

Memorandum

Planning & Development Services Division



To: Planning and Public Works Committee
From: Jessica Henry, Project Planner
Date: March 10, 2016
RE: **Four Seasons Plaza, Lot 2 (Panera Bread):** An Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for an 8.29 acre tract of land zoned "PC" Planned Commercial District located on the south side of Olive Boulevard west of its intersection with Woods Mill Road.

Summary

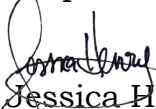
Doster, Ullom, & Boyle, LLC on behalf of Caplaco Seven, Inc. and Dierbergs Four Seasons, Inc., has submitted a request for an Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for an existing retail center located on Lot 2 of the Four Seasons Plaza development. The purpose for the project is to construct a fast food drive-thru and to renovate the approximately 4,744 square foot endcap tenant space at the east end of the building to allow a restaurant tenant—Panera Bread—to relocate from its longtime location on adjacent Lot 1 to this space.

The project was reviewed by the Architectural Review Board (ARB) on November 12th, 2015. A motion to forward the submittal to the Planning Commission with a recommendation for approval with recommendations passed by a vote of 6-0.

At the February 22nd, 2016 Planning Commission meeting, a motion to approve the site development plan passed by a vote of 9-0. Prior to the vote, significant discussion regarding the site access and circulation occurred. Both Staff and the Applicant responded to the Commission's concerns. Subsequently, Power of Review was called.

Attached please find a copy of the Planning Commission packet.

Respectfully submitted,


Jessica Henry, AICP
Project Planner

cc: Aimee Nassif, Planning and Development Services Director

Attachments: Planning Commission 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: Amended Site Development Plan

Meeting Date: February 22, 2016

From: Jessica Henry, AICP
Project Planner

Cc: Aimee Nassif, Planning & Development Services Director

Location: South side of Olive Blvd., west of its intersection with Woods Mill Rd.

Applicant: Doster, Ullom, & Boyle, LLC on behalf of Caplaco Seven, Inc. and Dierbergs Four Seasons, Inc.

Description: **Four Seasons Plaza, Lot 2 (Panera Bread)**: An Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for an 8.29 acre tract of land zoned "PC" Planned Commercial District located on the south side of Olive Boulevard west of its intersection with Woods Mill Road.

PROPOSAL SUMMARY

The request is for an Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for an existing retail center located on Lot 2 of the Four Seasons Plaza development. The purpose for the project is to construct a fast food drive-thru and to renovate the approximately 4,744 square foot endcap tenant space at the east end of the building to allow a restaurant tenant—Panera Bread—to relocate from its longtime location on adjacent Lot 1 to this space. Currently, Panera Bread is located in a middle tenant space which excludes the construction of a drive-thru. The endcap space on Lot 2 currently houses the Mongolian BBQ restaurant. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2855. The proposed exterior building modifications primarily consist of new parapet tower elements, metal canopies, and additional fenestration, including a new aluminum and glass storefront. Ceramic tile wainscoting, new paint, and green canvas awnings complete the design while complementing the existing center.

HISTORY OF SUBJECT SITE

Lot 2 of the Four Seasons Plaza was zoned “C-8” Planned Commercial District by St. Louis County in 1975 under Ordinance 7836. In the decades since, the site-specific governing ordinance has been amended several times, including the most recent ordinance amendment which was approved in June 2015. This amendment served to modify certain development criteria, to add the “restaurant, fast food with drive-thru” use, and to rezone a small portion of the adjacent Adjusted Lot 1, which was zoned “C-2” Shopping District, to create a new “PC” Planned District in order to accommodate the proposed drive-thru restaurant design. A Boundary Adjustment Plat was also approved in order to align the property line between Lot 1 and Lot 2 to correspond with the limits of the requested change of zoning for the small portion of Lot 1.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	River Valley Condominiums	“R-2” Residence District
South	Four Seasons Subdivision	“R-3” Residence District
East	Four Seasons Plaza Lot 1	“C-2” Shopping District
West	Four Seasons Plaza West	“PC” Planned Commercial District

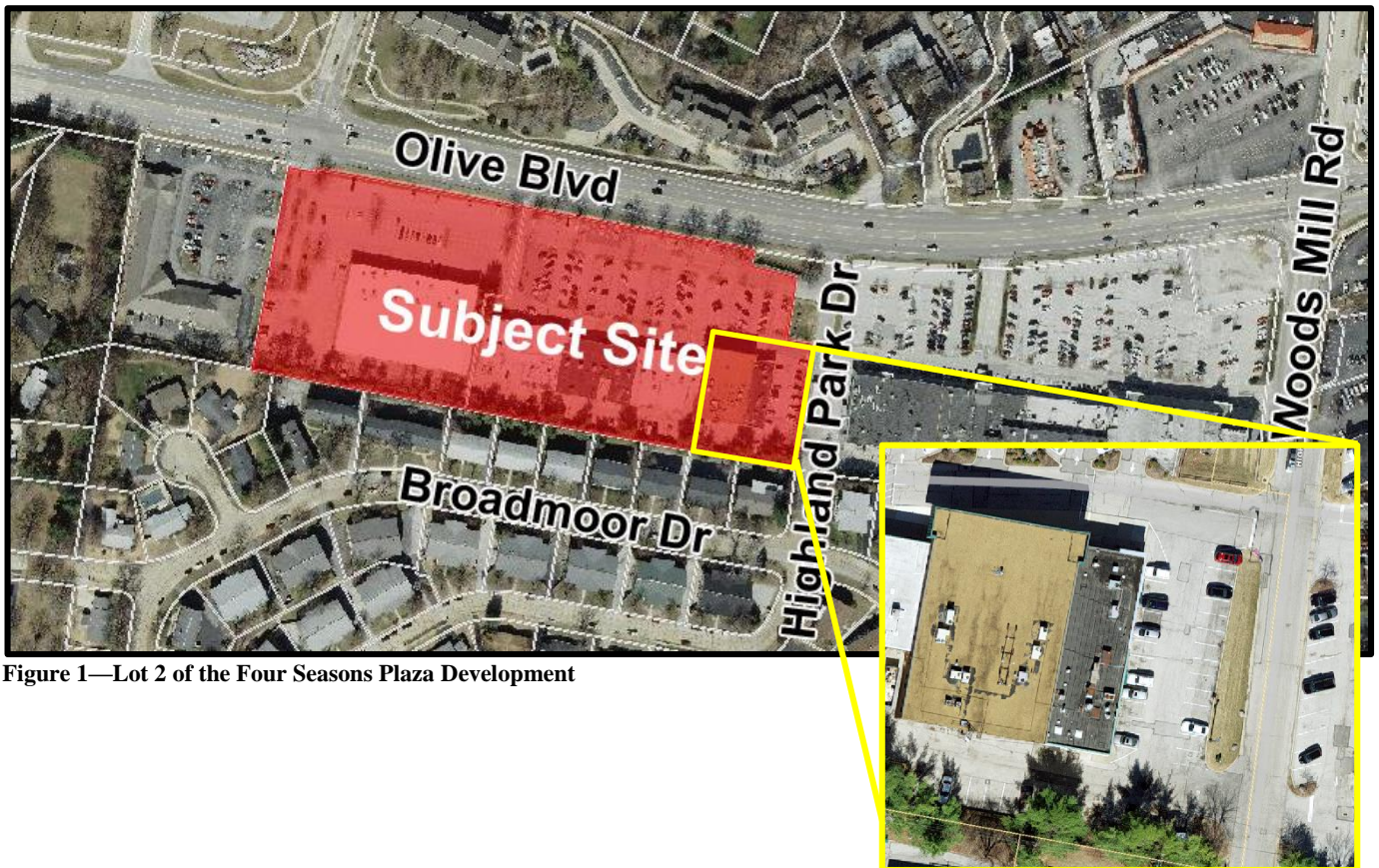


Figure 1—Lot 2 of the Four Seasons Plaza Development

Comprehensive Plan Analysis

The subject site is located within the Community Retail designation, as shown in the graphic below. In addition to the compliance of uses within the Community Retail land use designation, a proposed development should be in general compliance with the Commercial Development Policies detailed in the Comprehensive Plan. The following is a list of relevant policies within the Comprehensive Plan:

- **3.1.1 Quality of Design** – Overall design standards should be provided for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.
 - *This policy is met by this proposed development and information pertaining to several of these items is contained throughout this report.*

- **3.1.2 & 4.1 Buffering of Neighborhoods** – Development should substantially buffer neighboring residential uses in all directions by employing good site design, addressing vehicular access, building materials selection, tree preservation, and expanded setbacks.
 - *Although this is an existing, fully built out retail center, the applicant is providing additional landscaping and soundproofing elements to mitigate any negative impacts of the proposed drive-thru on the adjacent residential subdivision. Detailed information regarding these measures is provided in the Landscaping section of this report.*

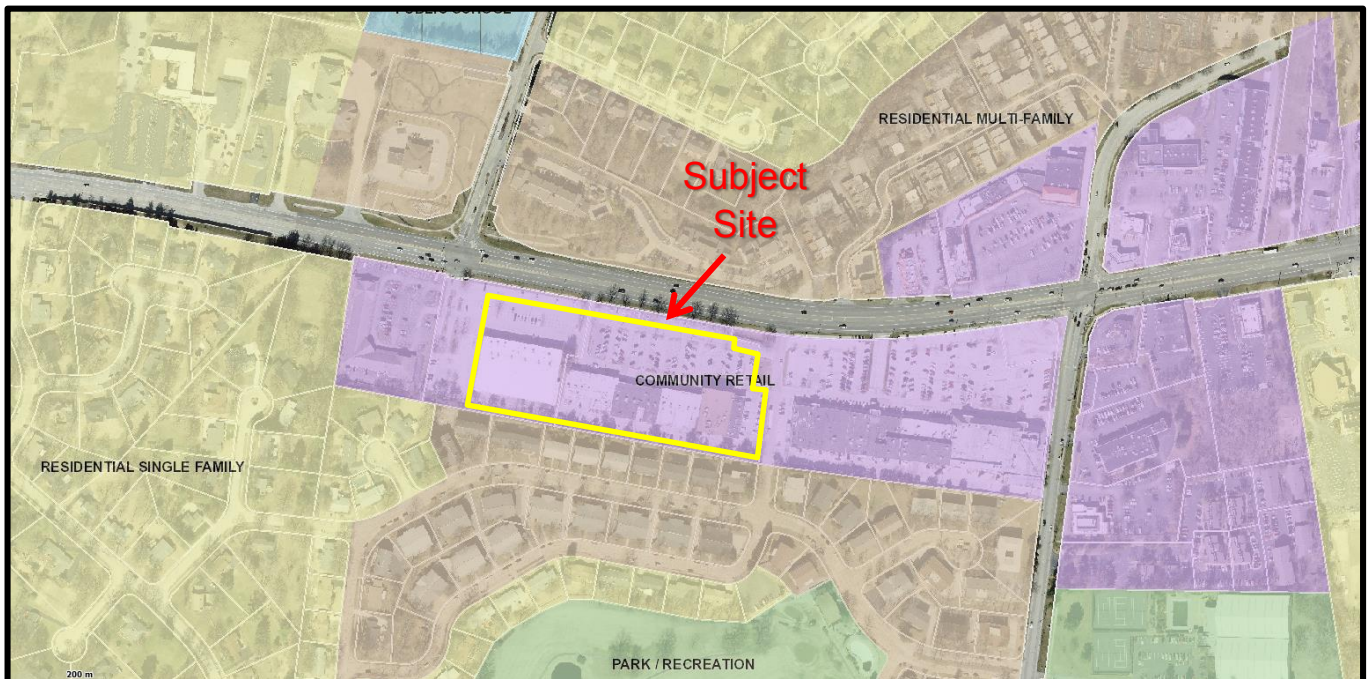


Figure 2—Comprehensive Land Use Plan

STAFF ANALYSIS

Zoning

The subject site is zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2855 and is located within the Four Seasons Plaza development which contains two separate lots containing a mixed-use retail strip center. Ordinance 2855 contains the following specific restrictions for the proposed Panera Bread drive-thru restaurant:

- The use "Restaurant, fast food with drive-thru window, not located in free standing buildings" shall:
 - a. Be restricted to a single user at any given time; and
 - b. Be located in the area as shown on the attached Preliminary Plan marked as Attachment B; and
 - c. Be an establishment more narrowly defined as a Fast-Casual type of Fast-Food restaurant which:
 1. utilizes non-disposable dishware and flatware for all dine-in orders; and
 2. the majority of menu items are custom prepared to order versus pre-prepared and "racked."
- Hours of operation for the Fast-Casual type of Fast-Food restaurant shall be 6:00 a.m. to 10:00 p.m.

