in Figure 5 below.

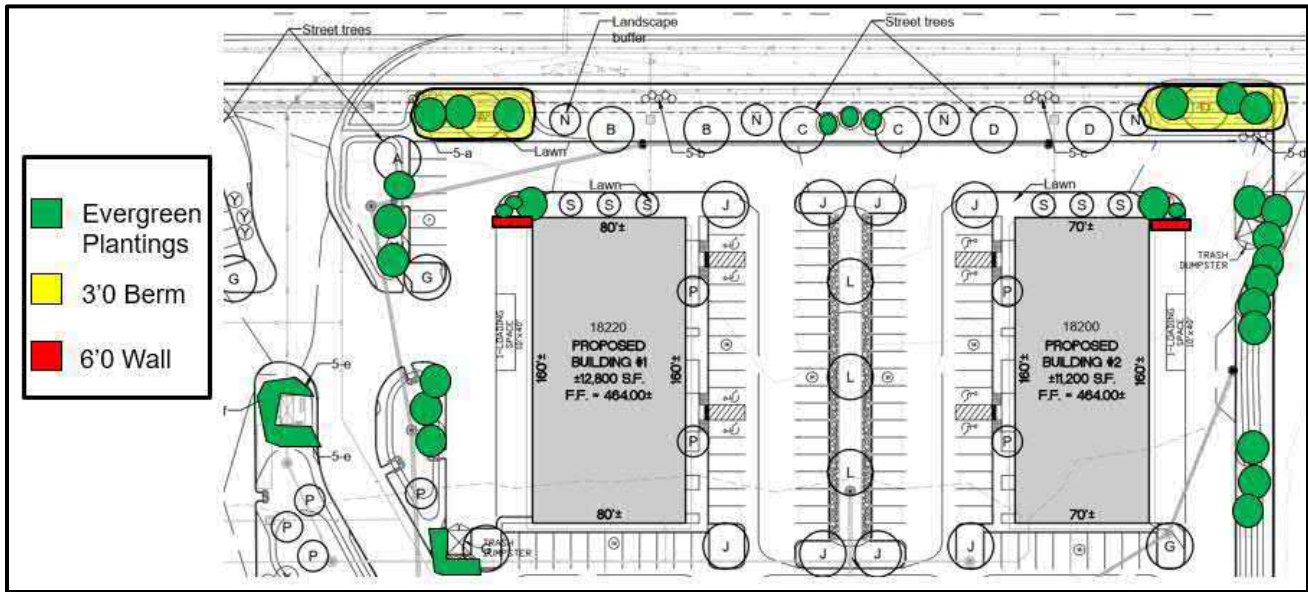


Figure 5: Screening for Buildings 1 and 2

Lighting

Two (2) lighting fixtures are proposed for use throughout the site. Both are utilitarian in nature and are comprised of downfacing wall packs on each building and pole-mounted fixtures in each of the parking areas. Cutsheets of these fixtures are provided in the Planning Commission packet and no decorative fixtures are proposed with this development.

Architectural Elevations

Buildings 1, 2 and 3 (Warehouse/Office)

The warehouse/office buildings are similar in design, color and materials. Each building features a one-story design comprised primarily of tan tilt-up concrete with brown accent bands around each side of the building. Rooftop mechanical equipment will be fully screened by EIFS enclosures, painted to match the rest of the building. As the side elevations of Buildings 1 and 2 are located along Chesterfield Airport Rd., additional 6-foot screening walls will be used to block the loading areas from view, also painted to match the rest of the building, as shown in each building's elevations in the Planning Commission packet. Brick veneer is utilized on the front of each building and glass is used at each main pedestrian entrance.



Figure 6: Warehouse/Office Building Front Elevation

Building 4 (Retail/Office Use)

The retail/office building (Building 4) features a two-story design with retail use at ground level and office use on the second story. The building front is primarily comprised of brick veneer that partially continues around the building with tilt-up concrete around the back of the building, painted to match the brick veneer. Stone and concrete accent features with awnings over the glass storefronts are located on the ground level. The second story features large windows with concrete accents and decorative rooflines above them. Rooftop mechanical equipment is screened by a separate EIFS enclosure setback from the roofline and is painted to match the brick. The center of the building features a clock tower structure with pitched, shingled roofing and a covered plaza beneath it. A secondary entrance and small plaza will be located toward the back of the building as well.



Figure 7: Retail/Office Building Front Elevation

ARCHITECTURAL REVIEW BOARD INPUT

This project was reviewed by the Architectural Review Board on December 10, 2020, and was forwarded to Planning Commission with a recommendation for approval with one (1) condition:

- Incorporate pre-cast planters along the front of Building 4 and utilize the vacant planters shown in front of Buildings 1, 2, and 3.

The applicant has since addressed this condition.



Figure 8: Warehouse/Office Buildings (North)



Figure 9: Retail/Office Buildings (North)

STAFF RECOMMENDATION

Staff has reviewed this proposed development and found it to be in compliance with the City's Comprehensive Plan, Unified Development Code and site-specific ordinances and all outstanding comments have been addressed at this time. Staff recommends approval of this Site Development Plan for 18122 Chesterfield Airport Rd.

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, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for 18122 Chesterfield Airport Rd. as presented."
- 2) "I move to approve the Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for 18122 Chesterfield Airport Rd. with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Site Development Plan Packet



December 1, 2020

City of Chesterfield
Planning Department
690 Chesterfield Parkway West
Chesterfield, Missouri 63005

Re: Scott Properties Industrial Service Center - Chesterfield, Missouri
ACI Boland Architects Project No. 220022

To City of Chesterfield – Planning Department:

We are pleased to submit the following project to The City of Chesterfield Architectural Review Board for their consideration. We have included in this Statement of Design listed below regarding how we plan to address each of the pertinent design standards as part of the design submittal requirements.

STATEMENT OF DESIGN INTENT

General Requirements for Site Design

Site Relationship

The four building are situated along the south side of Chesterfield Airport Road east of Sprit of St. Louis Boulevard. The three service center buildings entrances face a centralized courtyard that is open to the south side of Chesterfield Airport Road, while the two-story office/retail building is situated facing the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard. The main entrance to this development will utilize a single curb-cut entrance on Chesterfield Airport Road and a secondary entrance from Spirit of St Louis Boulevard. We are also planning to utilize a cross-access agreement with the property to the east to allow the flow of traffic between developments.

Circulation System and Access

The development is situated in the middle of the site with drive access on all four sides to allow for free circulation and no “dead-end” drive lanes. The service center building visitor and employee parking is located in the center of the development along the fronts of the buildings. The two-story office/retail visitor and employee parking is located in front of the building on the west side of the development. The accessible parking spaces are centrally located the along the front of each building allowing easy and safe access without needing to cross any drive lanes.

A connection sidewalk to the site has been provided from the sidewalks along Chesterfield Airport Road and Spirit of St. Louis Boulevard as shown on the civil site plan.

Topography

The existing site is relatively flat and vacant. The site has no substantial vegetation worth retaining currently.

Retaining Walls

We are currently not proposing the use or need of any site retaining walls in this project at this time.

General Requirements for Building Design

Scale

The three service center single story buildings are designed to complement the existing buildings to the East and South of the site. The two-story office/retail building has been designed with low pedestrian scale elements to be more pedestrian and shopper friendly. The development is similar in size, and layout to the adjacent developments.

Design

The three service center buildings will be designed with thin brick veneer, painted concrete tilt-up panels with formliner and reveal accents, and glass and aluminum storefront entrances and windows. All four faces of the buildings will be coordinated in regard to the material and detailing. The two-story office/retail building will be designed similar to the Owner's Towne Centre development with thin brick veneer, painted accents, fabric awnings, glass and aluminum storefront entrances and windows. The rear of the building will be painted concrete tilt-up panels.

Materials and Colors

The three service center buildings' exterior design will be painted concrete tilt panels along with brick veneer façade accents. The brick is used to create prominent entry elements and accents along the fronts of the buildings. The window openings will be insulated glass in prefinished aluminum storefront. The two-story office/retail building will be designed similar to the Owner's Towne Centre development with thin brick veneer, painted accents, fabric awnings, glass and aluminum storefront entrances and windows.

Please refer to the exterior rendering and the larger material samples to be submitted at the Architectural Review board meeting.

Landscape Design and Screening

The site has been carefully landscaped with trees and other scrubs/plantings to compliment the scale and reduce the impact of the parking area and building to Chesterfield Airport Road and Spirit of St. Louis Boulevard. Trees and plantings are planned along the south side of Chesterfield Airport Road and the east side of Spirit of St. Louis Boulevard to make it visually pleasing to vehicular traffic. We have also considered the existing site to the east in our selections of plant material to create a consistent look of the other developments. The building will also include landscaped areas near the front doors and along the centralized basin to create an inviting plaza area for the patrons.

Please refer to the submitted Landscape Plan for more information.

All ground-mounted utilities will be adequately screened with vegetation.

The buildings' trash containers will be screened from vision by the use of an integral enclosure to the buildings and landscaping. The enclosures will be constructed to give the feel of a unified consistent appearance through the use of matching materials. The enclosures will have composite wood sight-proof swing gates one will face to the north and the other to the south away from all of the major pedestrian and vehicle traffic.

December 1, 2020
City of Chesterfield
ACI Boland Architects Proposal No. 220022
Page 3

Signage

We understand that signage review is not part of this process and is will be reviewed at a later date once the owner has selected signage for their building. Any signage submitted at that time will be designed to meet the City of Chesterfield Code.

Lighting

The site lighting has been carefully designed. See the submitted lighting plan and the referenced fixture cut-sheets for your reference. The building-mounted lights referenced on the lighting plan have been shown on the elevations for preliminary reference.

Once again, we are please to be continuing our relationship with the City of Chesterfield through the development of your wonderful city. If should need any additional information or have questions, please feel free to call me.

Respectfully Submitted,

ACI Boland Architects

A handwritten signature in black ink, appearing to read 'Kristopher T. Mehrtens', with a stylized, flowing script.

Kristopher T. Mehrtens
Associate | Architect

Attachments:

City of Chesterfield – Architectural Review Board Project Statistics and Checklist

SCOTT PROPERTIES SERVICE / RETAIL CENTER

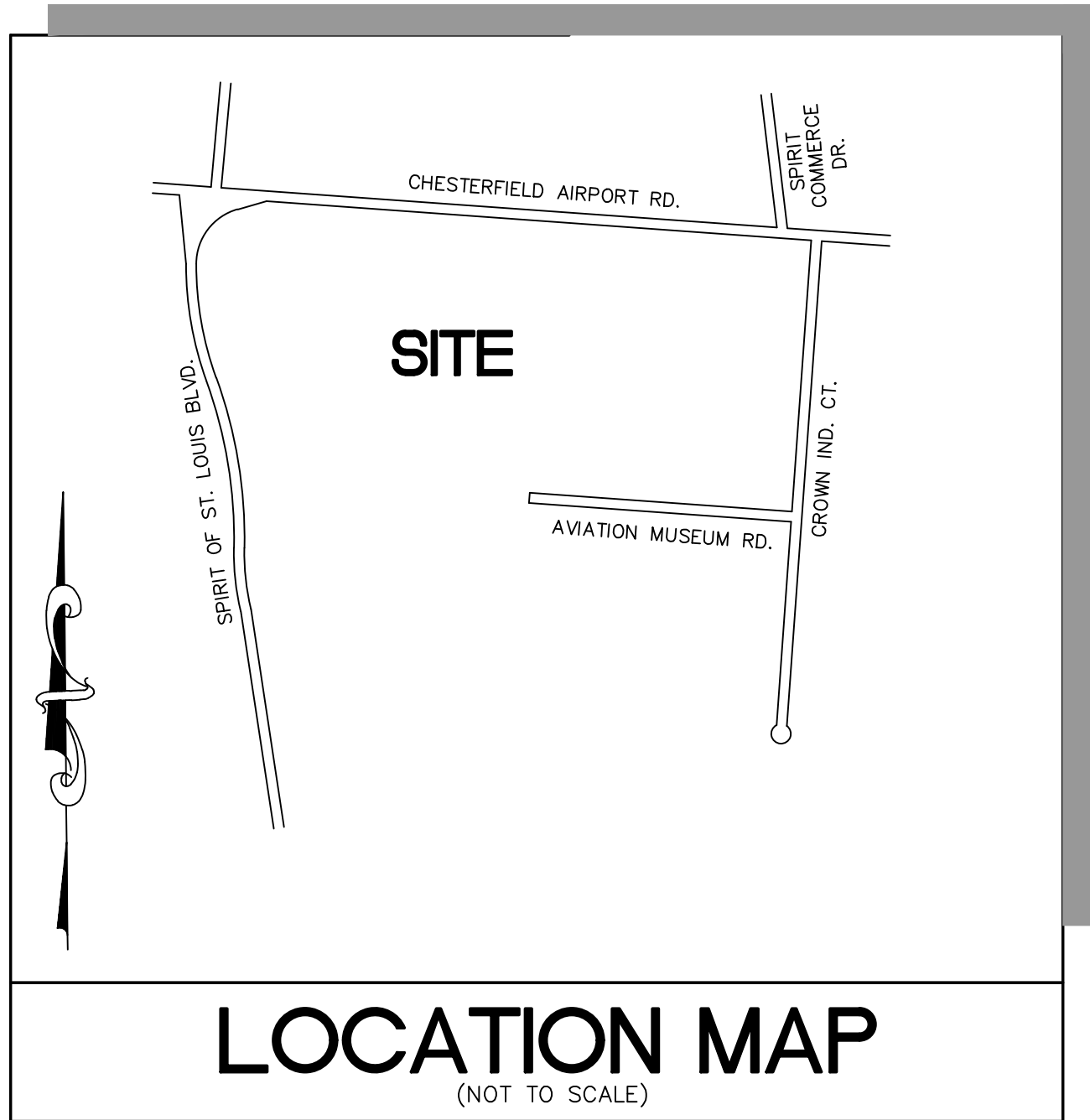
18122 CHESTERFIELD AIRPORT ROAD

A TRACT OF LAND BEING PART OF READJUSTED LOT A OF SPIRIT WEST INDUSTRIAL AIRPARK
AS RECORDED IN PLAT BOOK 307, PAGE 99, TOWNSHIP 45 NORTH, RANGE 3 EAST OF
THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT PLAN

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

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



SHEET INDEX

1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE PHOTOMETRIC PLAN
4	SKY EXPOSURE PLANE
L1.01	LANDSCAPE PLAN
TPP	TREE PRESERVATION PLAN
TSD	TREE STAND DELINEATION
	ARCHITECTURAL ELEVATIONS

ST. LOUIS COUNTY NOTES

- ALL PROPOSED IMPROVEMENTS WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY 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 SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- 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 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.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND 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.
- F.A.R. = 0.24 (127,100/524,466)
- BUILDING HEIGHT = 45'
- GRADING AND STORM WATER PER M.S.D., ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD, MISSOURI, AND THE MONARCH LEVEE DISTRICT.
- STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- WATER QUALITY FOR THE SITE WILL BE PROVIDED THROUGH A COMBINATION OF BIOTENTION AND POROUS PAVEMENT TO BE DESIGNED WITH THE IMPROVEMENT PLANS.
- HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED BY THE EXTERIOR PARAPET WALLS. ANY GROUND-MOUNTED ELECTRICAL BOXES MUST BE ADEQUATELY SCREEN FROM VIEW.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- OPPORTUNITY FOR RECYCLING WILL BE PROVIDED.

PARKING CALCULATIONS

BUILDINGS 1 PARKING CALCULATIONS

BUILDING 1 = 12,202 S.F.

GENERAL OFFICE CRITERIA:
3.3 MIN. SPACE PER 1,000 S.F. FLOOR AREA
4.5 MAX. SPACE PER 1,000 S.F. FLOOR AREA
30% OFFICE SPACE
(12,202*0.33)/1,000 * 3.3 SPACES = 14 SPACES MIN. REQUIRED
(12,202*0.33)/1,000 * 4.5 SPACES = 19 SPACES MAX. REQUIRED

GENERAL WAREHOUSE CRITERIA:
2 MIN. SPACE FOR EVERY 3 EMPLOYEES ON THE MAXIMUM SHIFT
1.2 MAX. SPACE FOR EVERY EMPLOYEE ON THE MAXIMUM SHIFT
33 EMPLOYEES (ESTIMATED) * 2/3 SPACE = 23 SPACES MIN. REQUIRED
33 EMPLOYEES (ESTIMATED) * 1.2 SPACE = 40 SPACES MAX. REQUIRED
TOTAL REQUIRED = 37 MIN. SPACES (INCLUDING 2 H.C. SPACES)
59 MAX. SPACES
TOTAL PROVIDED = 54 SPACES (INCLUDING 4 H.C. SPACES)

BUILDINGS 2 PARKING CALCULATIONS

BUILDING 2 = 10,617 S.F.

GENERAL OFFICE CRITERIA:
3.3 MIN. SPACE PER 1,000 S.F. FLOOR AREA
4.5 MAX. SPACE PER 1,000 S.F. FLOOR AREA
20% OFFICE SPACE
(10,617*0.2)/1,000 * 3.3 SPACES = 8 SPACES MIN. REQUIRED
(10,617*0.2)/1,000 * 4.5 SPACES = 10 SPACES MAX. REQUIRED

GENERAL WAREHOUSE CRITERIA:
2 MIN. SPACE FOR EVERY 3 EMPLOYEES ON THE MAXIMUM SHIFT
1.2 MAX. SPACE FOR EVERY EMPLOYEE ON THE MAXIMUM SHIFT
33 EMPLOYEES (ESTIMATED) * 2/3 SPACE = 23 SPACES MIN. REQUIRED
33 EMPLOYEES (ESTIMATED) * 1.2 SPACE = 40 SPACES MAX. REQUIRED
TOTAL REQUIRED = 31 MIN. SPACES (INCLUDING 2 H.C. SPACES)
50 MAX. SPACES
TOTAL PROVIDED = 43 SPACES (INCLUDING 4 H.C. SPACES)

BUILDINGS 3 PARKING CALCULATIONS

BUILDING 3 = 26,858 S.F.

GENERAL OFFICE CRITERIA:
3.3 MIN. SPACE PER 1,000 S.F. FLOOR AREA
4.5 MAX. SPACE PER 1,000 S.F. FLOOR AREA
20% OFFICE SPACE
(26,858*0.2)/1,000 * 3.3 SPACES = 18 SPACES MIN. REQUIRED
(26,858*0.2)/1,000 * 4.5 SPACES = 25 SPACES MAX. REQUIRED

GENERAL WAREHOUSE CRITERIA:
2 MIN. SPACE FOR EVERY 3 EMPLOYEES ON THE MAXIMUM SHIFT
1.2 MAX. SPACE FOR EVERY EMPLOYEE ON THE MAXIMUM SHIFT
33 EMPLOYEES (ESTIMATED) * 2/3 SPACE = 23 SPACES MIN. REQUIRED
33 EMPLOYEES (ESTIMATED) * 1.2 SPACE = 40 SPACES MAX. REQUIRED

TOTAL REQUIRED = 41 MIN. SPACES (INCLUDING 2 H.C. SPACES)
65 MAX. SPACES
TOTAL PROVIDED = 48 SPACES (INCLUDING 3 H.C. SPACES)

BUILDING 4 PARKING CALCULATIONS

BUILDING 4 = 72,000 S.F.

GENERAL OFFICE CRITERIA:
3.3 MIN. SPACE PER 1,000 S.F. FLOOR AREA
4.5 MAX. SPACE PER 1,000 S.F. FLOOR AREA
50% OFFICE SPACE
(72,000*0.5)/1,000 * 3.3 SPACES = 119 SPACES MIN. REQUIRED
(72,000*0.5)/1,000 * 4.5 SPACES = 162 SPACES MAX. REQUIRED

RETAIL CRITERIA
4.0 MIN. SPACE PER 1,000 S.F. FLOOR AREA (0%-10% RESTAURANT USE)
4.5 MIN. SPACE PER 1,000 S.F. FLOOR AREA (21%-30% RESTAURANT USE)
50% RETAIL SPACE
(72,000*0.5)/1,000 * 4.0 SPACE = 144 SPACES MIN. REQUIRED
(72,000*0.5)/1,000 * 4.5 SPACE = 162 SPACES MIN. REQUIRED

TOTAL REQUIRED = 263 MIN. SPACES (INCLUDING 7 H.C. SPACES) (0%-10% RESTAURANT USE)
281 MIN. SPACES (INCLUDING 7 H.C. SPACES) (21%-30% RESTAURANT USE)
TOTAL PROVIDED = 298 SPACES (INCLUDING 8 H.C. SPACES)

LOADING SPACES:

	REQUIRED	PROVIDED
BUILDING #1	1-10'x40'	1-10'x40'
BUILDING #2	1-10'x40'	1-10'x40'
BUILDING #3	2-10'x40'	18-12.7'x40'
BUILDING #4	2-10'x25' & 1-10'x40'	2-10'x25' & 1-10'x40'

PERTINENT DATA

TRACT AREA:	12.040± AC.
CURRENT OWNER:	JOE H. SCOTT, SR AND LORETTA A. SCOTT, TRUSTEES UNDER TRUST AGREEMENT DATED SEPTEMBER 3, 1987
DEVELOPER:	SCOTT PROPERTIES COMMERCIAL REAL ESTATE c/o: MR. JOE SCOTT & NICK JOGGERST
SITE ADDRESS:	18122 CHESTERFIELD AIRPORT ROAD, 63005
LOCATOR NO:	17V420157
FEMA FLOOD MAP:	29189C0145K (REVISED FEBRUARY 4, 2015)
WUNNENBERG MAP:	PAGE 20, GRID 18JJ
EXISTING ZONING:	"M3", PLANNED INDUSTRIAL DISTRICT (ORDINANCE NO. 1430)
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	ROCKWOOD
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED:	MISSOURI RIVER
WATER SERVICE:	MISSOURI AMERICAN WATER COMPANY
GAS SERVICE:	SPIRE INC.
ELECTRIC SERVICE:	AMEREN MISSOURI
PHONE SERVICE:	AT&T
CABLE SERVICE:	CHARTER COMMUNICATIONS

FLOOD NOTE

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE SHADED X (AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE) AND ZONE AH (BASE FLOOD ELEVATIONS, ELEV.=458) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0145K WITH AN EFFECTIVE DATE OF 02/04/2015.

BUILDING SETBACKS

FRONT YARD =	NO STRUCTURE IS ALLOWED WITHIN THIRTY (30) FEET OF ANY ROADWAY RIGHT-OF-WAY LINE
SIDE YARD =	NO STRUCTURE OR ANY STORAGE OR DISPLAY OF MATERIALS, EQUIPMENT, OR VEHICLES IS ALLOWED WITHIN TEN (10) FEET OF ANY SIDE OR REAR PROPERTY LINE
REAR YARD =	NO STRUCTURE OR ANY STORAGE OR DISPLAY OF MATERIALS, EQUIPMENT, OR VEHICLES IS ALLOWED WITHIN TEN (10) FEET OF ANY SIDE OR REAR PROPERTY LINE

OPENSOURCE

TOTAL LOT AREA:	524,466 S.F. = 12,040 A.C.
BUILDING:	87,323 S.F.
PAVEMENT:	272,035 S.F.
OPENSOURCE:	524,466 S.F. - 87,323 S.F. - 272,035 S.F. = 165,108 S.F.
PROVIDED OPENSOURCE:	165,108 S.F./524,466 S.F. = 31.48%

GEOTECHNICAL ENGINEER'S NOTE

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion that these plans and revisions, through the date given below, comply with the *Geotechnical Report* dated December 2020 for the project, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

SCI ENGINEERING, INC.



This Site Development Plan was approved by the City of Chesterfield Planning and Development Services Division and duly verified on the _____ day of _____, 2020, by the Director of said Division, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning and Development Services Director and the City Clerk.

By: _____
Justin Wyse, Director of Planning

By: _____
Vickie McGownd, City Clerk

Joe H. Scott and Loretta A. Scott, 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. _____ "M-3" Planned Industrial _____ of the City of Chesterfield (applicable subsection) (present zoning)

Unified Development 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.

JOE H. SCOTT & LORETTA A. SCOTT

by: _____

by: _____

STATE OF _____ }
COUNTY OF _____ } SS.

ON THIS _____ DAY OF _____, 2020,
BEFORE ME APPEARED _____ TO ME PERSONALLY
KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A
MISSOURI _____ AND AN AUTHORIZED REPRESENTATIVE
FOR _____
AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY,
AND SAID _____ ACKNOWLEDGED THE SIGNING OF
SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS SITE DEVELOPMENT 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

WALTER J. PFLEGER, MISSOURI P.L.S. NO. 2008000728

DISCLAIMER

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

UTILITY NOTE

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

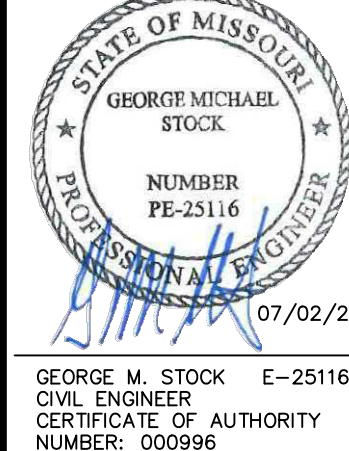
PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.
757 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636)
590-9001 FAX: (636) 590-9001
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

SCOTT PROPERTIES
SERVICE / RETAIL CENTER

CHESTERFIELD, MISSOURI 63005



GEORGE W. STOOK - E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

	11/09 CITY COMMENTS
1	11/09 CITY COMMENTS
2	12/11 CITY COMMENTS
3	01/14 CITY COMMENTS
4	02/01 CITY COMMENTS
5	02/16 COUNTY COMMENTS
6	07/02 CITY RESUBMITTAL

ST. LOUIS COUNTY BENCHMARK

BENCHMARK #11122 NGD29 Elev = 465.47
Cut "L" on the northernmost corner of the concrete base for a metal traffic signal control box situated southeast of the right turn lane from northbound Spirit of St. Louis Boulevard onto eastbound Chesterfield Airport Road, roughly 76 feet east of the centerline of Spirit of St. Louis Boulevard, 79 feet south of the centerline of Chesterfield Airport Road, and 23 feet west of the southwest corner of Spirit Airport entrance sign.

TITLE SHEET

SHEET NO: 1

SPRIT OF ST. LOUIS BLVD

GATEWAY STUDIOS &
HOTEL SDSP
APPROVED 6/14/21 & 6/21/21
MSD P# 21MSD-00204 &
21MSD-00205
STOCK JOB #220-6874

SPRIT OF ST. LOUIS BLVD

CHESTERFIELD AIRPORT ROAD

SCOTT PROPERTIES
SERVICE / RETAIL CENTER

CHESTERFIELD, MISSOURI 63005



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

- REVISIONS:
- 11/09 CITY COMMENTS
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 - 02/01 CITY COMMENTS
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 - 07/02 CITY RESUBMITTAL

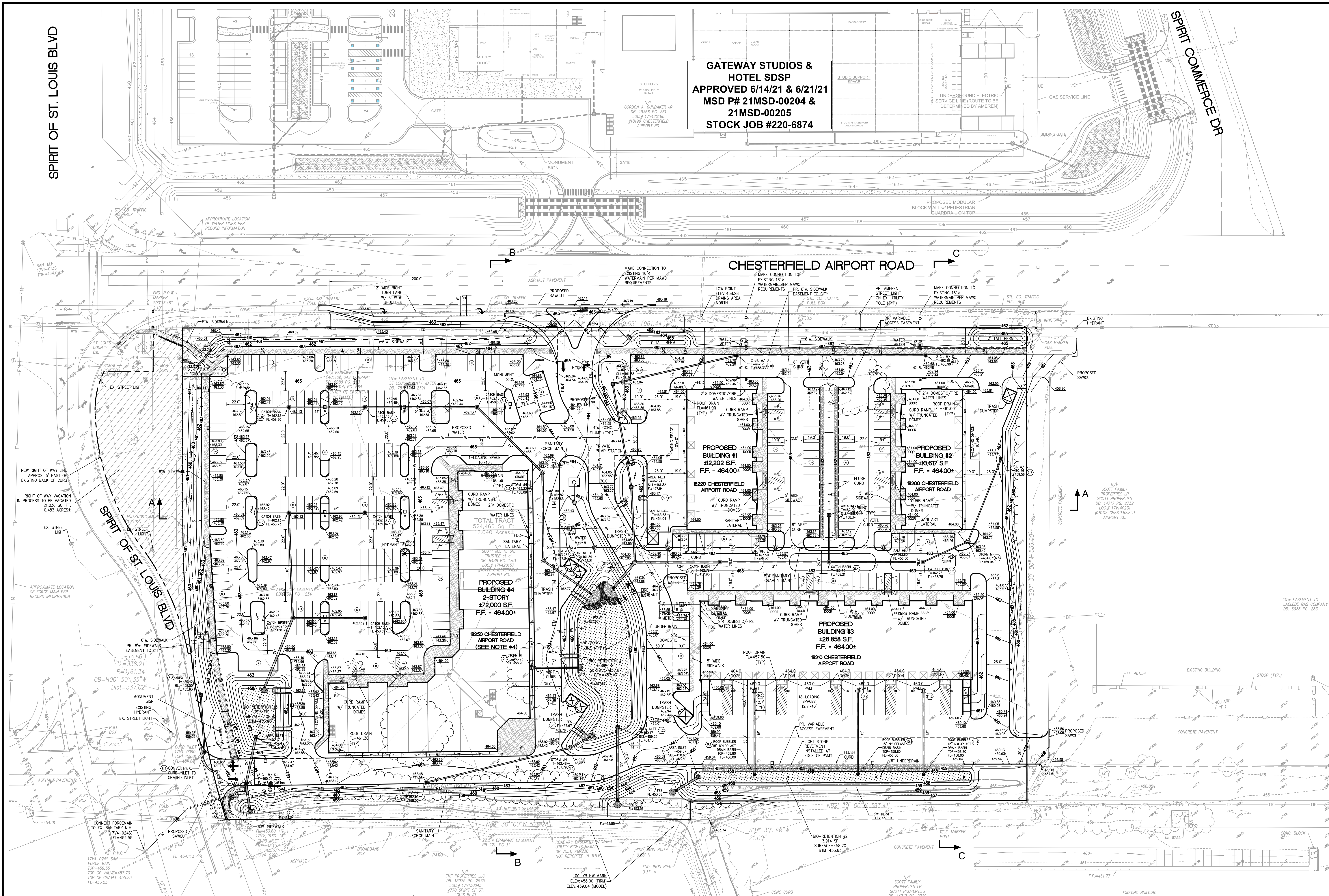
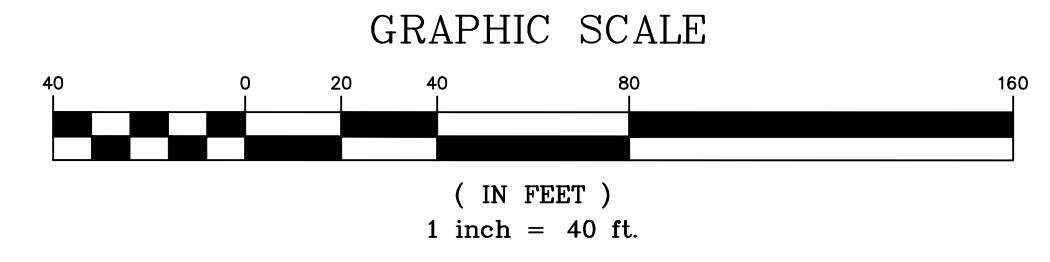
DRAWN BY:	T.P.G.	CHECKED BY:	G.M.S.
DATE:	10-01-2020	JOB NO:	217-6057.2
MSD P #		BASE MAP:	17-V
SHEET TITLE:		HAT S.U.P. #	
SHEET NO.:			

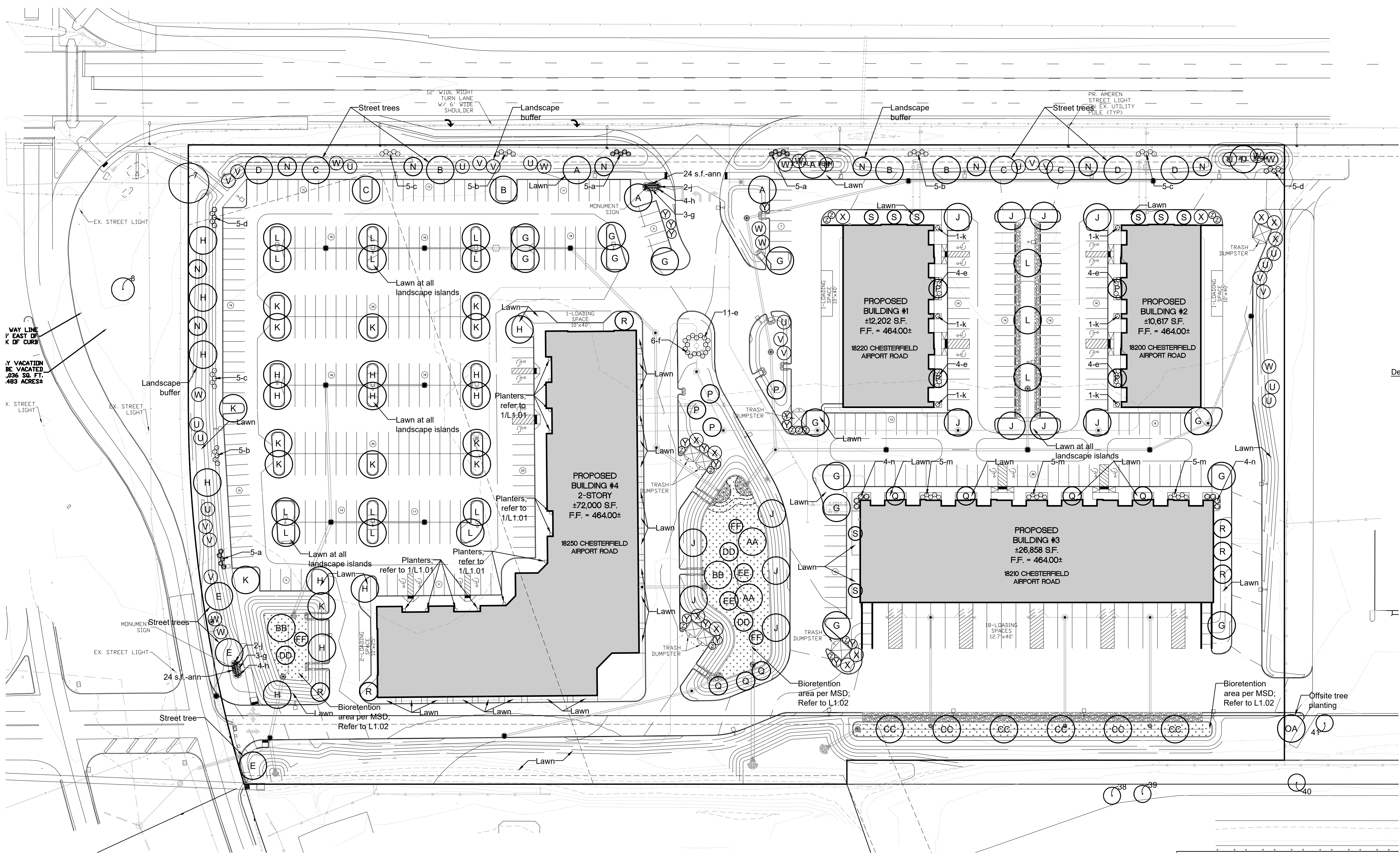
SITE DEVELOPMENT
PLAN

2

SHEET NOTES

- AMEREN APPROVED STREET LIGHTS, WITH 15' LONG BRACKETS, WILL BE PROVIDED ON EXISTING AMEREN UTILITY POLES ALONG CHESTERFIELD AIRPORT ROAD. UTILITY POLES ARE SPACED AT APPROXIMATELY 200 FEET. STREET LIGHTING FIXTURES SHALL BE MINIMUM 25,000 LUMENS AND AS RECOMMENDED BY IESNA.
- PROPOSED TURN LANE & SHOULDER ALONG CHESTERFIELD AIRPORT ROAD PER ST. LOUIS COUNTY STANDARD DRAWING NO. C203.66.
- PROPOSED SIDEWALK EASEMENTS SHOWN HEREIN SHALL BE DEDICATED TO THE CITY OF CHESTERFIELD FOR PUBLIC PEDESTRIAN USE ONLY.
- RETAIL SPACE LIMITED TO FIRST FLOOR ONLY (BUILDING #4).





Landscape Plan
SCALE 1"=40'

Open Space: 31.48 %

General Notes:

- All new landscape shall be irrigated with an automatic underground sprinkler system per the City of Chesterfield Unified Code Section 04-02.
- No proposed street trees shall be planted closer than three (3) feet to any curb per UDC.
- No proposed street trees shall be planted closer than twenty-five (25) feet of streetlights, street signs, and intersections per UDC.
- No street trees shall be planted within ten (10) feet of street inlets or manholes per UDC.

Total Tree Canopy Area Required For Mitigation = 3,076 s.f. - 500 s.f.
2,576 s.f. (0.06 acres)
(5 large trees and 2 medium trees)

Ultimate Tree Canopy area values for planted trees per City of Chesterfield Tree Preservation and Landscape Requirements (P.Z. 25-2008)
a. Large Tree — 400 sq. ft.
b. Medium Tree — 300 sq. ft.
c. Small Tree — 200 sq. ft.

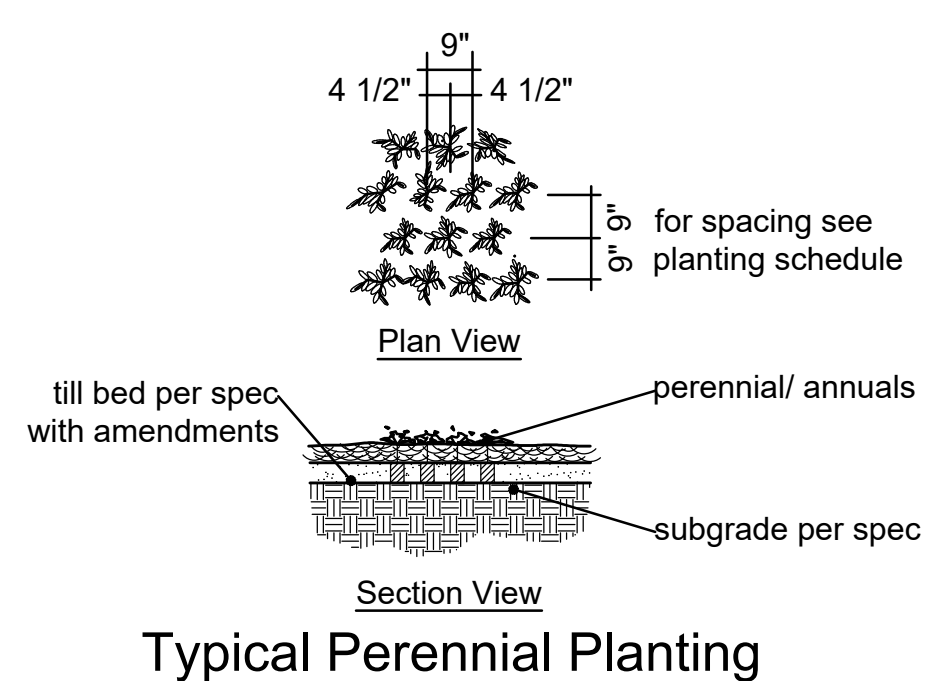
PLANTING SCHEDULE									
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE/GROWTH RATE	SLOW/MEDIUM	NATURE HEIGHT	(IN FEET)
CANOPY-SHADE STREET TREES									
A	4	Gleditsia triacanthos f. inermis 'Skycote'	Skyline Honeylocust	2.5" cal.	B&B	Lg/Fast		45	
B	4	Quercus rubra	Red Oak	2.5" cal.	B&B	Lg/M-Fast		45	
C	4	Zelkova serrata 'Village Green'	Village Green Zelkova	2.5" cal.	B&B	Lg/Fast		40	
D	4	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" cal.	B&B	Lg/Fast		40	
E	3	Ulmus 'Frontier'	Frontier Elm	2.5" cal.	B&B	Med/Slow	1.5 %	40	
CANOPY-SHADE TREES									
G	13	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2.5" cal.	B&B	Lg/Fast		45	
H	15	Magnolia x soulangeana	Saucer Magnolia	2.5" cal.	B&B	Med/Slow-M	7.4 %	20-30	
J	13	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" cal.	B&B	Lg/Slow-M	6.4 %	45	
K	13	Carpinus betulus	Common Hornbeam	2.5" cal.	B&B	Med/Slow-M	6.4 %	30-40	
L	15	Carpinus caroliniana	American Hornbeam	2.5" cal.	B&B	Small/Med	7.4 %	20-35	
UNDERSTORY-ORNAMENTAL TREES									
N	9	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" cal.	B&B	Small/Med	4.4 %	25-30	
P	8	Cercis canadensis 'Ace of Hearts'	Ace of Hearts Redbud	2.5" cal.	B&B	Med/Fast		25-30	
Q	7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" cal.	B&B	Med/Slow-M	3.4 %	25-30	
R	6	Magnolia 'Butterflies'	Butterflies Magnolia (Cucumber Tree hybrid)	2.5" cal.	B&B	Small/Med	3 %	15-20	
S	8	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	2.5" cal.	B&B	Med/Med	3.9 %	30-40	
EVERGREEN TREES									
U	14	Picea glauca	White Spruce	6" h.	B&B	Med/Med	6.9 %	30-40	
V	13	Picea pungens	Colorado Blue Spruce	6" h.	B&B	Med/Med	6.4 %	30-40	
W	12	Picea abies	Norway Spruce	6" h.	B&B	Lg/Med	5.9 %	45	
X	11	Thuja 'Green Giant'	Green Giant Arborvitae	6" h.	B&B	Lg/Fast		45	
Y	14	Thuja x 'MonPin'	Ember Waves Western Arborvitae	6" h.	B&B	Med/Med	6.9 %	25	
Z	13	Thuja occidentalis 'Techny'	Techny Arborvitae	6" h.	B&B	Small/Slow	6.4 %	15	
							Total	76.3 %	

OFFSITE PLANTING SCHEDULE									
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE/GROWTH RATE	SLOW/MEDIUM	NATURE HEIGHT	(IN FEET)
OFFSITE CANOPY-SHADE TREE									
OA	1	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2.5" cal.	B&B	Lg/Fast		45	

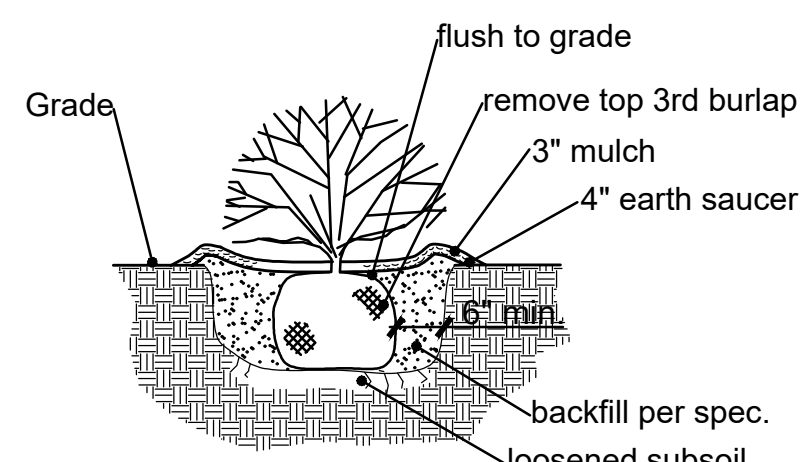
PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	15	Ilex glabra	Inkberry	18"	Container
b	15	Itea virginica	Itea	18"	Container
c	15	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	18"	Container
d	10	Fothergilla gardenii	Dwarf Fothergilla	18"	Container
e	27	Hypericum prolificum	St. John's Wort	18"	Container
f	6	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	Container
g	6	Buxus microphylla 'Bulthouse'	Sprinter Boxwood	18"	Container
h	8	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	18"	Container
j	4	Panicum virgatum 'Northwind'	Northwind Switchgrass	18"	Container
k	6	Chamaecyparis obtusa 'Pygmaea Aurea'	Compact Bronze Hinoki Cypress	18"	Container
m	15	Chaenomeles speciosa 'Scarlet Storm'	Double Take Scarlet Flowering Quince	18"	Container
n	8	Thuja occidentalis 'Rheingold'	Rheingold Arborvitae	18"	Container
ann	48 s.f.	Annuals	To Be Selected	2" c.p.	12" o.c.
PLANTER					
vv	4	Ipomoea batatas 'NCORNSP-020BWGWE'	Green with Envy Sweet Potato Vine	1 qt.	Container
ww	4	Houttuynia cordata 'Chameleon'	Chameleon Houttuynia	1 qt.	Container
xx	2	Heuchera hybrid 'Apple Twist'	Dolce Apple Twist Coral Bells	1 qt.	Container
yy	2	Heuchera hybrid 'Appletini'	Dolce Appletini Coral Bells	1 qt.	Container
zz	1	Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass	1 qt.	Container

Note: Planter plant quantities shown in Planting Schedule reflects plant totals for each individual planter. Refer to plan locations for total planter quantities.

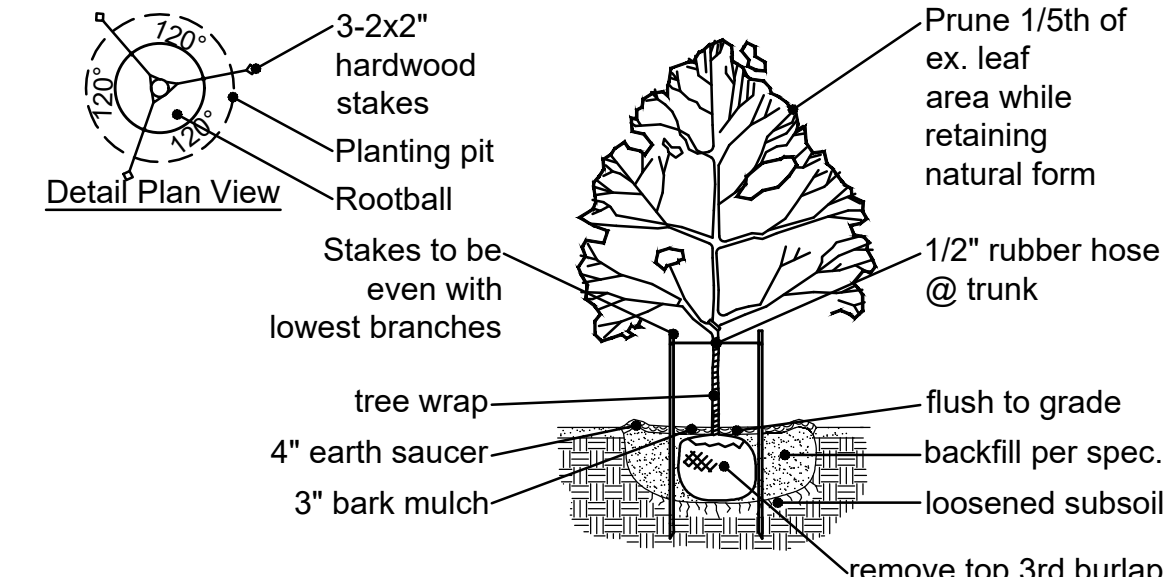
Tree ID	Common Name	DBH	Canopy Size	Condition	Observations
7	Maple	36	35	Fair	Borers, Deadwood
8	Boxelder	48	20	Poor	Offsite, Twin, Co-dominant stem, In decline, Borers, Deadwood
38	Pine	18	15	Poor	Offsite, Crown dieback
39	Pine	12	15	Poor	Offsite, Twin, Crown dieback, Guying
40	Pine	16	15	Poor	Offsite, Twin, Crown dieback, Guying
41	Tulip tree	11	15	Fair	Offsite



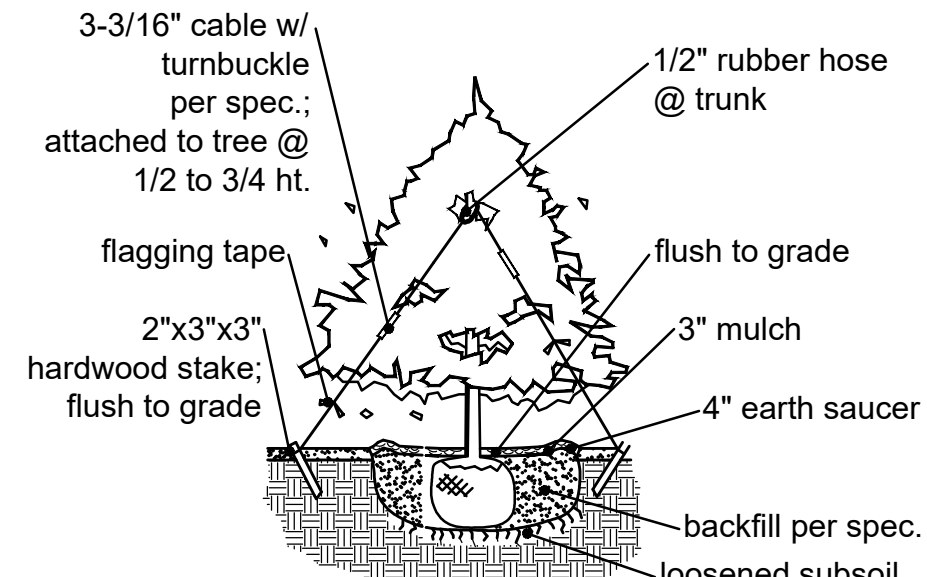
Typical Perennial Planting



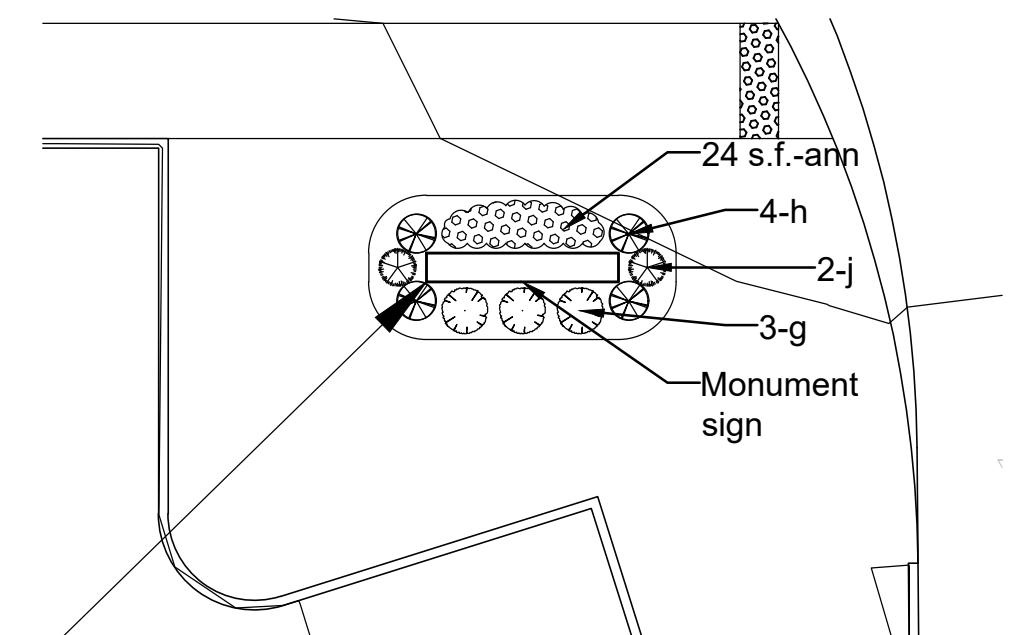
Typical Shrub Planting



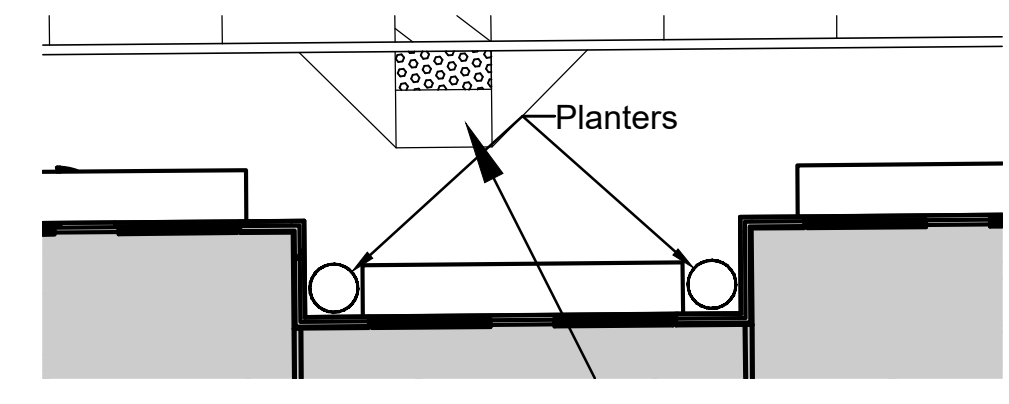
Typical Canopy Tree Planting



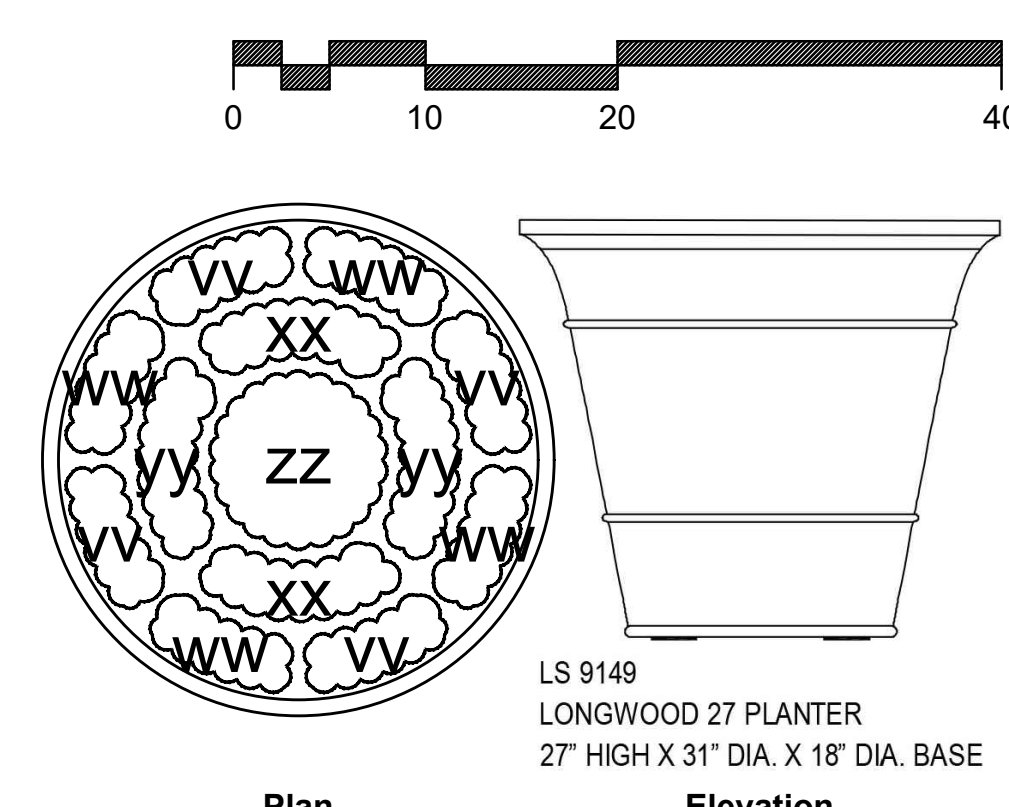
Typical Evergreen Planting



Monument Sign Plan
SCALE 1"=10'



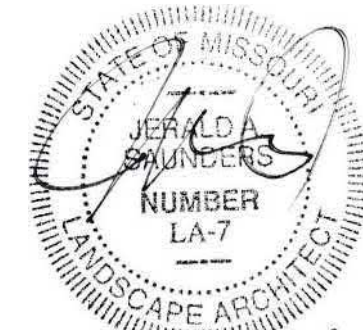
Partial Plan at Planters
SCALE 1"=10'



Note: Provide Longwood 27 planters (LS 9149) by Longshadow Classic Garden Ornaments at locations as shown on plan; 31" diameter by 27" high with natural finish (LS 0009)

Planter Plan/Elevation
SCALE 1"=1'

Revisions:		
Date	Description	No.
10/23/20	City Comments	1
11/9/20	Plan Changes	2
12/1/20	City Comments	3
1/13/21	City Comments	4
4/9/21	Plan Changes	5

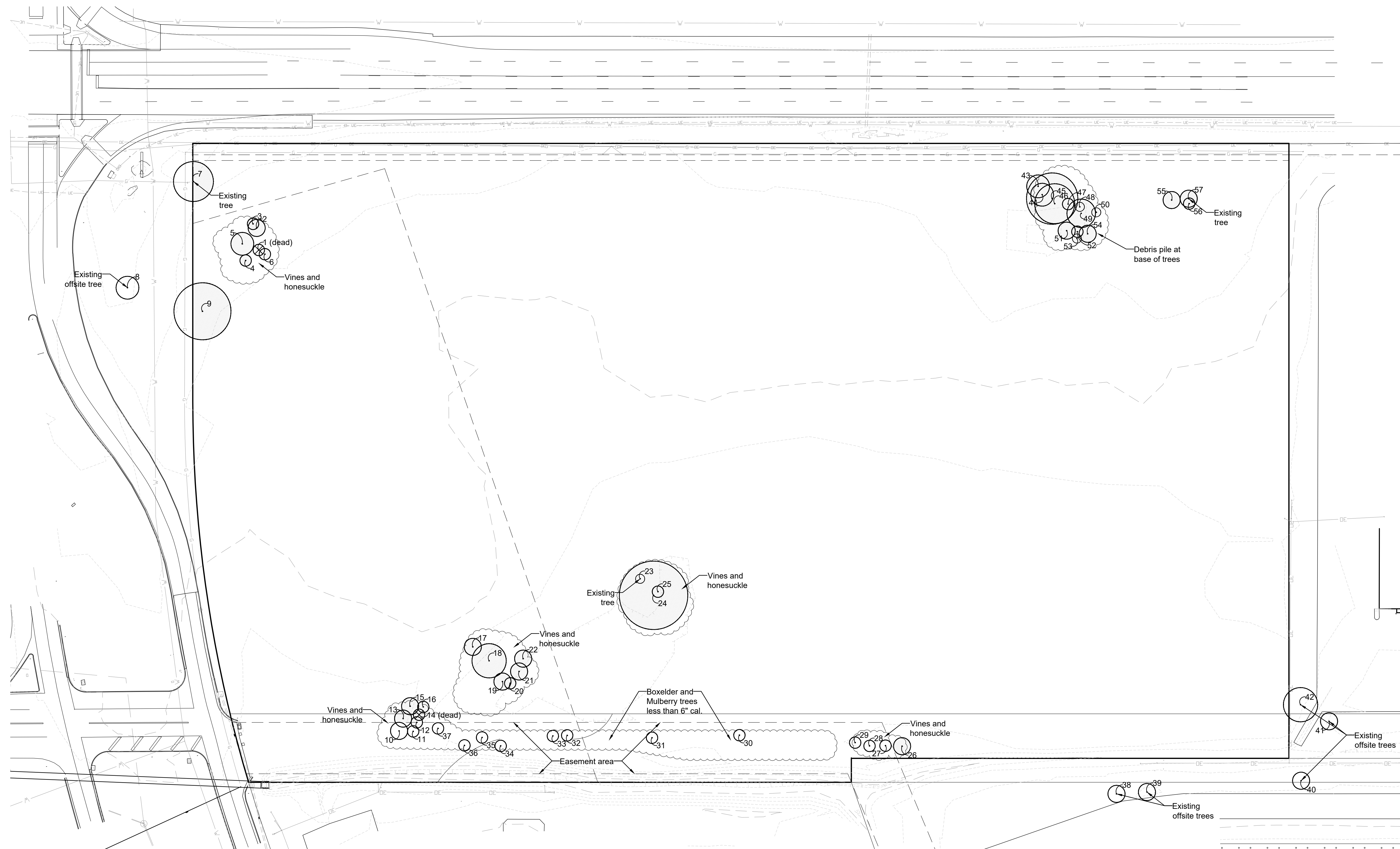


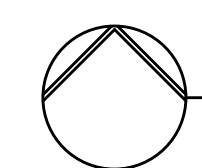
Jerald Saunders - Landscape Architect
MO License # LA-007

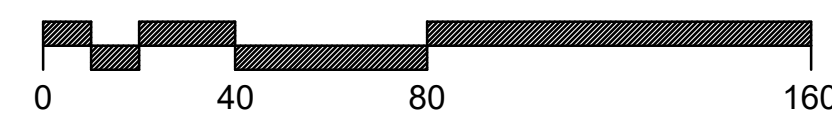
Consultants:

Scott Properties Service / Retail Center

Chesterfield, Missouri 63005



 **Tree Stand Delineation**
SCALE 1"=40'



Total Site Area = 524,466 s.f. (12 acres)

Total Existing Tree Canopy Area = 10,252 s.f. (0.23 acres)

Note: Trees located in easement areas are excluded from the total area.
Refer to the Easement column in the Tree Inventory chart for the trees located in the easement area.