The proposed Panera Bread drive-thru restaurant complies with all of these restrictions.

Access and Site Circulation

The Four Seasons Plaza development is currently accessed via multiple curb cuts along Olive Boulevard. No changes are proposed to these accesses; traffic coming off of Olive Boulevard will be directed onto the east-west internal drive and into the drive-thru. The drive-thru will be located in the existing parking area adjacent to the proposed tenant space. The relocated restaurant will be able to take advantage of the existing curb cuts along Olive Boulevard and extensive internal drive lanes to route traffic efficiently through the drive-thru and out of the development.

Further, the proposed drive-thru provides enough stacking space to accommodate ten vehicles which exceeds the UDC requirement of eight vehicles.

In order to establish safe vehicular and pedestrian circulation patterns, stop signs, pedestrian crossing signs and striping, and directional striping and arrows will be utilized.

Parking

The applicant is proposing to eliminate parking spaces in order to accommodate the fast food drive-thru for the endcap tenant space. However, the overall development is maintaining a surplus of required parking spaces. In addition to the interior restaurant space, an outdoor patio dining area is being provided. As this area is also considered part of the fast food restaurant use, it has been included in the parking calculations provided on the Amended Site Development Plan.

Landscaping

The proposed drive-thru is surrounded by substantial landscaping, including the addition of flowering trees, shrubs, and landscape beds comprised of annuals, perennials, and grasses. Additional landscaped areas are provided throughout the development in accordance with the requirements of the site specific ordinance. Significant landscaping was also added around the existing detention basin upon recommendation of the ARB; this is discussed in detail on page 6 of this report.

In order to shield the adjacent Four Seasons residential subdivision from any undesirable effects of the proposed drive-thru, a wooden fence with sound attenuating elements is located at the southern end of the drive-thru. Additional landscaping will be planted on the adjacent property as agreed upon between the applicant and adjacent property owners.

Lighting

The applicant is proposing two wall mounted light fixtures. The first is an up/down square fixture located under and shielded by the proposed metal canopies with the exception of the two fixtures adjacent to the entry. This fixture is provided as an accent that will illuminate the small area of the building elevation surrounding the fixture.

The second fixture is a decorative awning accent light fixture. Although this fixture could be directional, the fixture head is angled in a manner that only casts light downward onto the awnings below.

Finally, the applicant is proposing to relocate an existing light pole in order to accommodate the drive-thru drive lane. The light pole currently contains a typical parking lot fixture head as well as two flood lights. This relocated pole will be brought down to the current height requirement and shields will be added to the flood light fixture heads to bring them into compliance with the Unified Development Code. This shield will eliminate the current light cast from the fixtures and will focus the light from these fixtures on the side building elevation only. No other changes to the existing lighting in the development are proposed in conjunction with this request.

Architectural Elevations

The proposed architectural modifications to the building are restricted to the endcap tenant space. The color palette selected, while not an exact color match, will coordinate with the existing design of the center while allowing for a modern and significantly upgraded appearance. Metal and fabric awnings will add articulation and color accents to the otherwise flat elevations. New parapet towers add articulation and the addition of ceramic tile wainscoting introduces a durable material that provides visual interest and a sense of completion to the endcap space.

The existing building is constructed of brick, EIFS, metal parapets, and glass and aluminum windows. The applicant is proposing modifications to the easternmost endcap tenant space only. The selected color palette coordinates with the existing building while modernizing and defining the endcap tenant space. The dark metal awnings correspond to the ceramic tile wainscoting, and the green fabric awnings, green façade elements, and beige paint tie the design to the adjacent building section.

There are roof parapets included in the design that will fully screen the mechanical rooftop equipment from the site right-of-way along Olive Boulevard and a sight line study has been included in the Planning Commission packet. Please note that the screening of roof-mounted mechanical units is limited to the end-cap tenant space and that the adjacent portions of the center are not within the scope of the proposed project.

The dumpster enclosure is located at the rear of the subject site and is to be constructed of wood planks. This is compatible with the adjacent sound wall being proposed at the southern end of the drive-thru.

The amendments to the Architectural Elevations include slightly increasing the height of the subject area, as shown in the comparison below. Whereas the existing endcap space is dwarfed by the adjacent portion of building, adding height to the building will alter the scale to be more consistent with the adjacent section of the building. The canopies and wainscot provide a pedestrian scale despite the height increase.



Proposed end-cap tenant space*



Existing end-cap tenant space*

* Roof mechanical units shown above on adjacent portion of building are not within current project scope and will remain.

The project was reviewed by the Architectural Review Board (ARB) on November 12th, 2015. A motion to forward the submittal to the Planning Commission with a recommendation for approval with the conditions listed below was passed by a vote of 6-0.

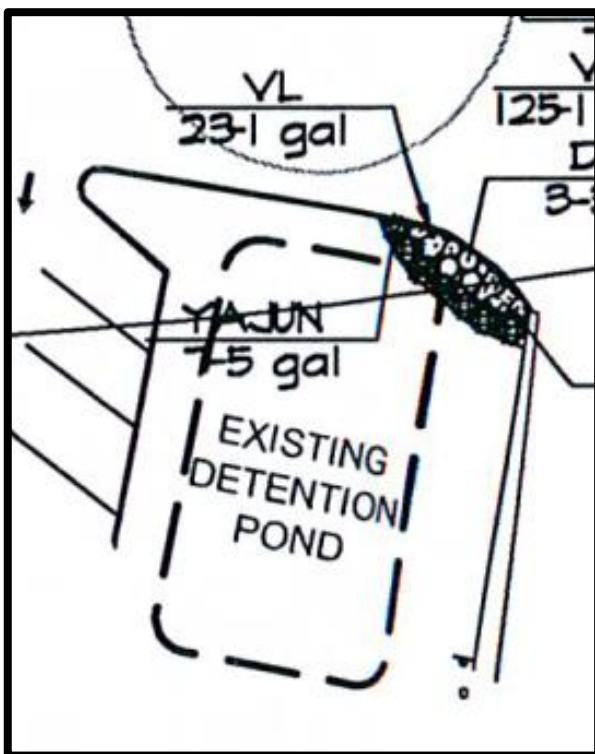
1. Additional information regarding the proposed material and finish of the wooden screen fence should be provided to Staff for review.
2. All roof-mounted mechanical equipment must be screened. Provide additional information for Staff's consideration to illustrate how the proposed parapet walls will screen any mechanical equipment proposed in conjunction with the tenant space renovation.

3. Additionally, the ARB suggested that the applicant consider replacement of and/or additional landscaping around the split rail fence that surrounds the detention area north of the subject tenant area.

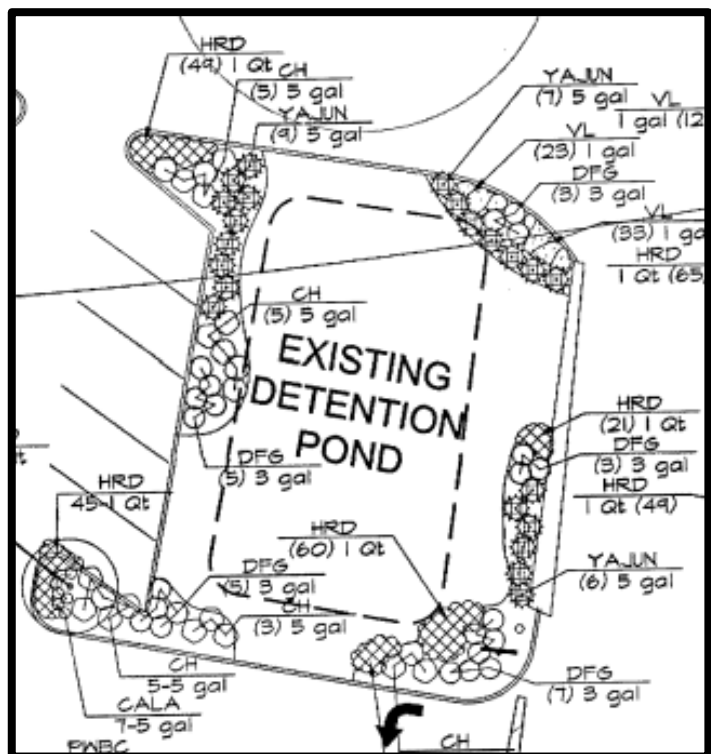
In response to the ARB's recommendations, the Applicant has provided a sample of the wood that is to be utilized in the fence. Upon review of the sample, Staff concludes that it is a durable material that is appropriate for this site, particularly given the sound-attenuating design of the fence.

In order to address the ARB's second recommendation, a sight-line study was submitted and is included in the Planning Commission packets. The study shows that the roof-mounted mechanical units will be shielded by the parapet walls and will not be visible from the right-of-way line at the easternmost intersection of Highland Park Drive and Olive Boulevard.

Finally, in response to the ARB's third recommendation, the applicant has revised the Landscaping Plan to include substantial landscaping around the split rail fence and detention area. Below is a side by side comparison of this area.



Landscaping around detention area as presented at ARB



Landscaping around detention area in current Landscape Plan

STAFF RECOMMENDATION

Staff has reviewed the Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations, and Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance and all City Code requirements. Staff recommends approval of the proposed development of Four Seasons Plaza, Lot 2 (Panera Bread).

MOTION

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

- 1) “I move to approve (or deny) the Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations, and Architect's Statement of Design for Four Seasons Plaza, Lot 2 (Panera Bread).

- 2) “I move to approve the Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations, and Architect's Statement of Design for Four Seasons Plaza, Lot 2 (Panera Bread), with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Attachments: Architect’s Statement of Design
Amended Architectural Elevations
Architectural Rendering
Light Pole Relocation Exhibit
Light Fixture Cut Sheets
Amended Site Development Section Plan
Amended Landscape Plan
Amended Lighting Plan
Amended Lighting Cut-sheets
Sight Line Study

CC: Aimee Nassif, Planning and Development Services Director

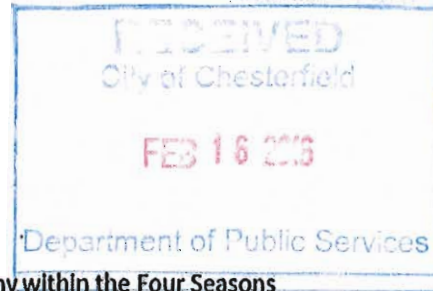
Dawdy

& ASSOCIATES, INC.

Architects - Planners

Architect's Statement of Design

St Louis Bread Company – Four Seasons Shopping Center



The proposed renovation and relocation of the St. Louis Bread Company within the Four Seasons Shopping Center on Olive Blvd. meets or exceeds Chesterfield's General Requirements for Building Design. We have enhanced the corner of this shopping center with a new ceramic tile wainscot, new paint, and new parapet tower elements to provide character and appeal from the street and as you approach the café. This style is in keeping with the remainder of the center and allows for proper building signage and awnings. We have added metal canopies at the prominent corner and to the right side of our main entrance to provide a balanced look to not only our space but to the entire center as well. The main entry is covered with a traditional green monochromatic awning to provide protection as guests enter. Fenestration has been added to the East elevation to further improve the overall look and feel of this corner as you enter the center

A handwritten signature in blue ink that reads "Terry L. Dawdy".