Tree Stand Delineation Narrative

This project site comprises a total of 12 acres and has a total of 10,252 s.f. of tree canopy which excludes easement areas and offsite tree canopy area. The Tree Stand Delineation map was completed by field inspection. The existing trees onsite include some Elm, Cottonwood, and Sweetgum with Boxelder and Mulberry understory trees. Most of the existing tree locations have invasive vines and bush honeysuckle surrounding the tree trunks. There are no Monarch, state champion, or rare trees found onsite.

Tree Inventory							Observations
Tree ID	Common Name	DBH	Canopy Size	Condition	Easement		
1	Dead	24	0	Dead			Triple, Deadwood
2	Mulberry	14	15	Poor			In decline
3	Mulberry	10	10	Poor			In decline, Deadwood
4	Boxelder	7	10	Poor			In decline
5	Mulberry	8	20	Poor			Twin, In decline
6	Mulberry	8	10	Poor			In decline
7	Maple	36	35	Fair			Borers, Deadwood
8	Boxelder	48	20	Poor			Offsite, Twin, Co-dominant stem, In decline, Borers, Deadwood
9	Maple	60	50	Poor			Twin, Co-dominant stem, Poor structure, Borers, Deadwood
10	Boxelder	8	15	Poor	X		Co-dominant stem, Cavity decay
11	Boxelder	6	10	Fair	X		
12	Hackberry	6	10	Poor	X		In decline, Dieback
13	Mulberry	8	15	Poor			Multi-stem, Poor structure, Deadwood
14	Cottonwood	40	0	Dead			Borers, Deadwood
15	Mulberry	8	15	Poor			Co-dominant stem, Poor structure, Deadwood
16	Boxelder	7	10	Poor			Poor structure, Deadwood
17	Mulberry	8	15	Poor			Multi-stem, In decline, Poor structure, Deadwood, Dieback
18	Elm	60	30	Poor			Poor structure, Deadwood
19	Mulberry	6	15	Poor			Poor structure, Deadwood
20	Mulberry	6	10	Poor			Poor structure
21	Mulberry	10	15	Poor			Twin, sap
22	Mulberry	7	15	Poor			Poor structure
23	Cottonwood	6	8	Poor			Deadwood
24	Cottonwood	50	60	Fair			Deadwood
25	Boxelder	7	10	Poor			Poor location, Poor structure

Tree Inventory							Observations
Tree ID	Common Name	DBH	Canopy Size	Condition	Easement		
26	Cottonwood	12	15	Poor			Cavity decay
27	Pear	6	10	Poor	X		Triple, Invasive, Poor structure
28	Mulberry	5	10	Poor	X		Multi-stem
29	Pear	6	10	Poor	X		Invasive
30	Boxelder	6	10	Poor	X		Deadwood, Dieback
31	Boxelder	6	10	Poor	X		
32	Boxelder	6	10	Poor	X		Deadwood
33	Boxelder	7	10	Poor	X		
34	Elm	6	10	Poor	X		Leaf cutter
35	Elm	6	10	Poor	X		
36	Elm	7	10	Poor	X		Deadwood
37	Mulberry	7	10	Poor	X		Poor structure
38	Pine	18	15	Poor			Offsite, Crown dieback
39	Pine	12	15	Poor			Offsite, Twin, Crown dieback, Guying
40	Pine	16	15	Poor			Offsite, Twin, Crown dieback, Guying
41	Tulip tree	11	15	Fair			Offsite
42	Honeylocust	21	30	Fair			Offsite
43	Hackberry	8	20	Poor			Mounded soil and debris
44	Mulberry	14	20	Poor			Mounded soil and debris
45	Sweetgum	28	45	Poor			Cavity decay, Deadwood, Mounded soil and debris
46	Sweetgum	18	35	Poor			Poor structure, Deadwood, Mounded soil and debris
47	Cottonwood	8	10	Poor			In decline, Mounded soil and debris
48	Mulberry	6	8	Poor			Mounded soil and debris
49	Cottonwood	19	25	Poor			In decline, Mounded soil and debris
50	Boxelder	6	8	Poor			Mounded soil and debris
51	Mulberry	8	15	Poor			Mounded soil and debris
52	Mulberry	8	10	Poor			Deadwood, Mounded soil and debris
53	Mulberry	6	8	Poor			Mounded soil and debris
54	Elm	11	15	Poor			Multi-stem, Mounded soil and debris
55	Boxelder	8	15	Poor			Deadwood
56	Elm	7	10	Poor			
57	Elm	6	15	Poor			Twin

Tree Stand Delineation Prepared
under direction of:
Kristin Provinsie
Certified Arborist MW-6075A

Kristin Provinsie

Revisions:

Date	Description	No.
12/1/20	City Comments	

Drawn: KP
Checked: RS



Loomis Associates, Inc.
Missouri State Certificate of Authority #: LAC #000119

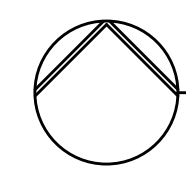
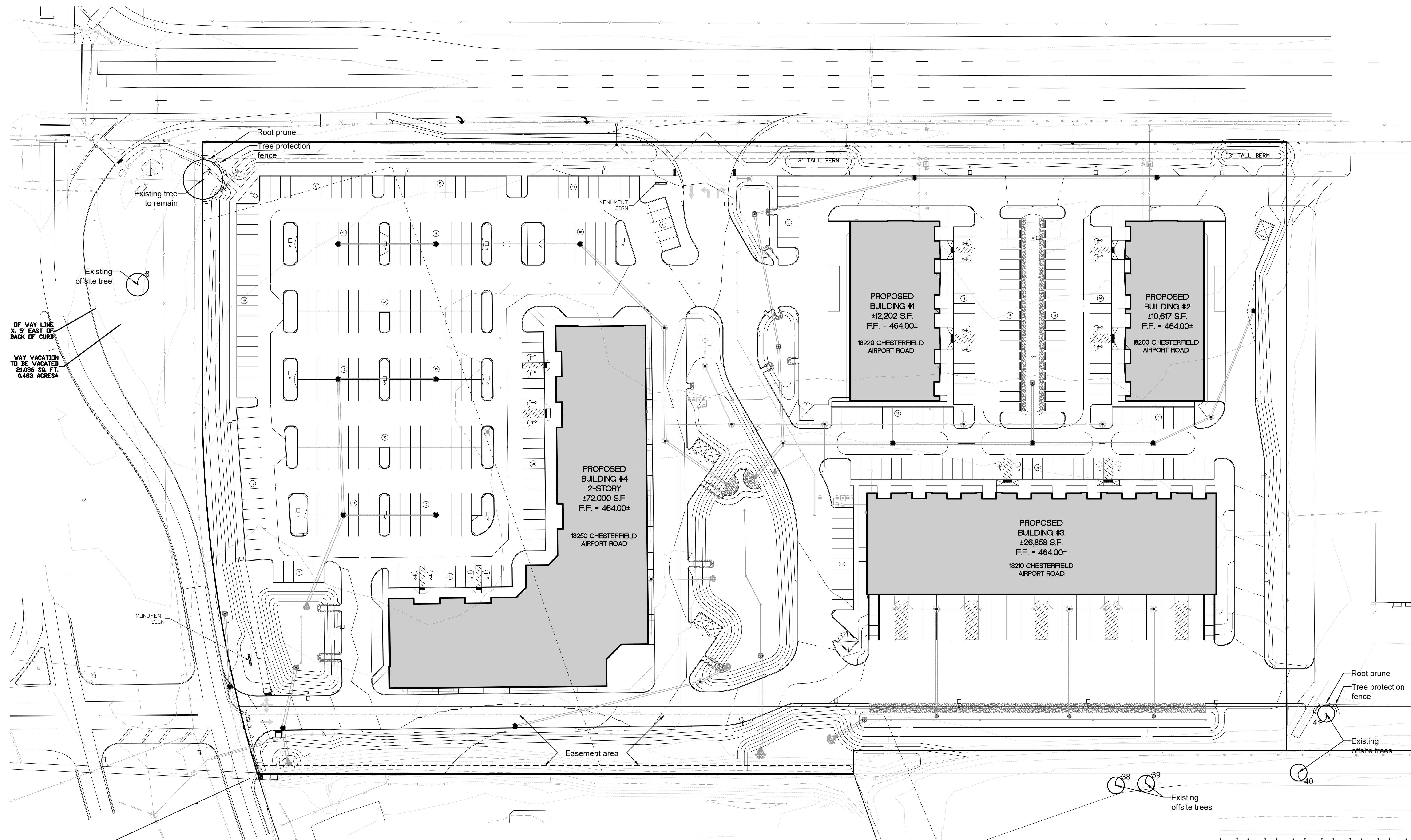
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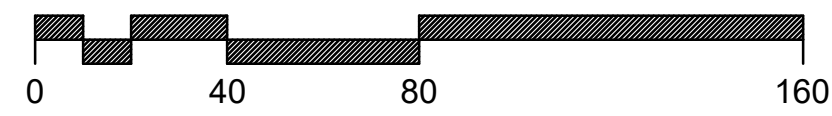
TSD

Date: 7/7/20
Job #: 813.085

Scott Properties
Service / Retail Center
Chesterfield, Missouri 63005



Tree Preservation Plan
SCALE 1"=40'



Total Site Area	=	524,466 s.f. (12 acres)
Total Existing Tree Canopy Area	=	10,252 s.f. (0.23 acres)
Total Existing Tree Canopy Area To Be Removed	=	10,252 s.f. (0.23 acres)
Total Existing Tree Canopy Area To Remain	=	0 s.f. (0.0 acres)
30 % Total Existing Tree Canopy Area Required To Be Preserved	=	3,576 s.f. (0.07 acres)
Total Tree Canopy Area Required For Mitigation	=	3,076 s.f. - 500 s.f. 2,576 s.f. (0.06 acres) (5 large trees and 2 medium trees)

Ultimate Tree Canopy area values for planted trees
per City of Chesterfield Tree Preservation and Landscape Requirements (P.Z. 25-2008)
a. Large Tree — 400 sq. ft.
b. Medium Tree — 300 sq. ft.
c. Small Tree — 200 sq. ft.

Note: Trees located in easement areas are excluded from the total area.

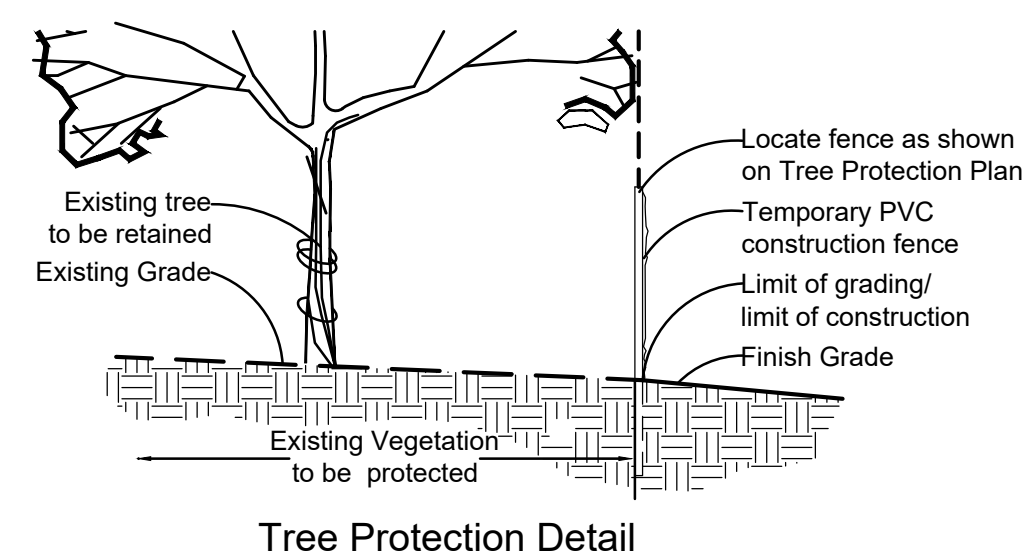
Tree Protection Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.

Tree Inventory					
Tree ID	Common Name	DBH	Canopy Size	Condition	Observations
7	Maple	36	35	Fair	Borers, Deadwood
8	Boxelder	48	20	Poor	Offsite, Twin, Co-dominant stem, In decline, Borers, Deadwood
38	Pine	18	15	Poor	Offsite, Crown dieback
39	Pine	12	15	Poor	Offsite, Twin, Crown dieback, Guying
40	Pine	16	15	Poor	Offsite, Twin, Crown dieback, Guying
41	Tulip tree	11	15	Fair	Offsite



Tree Preservation Plan
Prepared under direction of:
Kristin Provins
Certified Arborist MW-6075A

Kristin Provins

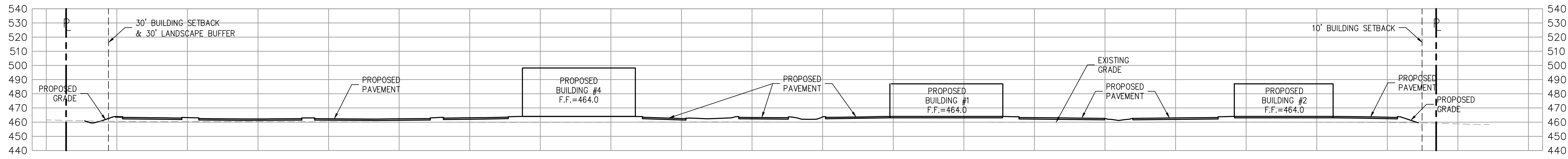
Revisions:

Date	Description	No.
10/23/20	City Comments	1
11/9/20	Plan Changes	2
12/1/20	City Comments	3
1/13/21	City Comments	4
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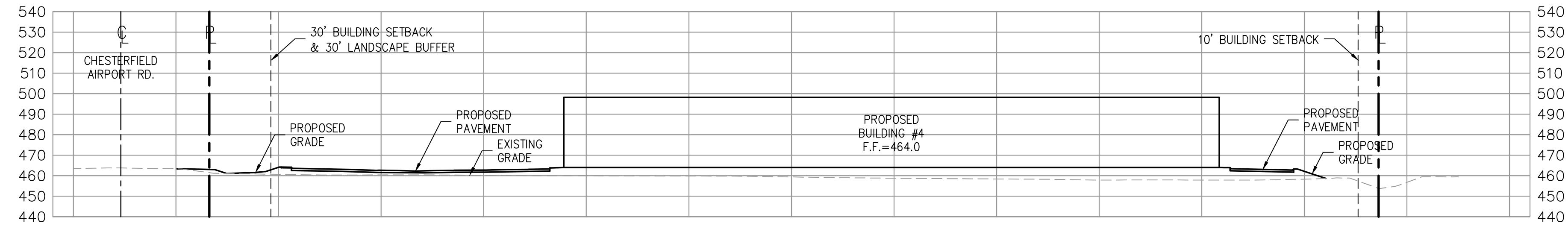
Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
790 spartan drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com
Missouri State Certificate of Authority # LAC #000193

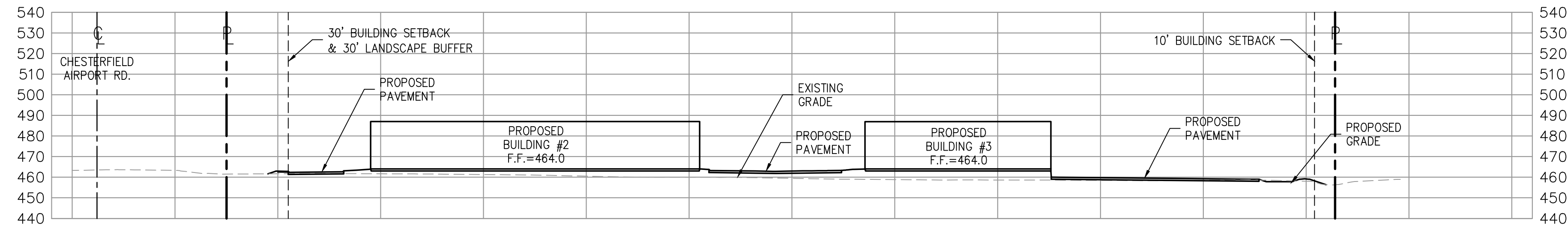
Sheet Title:	Tree Preservation Plan
Sheet No:	TPP
Date:	7/7/20
Job #:	813.085



SKY EXPOSURE PLANE SECTION A-A
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'



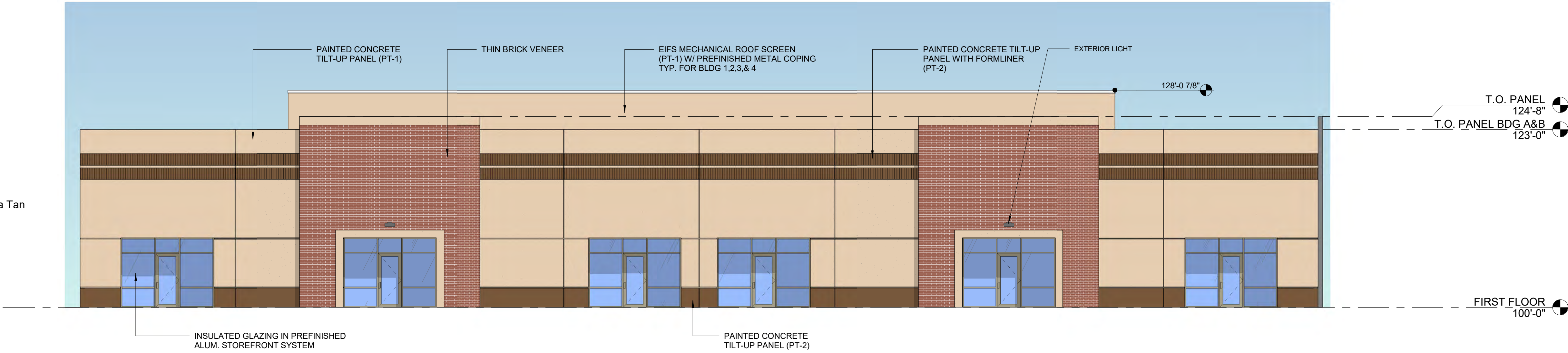
SKY EXPOSURE PLANE SECTION B-B
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'



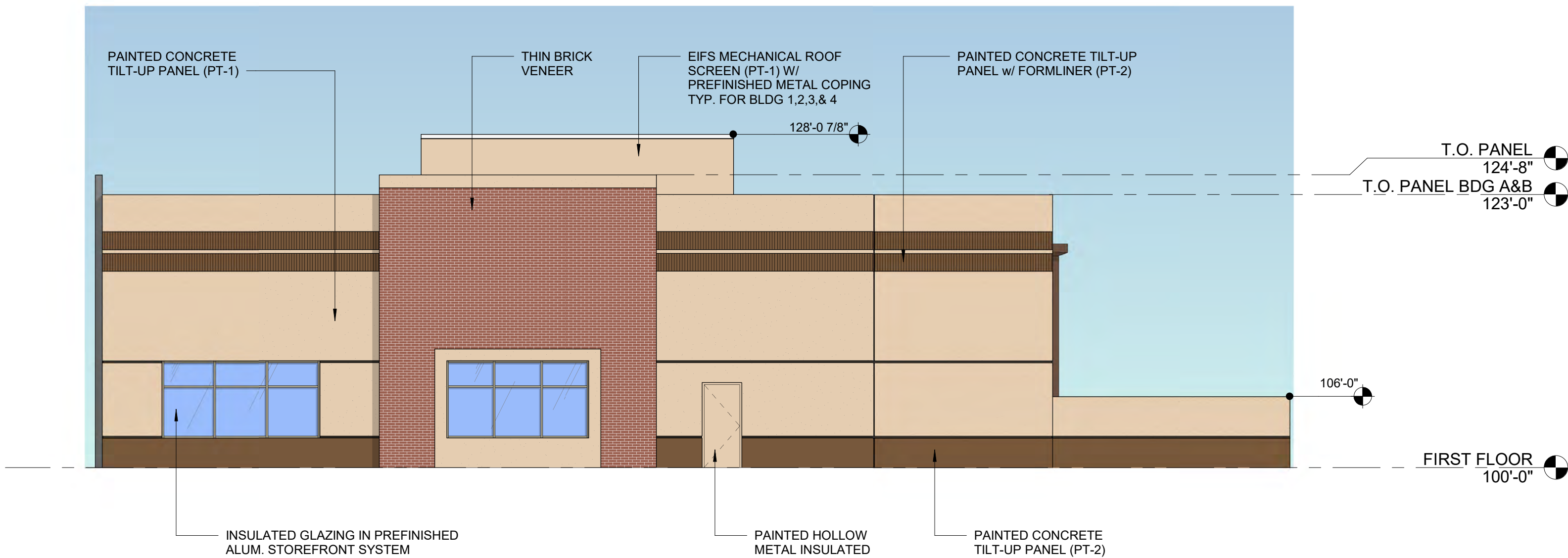
SKY EXPOSURE PLANE SECTION C-C
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'

BUILDING 1 EXTERIOR MATERIAL LEGEND
(BASIS OF DESIGN)

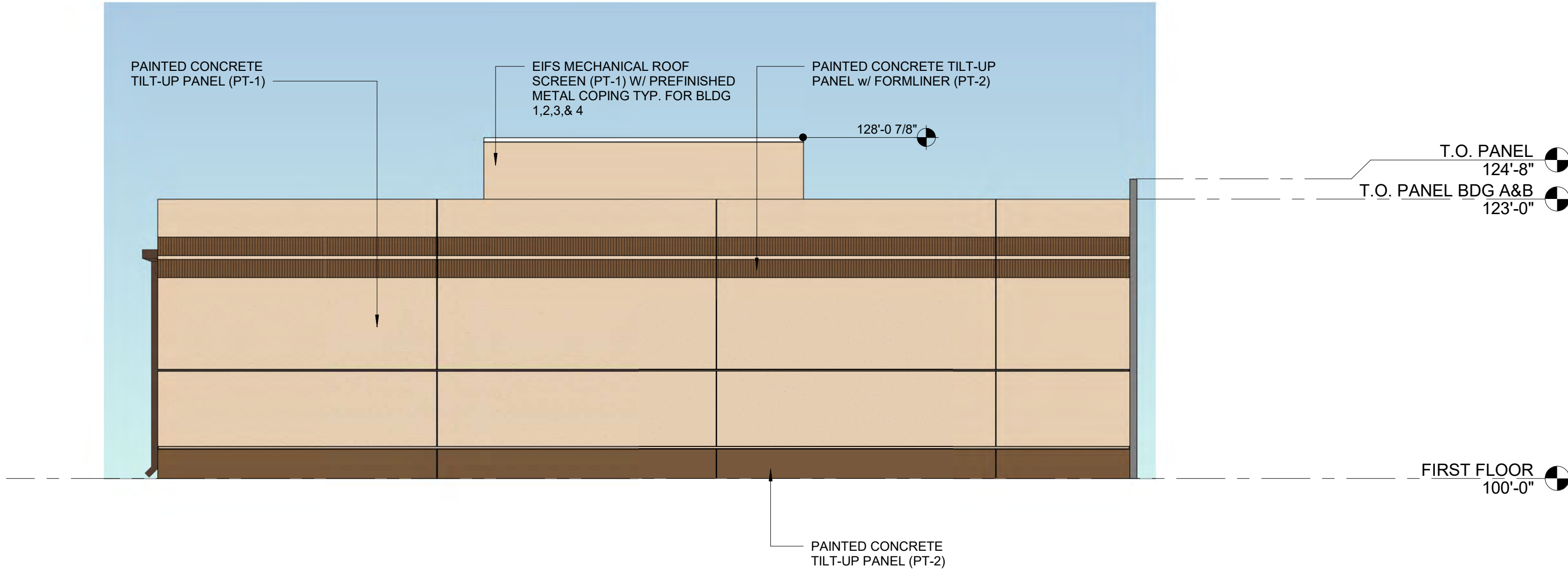
Painted Concrete Tilt-up Panel / Hollow Metal Door:	PT-1: Sherwin Williams SW 6107 Nomadic Desert PT-2: Sherwin Williams SW 6110 Steady Brown
Thin Brick Veneer:	Endicott Red Ironspot – Running Bond
Aluminum Storefront:	4-1/2" x 2" Thermally Broken Storefront System Firestone Una-Clad, Kynar 500/Hylar 5000 – Champagne Metallic
Glass:	Clear with Low-E Coating
Coping, Scuppers and Downspouts:	Firestone Una-Clad, Kynar 500/Hylar 5000 – Sierra Tan
EIFS Mechanical Roof Screen Wall:	PT-1: Sherwin Williams SW 6107 Nomadic Desert



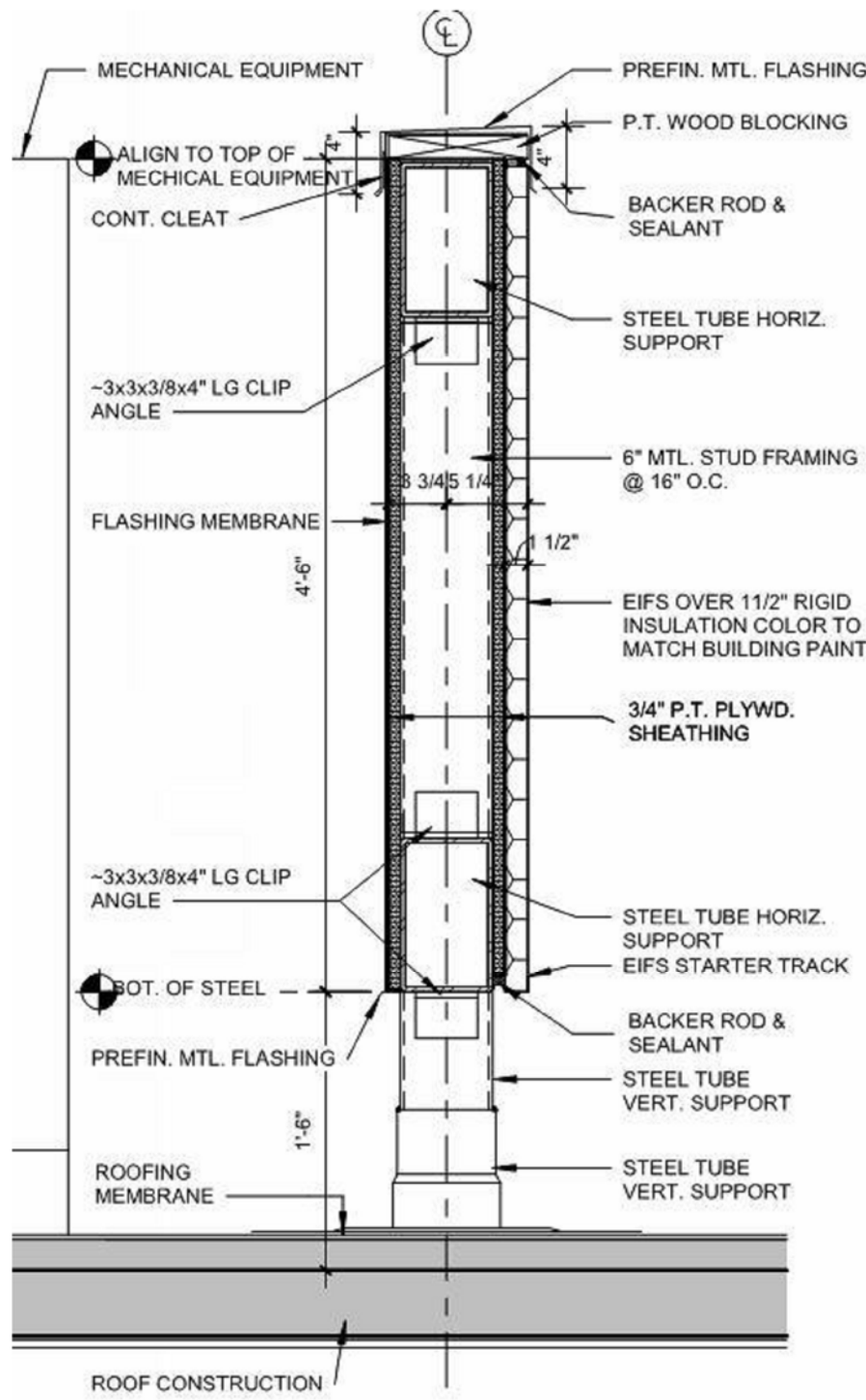
4 BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"



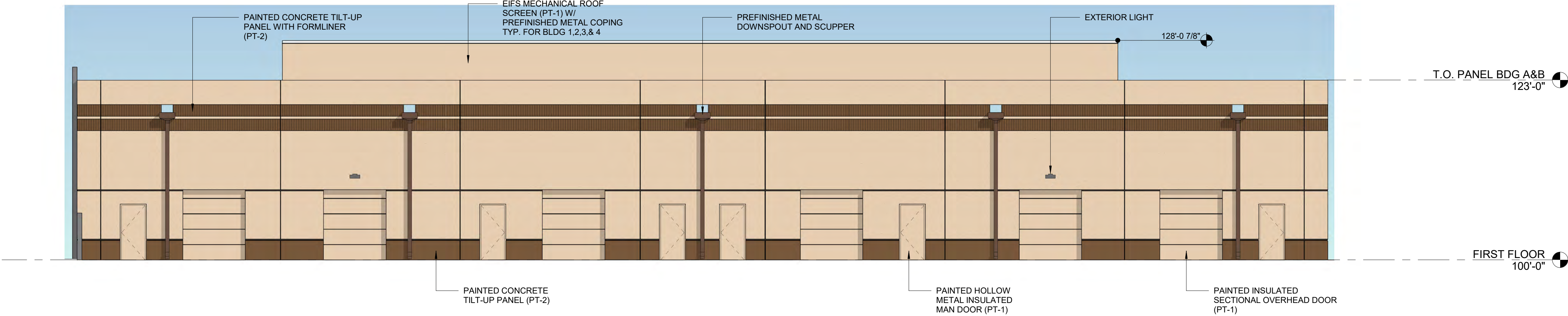
3 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 1 - 4
SCREEN WALL SECTION

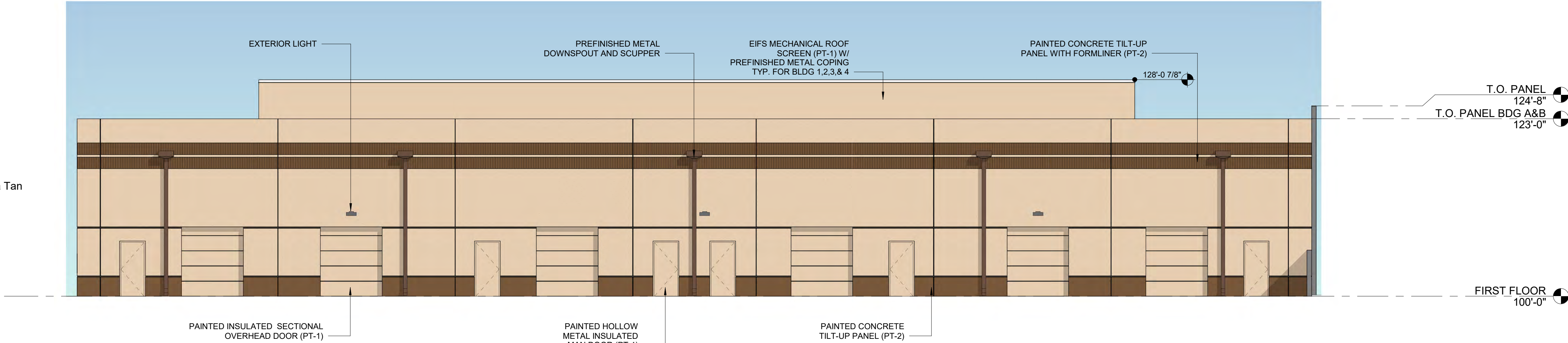


1 BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"

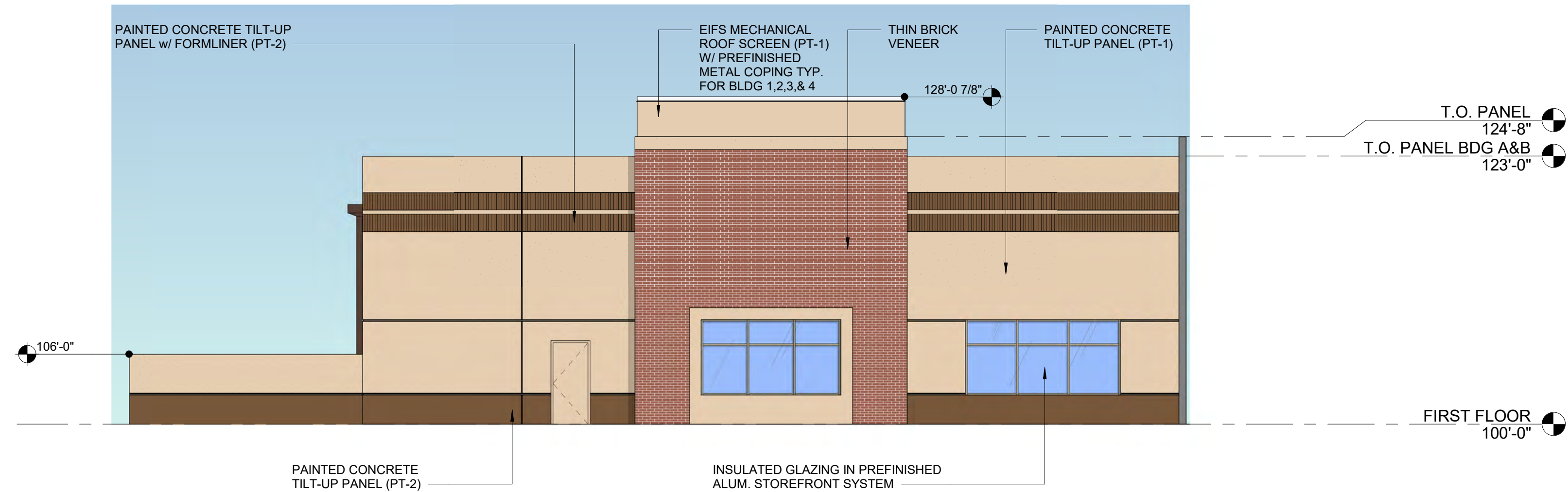
220022 - 12.1.2020

BUILDING 2 EXTERIOR MATERIAL LEGEND
(BASIS OF DESIGN)

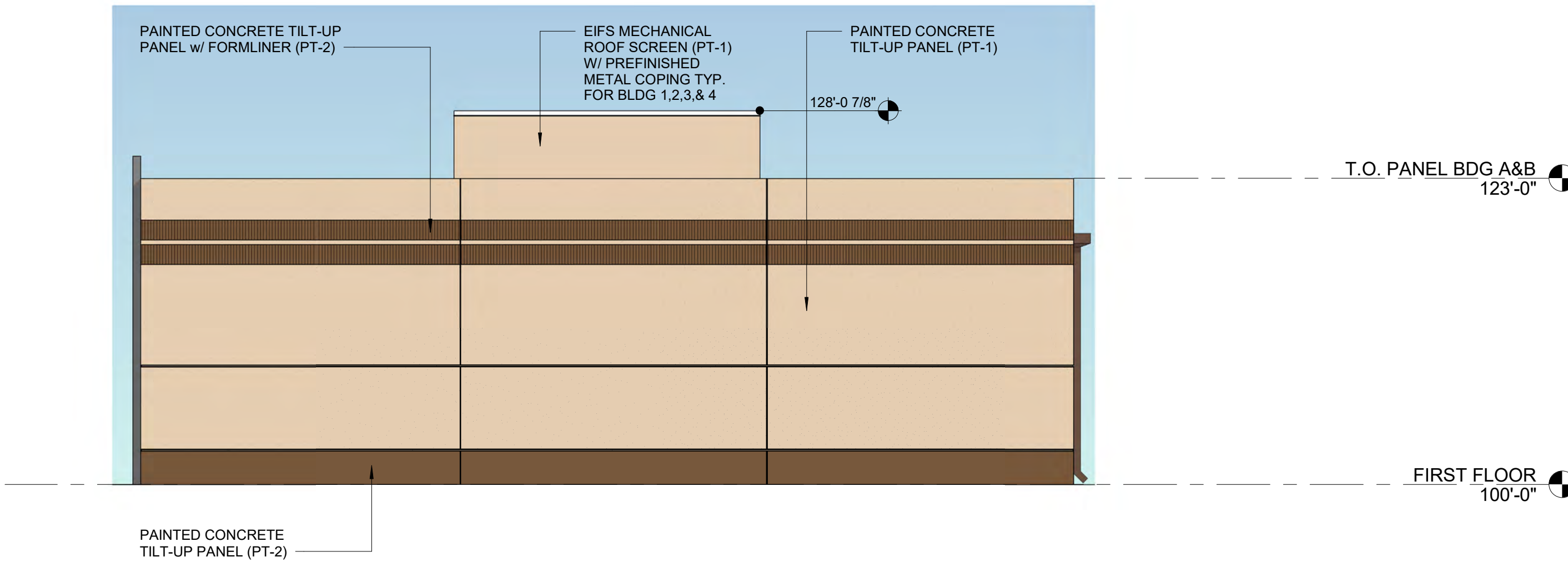
Painted Concrete Tilt-up Panel / Hollow Metal Door:	PT-1: Sherwin Williams SW 6107 Nomadic Desert PT-2: Sherwin Williams SW 6110 Steady Brown
Thin Brick Veneer:	Endicott Red Ironspot – Running Bond
Aluminum Storefront:	4-1/2" x 2" Thermally Broken Storefront System Firestone Una-Clad, Kynar 500/Hylar 5000 – Champagne Metallic
Glass:	Clear with Low-E Coating
Coping, Scuppers and Downspouts:	Firestone Una-Clad, Kynar 500/Hylar 5000 – Sierra Tan
EIFS Mechanical Roof Screen Wall:	PT-1: Sherwin Williams SW 6107 Nomadic Desert



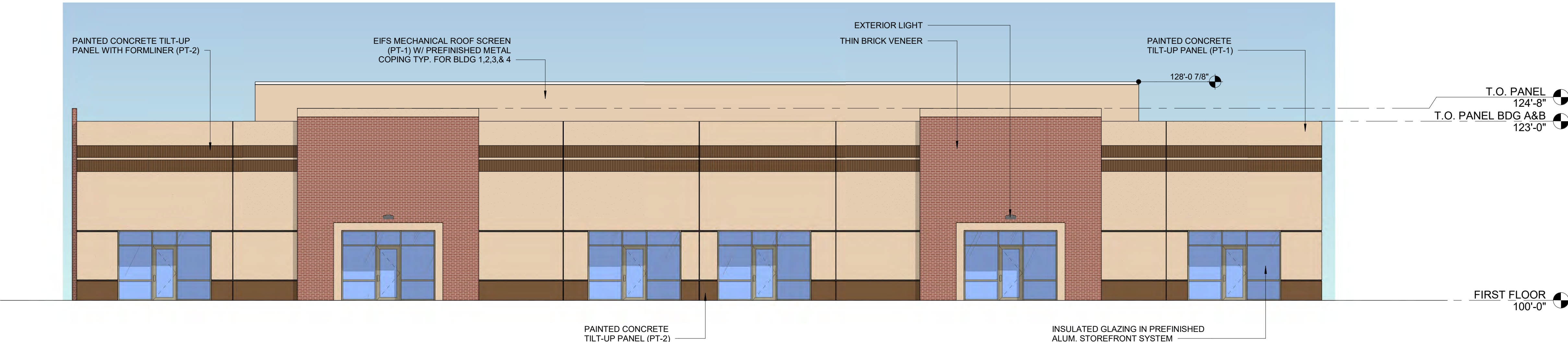
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1/8" = 1'-0"



3 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"



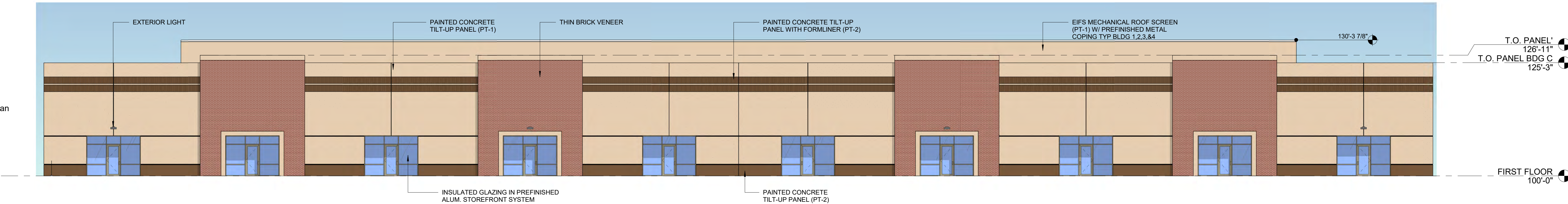
2 BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"



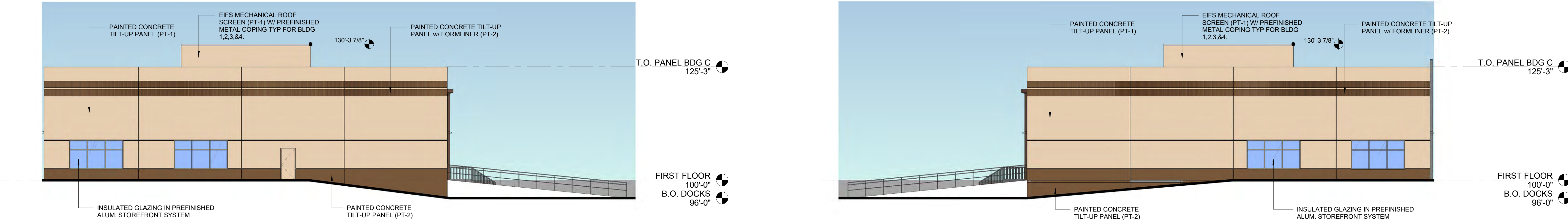
1 BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"

BUILDING 3 EXTERIOR MATERIAL LEGEND
(BASIS OF DESIGN)

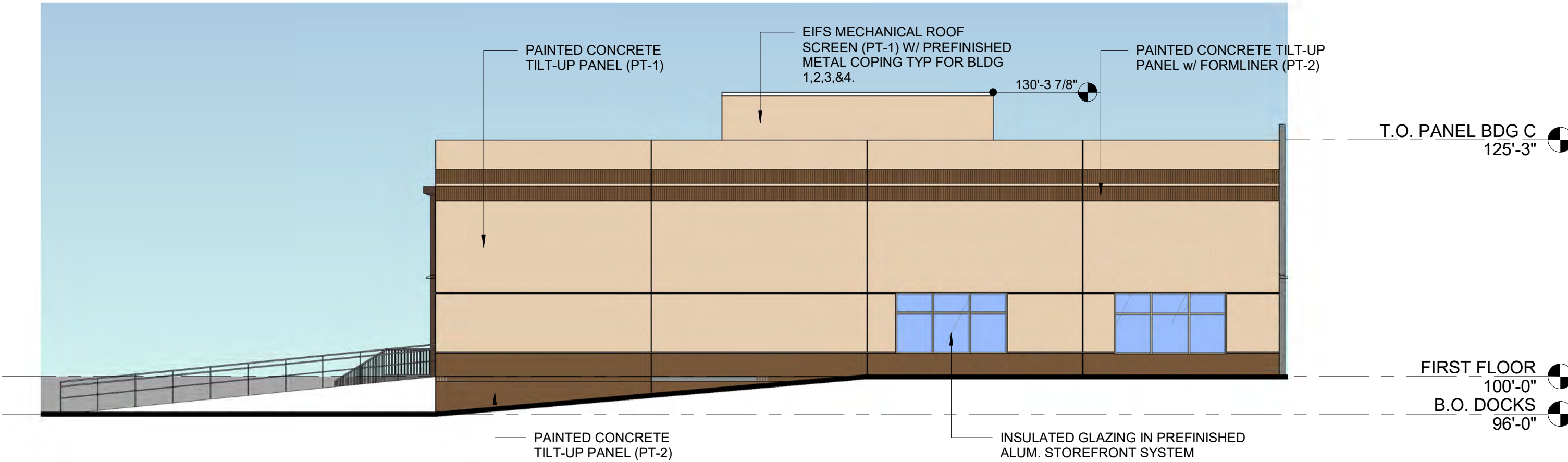
Painted Concrete Tilt-up Panel / Hollow Metal Door:	PT-1: Sherwin Williams SW 6107 Nomadic Desert PT-2: Sherwin Williams SW 6110 Steady Brown
Thin Brick Veneer:	Endicott Red Ironspot – Running Bond
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Glass:	Clear with Low-E Coating
Coping, Scuppers and Downspouts:	Firestone Una-Clad, Kynar 500/Hylar 5000 – Sierra Tan
EIFS Mechanical Roof Screen Wall:	PT-1: Sherwin Williams SW 6107 Nomadic Desert



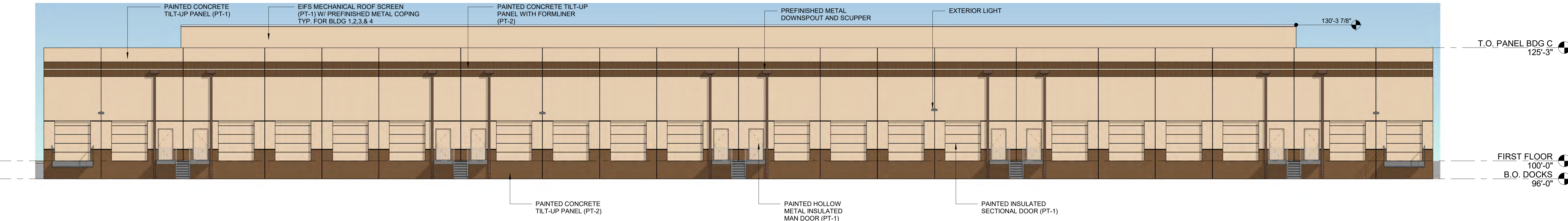
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3 BUILDING 3 - WEST ELEVATION
3/32" = 1'-0"



2 BUILDING 3 - EAST ELEVATION
3/32" = 1'-0"



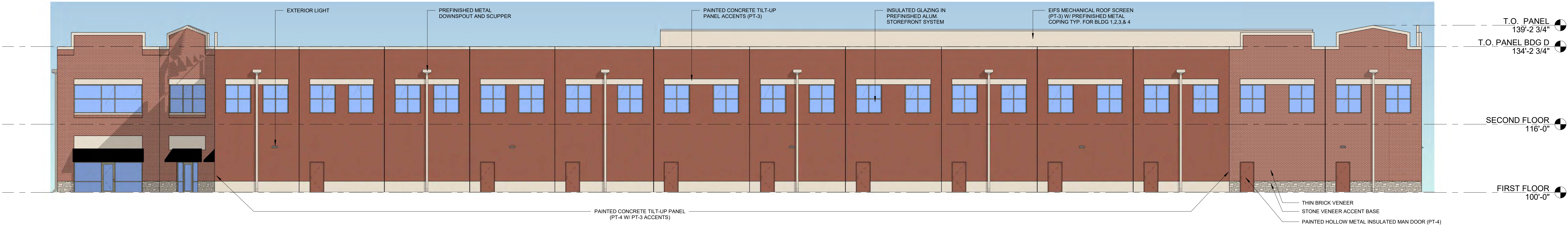
1 BUILDING 3 - SOUTH ELEVATION
3/32" = 1'-0"

BUILDING 4 EXTERIOR MATERIAL LEGEND
(BASIS OF DESIGN)

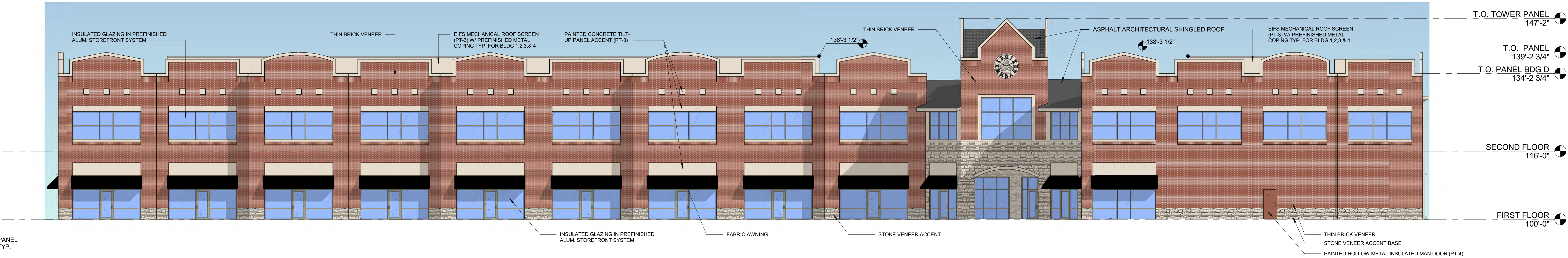
Thin Brick Veneer:	Endicott Red Ironspot – Running Bond
Thin Stone Veneer:	Cultured Stone, Cobblefield – Texas Cream
Aluminum Storefront:	4-1/2" x 2" Thermally Broken Storefront System Firestone Una-Clad, Kynar 500/Hylar 5000 – Champagne Metallic
Glass:	Clear with Low-E Coating
Fabric Awnings:	Sunbrella – Black
Painted Concrete Tilt-up Accents:	PT-3: Sherwin Williams SW 6105 Divine White
Painted Concrete Tilt-up Panels:	PT-4: Sherwin Williams SW 0006 Toile Red
Coping, Scuppers and Downspouts:	Firestone Una-Clad, Kynar 500/Hylar 5000 – Almond
Asphalt Architectural Shingled Roofing:	Certaainted Architectural Shingle – Colonial Slate
EIFS Mechanical Roof Screen Wall:	PT-3: Sherwin Williams SW 6105 Divine White



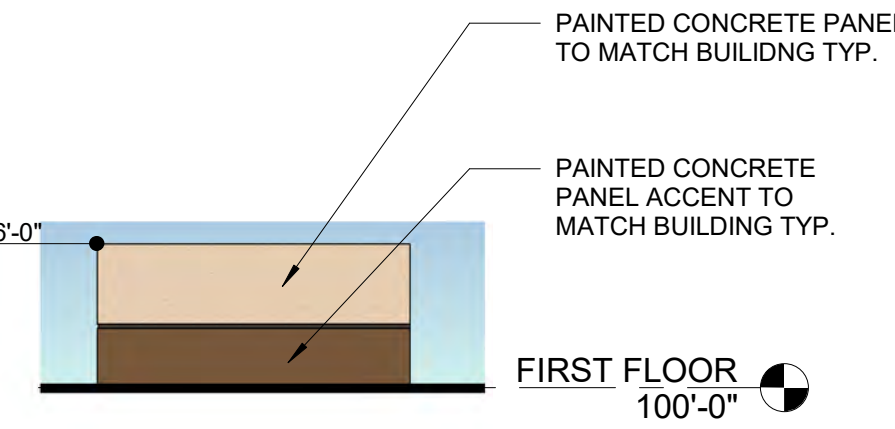
4 BUILDING 4 - NORTH ELEVATION
3/32" = 1'-0"



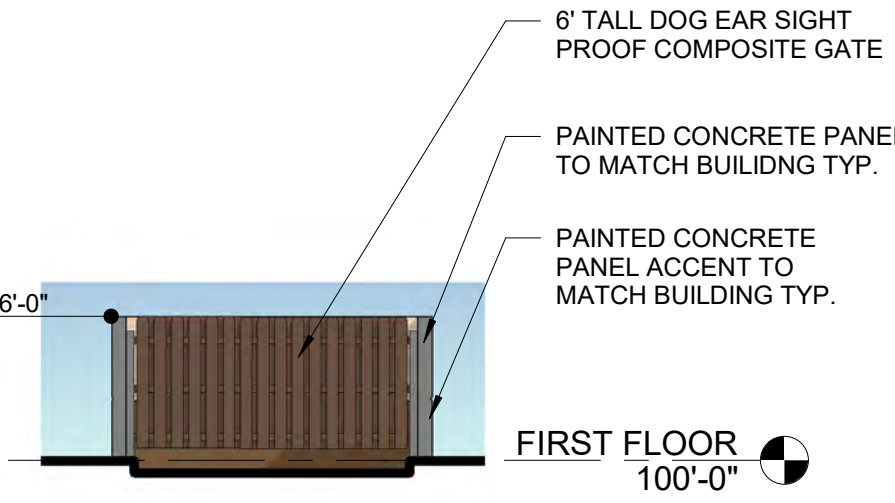
3 BUILDING 4 - EAST ELEVATION
3/32" = 1'-0"



2 BUILDING 4 - WEST ELEVATION
3/32" = 1'-0"



6 BUILDING 1 - 4 TRASH ENCLOSURE SIDE
1/8" = 1'-0"



5 BUILDING 1 - 4 TRASH ENCLOSURE FRONT
1/8" = 1'-0"



1 BUILDING 4 - SOUTH ELEVATION
3/32" = 1'-0"



220022 - 12.1.2020



220022 - 12.1.2020

SPRIT OF ST. LOUIS BLVD

SPRIT OF ST. LOUIS BLVD

GATEWAY STUDIOS &
HOTEL SDS
APPROVED 6/14/21 & 6/21/21
MSD P# 21MSD-00204 &
21MSD-00205
STOCK JOB #220-6874

CHESTERFIELD AIRPORT ROAD

STREET LIGHTING NOTES

1. AMEN APPROVED STREET LIGHTS, WITH 15' LONG BRACKETS, WILL BE PROVIDED ON EXISTING AMEN UTILITY POLES ALONG CHESTERFIELD AIRPORT ROAD. UTILITY POLES ARE SPACED AT APPROXIMATELY 200 FEET. STREET LIGHTING FIXTURES SHALL BE MINIMUM 25,000 LUMENS AND AS RECOMMENDED BY ISNA.