Terry L. Dawdy, AIA



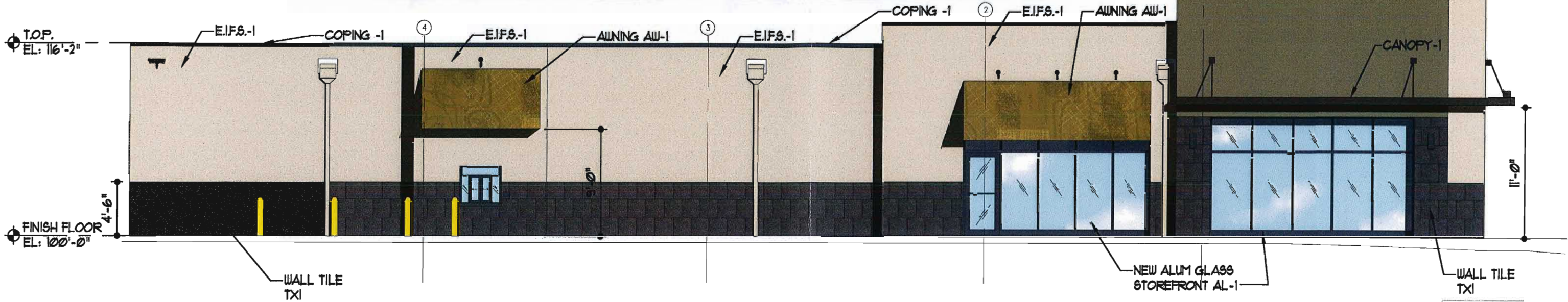


Another
Capitol Land
Development

SAINT LOUIS BREAD CO.
4 SEASONS SHOPPING CENTER

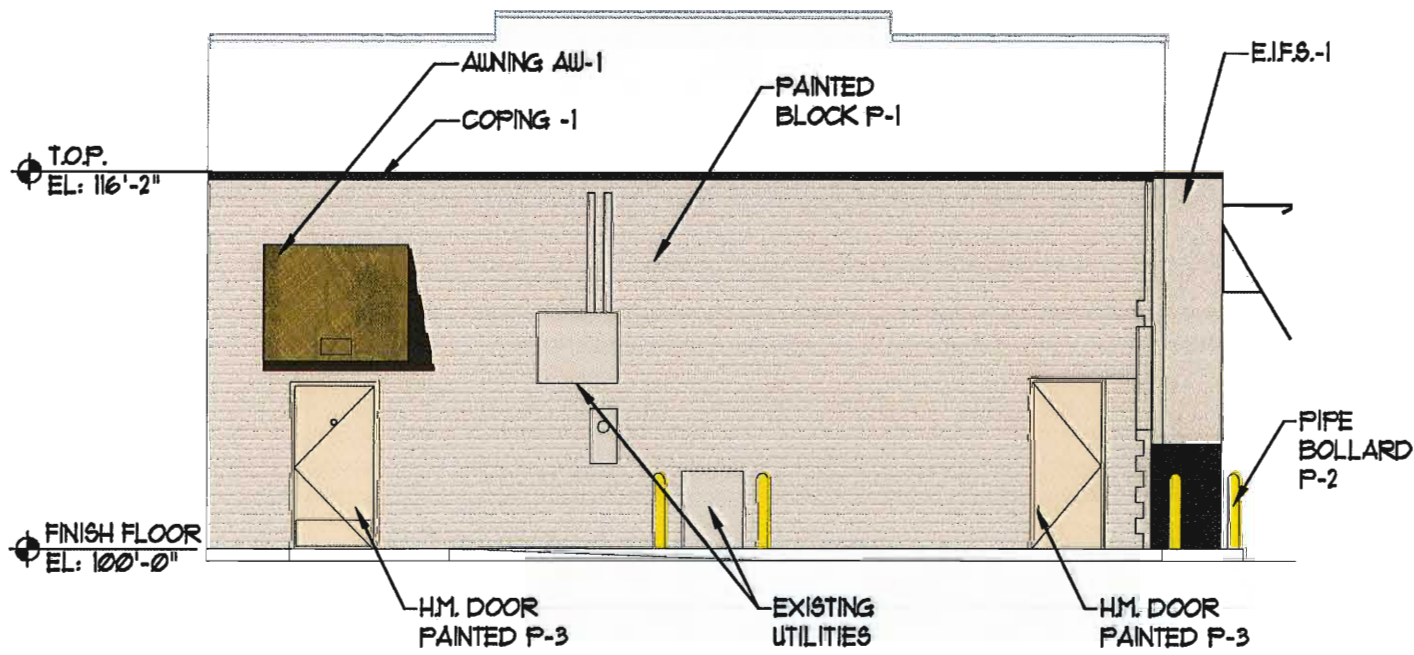
Dawdy
& ASSOCIATES, INC.
© 2015 D & A, I Phone: 314-434-0700
11-02-15
JOB # 21255

EXTERIOR FINISH LEGEND							
MATERIAL	COLOR	COMPANY	REMARKS	MATERIAL	COLOR	COMPANY	REMARKS
AL-1	DARK BRONZE	T.B.D.	ALUM STOREFRONT	E.I.F.S.-2	B.M. 2143-20 ALLIGATOR GREEN	DRYVIT	SAND BLAST FINISH
AW-1	GREEN -3	T.B.D.	CANYAS AWNING	PAINT -1	HC-39 PUTMAN IVORY	BENJAMIN MOORE	
CANOPY-1	B.M. 2134-20 MIDSUMMER NIGHT	T.B.D.	METAL AWNING	PAINT -2	SAFETY YELLOW	BENJAMIN MOORE	
COPING-1	DARK BRONZE	T.B.D.	SHEET MTL COPING	PAINT -3	2154-50 STRAW	BENJAMIN MOORE	
E.I.F.S.-1	B.M. HC-39 PUTMAN IVORY	DRYVIT	SAND BLAST FINISH	TXI	MUIRWOODS STONE FOREST	TRANSCERAMICA	12 x 12 SIZE



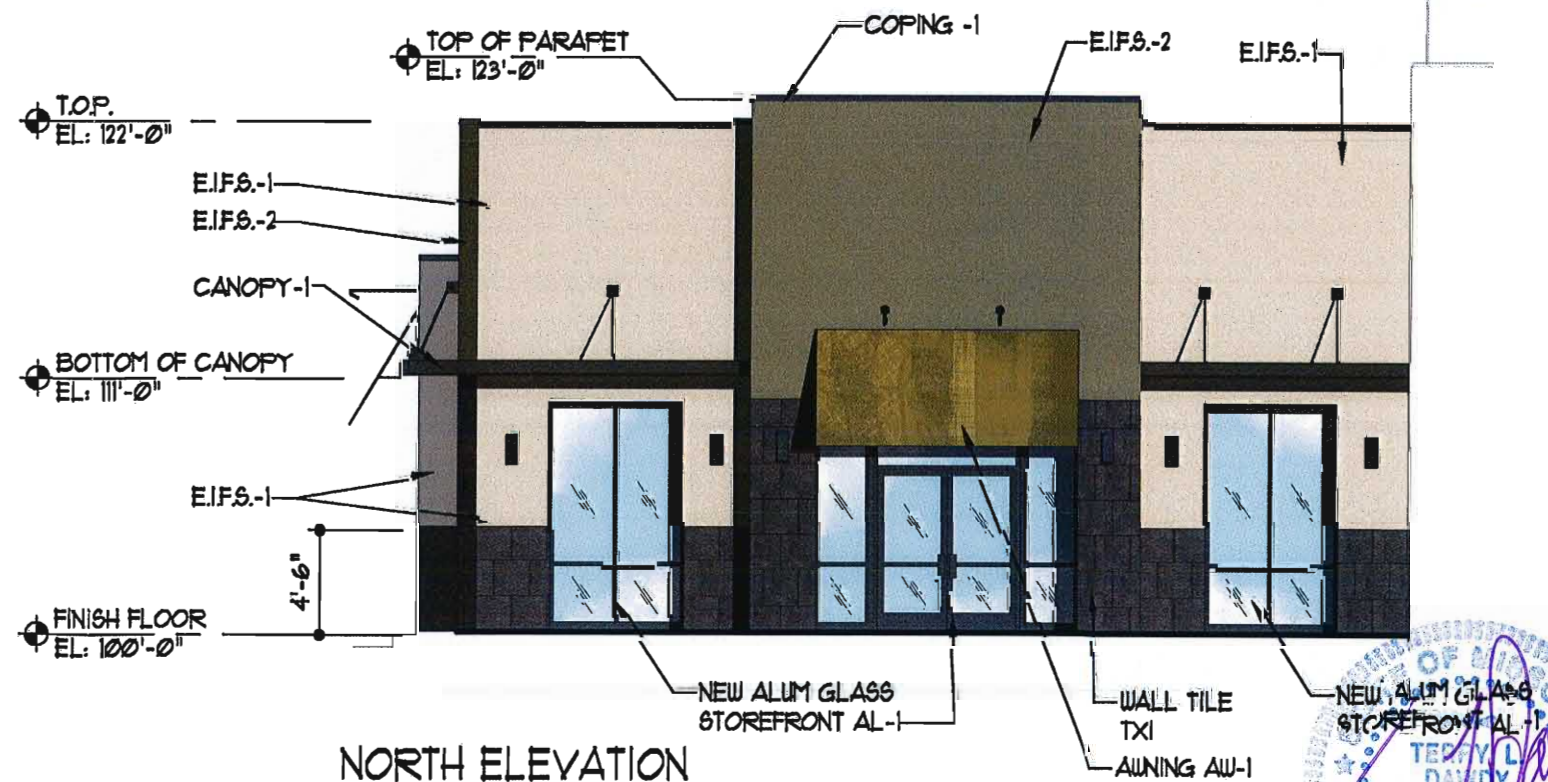
EAST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

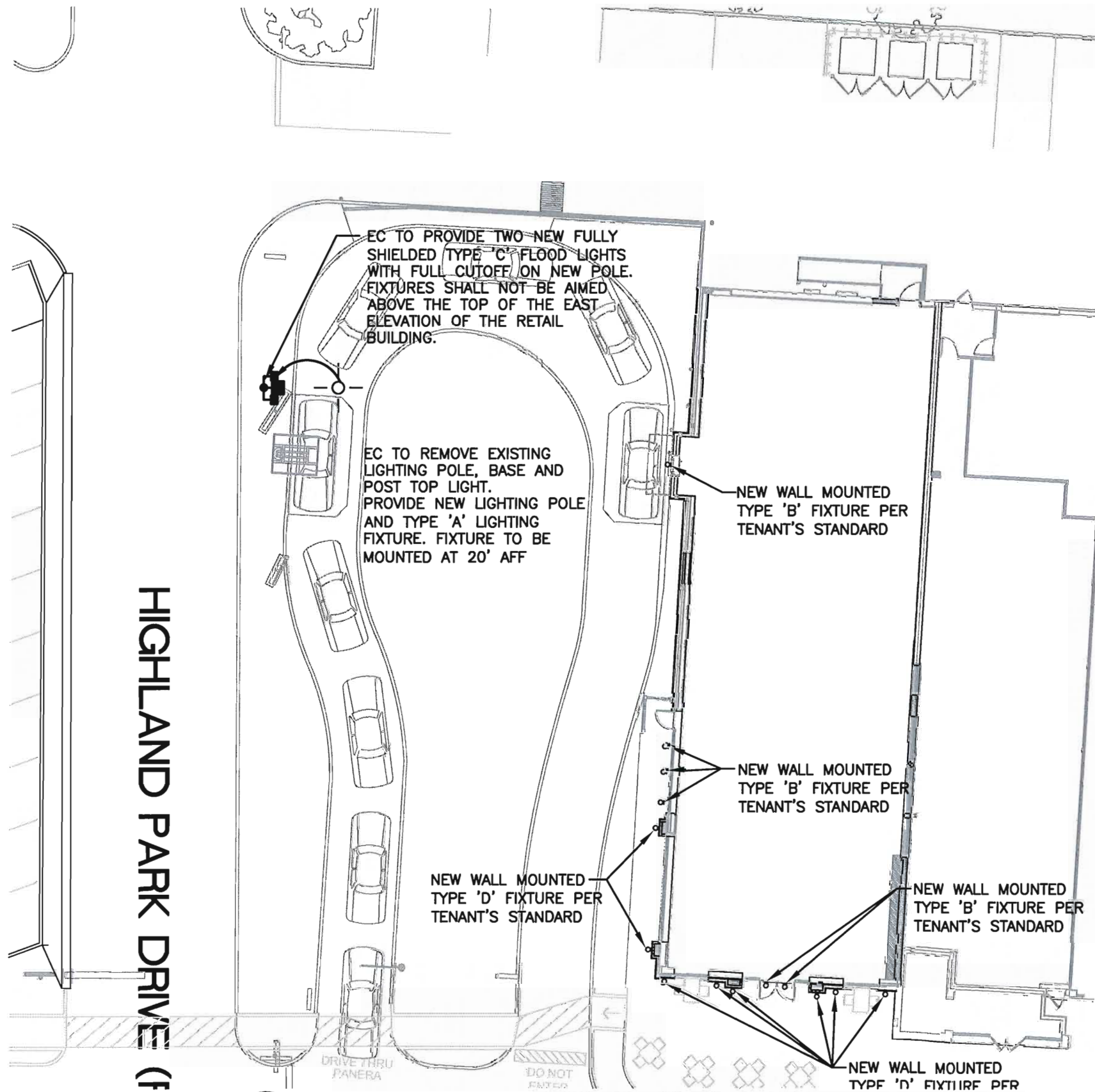
SCALE: 1/8" = 1'-0"

Another
Capitol Land
Development

PROPOSED ELEVATIONS

4 SEASONS SHOPPING CENTER

Dawdy & Associates, Inc.
 © 2016 D&A, I Phone: 314-434-0700
 02-09-16
 JOB # 21255



LIGHTING FIXTURE SCHEDULE						
Type	Manufacturer	Catalog Number (note 1)	Lamps (Quantity/Type)	MOUNTING	WATTS PER FIXTURE	Remarks
A	McGraw Edison	#GSM-AM-400-MH-5S-FG	(1) 400MH	POLE MOUNTED	465	MOUNTED AT 20' AFF
B	AMERLUX EXTERIOR	#WMA2-30-60-60X30-BK	LED	WALL PENDANT	10	----
C	McGraw Edison	#AMF-F-400MH/SV/AM-XX TV/AM-XX	(1) 400MH	POLE MOUNTED	10	WITH TOP, BOTTOM AND SIDE VISORS
D	LURALINE	#261 UD RT BL	(2) 26W CFL	WALL SCONCE	48	----

1 SITE LIGHT POLE RELOCATION PLAN
E1 1"=20'-0"

Another
Capitol Land
Development

FOUR SEASONS SHOPPING CENTER
CHESTERFIELD, MISSOURI

Dawdy



2016-02-12

DESCRIPTION

The Galleria luminaires beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria luminaire a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

The Galleria luminaires superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

HOUSING: Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

Electrical

BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optics

REFLECTOR: Choice of fourteen high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.



GSM/GSL GALLERIA SQUARE

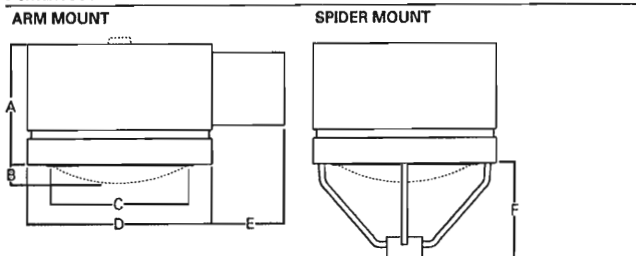
100 - 1000W

Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL AREA
LUMINAIRE

"A"

DIMENSIONS



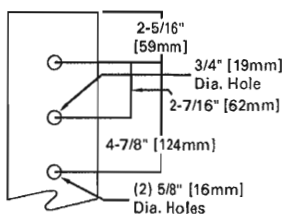
DIMENSIONAL DATA

Fixture	A	B	C	D	E	F
GSM	11" [279mm]	3-1/2" [89mm]	19-1/4" [480mm]	21-3/4" [552mm]	6" [152mm] 14" [356mm]	15" [381mm] 16" [406mm]
GSL	14-1/2" [279mm]	4-1/4" [108mm]	25-7/8" [657mm]	27" [686mm]	6" [152mm] 14" [356mm]	18-3/4" [476mm] 19-3/4" [502mm]

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

ARM DRILLING

TYPE "M"



ENERGY DATA

CWA Ballast Input Watts
 150W MP HPF (185 Watts)
 175W MP HPF (198 Watts) ⊕
 250W MP HPF (283 Watts) ⊕
 250W HPS HPF (295 Watts)
 400W MP HPF (452 Watts) ⊕
 400W HPS HPF (457 Watts)
 750W MP HPF (820 Watts)
 1000W MH HPF (1080 Watts)
 1000W HPS HPF (1100 Watts)

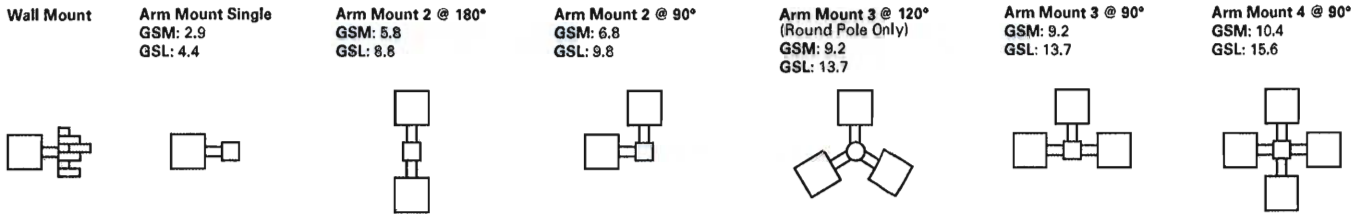
EPA

Effective Projected Area: (Sq. Ft.)
 [Without Arm]
 GSM: 2.40 GSL: 3.90
 [Spider Mount]
 GSM: 2.86 GSL: 4.45

SHIPPING DATA

Approximate Net Weight:
 GSM: 79 lbs. (36 kgs.)
 GSL: 88 lbs. (40 kgs.)

MOUNTING CONFIGURATIONS AND EPAS



ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BZ-L

Product Family ¹	Mounting Method	Lamp Wattage ⁴		Lamp Type	Voltage ¹⁰	Distribution ⁷	Lens Type	Color ¹⁸
GSM =Galleria Square Medium GSL =Galleria Square Large	Arm Mount AM =Arm Mount ² AR =Arm Included for Round Pole ³ AS =Arm Included for Square Pole ³ Spider Mount SM2 =Spider Mount (3" O.D. Tenon) SM3 =Spider Mount (3-1/2" O.D. Tenon) ⁴	Pulse Start Metal Halide 150=150W 175=175W 200=200W 250=250W 320=320W 350=350W 400=400W ⁵ 450=450W ⁷ 750=750W 875=875W 1000=1000W ⁴	High Pressure Sodium 100=100W 150=150W 250=250W 400=400W 750=750W 1000=1000W ⁴	MP =Pulse Start Metal Halide HP =High Pressure Sodium MH =Metal Halide ⁴	120V=120V 208V=208V 240V=240V 277V=277V 347V=347V 480V=480V MT =Multi-Tap ¹¹ TT =Triple-Tap ¹¹ 5T=5-Tap ¹²	Horizontal Lamp 1F=Type I Formed ¹³ 2F=Type II Formed 2S=Type II Segmented ¹⁴ 3F=Type III Formed 3S=Type III Segmented ¹⁴ 4S=Type IV Segmented ¹⁴ 5S=Type V Segmented ¹⁴ 1F=Forward Throw SL=Spill Light Eliminator ¹⁵ CA=Cutoff Asymmetric w/EHS Vertical Lamp AR=Area Round AS=Area Square 3V=Type III Vertical RW=Rectangular Wide ¹⁶	FG =Flat Glass ¹⁷ OG =Og Glass	AP=Grey BZ=Bronze BK=Black WH=White DP=Dark Platinum GM=Graphite Metallic
		Options (Add as Suffix) CEC=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP Only) F=Single Fuse (120, 277 or 347V) FF=Double Fuse (208, 240 or 480V) L=Lamp Included EM=Quartz Restrike w/Delay ¹⁹ Q=Quartz Restrike ¹⁹ R=NEMA Twistlock Photocontrol Receptacle EHS=External Adjustable House Side Shield HS=House Side Shield ^{20,21} VS=Vandal Shield ²²	Accessories (Order Separately)²³ GSM-EXTHS=External House Side Shield - 2.24 EPA GSL-EXTHS=External House Side Shield - 2.46 EPA MA1004XX=14" Arm for Square Pole - 1.0 EPA ²⁴ MA1005XX=6" Arm for Square Pole - 0.5 EPA MA1006XX=Direct Mount Kit for Square Pole MA1007XX=14" Arm for Round Pole - 1.0 EPA ²⁴ MA1008XX=6" Arm for Round Pole - 0.5 EPA MA1009XX=Direct Mount Kit for Round Pole MA1029XX=Wall Mount Bracket with 10" Arm MA1208XX=11-1/2" Arm and Round Pole Adapter - 0.8 EPA OA1066XX=Mast Arm Adapter MA1010XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1061=House Side Shield for GSM - Field Installed ²⁵ MA1062=House Side Shield for GSL - Field Installed ²⁵ OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1201=NEMA Twistlock Photocontrol - 347V					

- NOTES:**
- 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.
 - Arm not included. See Accessories.
 - Arm length varies based on housing size: 11-1/2" for GSM and 14" for GSL.
 - Available on GSL housing only.
 - Standard with mogul-base lamp sockets. Wattage availability varies by housing size, see wattage table.
 - Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
 - 450W Pulse start metal halide only available in vertical lamp orientations (AR, AS, 3V or RW distributions).
 - Requires reduced envelope BT-37 lamp when used with GSM housing.
 - 175, 250 and 400W Metal halide available for non-US markets only.
 - Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 - Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired to 347V.
 - 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
 - Medium housing fixture only.
 - Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
 - Must use reduced envelope lamp, not available in GSL housing.
 - RW optic not available with flat glass.
 - 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
 - Other finish colors available, including a full line of RAL color matches. Consult your lighting representative at Eaton for more information.
 - Quartz options not available with SL optics.
 - House side shield not available with 5S, RW, AS, AR, SL and CA optics.
 - Not available in 1000W.
 - Arm mount only, 400W maximum.
 - Replace XX with color suffix.
 - Use for mounting fixtures at 90° increments.
 - Compatible with sag lens vertical optics only.

2" SSL WALL-MOUNT ACCENT

The 2" SSL Wall-mount Accent luminaire employs solid state technology to provide small scale LED solutions for canopy and sign lighting. All components are encapsulated inside a single small and attractive enclosure designed for superior thermal performance in weather resistant applications. Offered in a choice of light output levels, finishes, and color temperatures with a range of mounting and light control accessories, 2" SSL Accent will perform as specified. It's aluminum construction and solid-state light source will provide years of efficient service.