POLE FIXTURES MOUNTED AT 20' INCLUDING BASE LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.43	4.3	0.5	2.86	8.60
SPILL LIGHT	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	5	S1	SINGLE	59	295	1.000	GLEON-AF-01-LED-E1-SL2
	5	S2	SINGLE	59	295	1.000	GLEON-AF-01-LED-E1-SL3
	6	S3	SINGLE	113	678	1.000	GLEON-AF-02-LED-E1-SL4-HSS
	17	S5	SINGLE	113	1921	1.000	GLEON-AF-02-LED-E1-5WQ
	9	WP1	SINGLE	59	531	1.000	GWC-AF-01-LED-E1-SL3
	22	WP2	SINGLE	59	1298	1.000	GWC-AF-01-LED-E1-T4FT

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

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9000
FAX: (636) 530-9001
E-MAIL: gmoore@stockass.com
Web: www.stockass.com

SITE DEVELOPMENT PLAN FOR:

SCOTT PROPERTIES
SERVICE / RETAIL CENTER

CHESTERFIELD, MISSOURI 63005



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

REVISIONS:

- 1 11/09 CITY COMMENTS
- 2 12/11 CITY COMMENTS
- 3 01/14 CITY COMMENTS
- 4 02/01 CITY COMMENTS
- 5 02/16 COUNTY COMMENTS
- 6 07/02 CITY RESUBMITTAL

DRAWN BY: T.P.G. CHECKED BY: G.M.S.
DATE: 10-01-2020 JOB NO: 217-6057.2
KSD, P. # BASE MAP: 17-V
S.L.C. HAT # HAT SUP. #
M.D.N.R. #
SHEET TITLE:

SITE PHOTOMETRIC PLAN

SHEET NO: 3

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

RECEIVED
City of Chesterfield

Oct 26 2020

Department of Public Services

Type

Date

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm

may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



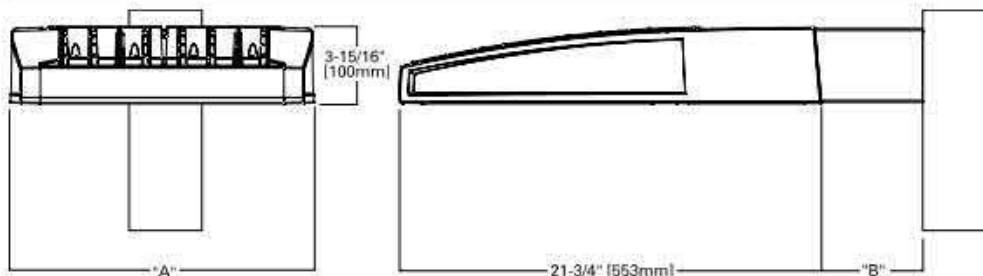
GLEON GALLEON LED

1-10 Light Squares

Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

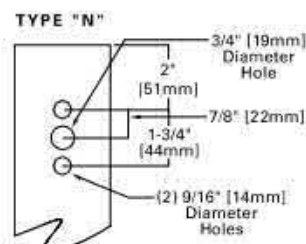


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

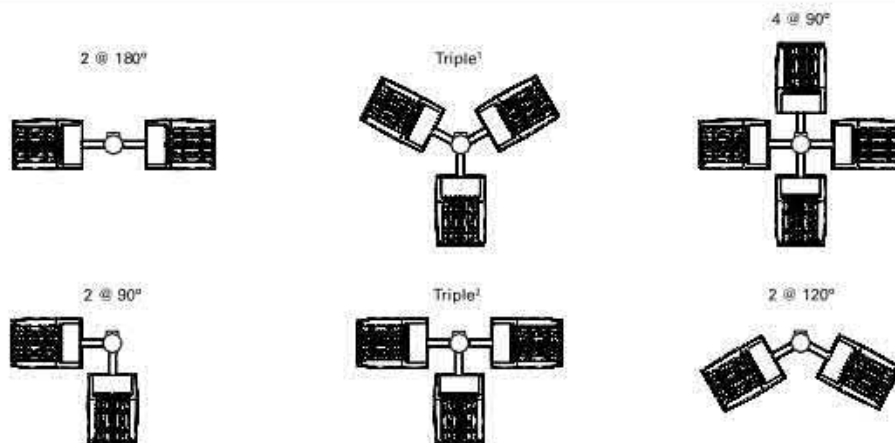
3G Vibration Rated
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

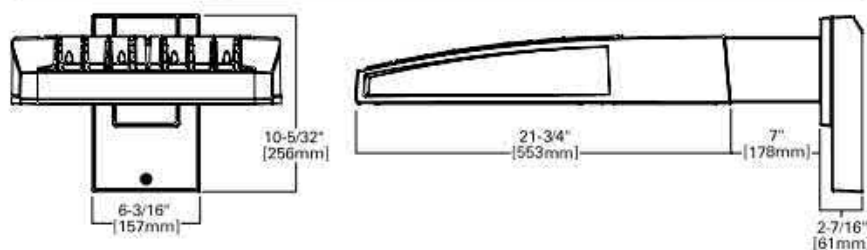
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

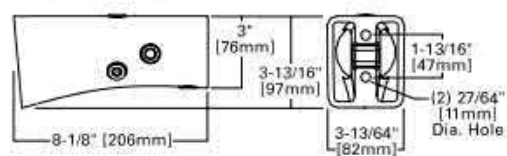


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

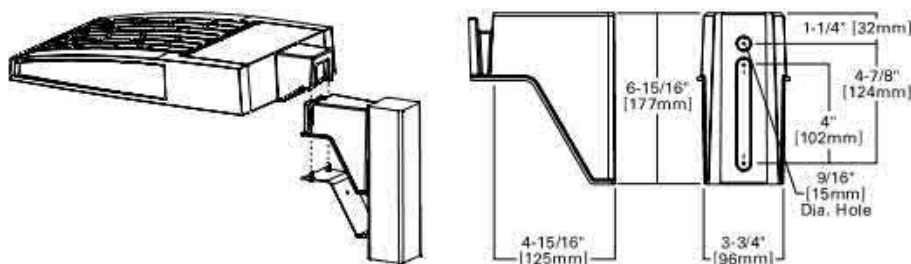
STANDARD WALL MOUNT



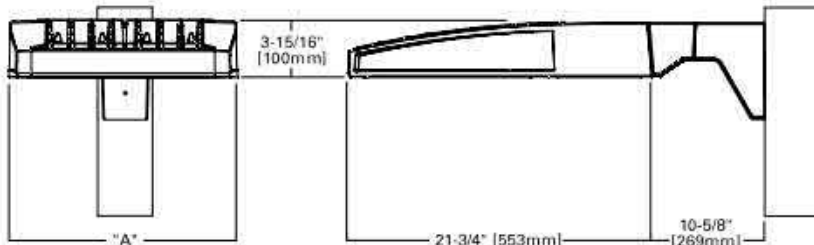
MAST ARM MOUNT



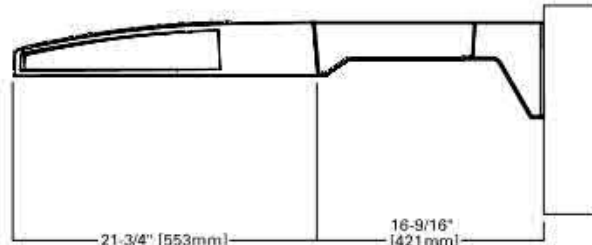
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

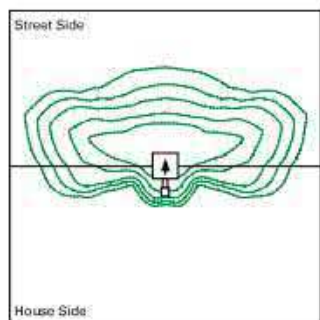


QUICK MOUNT ARM DATA

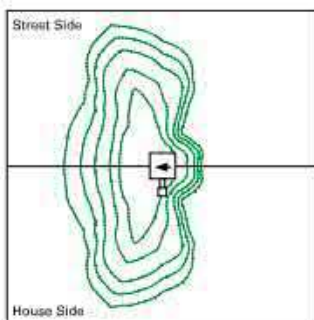
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ²	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	N/A	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-8 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

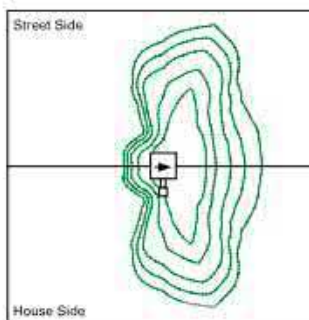
OPTIC ORIENTATION



Standard

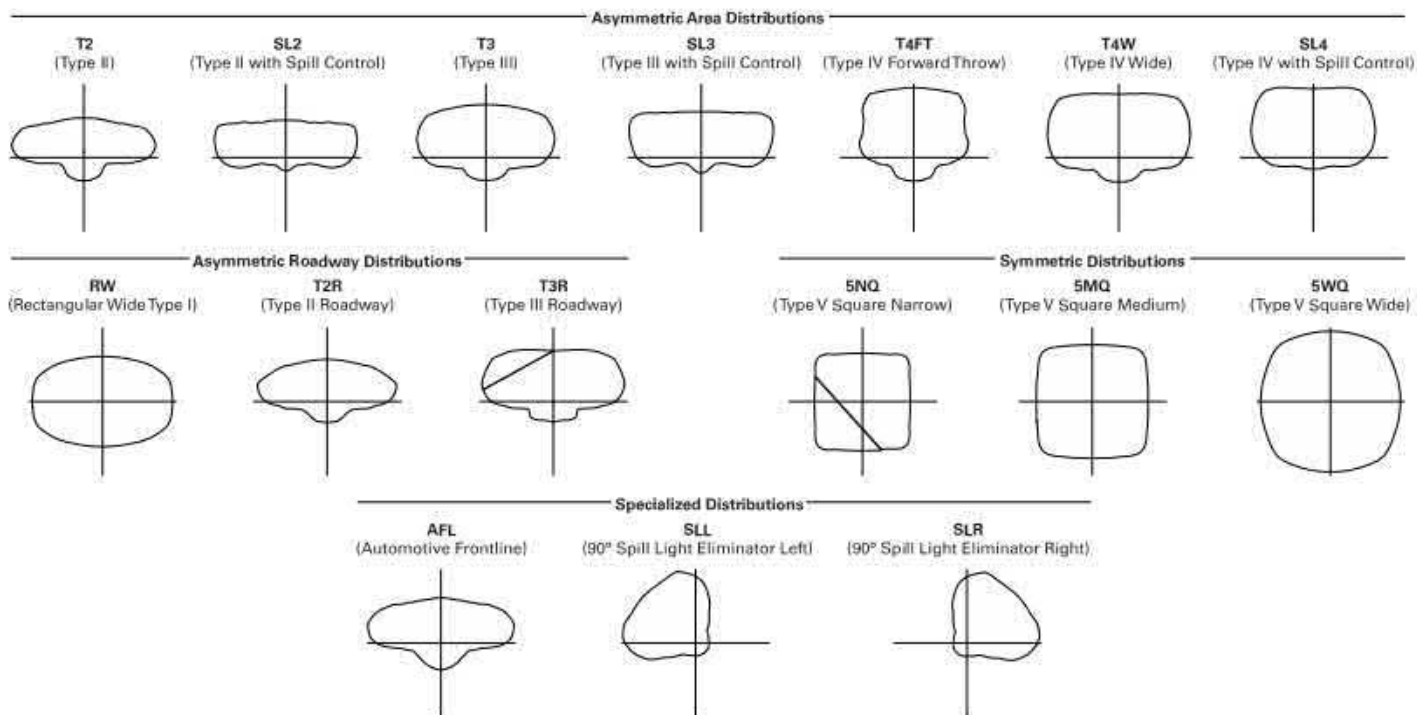


Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS

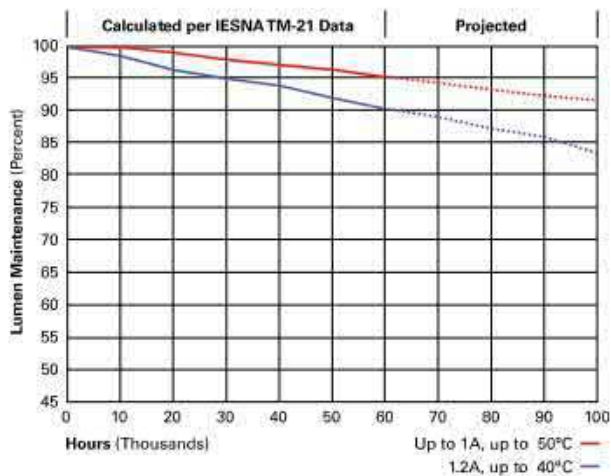


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,863	13,412	20,011	26,441	32,761	39,205	46,364	52,534	58,601	64,880
	3000K Lumens	6,489	12,681	18,919	25,000	30,974	37,066	43,836	49,668	55,405	61,341
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,285	14,238	21,246	28,072	34,780	41,621	49,221	55,770	62,212	68,878
	3000K Lumens	6,888	13,462	20,087	26,541	32,884	39,351	46,537	52,729	58,819	65,122
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,995	13,670	20,397	26,951	33,391	39,959	47,256	53,544	59,728	66,130
	3000K Lumens	6,613	12,924	19,284	25,480	31,570	37,780	44,679	50,624	56,471	62,524
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	7,150	13,973	20,850	27,549	34,134	40,846	48,307	54,734	61,056	67,598
	3000K Lumens	6,761	13,212	19,713	26,046	32,272	38,619	45,673	51,750	57,726	63,911
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	7,036	13,748	20,515	27,107	33,586	40,191	47,530	53,854	60,074	66,512
	3000K Lumens	6,652	12,999	19,397	25,629	31,754	37,999	44,938	50,917	56,797	62,885
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,945	13,571	20,249	26,756	33,152	39,671	46,917	53,160	59,298	65,653
	3000K Lumens	6,566	12,831	19,146	25,297	31,344	37,508	44,358	50,260	56,064	62,072
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,851	13,388	19,977	26,396	32,704	39,137	46,283	52,444	58,498	64,768
	3000K Lumens	6,477	12,658	18,888	24,957	30,920	37,003	43,759	49,584	55,308	61,235
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,994	13,668	20,394	26,947	33,388	39,953	47,249	53,537	59,720	66,119
	3000K Lumens	6,612	12,922	19,281	25,477	31,567	37,774	44,673	50,618	56,463	62,514
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,645	12,986	19,378	25,603	31,723	37,962	44,893	50,868	56,743	62,824
	3000K Lumens	6,282	12,279	18,321	24,207	29,993	35,892	42,445	48,094	53,648	59,398
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,214	14,097	21,036	27,795	34,437	41,210	48,734	55,220	61,597	68,199
	3000K Lumens	6,820	13,329	19,888	26,279	32,558	38,962	46,077	52,208	58,237	64,479
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,347	14,356	21,423	28,306	35,071	41,969	49,632	56,237	62,730	69,454
	3000K Lumens	6,947	13,573	20,254	26,762	33,158	39,680	46,925	53,170	59,309	65,667
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,366	14,396	21,480	28,381	35,164	42,080	49,765	56,386	62,898	69,639
	3000K Lumens	6,964	13,610	20,308	26,833	33,247	39,786	47,050	53,311	59,468	65,842
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,147	12,010	17,921	23,679	29,339	35,109	41,521	47,046	52,478	58,102
	3000K Lumens	5,811	11,355	16,944	22,388	27,739	33,194	39,256	44,479	49,617	54,933
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	7,149	13,970	20,846	27,543	34,126	40,837	48,295	54,722	61,042	67,582
	3000K Lumens	6,760	13,208	19,709	26,041	32,264	38,610	45,661	51,738	57,713	63,897
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,175	14,021	20,921	27,643	34,249	40,986	48,470	54,920	61,262	67,828
	3000K Lumens	6,784	13,256	19,780	26,136	32,381	38,750	45,827	51,925	57,922	64,129
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,256	12,225	18,242	24,104	29,865	35,739	42,265	47,888	53,420	59,144
	3000K Lumens	5,915	11,559	17,248	22,789	28,236	33,790	39,960	45,277	50,506	55,919
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,642	12,979	19,366	25,589	31,705	37,941	44,870	50,840	56,711	62,789
	3000K Lumens	6,280	12,271	18,311	24,193	29,976	35,872	42,423	48,068	53,619	59,385
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,377	12,461	18,593	24,568	30,439	36,426	43,077	48,810	54,447	60,282
	3000K Lumens	6,029	11,781	17,580	23,229	28,781	34,441	40,731	46,150	51,480	56,997
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,518	12,739	19,006	25,113	31,116	37,235	44,036	49,895	55,658	61,622
	3000K Lumens	6,029	11,781	17,579	23,229	28,779	34,440	40,729	46,148	51,478	56,995
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,414	12,533	18,702	24,710	30,616	36,637	43,328	49,093	54,763	60,631
	3000K Lumens	6,064	11,849	17,681	23,363	28,946	34,638	40,966	46,417	51,776	57,325
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,331	12,372	18,459	24,391	30,221	36,163	42,769	48,459	54,056	59,849
	3000K Lumens	5,986	11,697	17,452	23,061	28,572	34,192	40,436	45,817	51,108	56,585
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,245	12,205	18,212	24,062	29,813	35,677	42,192	47,807	53,326	59,042
	3000K Lumens	5,904	11,539	17,218	22,750	28,187	33,732	39,891	45,199	50,418	55,822
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,376	12,460	18,591	24,564	30,436	36,421	43,072	48,803	54,439	60,273
	3000K Lumens	6,028	11,780	17,578	23,224	28,776	34,435	40,723	46,141	51,471	56,986
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,058	11,838	17,664	23,340	28,918	34,605	40,924	46,370	51,727	57,269
	3000K Lumens	5,727	11,193	16,701	22,067	27,341	32,718	38,692	43,841	48,906	54,146
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,577	12,851	19,176	25,336	31,392	37,566	44,426	50,337	56,151	62,170
	3000K Lumens	6,218	12,151	18,131	23,955	29,680	35,517	42,003	47,592	53,089	58,779
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,697	13,088	19,528	25,803	31,970	38,258	45,243	51,264	57,185	63,313
	3000K Lumens	6,332	12,374	18,463	24,395	30,227	36,171	42,776	48,468	54,066	59,861
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,715	13,122	19,580	25,871	32,055	38,360	45,365	51,401	57,337	63,482
	3000K Lumens	6,348	12,406	18,513	24,461	30,307	36,268	42,891	48,599	54,210	60,021
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,604	10,949	16,337	21,586	26,745	32,004	37,850	42,886	47,838	52,965
	3000K Lumens	5,298	10,351	15,446	20,409	25,287	30,258	35,786	40,547	45,229	50,077
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,517	12,735	19,002	25,107	31,109	37,227	44,025	49,883	55,644	61,607
	3000K Lumens	6,162	12,040	17,965	23,738	29,413	35,197	41,623	47,163	52,609	58,247
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,541	12,781	19,072	25,199	31,221	37,362	44,185	50,065	55,846	61,831
	3000K Lumens	6,184	12,084	18,032	23,825	29,519	35,325	41,775	47,334	52,801	58,459
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	5,054	9,878	14,739	19,475	24,129	28,875	34,148	38,691	43,159	47,785
	3000K Lumens	4,779	9,338	13,935	18,412	22,813	27,301	32,286	36,581	40,805	45,179
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,366	10,486	15,647	20,675	25,616	30,654	36,252	41,076	45,819	50,730
	3000K Lumens	5,074	9,914	14,794	19,548	24,218	28,982	34,276	38,835	43,320	47,964
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,153	10,068	15,022	19,849	24,593	29,430	34,805	39,436	43,990	48,705
	3000K Lumens	4,872	9,519	14,203	18,766	23,251	27,825	32,907	37,285	41,591	46,048
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,266	10,292	15,356	20,290	25,140	30,084	35,578	40,312	44,968	49,786
	3000K Lumens	4,979	9,731	14,518	19,184	23,769	28,443	33,638	38,114	42,516	47,071
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,182	10,126	15,109	19,964	24,736	29,600	35,006	39,664	44,245	48,987
	3000K Lumens	4,899	9,574	14,285	18,876	23,387	27,986	33,097	37,501	41,832	46,315
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,115	9,995	14,914	19,706	24,417	29,218	34,554	39,152	43,674	48,354
	3000K Lumens	4,836	9,450	14,100	18,631	23,085	27,624	32,670	37,017	41,292	45,717
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	5,046	9,860	14,713	19,441	24,087	28,825	34,089	38,625	43,085	47,702
	3000K Lumens	4,771	9,322	13,911	18,381	22,774	27,253	32,229	36,518	40,735	45,101
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	5,152	10,067	15,020	19,846	24,591	29,426	34,800	39,431	43,984	48,698
	3000K Lumens	4,871	9,518	14,200	18,764	23,249	27,822	32,902	37,280	41,585	46,042
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,894	9,565	14,271	18,857	23,364	27,959	33,065	37,465	41,792	46,270
	3000K Lumens	4,627	9,043	13,492	17,829	22,090	26,434	31,261	35,422	39,513	43,746
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,313	10,383	15,493	20,470	25,363	30,351	35,893	40,669	45,367	50,229
	3000K Lumens	5,024	9,817	14,647	19,354	23,980	28,696	33,936	38,452	42,893	47,490
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,411	10,574	15,778	20,848	25,830	30,911	36,554	41,418	46,202	51,154
	3000K Lumens	5,117	9,997	14,917	19,710	24,421	29,225	34,561	39,160	43,682	48,364
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	5,426	10,603	15,820	20,903	25,899	30,992	36,652	41,529	46,325	51,290
	3000K Lumens	5,130	10,025	14,958	19,763	24,486	29,302	34,654	39,263	43,799	48,493
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,528	8,846	13,199	17,440	21,609	25,858	30,580	34,649	38,651	42,792
	3000K Lumens	4,281	8,364	12,480	16,489	20,430	24,448	28,912	32,759	36,543	40,459
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,265	10,289	15,353	20,285	25,134	30,077	35,569	40,303	44,958	49,775
	3000K Lumens	4,978	9,727	14,516	19,179	23,763	28,437	33,629	38,105	42,506	47,060
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
AFL	4000K/5000K Lumens	5,285	10,327	15,409	20,360	25,225	30,186	35,699	40,450	45,120	49,956
	3000K Lumens	4,996	9,763	14,569	19,249	23,849	28,540	33,752	38,244	42,659	47,232
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,121	8,055	12,019	15,881	19,676	23,547	27,847	31,552	35,196	38,967
	3000K Lumens	3,896	7,615	11,363	15,015	18,604	22,263	26,328	29,831	33,276	36,842
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,376	8,552	12,760	16,860	20,890	24,998	29,563	33,497	37,365	41,369
	3000K Lumens	4,138	8,085	12,064	15,941	19,751	23,635	27,951	31,670	35,328	39,113
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,201	8,210	12,251	16,187	20,055	23,999	28,383	32,159	35,873	39,718
	3000K Lumens	3,973	7,763	11,583	15,304	18,961	22,691	26,835	30,406	33,916	37,552
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	4000K/5000K Lumens	4,294	8,393	12,523	16,546	20,501	24,532	29,014	32,875	36,671	40,600
	3000K Lumens	4,060	7,936	11,840	15,644	19,383	23,195	27,432	31,082	34,671	38,386
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,226	8,257	12,321	16,280	20,172	24,139	28,547	32,346	36,082	39,948
	3000K Lumens	3,996	7,807	11,649	15,392	19,071	22,822	26,990	30,582	34,114	37,770
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,171	8,151	12,162	16,071	19,912	23,827	28,178	31,928	35,615	39,432
	3000K Lumens	3,943	7,706	11,498	15,194	18,825	22,527	26,642	30,187	33,673	37,281
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,114	8,041	11,998	15,854	19,643	23,506	27,799	31,498	35,135	38,901
	3000K Lumens	3,890	7,603	11,344	14,989	18,572	22,224	26,282	29,780	33,219	36,779
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	4000K/5000K Lumens	4,200	8,209	12,249	16,184	20,053	23,996	28,379	32,154	35,869	39,712
	3000K Lumens	3,972	7,762	11,580	15,302	18,960	22,688	26,831	30,400	33,913	37,546
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,992	7,799	11,638	15,378	19,053	22,801	26,964	30,552	34,081	37,733
	3000K Lumens	3,774	7,374	11,003	14,539	18,015	21,557	25,493	28,886	32,222	35,674
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,333	8,467	12,634	16,694	20,683	24,751	29,271	33,166	36,996	40,961
	3000K Lumens	4,097	8,005	11,945	15,784	19,555	23,401	27,674	31,357	34,978	38,727
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,413	8,622	12,867	17,000	21,064	25,207	29,810	33,777	37,677	41,715
	3000K Lumens	4,173	8,152	12,165	16,073	19,915	23,832	28,185	31,934	35,623	39,440
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,424	8,646	12,900	17,046	21,120	25,274	29,890	33,866	37,778	41,826
	3000K Lumens	4,182	8,175	12,197	16,117	19,968	23,896	28,260	32,018	35,717	39,545
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,692	7,214	10,763	14,222	17,621	21,086	24,937	28,256	31,519	34,897
	3000K Lumens	3,491	6,820	10,176	13,447	16,660	19,937	23,577	26,715	29,800	32,994
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,293	8,390	12,520	16,542	20,496	24,527	29,007	32,866	36,662	40,591
	3000K Lumens	4,059	7,932	11,837	15,640	19,378	23,189	27,425	31,074	34,662	38,377
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,310	8,421	12,566	16,602	20,571	24,616	29,112	32,986	36,795	40,738
	3000K Lumens	4,074	7,962	11,881	15,697	19,448	23,273	27,525	31,187	34,788	38,516
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)

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

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

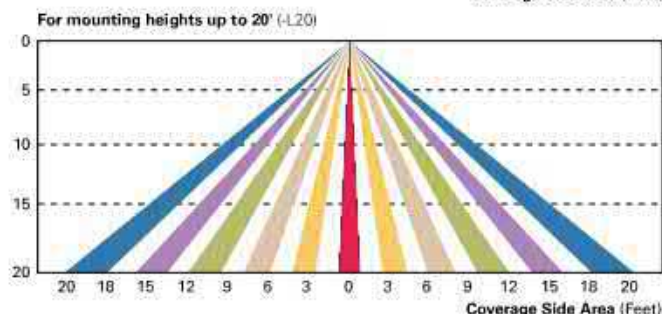
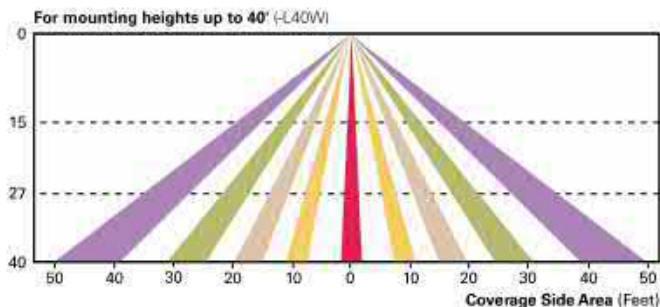
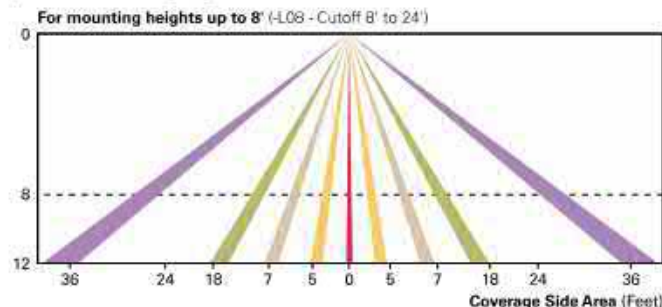
After Hours Dim (AHD)

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

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

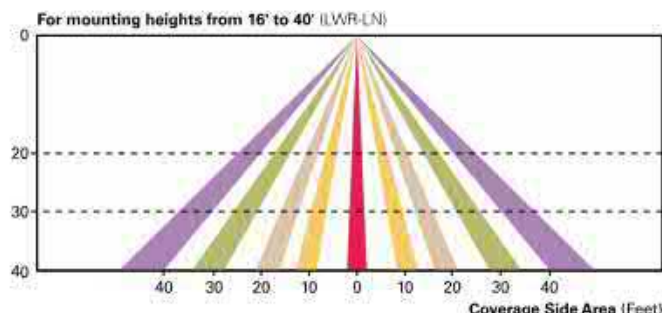
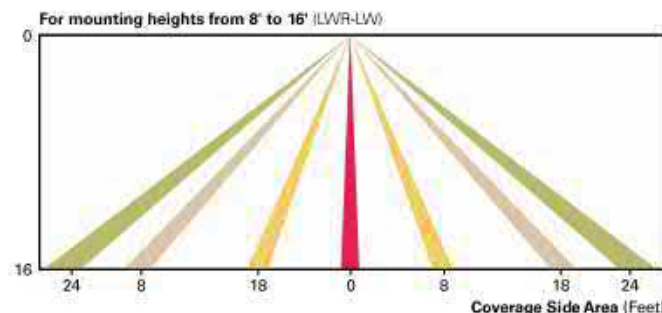
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 ⁴ 06=6 07=7 ⁵ 08=8 ⁵ 09=9 ⁵ 10=10 ⁶	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁷ 480=480V ¹⁸	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLR=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mount Arm Adapter ⁹ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹⁰ QMEA=Quick Mount Arm (Extended Length) ¹⁰
Options (Add as Suffix)					Accessories (Order Separately)		
7027=70 CRI 2700K¹³ 7030=70 CRI 3000K¹³ 8030=80 CRI 3000K¹³ 7050=70 CRI 5000K¹³ 7060=70 CRI 6000K¹³ AMB=Amber, 590nm^{16,35} 600=Drive Current Set to Nominal 600mA¹⁹ 800=Drive Current Set to Nominal 800mA¹⁹ 1200=Drive Current Set to Nominal 1200mA^{19,30} F=Single Fuse (120, 277 or 347V. Specify Voltage) FF=Double Fuse (208, 240 or 480V. Specify Voltage) 2L=Two Circuits^{13,18} DIM=External 0-10V Dimming Leads^{18,20} DIM10=Synapse Integrated Control Module^{14,18} AHD145=After Hours Dim, 5 Hours²² AHD245=After Hours Dim, 6 Hours²² AHD255=After Hours Dim, 7 Hours²² AHD355=After Hours Dim, 8 Hours²² HA=50°C High Ambient²³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Installed Mesh Top TH=Tool-less Door Hardware HSS=Installed House Side Shield²⁸ CE=CE Marking²⁹ LCF=Light Square Trim Painted to Match Housing²⁷ P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage)²¹ PER7=NEMA 7-PIN Photocontrol Receptacle²¹ R=NEMA Photocontrol Receptacle²¹					QA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V QA/RA1027=NEMA Photocontrol - 480V QA/RA1201=NEMA Photocontrol - 347V QA/RA1013=Photocontrol Shorting Cap QA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor²⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit¹⁰ GLEON-QMEA=Quick Mount Extended Arm Kit¹⁰ LS/HSS=Field Installed House Side Shield^{28,30} WOLC-7P-10A=WaveLinx Outdoor Control Module^{18,31} SWPD4-XX=WaveLinx Wireless Sensor, 7 - 15' Mounting Height^{18,32,34} SWPD5-XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height^{18,32,34}		

NOTES:

1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium³ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/4-LXX or MS/1-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 6 light squares. 12 Maximum 6 light squares. 13 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. 14 Available in 800mA only. 15 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. 16 Not available with HA option. 17 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with Enlighted wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 25 Replace X with number of Light Squares operating in low output mode. 26 Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE in appropriate quantities. See www.cooperlighting.com/lighting for Enlighted application information. 27 Not available with house side shield (HSS). 28 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 29 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 30 One required for each Light Square. 31 Requires PER7. 32 Requires ZW. 33 WAC Gateway required to enable field-configurability. Order WAC-PoE and WPCE-120 (10V to PoE injector) power supply if needed. 34 Replace XX with sensor color (WH, BZ, or BK). 35 Narrow-band 590nm +/-5nm for wildlife and observatory use. Supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology [*] 	D=Dome Camera, Standard H=Dome Camera, Hi-Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

^{*}Consult LumenSafe system pages for additional details and compatibility.