Construction:

- Separately sealed optical chamber and integral driver chamber IP67
- Easy "two-screw" integral driver access, does not disturb optical chamber seal
- Epoxy encapsulated electrical wire pass-through anti-wicking barrier
- Flush lens prevents puddles/water deposits in upward facing applications
- Yoke mount provides 360° horizontal, 200° vertical adjustment
- Locking horizontal pivot system to yoke features all stainless steel construction for exceptional strength
- Knurled knob tool-less vertical aiming lock, with tamper-resistant tooled locking after final aiming
- Black satin polyester powder paint is standard, Type 3 marine-grade anodized finish optional
- Finned heat-sink housing provides exceptional thermal management

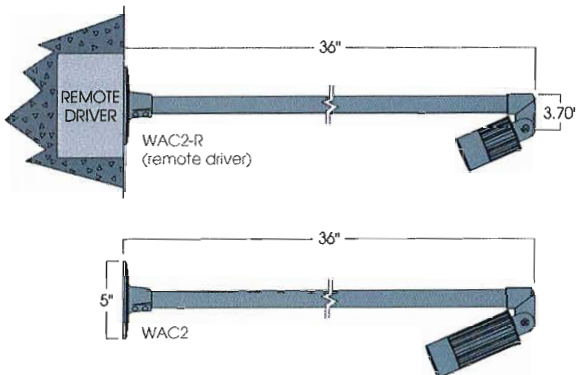
Optics:

Lumen maintenance: 70% @ 50,000 hours
 Available in a variety of axial beams in combination with light shaping filters
HGS - Half external glare-shield field installable, 360° adjustable/lockable

Electrical:

Input voltage 120v-277v auto-sensing
 Dimmable at 120v only
 Reverse phase ELV
 Power consumption 10w

Labeling:



Ordering Information

Model #	CCT	Beam Spread		Finish	Accessories
		Symmetric Filter	Asymmetric Filter		
WMA2 WMA2-R	27 (2700) 30 (3000) 35 (3500)	15°, 20° 30°, 40° 60°	60x10 60x30 90x60	BK - Black BA - Black Anodized	HGS2 Half Glare Shield

WMA2 LED



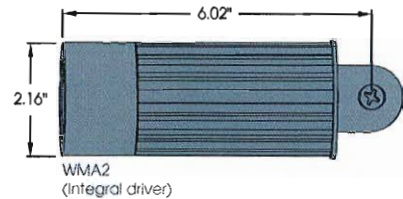
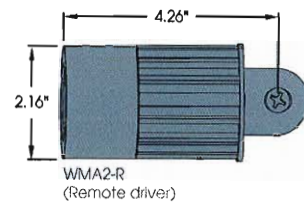
PROJECT:

TYPE:

10 year limited warranty
 AMERLUX LED



Electrostatic sensitive device. observe precautions for handling



Part String

Example: WMA2 / 32 / 15 / BK

2" SSL WALL-MOUNT ACCENT

WMA2
LED

amerlux
GLOBAL LIGHTING SOLUTIONS
exterior

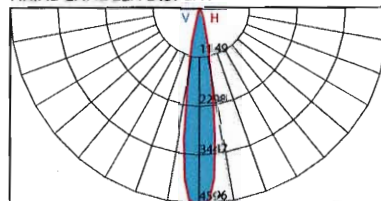
TYPE:



Data represents the use of light shaping filters
Complete photometric data (ies format) available upon request

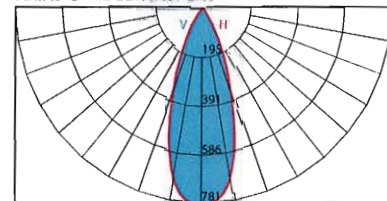
LUMINAIRE	LUMENS
WMA2-30-15	498
WMA2-30-30	378
WMA2-30-40	337
WMA2-30-60	328
WMA2-30-60X10	385
WMA2-30-60X30	345
WMA2-30-90X60	375

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-15.IES
AXIAL CANDELA DISPLAY



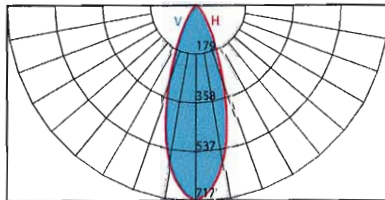
Maximum Candela = 4596.332 Located At Horizontal Angle = 1, Vertical Angle = 0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-30 FIXED.IES
AXIAL CANDELA DISPLAY



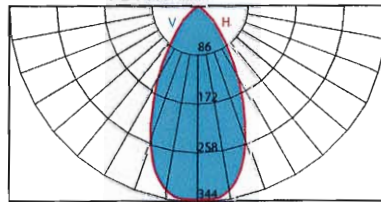
Maximum Candela = 781.19 Located At Horizontal Angle = 1, Vertical Angle = 1
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-40 FIXED.IES
AXIAL CANDELA DISPLAY



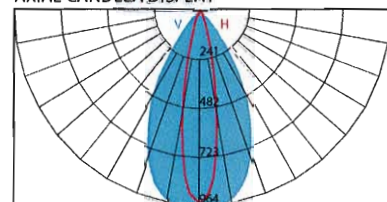
Maximum Candela = 716.649 Located At Horizontal Angle = 0, Vertical Angle = 0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-60 FIXED.IES
AXIAL CANDELA DISPLAY



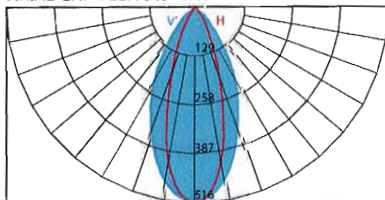
Maximum Candela = 344.443 Located At Horizontal Angle = 3, Vertical Angle = 3
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-60X10 FIXED.IES
AXIAL CANDELA DISPLAY



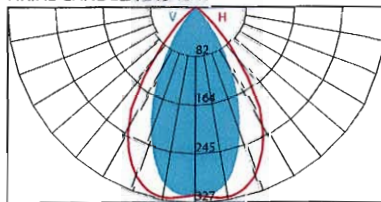
Maximum Candela = 964.386 Located At Horizontal Angle = 7, Vertical Angle = 0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-60X30.IES
AXIAL CANDELA DISPLAY



Maximum Candela = 515.806 Located At Horizontal Angle = 0, Vertical Angle = 0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-90X60.IES
AXIAL CANDELA DISPLAY



Maximum Candela = 327.191 Located At Horizontal Angle = 11, Vertical Angle = 5
H - Horizontal Axial Candela
V - Vertical Axial Candela

Notes:

DESCRIPTION

The McGraw-Edison Acura floodlight utilizes a soft-cornered aerodynamic design to provide excellent EPA ratings and an aesthetically pleasing appearance. Black polyester powder coat finish assures corrosion resistance and long-lasting aesthetics. U.L. listed for 40°C ambient temperature operation. CSA certified.

The Acura features a variety of optical designs which deliver maximum beam control for architectural facades, signage, monuments, airport aprons and building perimeters.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

LATCHES: Formed aluminum flush draw-action latches offer easy access to lamp compartment without tools and maintain integrity of seal when closed.
HOUSING: Aerodynamically designed die-cast aluminum housing has low EPA rating.
DOOR: Die-cast aluminum with integral cast hinges for removal without tools.

Electrical

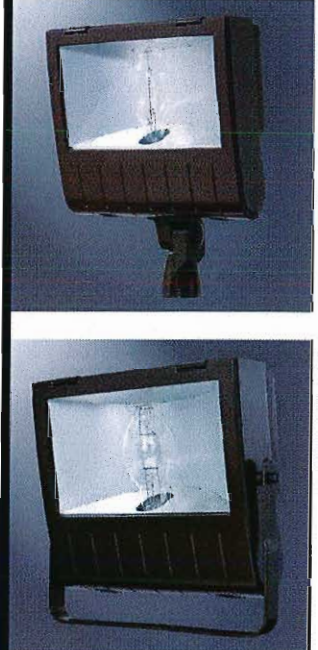
GASKET: Door gasket is closed-cell silicone, providing maximum protection of interior components from the elements. **BALLAST:** Ballast components are mounted to a toolless removeable ballast tray with quick disconnect for easy maintenance.

Optical

LENS: Heat- and impact-resistant tempered glass. Lens is mounted flush with door surface to reduce wind drag and prevent dirt or moisture from accumulating. **REFLECTOR:** Computer designed reflector systems deliver superior beam control and efficiency.

Mounting

SLIPFITTER MOUNT: Die-cast aluminum integral slipfitter mounts on 2 3/8" to 3" O.D. tenon. A degree-marked quadrant is cast in for easy and accurate aiming. **YOKE MOUNT:** Heavy-duty (.25 minimum thickness) steel yoke, finished in black polyester powder coat, provides flexibility in mounting and aiming from a variety of surfaces.



AMF ACURA MEDIUM FLOOD

150 - 1000W
 Pulse Start Metal Halide
 High Pressure Sodium
 Metal Halide

SLIPFITTER- OR YOKE-MOUNTED FLOODLIGHT

CERTIFICATION DATA
 UL/cUL/CSA Wet Location Listed

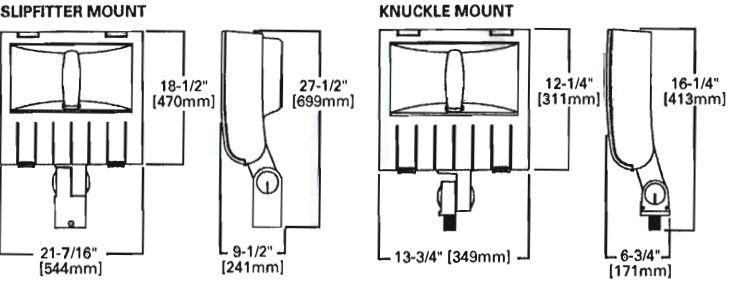
ENERGY DATA
 Hi-Reactance Ballast Input Watts
 150W MP HPF (185 Watts)

CWA Ballast Input Watts
 200W MP HPF (227 Watts) Ⓟ
 250W HPS HPF (295 Watts)
 250W MP HPF (283 Watts) Ⓟ
 320W MP HPF (361 Watts) Ⓟ
 350W MP HPF (397 Watts) Ⓟ
 400W HPS HPF (457 Watts)
 400W MP HPF (452 Watts) Ⓟ
 750W HPS HPF (840 Watts)
 750W MP HPF (820 Watts)
 1000W MP HPF (1070 Watts)
 1000W MH HPF (1080 Watts)

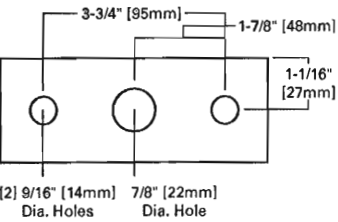
EPA
 Effective Projected Area: (Sq. Ft.)
 2.7 at 45° Tilt

SHIPPING DATA
 Approximate Net Weight:
 53 lbs. (24 kgs.)

DIMENSIONS

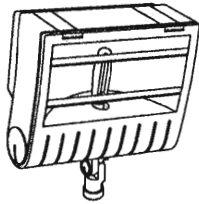


DRILLING PATTERN FOR YOKE MOUNT

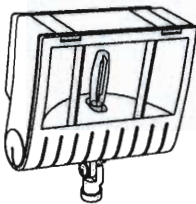


ACCESSORIES (LOUVER KITS, VISORS, VANDAL SHIELD AND WIRE GUARD)

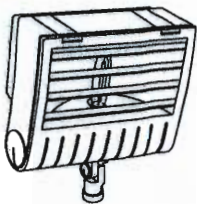
IL/AM/HOR=Horizontal Internal Louver Kit ¹
(Two Horizontal Louvers Shown)



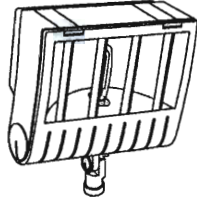
IL/AM/VET=Vertical Internal Louver Kit ¹
(Two Vertical Louvers Shown)



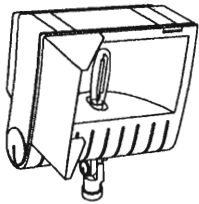
IL/AM/HOR=Horizontal Internal Louver Kit ¹
(Four Horizontal Louvers Shown)



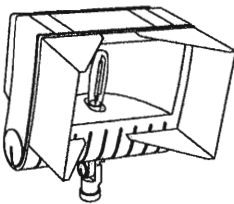
IL/AM/VET=Vertical Internal Louver Kit ¹
(Four Vertical Louvers Shown)



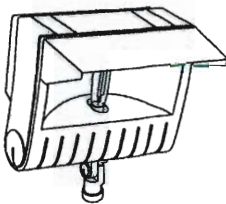
SV/AM-XX=Side Visor ²
(One Side Visor Shown)



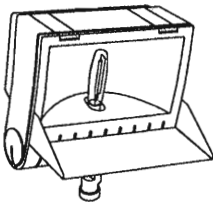
SV/AM-XX=Side Visor ²
(Two Side Visors Shown)



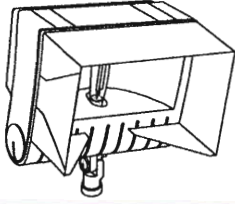
TV/AM-XX=Top/Bottom Visor ²
(Top Visor Shown)



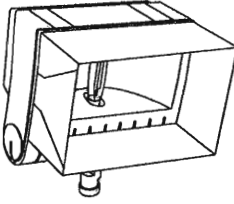
TV/AM-XX=Top/Bottom Visor ²
(Bottom Visor Shown)



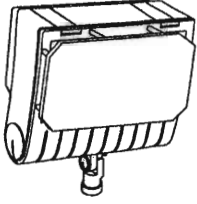
SV/AM-XX=Side Visor ²
TV/AM-XX=Top/Bottom Visor ²



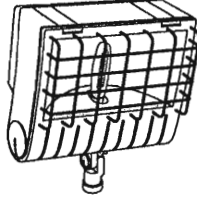
SV/AM-XX=Side Visor ²
TV/AM-XX=Top/Bottom Visor ²



VS/AM=Vandal Shield



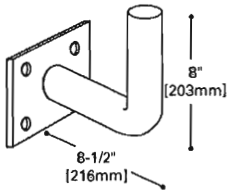
WG/AM=Wire Guard ³



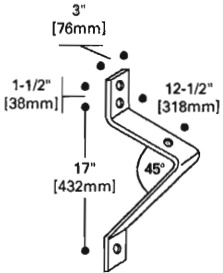
NOTES: 1. Must specify horizontal or vertical. Each kit contains four louvers. 2. Each kit contains one visor only. 3. Must specify color.