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.



	Type
	Date

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K

and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Cooper Lighting Solutions proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



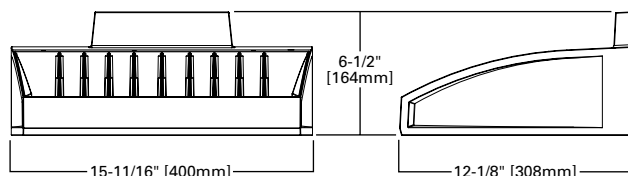
GWC GALLEON WALL

1-2 Light Squares
Solid State LED

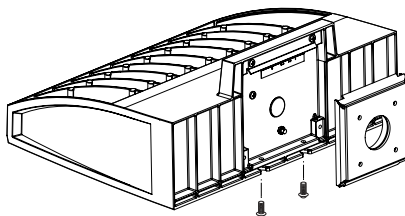
WALL MOUNT LUMINAIRE

WaveLinx

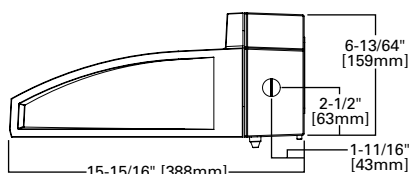
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)

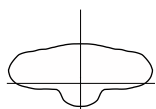
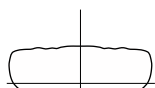
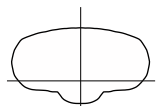
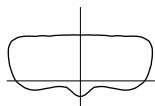
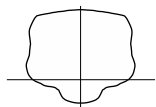
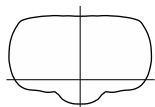
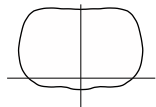
POWER AND LUMENS

Number of Light Squares		1				2			
Drive Current		600mA	800mA	1.0A	1.2A	600mA	800mA	1.0A	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (mA)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (mA)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	4000K/5000K Lumens	4,204	5,156	6,381	7,000	8,215	10,075	12,470	13,680
	3000K Lumens	3,975	4,874	6,033	6,618	7,767	9,525	11,790	12,934
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K/5000K Lumens	4,285	5,256	6,505	7,135	8,375	10,269	12,710	13,943
	3000K Lumens	4,051	4,969	6,150	6,746	7,918	9,710	12,017	13,182
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T4FT	4000K/5000K Lumens	4,311	5,286	6,542	7,177	8,422	10,329	12,784	14,024
	3000K Lumens	4,075	4,998	6,185	6,786	7,963	9,766	12,086	13,259
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
T4W	4000K/5000K Lumens	4,254	5,217	6,458	7,084	8,313	10,195	12,619	13,843
	3000K Lumens	4,023	4,933	6,105	6,698	7,860	9,639	11,931	13,088
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
SL2	4000K/5000K Lumens	4,196	5,147	6,370	6,988	8,202	10,058	12,449	13,656
	3000K Lumens	3,967	4,866	6,022	6,607	7,755	9,509	11,771	12,911
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL3	4000K/5000K Lumens	4,284	5,255	6,504	7,134	8,374	10,268	12,709	13,941
	3000K Lumens	3,849	4,720	5,842	6,408	7,520	9,224	11,415	12,523
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3
SL4	4000K/5000K Lumens	4,071	4,992	6,179	6,778	7,954	9,756	12,074	13,246
	3000K Lumens	3,849	4,720	5,842	6,408	7,520	9,224	11,415	12,523
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3
5NQ	4000K/5000K Lumens	4,420	5,420	6,709	7,358	8,637	10,591	13,108	14,380
	3000K Lumens	4,179	5,124	6,343	6,957	8,166	10,013	12,393	13,595
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
5MQ	4000K/5000K Lumens	4,501	5,520	6,831	7,494	8,795	10,786	13,350	14,644
	3000K Lumens	4,256	5,219	6,458	7,085	8,316	10,198	12,622	13,845
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	4000K/5000K Lumens	4,513	5,534	6,849	7,514	8,819	10,815	13,385	14,683
	3000K Lumens	4,268	5,232	6,475	7,104	8,338	10,224	12,656	13,882
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
SLL/SLR	4000K/5000K Lumens	3,765	4,619	5,716	6,270	7,358	9,023	11,167	12,251
	3000K Lumens	3,560	4,367	5,404	5,927	6,957	8,531	10,559	11,583
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3
RW	4000K/5000K Lumens	4,379	5,370	6,647	7,293	8,558	10,494	12,989	14,250
	3000K Lumens	4,141	5,077	6,285	6,895	8,092	9,922	12,281	13,473
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2

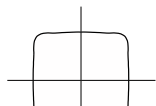
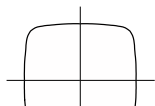
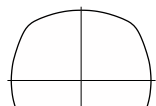
* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

OPTICAL DISTRIBUTIONS

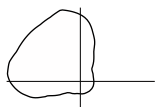
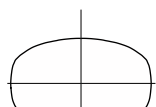
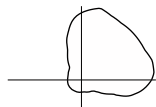
Asymmetric Area Distributions

T2
(Type II)SL2
(Type II with Spill Control)T3
(Type III)SL3
(Type III with Spill Control)T4FT
(Type IV Forward Throw)T4W
(Type IV Wide)SL4
(Type IV with Spill Control)

Symmetric Distributions

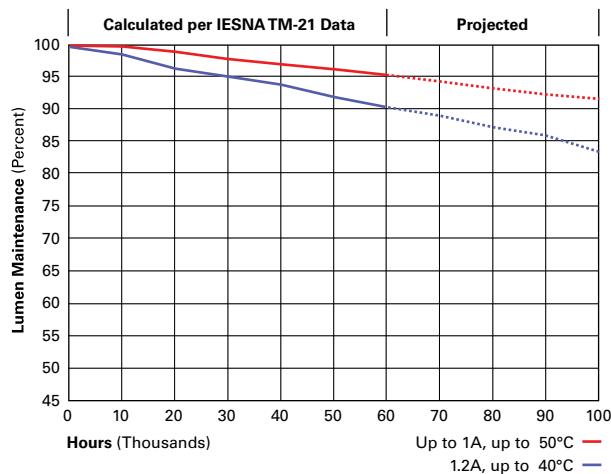
5NQ
(Type V Square Narrow)5MQ
(Type V Square Medium)5WQ
(Type V Square Wide)

Specialized Distributions

RW
(Rectangular Wide Type I) (90° Spill Light Eliminator Left)SLR
(90° Spill Light Eliminator Right)

LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

CONTROL OPTIONS

0-10V

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

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

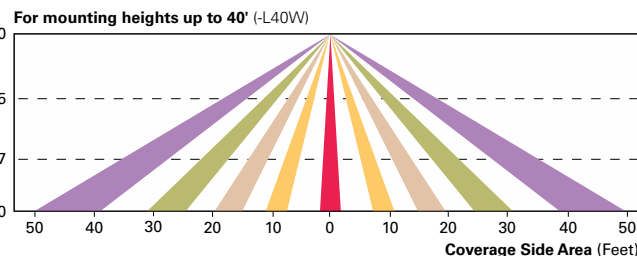
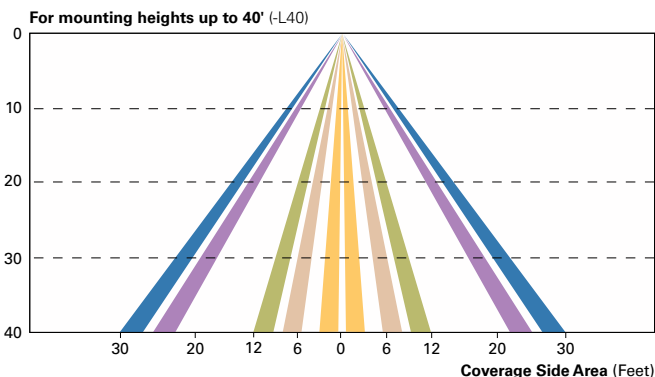
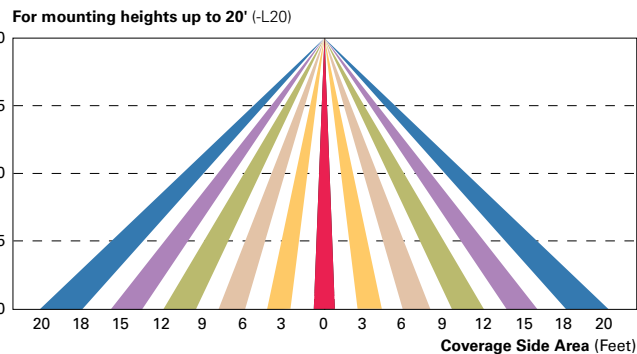
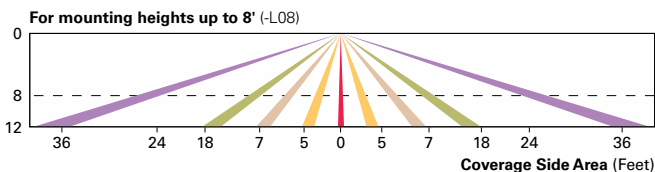
After Hours Dim (AHD)

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

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

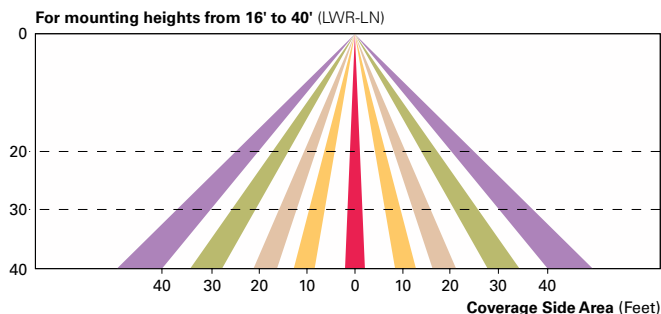
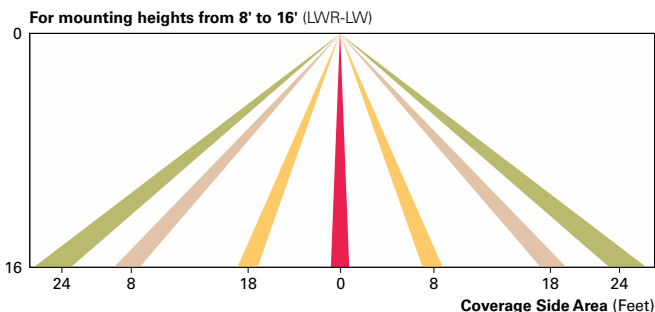
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinX Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinX to control outdoor area, site and flood lighting. WaveLinX controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

Sample Number: GWC-AF-02-LED-E1-T3-GM

Product Family ¹	Light Engine	Number of Light Squares ²	Lamp Type	Voltage	Distribution	Color	Mounting Options
GWC=Galleon Wall	AF=1A Drive Current	01=1 02=2 ³	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁴ 480=480V ^{4,5}	T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color ⁶	[BLANK]=Surface Mount
Options (Add as Suffix)					Accessories (Order Separately)		
7027=70 CRI / 2700K ⁷ 7030=70 CRI / 3000K ⁷ 8030=80 CRI / 3000K ⁷ 7050=70 CRI / 5000K ⁷ 7060=70 CRI / 6000K ⁷ 600=Drive Current Factory Set to 600mA 800=Drive Current Factory Set to 800mA 1200=Drive Current Factory Set to 1200mA ⁸ F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module DIM=0-10V Dimming Leads ^{9,10} DALI=DALI Driver ¹¹ HA=50°C High Ambient ¹² UPL=Uplight Housing ¹³ BBB=Battery Pack with Back Box ^{3,8,14,27} CWB=Cold Weather Battery Pack with Back Box ^{3,8,14,27} P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ AHD145=After Hours Dim, 5 Hours ¹⁶ AHD245=After Hours Dim, 6 Hours ¹⁶ AHD255=After Hours Dim, 7 Hours ¹⁶ AHD355=After Hours Dim, 8 Hours ¹⁶ MS-LXX=Motion Sensor for On/Off Operation ^{17,18,19} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{17,18,19} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{19,20,21} LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{19,20,21} L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top LCF=Light Square Trim Plate Painted to Match Housing ²² HSS=Factory Installed House Side Shield ²³ CE=CE Marking and Small Terminal Block ²⁴ ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle ^{29,30} ZW-SWPD4XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{29,30,32} ZW-SWPD5XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{29,30,32}					OA/RA1013=Photocontrol Shorting Cap ²⁸ OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V ²⁸ OA/RA1201=NEMA Photocontrol - 347V ²⁸ OA/RA1027=NEMA Photocontrol - 480V ²⁸ MA1252=10kV Circuit Module Replacement MA1059XX=Thru-branch Back Box (Must Specify Color) FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁷ LS/HSS=Field Installed House Side Shield ^{23,25} WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) ^{26,29} SWPD4-XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{29,30,31,32} SWPD5-XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{29,30,31,32}		

NOTES:

- DesignLight Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Two light squares with BBB or CWB options limited to 25°C, 120-277V only. Not available in combination with sensor options at 1200mA.
- Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom colors are available. Setup charges apply. Paint chip samples required. Extended Lead times apply.
- Extended lead times apply. Use dedicated IES files when performing layouts.
- Not available with HA option.
- Cannot be used with other control options.
- Low voltage control lead brought out 18" outside fixture.
- Only available with BBB or CWB in single light square. HA option available for single light square only. Limited to 1A and below.
- Not available with 1200, UPL, BBB and CWB options. Available for single light square only.
- Not available with SL2, SL3, SL4, HA, BBB, CWB, R, or PER7 options.
- Operates a single light square only. Cold weather option operates -20°C to +40°C, standard 0°C to +40°C. Backbox is non-IP rated.
- Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
- Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
- Replace LXX with the available mounting height options: L08, L20, L40 or L40W are the only choices.
- Includes integral photosensor.
- LumaWatt wireless sensors are factory installed requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
- Not available with HSS option.
- Only for use with SL2, SL3 and SL4 distributions. The light square trim plate is painted black when the HSS option is selected.
- CE is not available with the 1200, DALI, LWR, MS, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each light square.
- Requires PER7.
- Control option limited to P=Button Type Photocontrol (must specify voltage).
- Requires a 3 or 7 pin photocontrol receptacle.
- Cannot be used in conjunction with photocontrol or other controls systems (P, R, MS, LWR).
- WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
- Requires ZW.
- Replace XX with sensor color (WH, BZ, or BK).

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Moore

Vice-Chair: Councilmember McGuinness

2022 Proposed City Council Meeting Schedule

The Finance and Administration Committee recommended approval of the 2022 City Council meeting schedule. A voice vote is required for Council to adopt the schedule as recommended.

NEXT MEETING

The next meeting of the Finance and Administration Committee has not yet been scheduled.

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



Finance and Administration Committee Record of Proceeding June 29, 2021

The Finance and Administration Committee met on June 29, 2021. Those in attendance included: Chairperson Michael Moore, Ward III; Council Committee Member Barbara McGuinness, Ward I; Council Committee Member Aaron Wahl, Ward II; Council Committee Member Gary Budoor, Ward IV; City Administrator Mike Geisel; and Finance Director Jeannette Kelly. Those also in attendance included: Mayor Bob Nation; Councilmember Mary Monachella, Ward I (via teleconference); Councilmember Mary Ann Mastorakos, Ward II; Councilmember Dan Hurt, Ward III; Director of Public Works/City Engineer Jim Eckrich; Director of Planning Justin Wyse; Assistant Finance Director John Hughes; Asst. to City Administrator/Deputy City Clerk Molly Taylor; City Clerk Vickie McGownd; and approximately 6 other attendees.

Chairperson Michael Moore called the meeting to order at 5:30 p.m.

Proposed City Council Meeting Schedule

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to recommend approval of the 2022 Proposed City Council Meeting Schedule as amended by changing all Wednesday meetings to Tuesday. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

Flats at Wildhorse Village Lot 2A

Mr. Michael Hamburg, on behalf of the petitioner, requested sales tax exemption on construction materials for the Flats at Wildhorse Village Lot 2A. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to deny the petitioner's sales tax exemption request. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

Citizen Newsletter

City Administrator Mike Geisel stated that the Finance and Administration Committee of the Whole gave the following directive on October 27, 2020:

Explore the possibility of reducing the cost of printing and mailing the Citizen Newsletter and providing more efficient delivery of services by working with the Chamber of Commerce and preparing the Citizen Newsletter to coincide with the Chamber's quarterly newsletter "Out & About".

Mr. Geisel reported that there would be no cost savings by changing the Citizen Newsletter distribution process, because surveys indicate a strong desire from residents for a paper copy of the newsletter. It would also be a disservice to residents to have the City's newsletter combined with a commercial product.

Councilmember Moore received and filed this report on behalf of the Finance and Administration Committee.

Economic Development Tools

City Administrator Mike Geisel gave a detailed presentation about economic development tools (presentation attached). Discussion ensued.

Councilmember Moore made a motion, seconded by Councilmember Wahl, to recommend directing Staff to explore options for economic development tools in the southwest quadrant of Chesterfield, advise and engage landowners, and begin discussions regarding reimbursement agreement opportunities. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

Adjournment

The meeting was adjourned at 7:26 p.m.

Respectfully submitted:

Jeannette Kelly
Finance Director

Vickie McGownd
City Clerk

APPROVED: _____



MEMORANDUM

DATE: June 30, 2021
TO: Mike Geisel, City Administrator
FROM: Vickie McGownd, City Clerk *nm*
SUBJECT: 2022 Proposed City Council Meeting Schedule

After reviewing the attached Jewish Community Relations Council (JCRC) "Calendar of Major Jewish Holidays" and reviewing the holidays the City will observe in 2022, I have prepared the attached 2022 Proposed City Council Meeting Schedule.

Please add this to the July 19 City Council meeting agenda for review.

Attachments



2022 Proposed City Council Meeting Schedule 7:00 p.m.

January

Monday, January 3
Tuesday, January 18
(Martin Luther King Jr. Day Jan. 17)

February

Monday, February 7
Tuesday, February 22
(Presidents Day Feb. 21)

March

Monday, March 7
Monday, March 21

April

Tuesday, April 19
(Municipal Election April 5)

May

Monday, May 2
Monday, May 16

June

Tuesday, June 7
(Shavuot June 5-6)
Monday, June 20

July

Monday, July 18

August

Monday, August 1
Monday, August 15

September

Tuesday, September 6
(Labor Day Sep. 5)
Monday, September 19

October

Monday, October 3
Tuesday, October 18
(Shemini Atzeret Oct. 17)

November

Monday, November 7
Monday, November 21

December

Monday, December 5



4-Year Calendar of Major Jewish Holidays



This calendar has been prepared by the Jewish Community Relations Council of the Jewish Federation of Greater Toledo to help avoid scheduling conflicts with religious holidays. For teachers and school administrators, it is a resource for scheduling examinations, assemblies, field trips, sports events, graduations and other school-related programs. Government agencies, hospitals and the media may also find this calendar helpful.

JEWISH HOLIDAYS ALWAYS BEGIN AT SUNSET THE EVENING BEFORE THE DATE NOTED ON THIS CALENDAR AND CONCLUDE AT NIGHTFALL ON THE DATE NOTED. For example, Yom Kippur in 2019 will begin at sunset on Tuesday, October 8 and will end nightfall on Wednesday, October 9. Dates of holidays vary from year to year, however, each week, the Jewish Sabbath begins at sunset on Friday evening and concludes at nightfall on Saturday. Schools and employers should be sensitive to the needs of Sabbath observers. For further clarification, please contact the Jewish Community Relations Council.

Below you will find a list of major Jewish holidays when Jewish students and employees might be absent from school or might refrain from working in order to observe the holidays. Students and employees have the right to be absent for the purpose of observing Jewish holidays.

All Holidays Begin The Evening Before The Date Indicated At Sundown

	2019-2020	2020-2021	2021-2022	2022-2023
ROSH HASHANAH (New Year)	Sept. 30 & Oct. 1 Mon. & Tues.	Sept. 19 & 20 Sat. & Sun.	Sept. 7 & 8 Tues. & Wed.	Sept. 26 & 27 Mon. & Tues.
YOM KIPPUR (Day of Atonement)	Oct. 9 Wed.	Sept. 28 Mon.	Sept. 16 Thu.	Oct. 5 Wed.
SUKKOT (Feast of Tabernacles)	Oct. 14-15 Mon. & Tues.	Oct. 3 & 4 Sat. & Sun.	Sept. 21 & 22 Tues. & Wed.	Oct. 10 & 11
SHEMINI ATZERET (Eight Day of Sukkot)	Oct. 21 Mon.	Oct. 10 Sat.	Sept. 28 Tues.	Oct. 17 Mon.
SIMCHAT TORAH (Rejoicing of the Law)	Oct. 22 Tues.	Oct. 11 Sun.	Sept. 29 Wed.	Oct. 18 Tues.
*HANUKKAH (Eight Day Festival)	Dec. 23-30 Mon. - Mon.	Dec. 11-18 Fri. - Fri.	Nov. 29-Dec. 6 Mon. - Mon.	Dec. 19-26 Mon. - Mon.
	2020	2021	2022	2023
*PURIM (Feast of Esther)	March 10 Tues.	February 26 Fri.	Mar. 17 Thu.	Mar. 7 Tues.
Passover Thurs. & Fri.	Apr 9 & 10 Sun & Mon.	Mar. 28 & 29 Sat. & Sun.	April 16 & 17 Sat. & Sun	April 6 & 7 Thu. & Fri.
Concluding Days of Passover	Apr 15 & 16 Wed. & Thu.	April 3 & 4 Sat. & Sun	April 22 & 23 Fri. & Sat.	April 12 & 13 Wed. & Thu.
SHAVUOT (Feast of Weeks)	May 29 & 30 Fri. & Sat.	May 17 & 18 Mon. & Tues.	June 5 & 6 Sun. & Mon.	May 26 & 27 Fri. & Sat.

***NOTE: PURIM and HANUKKAH, holidays with special services and rites, do not require cessation from daily routines.**



Jewish Federation
OF GREATER TOLEDO

If you have any questions or need further information, please contact the:
Jewish Community Relations Council of the Jewish Federation of Greater Toledo
 6465 Sylvania Avenue, Sylvania, Ohio 43560
 (419) 885-4461 FAX: 885-3207

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Mastorakos

Vice Chair: Councilmember Budoor.

Art Donation Recommendation – Mr. Robert Kilo

The Parks, Recreation and Arts Committee recommended acceptance of the five-year art donation from Mr. Rob Kilo for placement at the Riparian Trailhead. A voice vote is required for Council to fully approve the donation and to authorize staff to proceed with its placement. (VOICE VOTE REQUIRED)

Logan Park Layout

The Parks, Recreation and Arts Committee recommended approval of the Logan Park site layout alternate #2, as previously recommended by the Parks, Recreation and Arts Citizen Advisory Committee. A voice vote is required for Council to fully approve the layout and staff will proceed with execution of the first phase of park development. (VOICE VOTE REQUIRED)

NEXT MEETING

The next meeting of the Parks, Recreation and Arts Committee has not yet been scheduled.

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

Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy
Date: 6/28/2021
Re: Kilo Art Donation Recommendation



The Parks, Recreation & Arts Citizen Advisory Committee reviewed the Kilo Art Donation proposal at their meeting on June 16, and voted unanimously to move the proposal forward to the Parks, Recreation & Arts Committee of Council. The Committee of Council then reviewed the proposal. After ample discussion Councilmember Hurt made a motion, seconded by Councilmember Mastorakos, to approve the recommendation to accept the sculpture donation and place it at the Riparian Trailhead and move it on to full council. There being no further discussion, the motion was passed by a voice vote of 3 to 0.

Below is the memo on the Kilo art donation and the discussion at both the Parks, Recreation & Arts Citizens Advisory Committee and the Parks, Recreation & Arts Committee of Council.

With your approval we would like to move this forward to the full Council on July 19, 2021.

Memorandum

#3

To: Mike Geisel, City Administrator
From: Tom McCarthy
Date: 6/17/2021
Re: Kilo Family Art Donation



At our June 16, 2021 Parks, Recreation and Arts Citizens Advisory Committee meeting Rob Kilo presented the following piece of artwork named the *Hartsfield-Portal to Metamorphosis* that the Kilo family would like to donate to the City in memory of his mother for a five-year term. The committee reviewed this artwork and voted unanimously to move it forward to the Parks, Recreation and Arts Committee of Council for their recommendation. As you will see there is a substantial amount of additional ideas pertaining to the grounds around the actual art piece. The only thing that was voted on last night and approved was the actual artwork and the location where they would like it installed. Preferred location for the piece is at the entrance to the new section of the Riparian Trail at Lydia Hill. The Parks Department will install the footing for the art piece and assist the artist with the installation after the Riparian Trail is completed with council approval. Rob is fully aware the additional concept, benches, gravel sitting area, stone wall and additional plantings have no approval or funding and will only be added if and when he is able to raise the required funds to cover the entire cost.

I would like to request that this information be forwarded to the Parks, Recreation and Arts Committee of Council for their review and direction.

I have attached the packet of information Rob presented to the committee for your review along with the city policy on art work installation that will be installed for over 90 days.

**CITY OF CHESTERFIELD
POLICY STATEMENT**

Parks, Recreation and Arts

NO. 4

SUBJECT Art Sculpture Review and Placement

Index PRA

DATE March 20, 2017

DATE

ISSUED

REVISED

POLICY

Proposed art work and placement for long term installation over nine months should first be reviewed by the Parks, Recreation and Arts Citizens Advisory Committee and a recommendation should move to the Parks, Recreation and Arts Committee of Council. After a review and recommendation from the Parks, Recreation and Arts Committee of Council the recommendation should move forward to the full Council for review and approval.

RECOMMENDED BY:



Department Head

3-13-2017
Date

APPROVED BY:

City Administrator

Date



City Council (if applicable)

3/20/2017
Date



PARKS, RECREATION AND ARTS COMMITTEE OF COUNCIL MEETING RESULTS
June 23, 2021
City Hall Chambers, Room 201

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

Those in attendance included:

Chairperson Mary Ann Mastorakos, Ward II
Councilmember, Dan Hurt, Ward III
Councilmember, Gary Budoor, Ward IV

Also in attendance were:

Director of Parks, Recreation & Arts, Tom McCarthy
Executive Assistant, Parks, Recreation & Arts, Ann-Marie Stagoski

Agenda Item #1: Election of the Liaison to the Parks, Recreation & Arts Citizens Advisory Committee
Councilmember Hurt moved to appoint Councilmember Mastorakos as liaison to the Parks, Recreation & Arts Citizens Advisory Committee. Councilmember Budoor seconded the motion. There being no further discussion, the motion was passed by a voice vote of 3 to 0.

Agenda Item #2: Approval of Minutes

The meeting results of the May 25, 2021 Parks, Recreation & Arts Committee of Council Meeting were submitted for approval. Councilmember Hurt made a motion, seconded by Councilmember Budoor, to approve the meeting results. There being no discussion, the motion was passed by a voice vote of 3 to 0.

Agenda Item #3: Kilo Art Donation Recommendation

Director McCarthy explained that the Kilo family is offering to purchase and donate the piece of artwork named *The Hartsfield-Portal to Metamorphosis*. They would like it placed at the Riparian Trailhead near Lydia Hill Road. The City would provide the sign and base. If additional funding is secured the remainder of the project proposed could be completed. The Parks, Recreation & Arts Citizens Advisory Committee voted to accept the sculpture and the location for a five-year term. The sculpture is on order and should be completed in the fall. It will be 9 feet tall. Councilmember Mastorakos asked how the pollinator garden could be managed to minimize the "weedy" look that can be characteristic of pollinator gardens. Director McCarthy stated that the maintenance team had experience in this area and that they could make it low growth and minimize the need for watering.

There was additional discussion on what would happen if zero or partial funds were raised for the remainder of the proposed project. Nothing would go forward until funds were raised. It will currently take minimal staff time and approximately \$50 for concrete to install the concrete footing and the sculpture.