MOUNTING ACCESSORIES

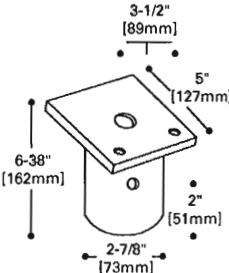
RAB (Right Angle Pipe Bracket for Slipfitter)
Fits 2-5/8" O.D. Tenon



SAB (Steel Angle Bracket for Yoke)

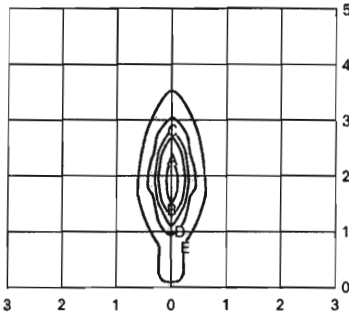


TYS (Slipfitter Adapter for Yoke)
Fits 2-3/8" O.D. Tenon



NOTE: Must specify color.

PHOTOMETRICS



AMF-F-320-MP-12
320-Watt MP
36,000-Lumen Clear Lamp
Beam Type-1H x 2V

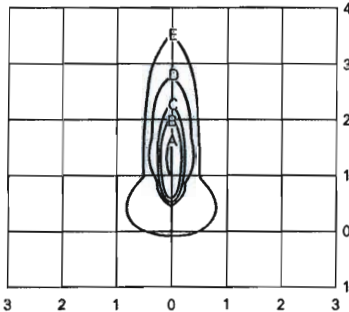
Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mount Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	67.5	33.7	22.5	11.3	4.5
25'	43.2	21.6	14.4	7.2	2.9
30'	30.0	15.0	10.0	5.0	2.0
35'	21.9	10.9	7.3	3.6	1.5
40'	16.8	8.4	5.6	2.8	1.1

Floodlight Summary

Maximum Candela	281670 CD
Maximum Candela Vertical Angle	0°
Maximum Candela Horizontal Angle	0°
Field Lumens—10% of Maximum	11283
Field Efficiency—10% of Maximum	31.3%
Total Lumens	23124
Total Efficiency	64.2%



AMF-F-400-HPS-24
400-Watt HPS
50,000-Lumen Clear Lamp
Beam Type-2H x 4V

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mount Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	67.5	33.7	22.5	11.3	4.5
25'	43.2	21.6	14.4	7.2	2.9
30'	30.0	15.0	10.0	5.0	2.0
35'	21.9	10.9	7.3	3.6	1.5
40'	16.8	8.4	5.6	2.8	1.1

Floodlight Summary

Maximum Candela	188420 CD
Maximum Candela Vertical Angle	0°
Maximum Candela Horizontal Angle	0°
Field Lumens—10% of Maximum	17459
Field Efficiency—10% of Maximum	34.9%
Total Lumens	34351
Total Efficiency	68.7%

Beam Availability + Lamp Position

Distribution Type (H x V)	Lamp		
	HPS	MH	MP
7 x 6	V	V	V
6 x 5 Cutoff		H	
6 x 2	H	H	H
5 x 5 Cutoff	H		
4 x 4	V		
4 x 3		V	V
2 x 3		V	V
1 x 2		V	V

NOTES: V=Vertical Lamp, H=Horizontal Lamp.

ORDERING INFORMATION

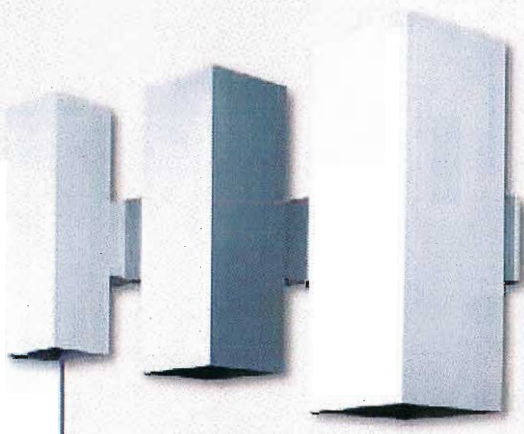
Sample Number: AMF-F-250-HPS-120-55-BZ

Product Family	Mounting Type	Lamp Wattage ¹	Lamp Type	Voltage ⁵	Beam Spread	Color																				
AMF=Acura Medium Flood	F=Slipfitter Mount Y=Yoke Mount	<table border="0"> <tr> <td>HPS</td> <td>MP</td> </tr> <tr> <td>250=250W</td> <td>150=150W</td> </tr> <tr> <td>400=400W</td> <td>200=200W</td> </tr> <tr> <td>750=750W</td> <td>250=250W</td> </tr> <tr> <td></td> <td>320=320W</td> </tr> <tr> <td>MH ²</td> <td>350=350W ⁴</td> </tr> <tr> <td>175=175W</td> <td>400=400W</td> </tr> <tr> <td>250=250W</td> <td>750=750W ⁴</td> </tr> <tr> <td>400=400W</td> <td>875=875W ⁴</td> </tr> <tr> <td>1000=1000W ³</td> <td>1000=1000W ³</td> </tr> </table>	HPS	MP	250=250W	150=150W	400=400W	200=200W	750=750W	250=250W		320=320W	MH ²	350=350W ⁴	175=175W	400=400W	250=250W	750=750W ⁴	400=400W	875=875W ⁴	1000=1000W ³	1000=1000W ³	HPS=High Pressure Sodium MH=Metal Halide ² MP=Pulse Start Metal Halide	120=120V 208=208V 240=240V 277=277V 347=347V 480=480V MT=Multi-Tap ⁶	Horizontal Lamp 55=5x5 Cutoff ⁷ 62=6x2 65=6x5 Cutoff ⁸ Vertical Lamp 12=1x2 ⁸ 23=2x3 ⁸ 43=4x3 ⁸ 44=4x4 ⁷ 76=7x6	AP=Grey BK=Black BZ=Bronze DP=Dark Platinum GM=Graphite Metallic WH=White
HPS	MP																									
250=250W	150=150W																									
400=400W	200=200W																									
750=750W	250=250W																									
	320=320W																									
MH ²	350=350W ⁴																									
175=175W	400=400W																									
250=250W	750=750W ⁴																									
400=400W	875=875W ⁴																									
1000=1000W ³	1000=1000W ³																									
Options (Add as Suffix)			Accessories (Order Separately) ¹⁰																							
F=Single Fuse (120, 277 or 347V) FF=Double Fuse (208, 240 or 480V) L=Lamp Included Q=Quartz Restrike ⁹ R=NEMA Twistlock Photocontrol Receptacle			IL/AM/VET=Vertical Internal Louver Kit ¹¹ IL/AM/HOR=Horizontal Internal Louver Kit ¹² OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1201=NEMA Twistlock Photocontrol - 347V RAB-XX=Right Angle Pipe Bracket for Slipfitter SAB-XX=Steel Angle Bracket for Yoke SV/AM-XX=Side Visor TV/AM-XX=Top/Bottom Visor TYS-XX=Slipfitter Adapter for Yoke VS/AM=Vandal Shield WG/AM=Wire Guard																							

- Notes:
- All lamps are mogul-base.
 - 175, 250 and 400W Metal Halide available for non-US markets only.
 - Requires reduced envelope lamp.
 - Available with horizontal optics only.
 - Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 - Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.
 - Available in High Pressure Sodium only.
 - Available in Metal Halide only.
 - Limit to 150W maximum, quartz lamp only. Lamp not included.
 - Replace XX with color suffix.
 - 400W Metal Halide must use Vertical Louvers with vertical lamp positions unless reduced envelope lamp ED28 is used.
 - 400W Metal Halide must use Horizontal Louvers with vertical lamp positions unless reduced envelope lamp ED28 is used.

4-1/2", 6" and 8" UP/DOWN WALL-MOUNT SQUARES

260 UD - 4-1/2" W, 14" H, 7-3/4" E, 7" Mtg.Ctr.
 Incandescent lampping: Accepts two 75W Maximum Par30 lamps.
 Fluorescent lampping: (-213Q/O) includes two 13W CF lamps with 120 Volt/NPF magnetic ballast or two 18W (-218QE/O) CF lamps with electronic 120 thru 277 Volt ballast, housed in secondary canopy (adds 2" to E dimension).
Please ADD desired Finish and Light Source codes to catalog number when ordering.
 Example: **260 UD WH** (Incandescent - no Light Source code required)
 Available Options: T



"D"

261 UD - 6" W, 16" H, 9-1/4" E, 8" Mtg.Ctr.
 Incandescent lampping: Accepts two 150W Maximum Par38 lamps.
 Fluorescent lampping: (-213Q/O) includes two 13W or 22W (-222Q/O) CF lamps with 120 Volt/NPF magnetic ballast or two 26W (-226TE/O) CF lamps with electronic 120 thru 277 Volt ballast, housed in secondary canopy (adds 2" to E dimension). Also available with two 32W CF lamps (-232TE/O).
Please ADD desired Finish and Light Source codes to catalog number when ordering.
 Example: **261 UD WH-222Q/O**
 Available Options: B, R, RT, T

288 UD - 8" W, 20" H, 11-1/4" E, 10" Mtg.Ctr.
 Incandescent lampping: Accepts two 250W Maximum Par38 lamps.
 Fluorescent lampping: (-213Q) includes two 13W or 28W (-228Q) CF lamps with 120 Volt/NPF magnetic ballast or two 26W (-226TE/O) CF lamps with electronic 120 thru 277 Volt ballast, housed in secondary canopy (adds 2" to E dimension). Also available with two 32W or 42W lamps (-232TE/O, -242TE/O).
Please ADD desired Finish and Light Source codes to catalog number when ordering.
 Example: **288 UD WH-232TE/O**
 Available Options: B, R, RT, T

288T UD - 8" W, 20" H, 11-1/4" E, 10" Mtg.Ctr.
 H.I.D. lampping: Supplied with Tempered Glass Lenses (top and bottom apertures). Includes two 50W, 70W or 100W High Pressure Sodium (-2H50/R, -2H70/R, -2H100/R) or Metal Halide (-2M50/R, -2M70/R, -2M100/R) medium-base lamps with remote-mounted (IR) dual-tap 120/277 Volt/HPF magnetic ballasts.
Please ADD desired Finish and Light Source codes to catalog number when ordering.
 Example: **288T UD R WH-2M100/R** (R suffix indicates optional reflector)
 Available Options: QRS, R

Options & Accessories:
 (add "suffix" to catalog number)

B - Black Milli-Groove Baffle:
 261 UD B,
 288 UD B



R - Specular Aluminum Reflector:
 261 UD R,
 288 UD R,
 288T UD R



RT - Specular Aluminum Reflector and Tempered Glass Lens:
 261 UD RT,
 288 UD RT



T - Tempered Glass Lens:
 (Required for exposed outdoor locations)
 260 UD T,
 261 UD T,
 288 UD T



QRS - Quartz Re-Strike:
 (mini-cand lamp by others)
 288T UD QRS,
 288T UD R QRS

PLEASE NOTE: Baffle not available in combination with Reflector or Tempered Glass Lens.

Standard Finishes: Black (BL), Dura-Bronze (DB), White (WH).
 For alternate finishes and custom color matching, please consult factory.