Councilmember Hurt made a motion, seconded by Councilmember Mastorakos, to approve the recommendation to accept the sculpture donation and place it at the Riparian Trailhead and move it on to full council. There being no discussion, the motion was passed by a voice vote of 3 to 0.

Agenda Item #4: Logan Park Approved Layout

Director McCarthy explained that the Parks Department had hosted its last Open House regarding Logan Park on June 3. At that time the consultants still had parking off Schoettler Road. Mr. Bill Hembeger had reached out to Logan University regarding the possibility of having the parking entrance off of the university's south entrance road. Mr. Hembeger communicated that Logan University was open to this and an additional meeting was arranged with representatives from Logan, Director McCarthy and Mr. Hembeger. Dr. McDonald and Adil Khan from Logan confirmed that the entrance to Logan park and the Parking was an option and they were fully onboard to move forward.

Moving the parking back solves several concerns expressed by residents. It will minimize noise to neighboring houses. Parking can be closer to the playgrounds and restrooms. There will not be any blind spots on Schoettler Road and it allows for more green space on the road frontage. Additional funds will be needed to cover the cost of added pavement for this type of entrance.

Councilmember Hurt moved to accept the recommendation of the PRCAC and approve Alternate 2 (phase 1) with the additional required funds not to exceed \$29,000 to be taken from the Parks Fund Fund Reserve. Councilmember Mastorakos seconded the motion.

Councilmember Budoor asked if there would be one entrance and one exit. Director McCarthy explained that yes, there would be one and that is easier to secure. Additional questions answered were that there would be slanted parking and no bike lane. The four tenths of a mile trail would be crushed stone and not appropriate for a bike lane. It was approximated that the restrooms were about 80 feet from the pavilion.

Director McCarthy further explained that MSD had to approve the layout. Councilmember Hurt suggested that shade be added near the playground and that the police be consulted on orientation for the doors of the restroom. Councilmember Budoor inquired about the lighting to which Director McCarthy explained that there would be one ambient light in the parking lot, a small light above the restrooms; restrooms would have an auto-lock feature that lets anyone who is inside, out and that there would be one ambient light in the pavilion for security reasons.

There being no further discussion, the motion was passed by a voice vote of 3 to 0.

Agenda Item #5: Unfinished Business

No unfinished business.

Agenda Item #6: New Business

No new business.

Agenda Item #7: Adjournment

There being no further business to discuss, Chairperson Mastorakos adjourned the meeting at 6:12 p.m.

Parks, Recreation & Arts Citizen Advisory Committee Meeting Results

June 16th, 2021 at 6:15 PM.

Present

Ward Name

I – Ann Book

II – Barbara Briggs

III - Kelli Unnerstall

III – Mike Whelan, Chair

IV – Rob Kilo

IV – Jim Pisoni

Tom McCarthy – Parks Recreation & Arts Director

Dan Hurt – Chesterfield City Council

Mary Ann Mastorakos – Chesterfield City Council

(4) Guests – Residents of neighborhoods around Logan Park

Bob Wulff, Bill and Jane Hemberger

(1) Guest representing the Butterfly House- Jennifer Mullix

1. Approval of March 13, 2021 Meeting Results – Minutes were review and unanimously approved without changes.

2. Creative Community Alliance / Sculpture Update – Tom provided an update on the 'Joy' sculpture selected by Chesterfield.

3. Monarch Grove Artwork Donation – Rob Kilo advised that his family has purchased a Butterfly sculpture entitled 'Portal to Metamorphosis' and presented a plan to create a Monarch Grove area near the intersection of August Hill Drive and the new Riparian Trail phase. The sculpture will be donated to city free of charge in the form of 5 year recurring loans and placed in the proposed Monarch Grove. The area will be approximately 24' in circumference with crushed stone/gravel surface and stone benches for seating. The estimated cost to build Monarch Grove is \$25,000 and it is not funded at this time. The committee reviewed the proposed plan and approved it with a unanimous vote.

4. Municipal Planning Grant Central Park Schedule – Tom announced that a public open house will be held on July 28th, 2021 in City Hall Council Chambers to review plans for the new 8 acre parcel of land in Central Park.

5. Logan Park – Tom presented a revised plan for Logan Park development that moved the parking lot to the northwest corner of the park with an entrance off of Logan Drive. Ann questioned the lack of sidewalks in the plan and stated that this was a concern. Councilman Hurt advised that sidewalks were not in the initial phase due to a lack of funding and would be addressed in future phases of the development. Rob Kilo noted that room for sidewalks should be left in the landscape buffer area. It was also noted that there is no signaled crosswalk in the current proposal. A motion was made to advance the plan to the Parks, Recreation & Arts committee of council. It passed 5-1 with Ann Book casting the no vote.

Tom advised that more drawings are being done to prepare for the Municipal Planning Grant Round 22.

6. Volunteer Opportunities – Tom advised that there are volunteer opportunities for the committee at the July 4th event at CVAC. Volunteers are also needed to monitor a Parks, Recreation and Arts information table at the free Chesterfield Amphitheatre concerts. The first one is June 26th. Contact Tom if interested in either of these.

7. Parks, Recreation and Arts updates – New voting and term limit policies are being developed for the Parks, Recreation and Arts Citizens Committee and the Chesterfield Citizens for the Environment. Jim asked how the pool operations were going. Tom reported that there is a shortage of lifeguards and attendance was a little low.

8. Unfinished Business - Rob asked about the possibility of putting QR codes on sculptures that would provide information and location details on sculptures through the parks system. Tom suggested using the Chesterfield Parks App. Rob asked if any honeysuckle removal events were planned and Tom advised that one will be held in the fall.

9. New Business – Rob noted that the retaining wall around the Central Park Lake path was failing in some places near the YMCA. Rob requested a summary of comments from the zoom meeting that was held to review proposals for the new 8 acre parcel of land in Central Park.

Kelli is going to send Jim an email version of the comments from a resident of a Logan Park area neighborhood regarding the park development proposal. Jim will include in the minutes.

10. The meeting was adjourned at 7:30 PM.

Monarch Grove along the Riparian Trail

PROPOSAL ONLY for discussion purposes.

Not approved for unapproved circulation unless by Director of Parks.

'Monarch Grove along the Riparian Trail' will be a natural, native-inspired area on the North side of August Hill Drive by the new Riparian Trail extension. The grove will be a meeting place, rest stop, reflection area, and midway 'trail head' for the upcoming 2021 Riparian Trail extension with construction for phases two and three. The proposed grove is in Ward II.

The grove area will be a registered Monarch Waystation to signify Chesterfield's contribution to monarch conservation and assistance to pollinators.

Proposed site plan, see attachments for pictures and examples:

The grove would be a ~24' circle area on the 'side' of the Riparian Trail extension near the August Hill Drive crosswalk and start of the new trail. The upcoming approved phases of construction could level out and grade the area, including leveling the grade at least 20' to the left to prevent future erosion, and prepare for the grove build out and installation.

Long stone wall blocks in approximately three layers stepped around the back side of the graded hillside 'circle.' The tallest area would still be functional to sit on, walk on, and as a back drop, but not very high vertically in height, so not a safety issue. The stone walls would step down around the sides of the circular area, providing a cut out area in the sloped hill. The second tier of the wall block layers, which would be at 'sitting height' to encompass a natural seating area, would encompass the largest section length of each side down the stepped wall. This wall would last forever and low maintenance.

Stone block benches: 5 feet in length to accommodate 2 people seated with their personal belongings such as phone, water bottle, snacks, etc. Bench height will be equal to the current benches along the trail. Propose two separated stone block benches that would be placed inward from the outer edge of the circle so that it could be sat on from any direction. These benches would last forever, low maintenance, and meet ADA guidelines.

The grove area would start ~4-5 sidewalk slabs to the left of the trail's August Hill Drive crosswalk. The grove area would start immediately off the August Hill Drive sidewalk with an entry of pavers or concrete slab and then transition into the crushed stone/gravel. There would be one 'entrance' off the sidewalk, and one 'entrance' directly from the trail as it goes up/down the hill. The entrance directly off the hill could be pavers or a continuation of the asphalt trail up until the crushed stone/gravel of the grove area.

Statue: 'Portal to Metamorphosis' statue by artist Glory Hartsfield. Statue to be purchased by the Kilo family and loaned to the City for 5 year increments. Their plan is to loan the statue ongoing forever. The ~9' statue would be on a 2' tall circular concrete base. The statue would

use solar-powered LED lighting with a timer to ensure it's only lit based on timing recommendations from the City Parks department. The statues will never be lit throughout the entire night. The Kilo family is interested in the City pursuing statue approvals as soon as possible. This statue is already an approved statue in the 'Sculpture on the Move' program.

The statue/base would be in the back side of the circle, not necessarily in the center of the whole 'circle'. Around the base would be another extended circle equally around it a few feet wide with native flowering plantings that are appropriate for the area. It's possible to have those native plantings just toward the front of the statue to reduce upkeep/maintenance.

Along the back side of the circle where the 'stone wall' is built, there would be a few larger plantings, and a proposal for numerous native pollinator plantings around those. These plantings would be low maintenance and would be the only plantings designated on the outer core of the grove. They could include the possibility of one the following:

- 1) Preferred option: Sassafras trees which would grow to provide shade over the back curved wall.
- 2) Blue spruce evergreens planted ~ 10 feet apart so that the statue can be easily seen coming down the trail.
- 3) Brightly colored ornamental grass such as Shenandoah switch grass.

There would be a sign similar to the 'StoryBook Walk' signage which would include a map of the entire Riparian Trail, information on pollinators, and QR codes for key information. An official 'Monarch Waystation' metal sign will be posted in the area or on the backside of the other sign. Budget of \$41 for Monarch Waystation application fee of \$16 and Monarch Waystation 9" x 12" aluminum sign cost of \$25. <https://www.monarchwatch.org/waystations/>.

The trashcan and updated smaller DOGI POT dog bag dispenser would be near the solar powered August Hill streetlight & Riparian Trail extension sign, not right next to the grove.

Goal is to partner with a company or companies for 'sponsorship' to fund the majority of the grove project, with future opportunities to continue the support maintaining the grove.

Request for Parks department to seek budget estimates, internal discussions, planning, approvals, etc. in the near term for development upon completion of the 2021 Riparian Trail extension.

Potential native milkweed plantings within the native prairie landscape hill. The immediate area on the hillside slope would provide a good area for milkweed plantings as it is an open field, near a water source, etc. The Monarch Waystation designation allows for aggregate of multiple sites to be referenced for application submission.

This is a proposal only for discussion purposes.

Submitted by Rob Kilo, 16734 Benton Taylor Drive, Chesterfield, MO 63005. 314-616-5456

Public Works and Capital Projects March 15, 2021

Riparian Trail – In 2021 the City of Chesterfield will construct Phases two and three of the Riparian Trail. The Riparian Trail extension will begin at August Hill Drive, head north through Central Park, across Wild Horse Creek Road, and terminate at Old Chesterfield Road. This \$1.5 million project will be partially funded through a \$1 million grant acquired through the Transportation Alternatives Program (TAP). All remaining project costs outside the grant will be funded through the Chesterfield Valley Transportation Development

District (TDD), resulting in no net cost to the City of Chesterfield. Execution of a Program Agreement with MoDOT and execution of a design contract with George Butler and Associates (GBA) were authorized by City Council on March 19, 2018.

On April 2, 2018, City Council authorized an Amendment to the Contribution of Land Agreement with Chesterfield Village Incorporated (CVI) in order to acquire the land necessary to construct a portion of the Riparian Trail, and the closing documents with CVI were signed by the City on June 20, 2019.

Construction of this project was originally planned to commence in late summer of 2020. However, the Wildhorse Village project will include construction of the Burkhardt Place extension and signalization of the Burkhardt Place/Wild Horse Creek Road intersection. In order to allow for necessary coordination with the developer on the design of the trail crossing at the new signal, Staff secured a project extension from East-West Gateway, delaying this project to 2021.

The final Plans, Specifications, and Estimate (PS&E) for the trail are being revised to coordinate with the Burkhardt extension and the Wild Horse Creek intersection plans. The City received Right of Way Clearance from MoDOT on March 3, 2021, allowing final submittal of the PS&E, which should occur in late March. Once the PS&E is approved by MoDOT, Staff will advertise for bids with an expectation that construction will commence this summer.



2nd level
bench height

native
pollinator
plants

crushed stone/gravel

stone
bench 5'

stone
bench 5'

concrete

← sidewalk →

← drainage →

slight
hill

asphalt

asphalt

map

Riparian
Trail
extension

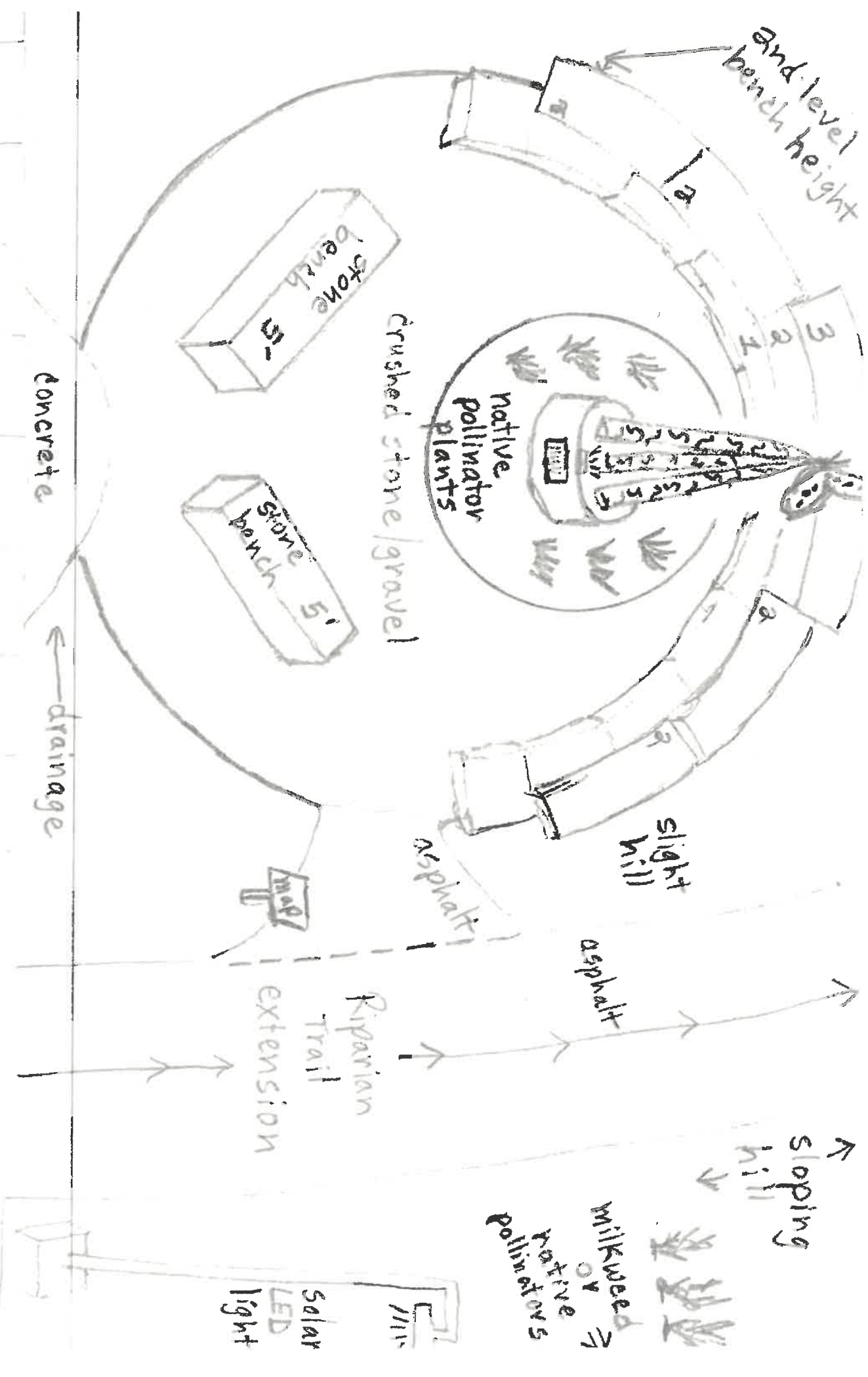
↖ sloping
hill ↗

milkweed
or
native
pollinators

Solar
LED
light

August Hill Drive

Crosswalk



Artist Name: Glory Hartsfield
Artwork Name: Hartsfield-Portal to Metamorphosis

Dimensions: 11' x 4' x 2'

Media: Steel & Paint

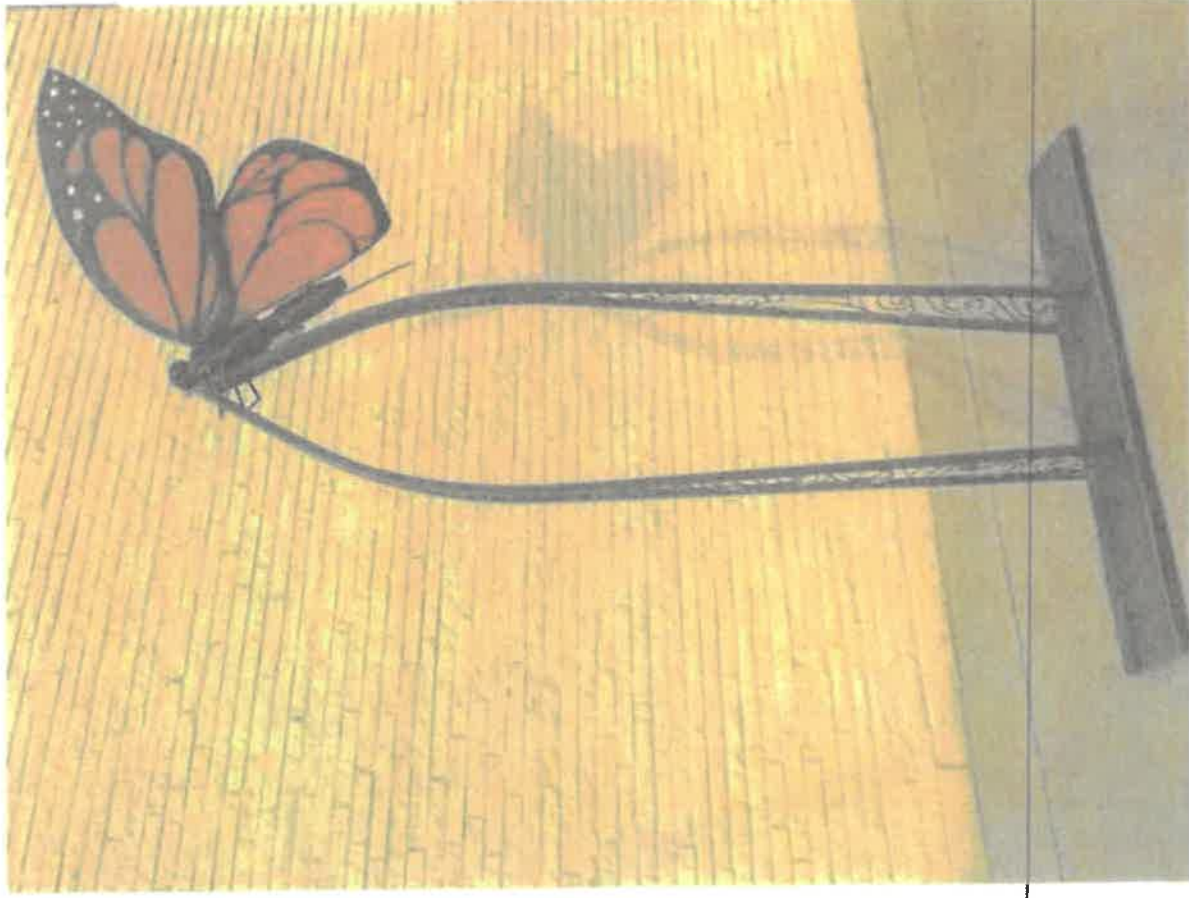
Maintenance: None

Price: \$6,000

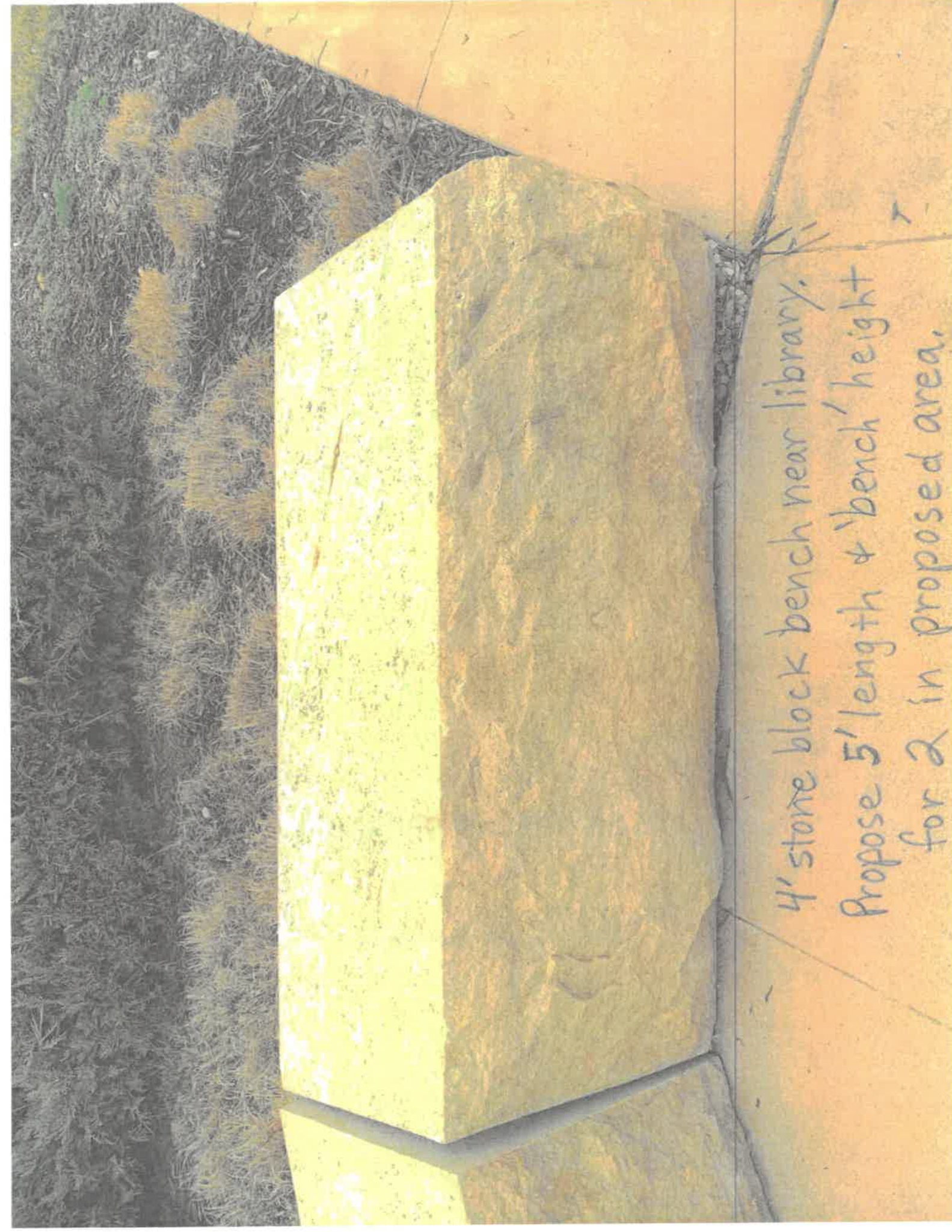
From: TX

Descriptions: Being able to change what is familiar into something that was born of imagination aligns with my aspirations to make changes in life, construct my own destiny and encourage others to do the same. My goal is to continue to make and show sculpture that speaks to the viewers of troubles and triumphs I have encountered in my journey in hopes of motivating others to conquer their own troubles and become aware that we control the course our life takes ~~us and are beholden to none.~~

Additional notes: The Bases are equipped with steel tabs for anchor bolts to secure the sculpture into the concrete pad.



Example: Proposed statue is very similar, but 9' tall.



4' stone block bench near library.

Propose 5' length & 'bench' height
for 2 in proposed area.





Example of stone wall blocks stepped along the back side of the circle. The majority of the 'wall' would be 'bench' height around the back,

MONARCH WAYSTATION



This site provides milkweeds, nectar sources, and shelter needed to sustain monarch butterflies as they migrate through North America.

Certified and registered by Monarch Watch as an official Monarch Waystation.

CREATE, CONSERVE, & PROTECT MONARCH HABITATS

WWW.MONARCHWATCH.ORG

Monarch Watch | Kansas Biological Survey | University of Kansas | 2021 Constant Ave | Lawrence, Kansas 66047



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Sassafras albidum

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[More Images](#)

Species Native to Missouri

Common Name: sassafras

Type: Tree

Family: Lauraceae

Native Range: Eastern North America

Zone: 4 to 9

Height: 30.00 to 60.00 feet

Spread: 25.00 to 40.00 feet

Bloom Time: April to May

Bloom Description: Greenish-yellow

Sun: Full sun to part shade

Water: Medium

Maintenance: Medium

Suggested Use: Flowering Tree

Flower: Showy

Fruit: Showy

Tolerate: Deer, Drought, Clay Soil, Black Walnut

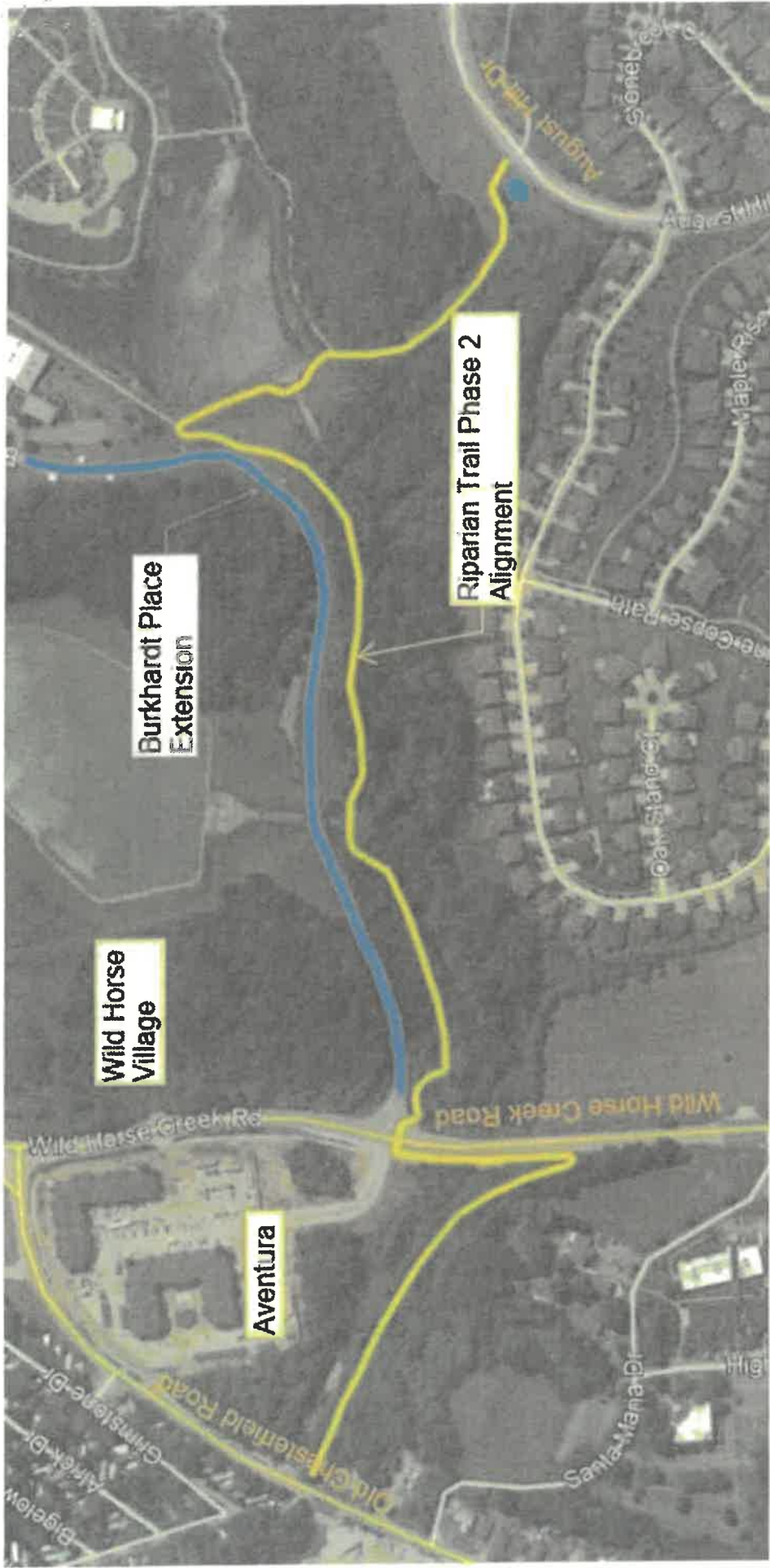
[Garden Locations](#)

Culture

Easily grown in average, medium, well-drained soil in full sun to part shade. Prefers moist, acidic, loamy soils. Tolerates dry, sandy soils. Large taproot makes transplanting of established trees difficult. If root suckers are not removed, tree will spread and begin to take on the appearance of a large multi-stemmed shrub.

Noteworthy Characteristics

Sassafras albidum, commonly called sassafras, is a Missouri native, ornamental, small to medium-sized deciduous tree which occurs in wood margins, fence rows, fields, thickets and roadsides. Shrubby in youth, but matures to a dense, pyramidal tree up to 60' tall. Spreads by root suckers to form large colonies in the wild. All of the trees in a colony may rise from the same parent. Dioecious (separate male and female trees). Attractive, greenish-yellow flowers appear in clusters at the branch ends in spring. Flowers on female trees (if pollinated) give way to small pendant clusters of bluish-black berries (drupes) which are borne in scarlet cup-like receptacles on scarlet stalks (pedicels). Fruits mature in September. Variable, 4-7" long leaves in three shapes (ovate, mitten-shaped and three-lobed) are bright green above and glaucous (*albidum* meaning white) below. Excellent yellow, purple and red fall color. To Native Americans, sassafras oils were freely used in tonics as medical panaceas. Culinary uses have included: sassafras tea (bark), root beer flavoring (root oil) and a gumbo-thickening agent called filé (stem pith). More recently, sassafras oils have been determined to contain a carcinogenic substance (safrole) and many of the former uses for the oils are now banned by the U.S. Food and Drug Administration.



Blue dot represents
proposed location



August Hill Dr

Proposed area

August Hill Dr

Stonebrook Ct

Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy
Date: 6/28/2021
Re: Logan Park Layout Approval



The Parks, Recreation & Arts Citizen Advisory Committee reviewed the updated Logan Park layout proposal and voted in favor of moving Alternate 2 (phase 1) drawing forward to the Parks, Recreation & Arts Committee of Council. On June 23 the Parks, Recreation & Arts Committee of Council also reviewed the new Logan Park plan and had a bit of discussion on the layout. Below are the draft meeting results on this topic from our meeting along with the maps and memos.

Agenda Item #4: Logan Park Approved Layout

Director McCarthy explained that the Parks Department had hosted its last Open House regarding Logan Park on June 3. At that time the consultants still had parking off Schoettler Road. Mr. Bill Hembeger had reached out to Logan University regarding the possibility of having the parking entrance off of the university's south entrance road. Mr. Hemberger communicated that Logan University was open to this and an additional meeting was arranged with representatives from Logan, Director McCarthy and Mr. Hemberger. Dr. McDonald and Adil Khan from Logan confirmed that the entrance to Logan park and the parking was an option and they were fully onboard to move forward.

Moving the parking back solves several concerns expressed by residents. It will minimize noise to neighboring houses. Parking can be closer to the playgrounds and restrooms. There will not be any blind spots on Schoettler Road and it allows for more green space on the road frontage. Additional funds will be needed to cover the cost of added pavement for this type of entrance.

Councilmember Hurt moved to accept the recommendation of the PRCAC and approve Alternate 2 (phase 1), with the additional required funds not to exceed \$29,000 to be taken from the Parks Fund, Fund Reserve. Councilmember Mastorakos seconded the motion.

Councilmember Budoor asked if there would be one entrance and one exit. Director McCarthy explained that yes, there would be one and that is easier to secure. Additional questions answered were that there would be slanted parking and no bike lane. The four tenths of a mile trail would be crushed stone and not appropriate for a bike lane. It was approximated that the restrooms were about 80 feet from the pavilion.

Director McCarthy further explained that MSD had to approve the layout. Councilmember Hurt suggested that shade be added near the playground and that the police be consulted on orientation for the doors of the restroom. Councilmember Budoor inquired about the lighting to which Director McCarthy explained that there would be security dusk to dawn lights on the pavilion, restroom facility and the parking lot.

There being no further discussion, the motion was passed by a voice vote of 3 to 0.

With your approval we would like to move this forward to the full Council on July 19, 2021 to get their approval of the new layout Alternate 2 (phase 1) and the transfer of \$29,000 from the Parks Fund, Fund Reserve account to cover the additional concrete needed for the parking lot and road into the park.

#4



Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy
Date: 6/21/2021
Re: Logan Park Layout Approval

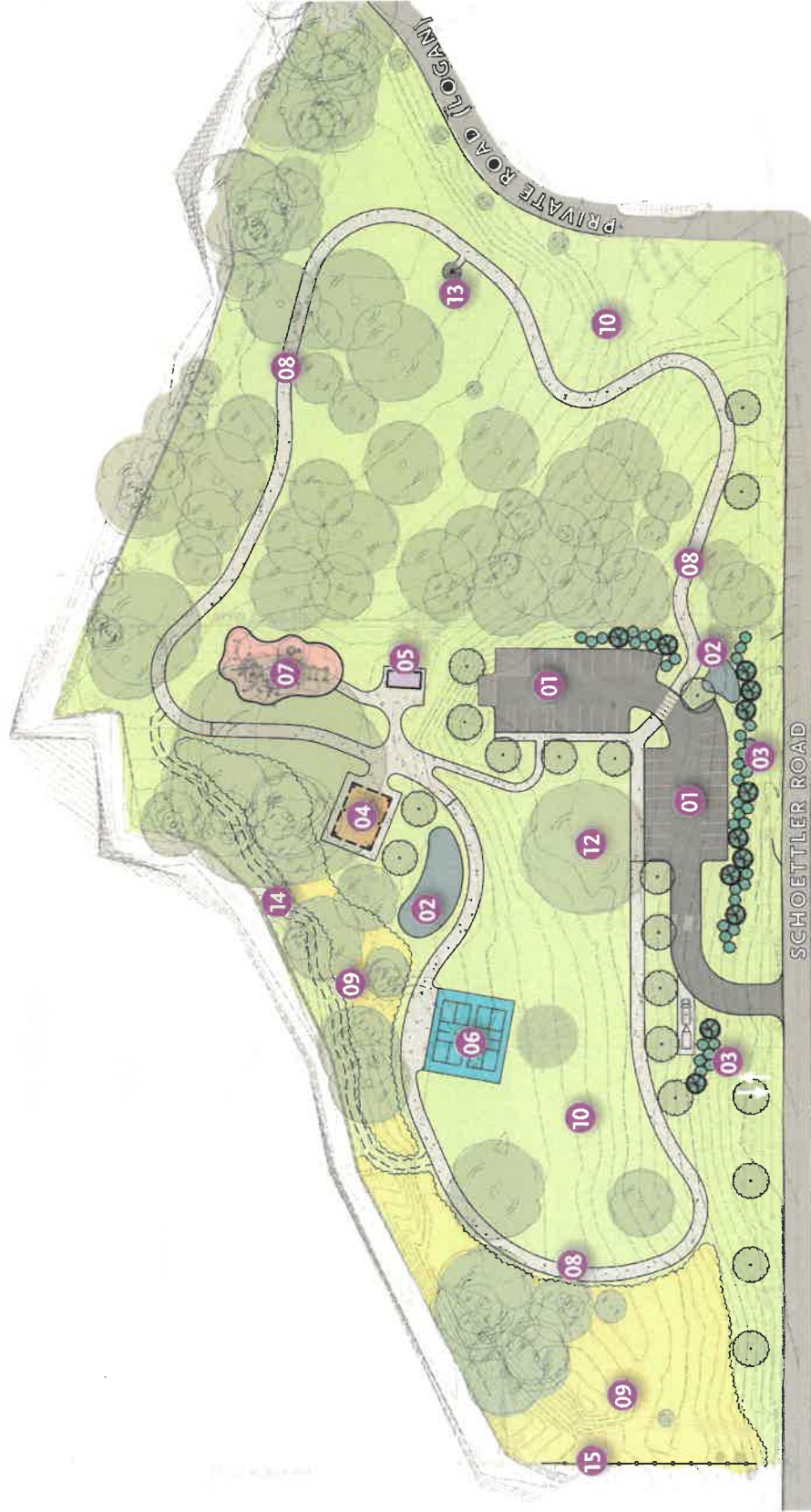
At our most recent Parks, Recreation & Arts Citizens Advisory meeting on Wednesday June 16th the committee reviewed and approved the most recently updated Logan Park layout. I have provided the original concept we were working with titled Alternate 1 and the Alternate 2 concept which has the drive into the park and the parking lot coming in off of Logan's south entrance to their campus below. I have also added a new concept picture that just has the elements included in it that are covered in the phase 1 of the Municipal Parks grant and layout of those elements for clarification. This change in the drive and the parking lot came about when Bill Hemberger and I met with Dr. McDonald and Adil Khan and discussed the Alternate 2 concept. Both Dr. McDonald and Mr. Khan were both very open and gave us the green light to move forward with Alternate 2. This new plan solves several issues for the neighborhoods surrounding the park and Chesterfield residents. Improvements with the new drive into the park are; no new curb cuts on Schoettler, parking is now further away from the homes on Schoettler, less noise for the neighbors associated with the parking lot, the pavilion is further back in the park and still close to the parking lot and it will allow us to have more of the original green space preserved next to the road and keep that open green space look. All of the above items were areas of concerns with many of the people that were on our Zoom open house and then again at are final open house at City Hall for the park on May 3rd.

With the new location of the parking lot there will be an increase of about 3,500 square feet of driveway/parking lot which will cost an additional \$28,875. We did not have this budgeted for in the grant or the city's match in the original request for the phase 1 development at Logan Park.

The breakdown consists of 3,500 square feet of gravel at a 4" depth and then 7" of concrete over the gravel. The total cost is based on a price of \$7.50 a square foot which comes out to \$26,250 and a 10% contingency which is \$2,650 for a total of \$28,875. I would request these funds from the Parks Fund, Fund Reserve that currently have a balance of \$1,695,048.32 as of 12-31-2020 (per director of Finance Jeannette Kelly on June 21, 2021) be transferred to the Logan Park Project Fund, 084-5299 Special Projects.

I would like to request that this information be forwarded to the Parks, Recreation & Arts Committee of Council for their review and direction.

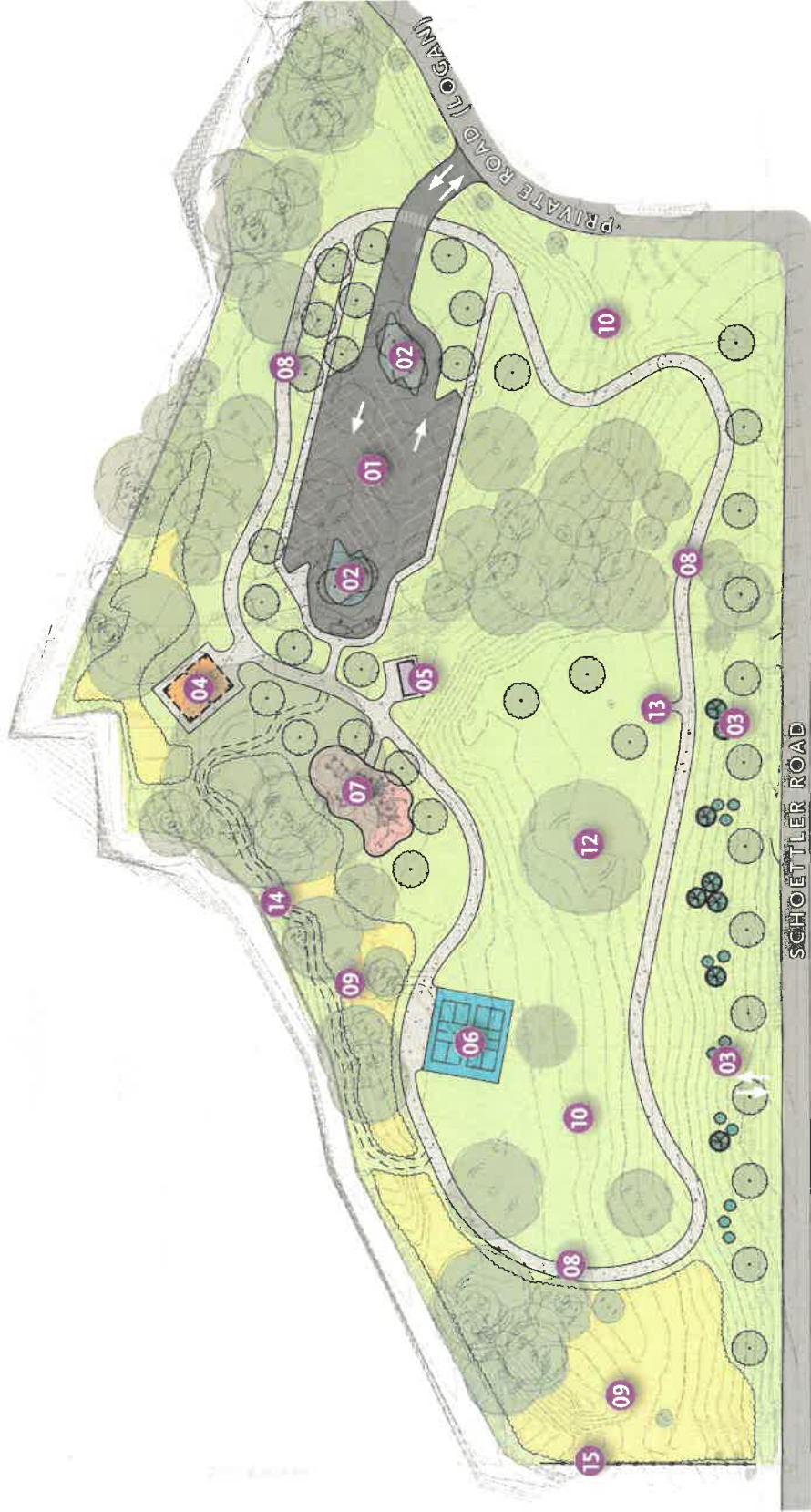
- KEY
- 01 PARKING:: TWO WAY 90 DEGREE (40 SPACES)
 - 02 RAIN GARDEN / BMP
 - 03 DENSE LANDSCAPE BUFFER PLANTINGS
 - 04 PAVILION
 - 05 RESTROOM
 - 06 PICKLEBALL, TWO COURTS (PHASE 2)
 - 07 PLAYGROUND
 - 08 LOOP TRAIL (PHASE 2)
 - 09 NATIVE PLANTING / POLLINATOR MEADOW (PHASE 2)
 - 10 OPEN LAWN / FLEX SPACE
 - 11 NOT USED
 - 12 LARGE SYCAMORE TO REMAIN
 - 13 GAZEBO (PHASE 2)
 - 14 WOOD CHIP TRAIL
 - 15 SPLIT-RAIL FENCE



OVERALL CONCEPT MASTER PLAN - ALTERNATE 1
LOGAN PARK - MASTER PLAN | CHESTERFIELD, MO

KEY

- 01 PARKING:- 45 DEGREE (40 SPACES) - ONE WAY CIRC.
- 02 RAIN GARDEN / BMP
- 03 LANDSCAPE BUFFER PLANTINGS
- 04 PAVILION
- 05 RESTROOM
- 06 PICKLEBALL, TWO COURTS (PHASE 2)
- 07 PLAYGROUND
- 08 LOOP TRAIL (PHASE 2)
- 09 NATIVE PLANTING / POLLINATOR MEADOW (PHASE 2)
- 10 OPEN LAWN / FLEX SPACE
- 11 NOT USED
- 12 LARGE SYCAMORE TO REMAIN
- 13 GAZEBO (PHASE 2)
- 14 WOOD CHIP TRAIL
- 15 SPLIT-RAIL FENCE



OVERALL CONCEPT MASTER PLAN - ALTERNATE 2
LOGAN PARK - MASTER PLAN | CHESTERFIELD, MO



KEY

01 PARKING:- 45 DEGREE (40 SPACES) - ONE WAY CIRC.

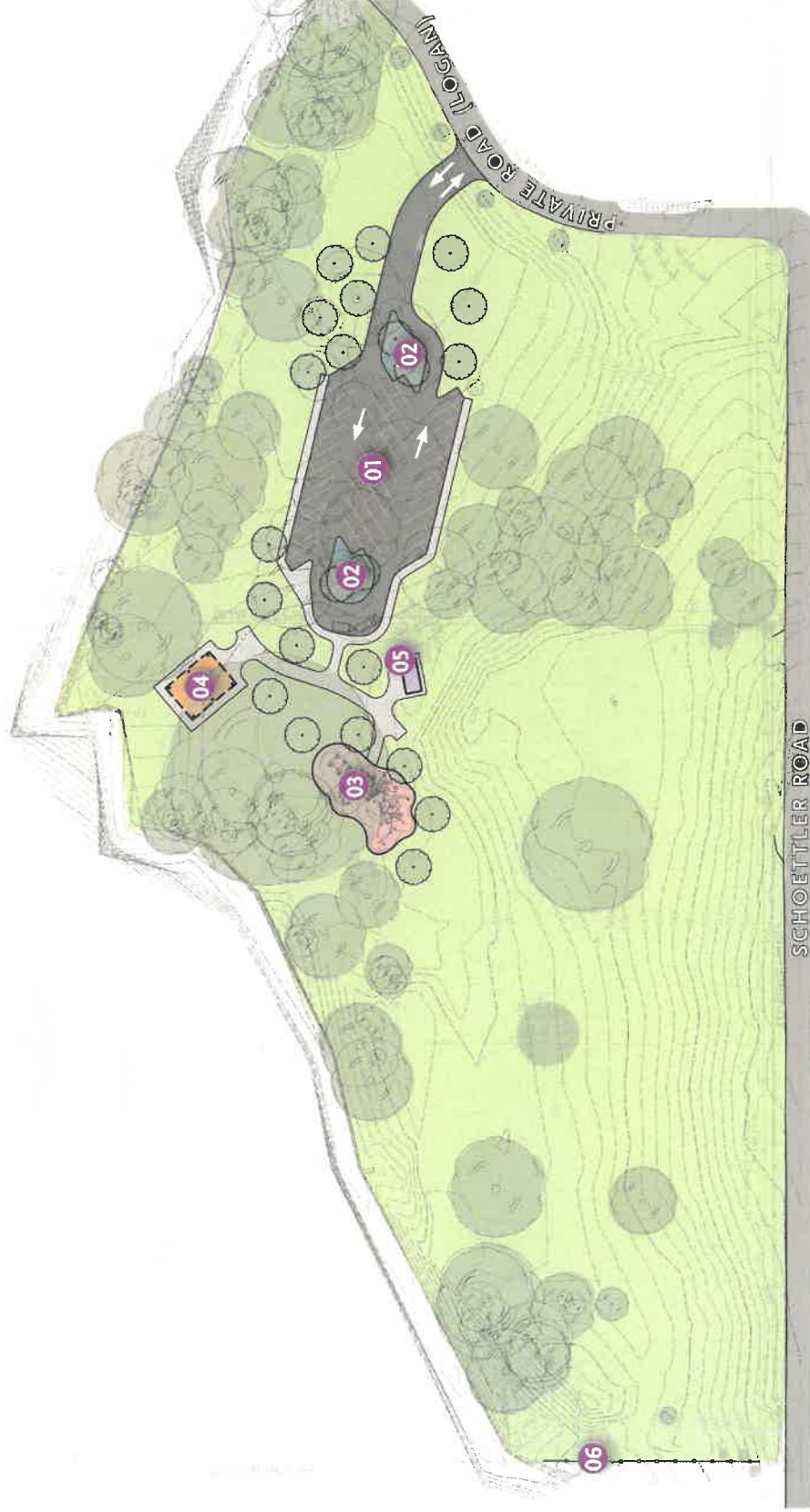
02 RAIN GARDEN / BMP

03 PLAYGROUND

04 PAVILION

05 RESTROOM

06 SPLIT-RAIL FENCE



OVERALL CONCEPT MASTER PLAN - ALTERNATE 2 (PHASE 1)
LOGAN PARK - MASTER PLAN | CHESTERFIELD, MO



PARKS, RECREATION AND ARTS COMMITTEE OF COUNCIL MEETING RESULTS
June 23, 2021
City Hall Chambers, Room 201

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

Those in attendance included:

Chairperson Mary Ann Mastorakos, Ward II
Councilmember, Dan Hurt, Ward III
Councilmember, Gary Budoor, Ward IV

Also in attendance were:

Director of Parks, Recreation & Arts, Tom McCarthy
Executive Assistant, Parks, Recreation & Arts, Ann-Marie Stagoski

Agenda Item #1: Election of the Liaison to the Parks, Recreation & Arts Citizens Advisory Committee
Councilmember Hurt moved to appoint Councilmember Mastorakos as liaison to the Parks, Recreation & Arts Citizens Advisory Committee. Councilmember Budoor seconded the motion. There being no further discussion, the motion was passed by a voice vote of 3 to 0.

Agenda Item #2: Approval of Minutes

The meeting results of the May 25, 2021 Parks, Recreation & Arts Committee of Council Meeting were submitted for approval. Councilmember Hurt made a motion, seconded by Councilmember Budoor, to approve the meeting results. There being no discussion, the motion was passed by a voice vote of 3 to 0.

Agenda Item #3: Kilo Art Donation Recommendation

Director McCarthy explained that the Kilo family is offering to purchase and donate the piece of artwork named *The Hartsfield-Portal to Metamorphosis*. They would like it placed at the Riparian Trailhead near Lydia Hill Road. The City would provide the sign and base. If additional funding is secured the remainder of the project proposed could be completed. The Parks, Recreation & Arts Citizens Advisory Committee voted to accept the sculpture and the location for a five-year term. The sculpture is on order and should be completed in the fall. It will be 9 feet tall. Councilmember Mastorakos asked how the pollinator garden could be managed to minimize the "weedy" look that can be characteristic of pollinator gardens. Director McCarthy stated that the maintenance team had experience in this area and that they could make it low growth and minimize the need for watering.

There was additional discussion on what would happen if zero or partial funds were raised for the remainder of the proposed project. Nothing would go forward until funds were raised. It will currently take minimal staff time and approximately \$50 for concrete to install the concrete footing and the sculpture.

Councilmember Hurt made a motion, seconded by Councilmember Mastorakos, to approve the recommendation to accept the sculpture donation and place it at the Riparian Trailhead and move it on to full council. There being no discussion, the motion was passed by a voice vote of 3 to 0.

Agenda Item #4: Logan Park Approved Layout

Director McCarthy explained that the Parks Department had hosted its last Open House regarding Logan Park on June 3. At that time the consultants still had parking off Schoettler Road. Mr. Bill Hembeger had reached out to Logan University regarding the possibility of having the parking entrance off of the university's south entrance road. Mr. Hembeger communicated that Logan University was open to this and an additional meeting was arranged with representatives from Logan, Director McCarthy and Mr. Hembeger. Dr. McDonald and Adil Khan from Logan confirmed that the entrance to Logan park and the Parking was an option and they were fully onboard to move forward.

Moving the parking back solves several concerns expressed by residents. It will minimize noise to neighboring houses. Parking can be closer to the playgrounds and restrooms. There will not be any blind spots on Schoettler Road and it allows for more green space on the road frontage. Additional funds will be needed to cover the cost of added pavement for this type of entrance.

Councilmember Hurt moved to accept the recommendation of the PRCAC and approve Alternate 2 (phase 1) with the additional required funds not to exceed \$29,000 to be taken from the Parks Fund Fund Reserve. Councilmember Mastorakos seconded the motion.

Councilmember Budoor asked if there would be one entrance and one exit. Director McCarthy explained that yes, there would be one and that is easier to secure. Additional questions answered were that there would be slanted parking and no bike lane. The four tenths of a mile trail would be crushed stone and not appropriate for a bike lane. It was approximated that the restrooms were about 80 feet from the pavilion.

Director McCarthy further explained that MSD had to approve the layout. Councilmember Hurt suggested that shade be added near the playground and that the police be consulted on orientation for the doors of the restroom. Councilmember Budoor inquired about the lighting to which Director McCarthy explained that there would be one ambient light in the parking lot, a small light above the restrooms, restrooms would have an auto-lock feature that lets anyone who is inside, out and that there would be one ambient light in the pavilion for security reasons.

There being no further discussion, the motion was passed by a voice vote of 3 to 0.

Agenda Item #5: Unfinished Business

No unfinished business.

Agenda Item #6: New Business

No new business.

Agenda Item #7: Adjournment

There being no further business to discuss, Chairperson Mastorakos adjourned the meeting at 6:12 p.m.

Parks, Recreation & Arts Citizen Advisory Committee Meeting Results

June 16th, 2021 at 6:15 PM.

Present

Ward Name

I – Ann Book

II – Barbara Briggs

III - Kelli Unnerstall

III – Mike Whelan, Chair

IV – Rob Kilo

IV – Jim Pisoni

Tom McCarthy – Parks Recreation & Arts Director

Dan Hurt – Chesterfield City Council

Mary Ann Mastorakos – Chesterfield City Council

(4) Guests – Residents of neighborhoods around Logan Park

Bob Wulff, Bill and Jane Hemberger

(1) Guest representing the Butterfly House- Jennifer Mullix

1. Approval of March 13, 2021 Meeting Results – Minutes were review and unanimously approved without changes.

2. Creative Community Alliance / Sculpture Update – Tom provided an update on the ‘Joy’ sculpture selected by Chesterfield.

3. Monarch Grove Artwork Donation – Rob Kilo advised that his family has purchased a Butterfly sculpture entitled ‘Portal to Metamorphosis’ and presented a plan to create a Monarch Grove area near the intersection of August Hill Drive and the new Riparian Trail phase. The sculpture will be donated to city free of charge in the form of 5 year recurring loans and placed in the proposed Monarch Grove. The area will be approximately 24’ in circumference with crushed stone/gravel surface and stone benches for seating. The estimated cost to build Monarch Grove is \$25,000 and it is not funded at this time. The committee reviewed the proposed plan and approved it with a unanimous vote.

4. Municipal Planning Grant Central Park Schedule – Tom announced that a public open house will be held on July 28th, 2021 in City Hall Council Chambers to review plans for the new 8 acre parcel of land in Central Park.

5. Logan Park – Tom presented a revised plan for Logan Park development that moved the parking lot to the northwest corner of the park with an entrance off of Logan Drive. Ann questioned the lack of sidewalks in the plan and stated that this was a concern. Councilman Hurt advised that sidewalks were not in the initial phase due to a lack of funding and would be addressed in future phases of the development. Rob Kilo noted that room for sidewalks should be left in the landscape buffer area. It was also noted that there is no signaled crosswalk in the current proposal. A motion was made to advance the plan to the Parks, Recreation & Arts committee of council. It passed 5-1 with Ann Book casting the no vote.

Tom advised that more drawings are being done to prepare for the Municipal Planning Grant Round 22.

6. Volunteer Opportunities – Tom advised that there are volunteer opportunities for the committee at the July 4th event at CVAC. Volunteers are also needed to monitor a Parks, Recreation and Arts information table at the free Chesterfield Amphitheatre concerts. The first one is June 26th. Contact Tom if interested in either of these.

7. Parks, Recreation and Arts updates – New voting and term limit policies are being developed for the Parks, Recreation and Arts Citizens Committee and the Chesterfield Citizens for the Environment. Jim asked how the pool operations were going. Tom reported that there is a shortage of lifeguards and attendance was a little low.

8. Unfinished Business - Rob asked about the possibility of putting QR codes on sculptures that would provide information and location details on sculptures through the parks system. Tom suggested using the Chesterfield Parks App. Rob asked if any honeysuckle removal events were planned and Tom advised that one will be held in the fall.

9. New Business – Rob noted that the retaining wall around the Central Park Lake path was failing in some places near the YMCA. Rob requested a summary of comments from the zoom meeting that was held to review proposals for the new 8 acre parcel of land in Central Park.

Kelli is going to send Jim an email version of the comments from a resident of a Logan Park area neighborhood regarding the park development proposal. Jim will include in the minutes.

10. The meeting was adjourned at 7:30 PM.

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Director McCarthy further explained that MSD had to approve the layout. Councilmember Hurt suggested that shade be added near the playground and that the police be consulted on orientation for the doors of the restroom. Councilmember Budoor inquired about the lighting to which Director McCarthy explained that there would be security dusk to dawn lights on the pavilion, restroom facility and the parking lot.

There being no further discussion, the motion was passed by a voice vote of 3 to 0.

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PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember DeCampi

Vice Chair: Councilmember Wahl

There are no Public Health and Safety Committee action items scheduled on the agenda for this meeting.

NEXT MEETING

The next meeting of the Public Health and Safety Committee has not yet been scheduled.

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

REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL

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

OTHER LEGISLATION

UNFINISHED BUSINESS

There are no “Unfinished Business” action items scheduled on the agenda for this meeting.

NEW BUSINESS

EXECUTIVE SESSION

An Executive Session has been scheduled immediately following Monday's Agenda Review meeting, for the purpose of providing the opportunity for confidential communication by/among the City's elected officials, their City Attorney and appropriate City staff.

Additional information related to the executive session will be forwarded under separate cover.

The discussion during this Executive Session is covered by the following provisions:

RSMo 610.021 (1) *Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys*

RSMo 610.021 (2) *Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor. However, any minutes, vote or public record approving a contract relating to the leasing, purchase or sale of real estate by a public governmental body shall be made public upon execution of the lease, purchase or sale of the real estate;*

RSMo 610.021 (12) *Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected;*

If you have any questions or comments, please feel free to contact me prior to Monday's meeting.