PROPERTY OWNER OF RECORD: DIERBERGS FOUR SEASONS, INC.
 PROPERTY ADDRESS: 100 FOUR SEASONS SHOPPING CENTER, CHESTERFIELD, MO 63017
 PROPERTY AREA: 8.29 Ac.
 LOCATOR NUMBERS: ADJUSTED LOT 2: 16Q210763 & 16Q220719; PORTION OF ADJUSTED LOT 1: 16Q220690
 FIRE DISTRICT: MONARCH
 SCHOOL DISTRICT: PARKWAY
 UTILITIES: MSD
 MISSOURI AMERICAN WATER
 LA CLEDE GAS
 AMEREN MO
 CHARTER COMMUNICATIONS
 AT&T
 CURRENT ZONING: ADJUSTED LOT 1 - C-2; READJUSTED LOT 2 - PC
 PARKING: PER ZONING CODE REGULATIONS
 PERCENT OPEN SPACE: APPROX. 20% OF TOTAL SITE ACREAGE
 FLOOR AREA RATIO: 25%

AMENDED SITE DEVELOPMENT PLAN

FOUR SEASONS SHOPPING CENTER

READJUSTED LOT 2

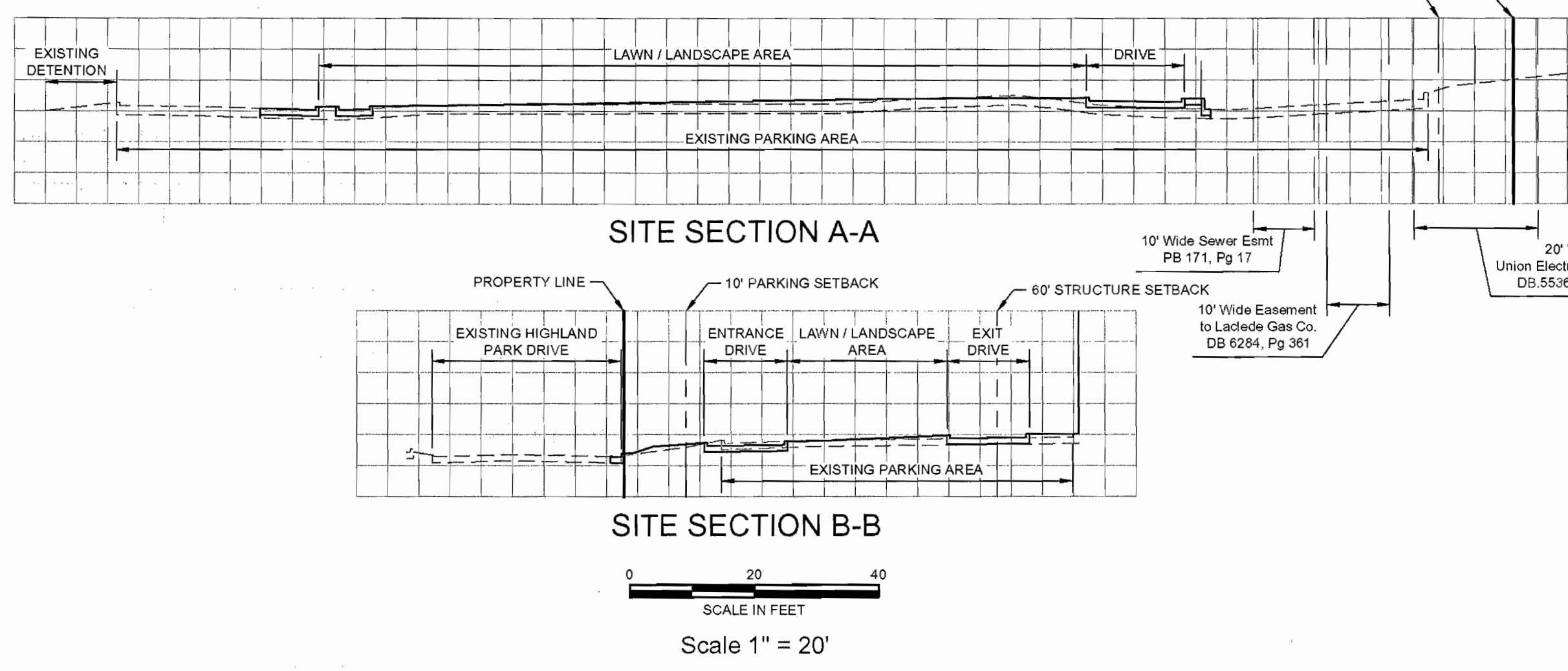
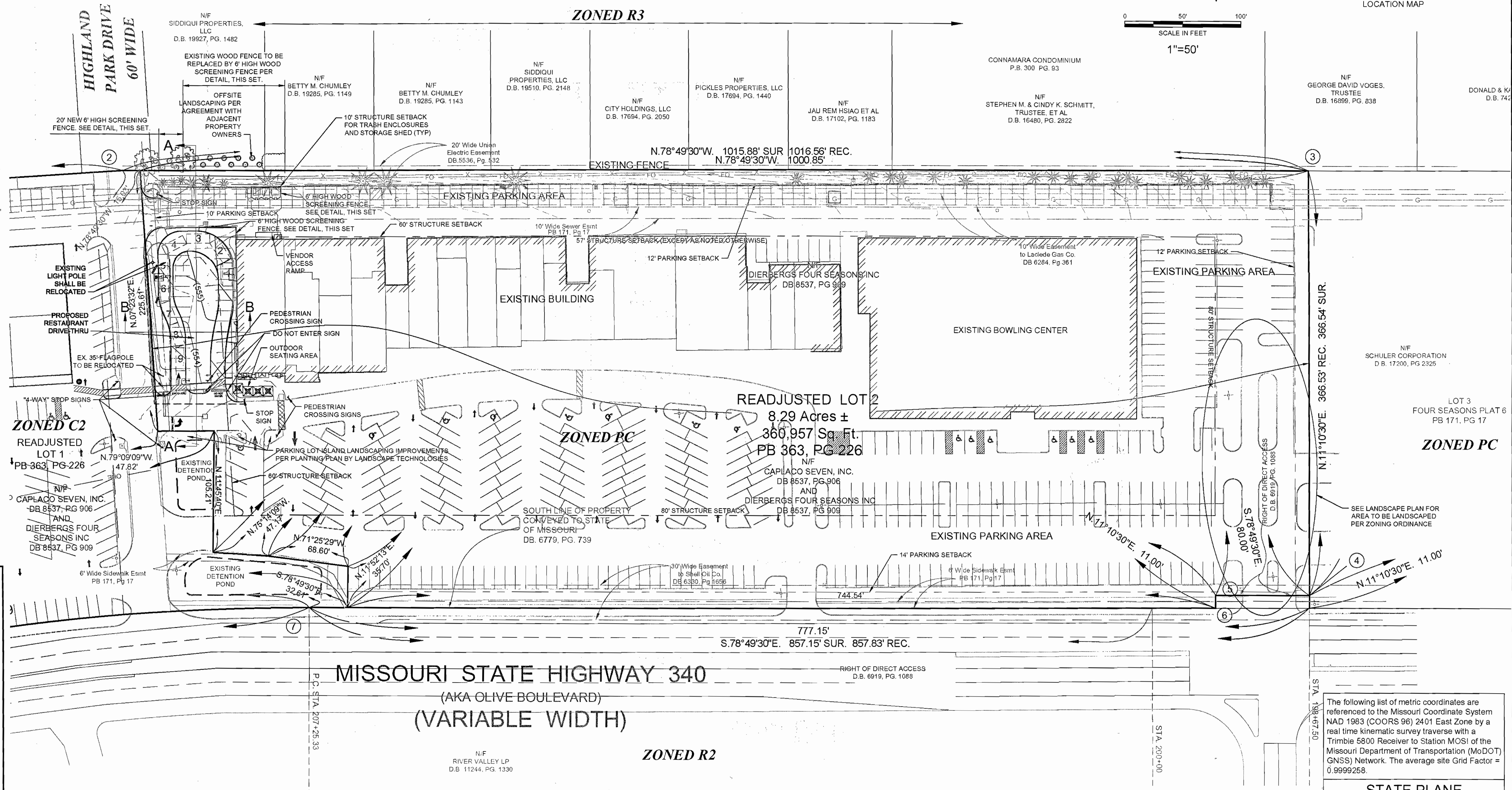
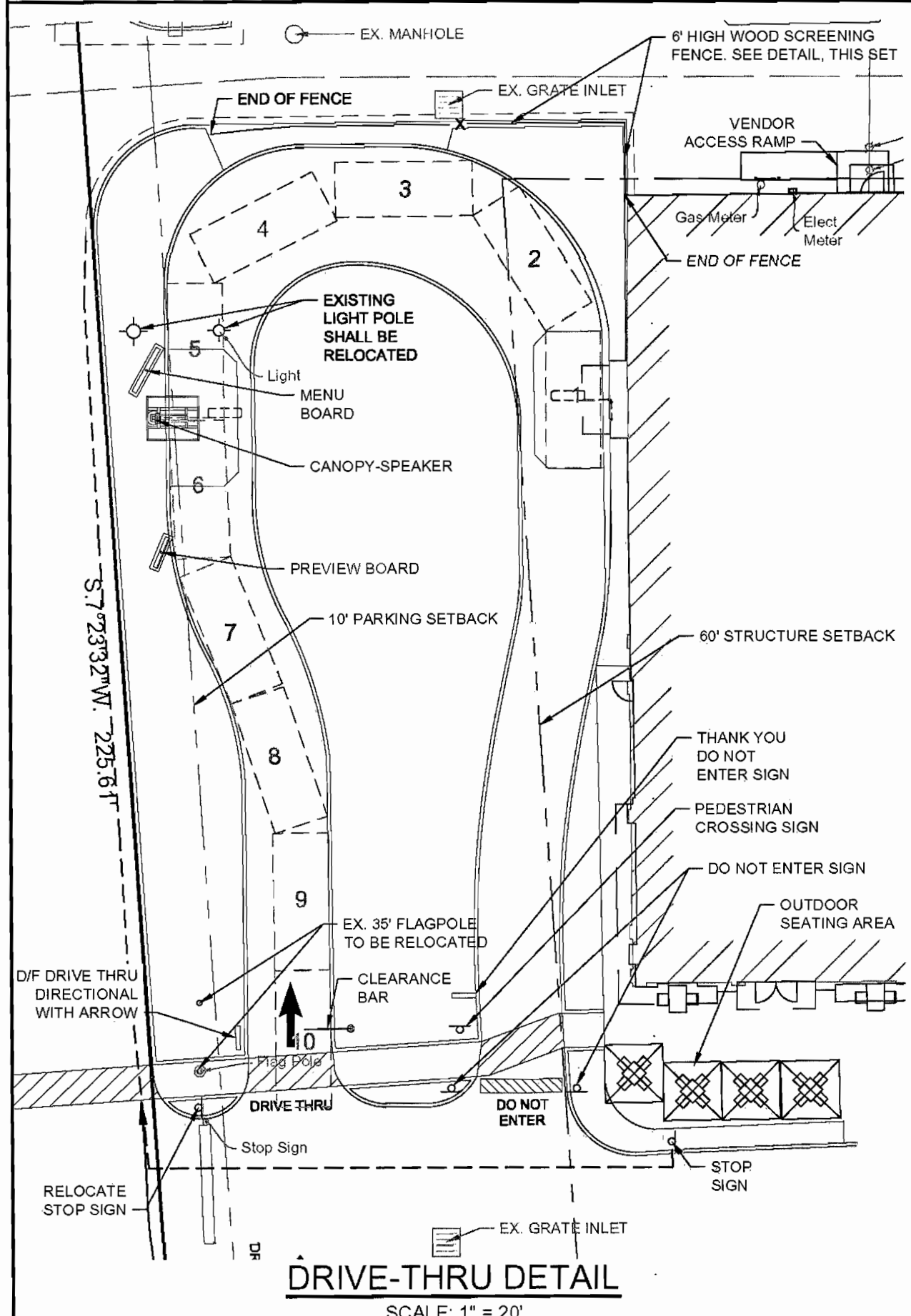
A tract of land being Readjusted Lot 2 of "FOUR SEASONS CENTER", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 363, Page 226 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri

- NOTES:**
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
 - GRADING & DRAINAGE SHALL BE PER CITY OF CHESTERFIELD & MSD STANDARDS.
 - SLOPES SHALL NOT EXCEED 3:1 SLOPE UNLESS SUPPORTED BY GEOTECHNICAL INVESTIGATION.
 - STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
 - IMPERVIOUS AREA SHALL BE DECREASED FROM EXISTING CONDITIONS:
 PRE-DEVELOPED IMPERVIOUS AREA = 7.21 AC
 POST-DEVELOPED IMPERVIOUS AREA = 7.12 AC
 - SIGNAGE SHALL ADHERE TO THE CITY CODE AND SHALL BE REVIEWED AND APPROVED BY THE CITY OF CHESTERFIELD BY A SEPARATE PROCESS.
 - EXISTING UTILITY CONNECTIONS SHALL BE UTILIZED.
 - PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29189C0170K, DATED FEBRUARY 4, 2015, THE SITE IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ALL FUTURE UTILITIES SHALL BE INSTALLED UNDERGROUND.

PARKING CALCULATIONS:

SQFT	Classification	Req'd Parking	Parking Allocation
5,034	Fast Food (Casual)	15/1000	75.5
9,000	Restaurant, Sit Down	12/1000	108.0
261	Elevator/Common Area	0/1000	0.0
10,355	Retail, Neighborhood **	4/1000	41.4
4,040	Drugstore and Pharmacy	4/1000	16.2
2,375	Recreational Facility	3.3/1000	7.8
3,575	Barber or Beauty Salon	5/1000	17.9
1,800	Dry Cleaning Establishment	3.3/1000	5.9
3,382	Veterinary Clinic	3.3/1000	11.2
5,403	Grocery, Community	4/1000	21.6
1,500	Office, Dental	4/1000	6.0
7,712	Office, General	3.3/1000	25.4
575	Laboratory, Professional	2.5/1000	1.4
36,196	Bowling Center, 40 Lanes	4 per Lane	160.0
TOTAL PARKING SPACES REQUIRED			498
-20% ALLOWED REDUCTION (100 SPACES)			398
TOTAL EXISTING SPACES ON LOT 2			470
SPACES TO BE ELIMINATED BY PROPOSED WORK			-33
TOTAL PROPOSED REMAINING SPACES			437
			SURPLUS OF 39 SPACES

** RETAIL, NEIGHBORHOOD DOES NOT HAVE SPACES GREATER THAN 4,000 SF



The following list of metric coordinates are referenced to the Missouri Coordinate System NAD 1983 (COORS 96) 2401 East Zone by a real time kinematic survey traverse with a Trimble 5800 Receiver to Station M051 of the Missouri Department of Transportation (MoDOT) GNSS Network. The average site Grid Factor = 0.9999258.

POINT	NORTHING (Meters)	EASTING (Meters)
1	315724.811	250028.146
2	315752.950	249788.742
3	315809.302	249484.295
4	315919.148	249504.627
5	315914.711	249528.602
6	315918.007	249529.212
7	315874.897	249762.116
8	315870.259	249950.513
9	316462.243	249870.832
10	315876.538	249997.165
11	315848.053	250001.760
12	315854.887	250044.125
13	315822.073	249792.264
14	315753.784	249784.237
15	315824.644	249777.918
16	315856.114	249784.077
17	315859.611	249770.131
18	315866.033	249750.233
19	315876.707	249752.343

STATE PLANE COORDINATES

POINT	NORTHING (Meters)	EASTING (Meters)
1	315724.811	250028.146
2	315752.950	249788.742
3	315809.302	249484.295
4	315919.148	249504.627
5	315914.711	249528.602
6	315918.007	249529.212
7	315874.897	249762.116
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16	315856.114	249784.077
17	315859.611	249770.131
18	315866.033	249750.233
19	315876.707	249752.343

REVISIONS

FILE: 0102-00001284_4 SEASONS Development Final Season Planning.dwg

Prepared for: **CAPITOL LAND COMPANY**
11850 Stucco Avenue
St. Louis, Missouri 63141
(314) 991-8900

SITE DEVELOPMENT PLAN
FOUR SEASONS - READJUSTED LOT 2

Designed: GMS
 Drawn: GMS
 Checked: GMS
 Date: 2/10/2016
 Project Number: 95128.6
 Sheet Number: 1 of 3

Professional Engineer (E-28886)
 MICHAEL STALEY
 NUMBER E-28886
 LICENSED PROFESSIONAL ENGINEER
 MISSOURI
 2/10/2016

ENGINEERS • SURVEYORS • PLANNERS
 the clayton engineering company, inc.
 2248 WELSH INDUSTRIAL COURT
 ST. LOUIS, MISSOURI 63116
 (314) 692-8888 • FAX: (314) 692-8888 • claytoneng.com
 MO Cert. of 014 692-8888
 PLOTTED: 2/10/2016 7:50 AM BY: GREG STALEY
 F.B. 100 Four Seasons

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2492 AND CHANGING THE BOUNDARIES OF AN EXISTING "C-2" SHOPPING DISTRICT AND "PC" PLANNED COMMERCIAL DISTRICT TO ESTABLISH A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR AN 8.29 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF ITS INTERSECTION WITH WOODS MILL ROAD (P.Z. 06-2014 FOUR SEASONS PLAZA-16Q220719, 16Q210763, AND 16Q220690).

WHEREAS, the petitioners, Doster, Ulom, and Boyle, LLC., have requested zoning map amendment from the "C-2" Shopping District and "PC" Planned Commercial District to a new "PC" Planned Commercial District to add an additional use and amend the development criteria within the Four Season Plaza Development; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 28, 2014; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning with an amendment to the permitted uses; and,

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

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

Section 1. The City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District and City of Chesterfield Ordinance Number 2492 is hereby repealed and those conditions therein are incorporated into the Attachment A, which is attached hereto and made a part hereof for a 8.29 acre tract of land located on the south side of Olive Boulevard west of its intersection with Woods Mill Road and as described as follows:

Legal Description

A tract of land being Adjusted Lot 2 and part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the Western right of way line of Missouri State Highway 141 (also known as Woods Mill Road, variable width) at the Southeastern corner of said Adjusted Lot 1; thence Northwesterly, along the Southern line of said Adjusted Lot 1, North 82 degrees 36 minutes 28 seconds West, 790.91 feet; thence North 78 degrees 49 minutes 30 seconds West, 15.03 feet to the Point of Beginning of the tract of land hereon described; thence Northwesterly, continuing along the Southern line of said Adjusted Lot 1 and the Southern line of Adjusted Lot 2 thereof, North 78 degrees 49 minutes 30 seconds West, 1000.85 feet to the Southeastern corner of Lot 3 of "Four Seasons Plat 6", a Subdivision according to the plat thereof, recorded in Plat Book 171, Page 17 of the St. Louis County Records; thence Northwesterly, along the Eastern line of said Lot 3, North 11 degrees 10 minutes 30 seconds East, 366.54 feet to a point on the Southern line of a tract of land conveyed to the State of Missouri for the widening of Missouri State Highway 340, also known as Olive Street Road, variable width, by deed recorded in Deed Book 6919, Page 1088 of the St. Louis County Records; thence along the Southern line of said tract, South 78 degrees 49 minutes 30 seconds East, 80.00 feet to the Southeastern corner thereof; thence along the Eastern line of said tract, North 11 degrees 10 minutes 30 seconds East, 11.00 feet to a point on the Southern line of a tract of land conveyed to the State of Missouri, for the widening of said Missouri State Highway 340, by deed recorded in Deed Book 6779, Page 739 of the St. Louis County Records; thence Southeasterly, along said Southern line, South 78 degrees 49 minutes 30 seconds East, 744.54 feet to the Northwestern corner of Adjusted Lot 1, as aforementioned; thence Southwesterly, along the Western line of said Adjusted Lot 1, South 11 degrees 52 minutes 13 seconds West, 35.70 feet; thence South 71 degrees 25 minutes 29 seconds East, 68.60 feet; thence South 75 degrees 14 minutes 09 seconds East, 47.17 feet; thence South 11 degrees 45 minutes 40 seconds West 105.21 feet; thence Southeasterly, continuing along the Western line of said Adjusted Lot 1 and its Southeasterly prolongation, South 79 degrees 09 minutes 09 seconds East, 47.82 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to the point of beginning, containing 8.29 acres, more or less (360,957 square feet).

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 and made part of.

Section 3. The City Council, pursuant to the petition filed by Doster, Ulom, & Boyle, LLC. in P.Z. 06-2014, requesting the amendment 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 28th day of April, 2014, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield's 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 15th day of June, 2015.

Bob Nelson MAYOR

ATTENT: Vicki Haas CITY CLERK

FIRST READING HELD: 06/01/2015

ATTACHMENT A

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

SPECIFIC CRITERIA

A. PERMITTED USES

- 1. The uses allowed in this "PC" Planned Commercial District shall be:
a. Animal hospitals, veterinary clinics and kennels;
b. Barber shops and beauty parlors;
c. Bookstores;
d. Broadcasting studios for radio and television;
e. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications shall not be permitted except for the receiving and transmitting antennas installed on the roof of the Center as of the effective date of this Ordinance;
f. Cafeterias for employees and guests only;
g. Child care centers, nursery schools, and day nurseries;
h. Colleges and universities;
i. Dry cleaning drop-off and pick-up stations;
j. Film drop-off and pick-up stations;
k. Financial Institutions;
l. Medical and dental offices;
m. Office or office buildings;
n. Recreational facilities, indoor facilities, including swimming pools, tennis courts, gymnasiums, and indoor theaters;
o. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
p. Restaurants, fast food with or without drive-thru window, not located in free standing buildings;
q. Restaurants, sit down;

P.Z. 06-2014 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc & Dierbergs Four) Planning Commission April 27, 2015 Planning and Public Works Committee May 21, 2015 City Council June 1 and 15, 2015

- r. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training;
a. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises;
t. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods;
u. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises except indoor sale of motor vehicles shall not include the sale of automobiles or trucks.

2. The above use "Restaurant, fast food with drive-thru window, not located in free standing buildings" shall:

- a. Be restricted to a single user at any given time; and
b. Be located in the area as shown on the attached Preliminary Plan marked as Attachment B; and
c. Be an establishment more narrowly defined as a Fast-Casual type of Fast-Food restaurant which:
i. utilizes non-disposable dishware and flatware for all dine-in orders; and
ii. the majority of menu items are custom prepared to order versus pre-prepared and "cracked."

3. The following ancillary uses shall be permitted:

- a. Associated work and storage areas required by a business, firm, or service to carry on business operations;
b. Automatic vending facilities for:
i. Ice and solid carbon dioxide (dry ice);
ii. Beverages;
iii. Confections.
c. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles.

P.Z. 06-2014 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc & Dierbergs Four) Planning Commission April 27, 2015 Planning and Public Works Committee May 21, 2015 City Council June 1 and 15, 2015

4. Hours of Operation.

- a. Hours of operation for the bowling center shall be limited to 6:00 AM to 1:30 AM on Sunday through Friday morning, and from 6:00 AM to 2:30 AM on Friday through Sunday morning.
b. Hours of operation for the Fast-Casual type of Fast-Food restaurant permitted under Section A, 2, page 2, shall be 6:00 a.m. to 10:00 p.m.

B. SETBACKS

1. Structure Setbacks
No building or structure, other than a freestanding project identification sign, boundary and retaining walls, light standards, flag poles, fences, dumpster enclosures, or drive-thru elements including a menu board, canopy with speaker, preview board, clearance bar and directional signage, will be located within the following setbacks:

- a. Eighty (80) feet from the northernmost and westernmost boundaries of this "PC" Planned Commercial District.
b. Fifty-seven (57) feet from the southern boundary of this "PC" Planned Commercial District with the following exceptions:
i. Ten (10) feet from the southern boundary of this "PC" Planned Commercial District for the trash enclosure and storage shed.
ii. Forty (40) feet from the southern boundary of this "PC" Planned Commercial District for the vendor access ramp.
c. Sixty (60) feet from the eastern boundary of this "PC" Planned Commercial District.

2. Parking Setbacks

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

- a. Fourteen (14) feet from the northern boundary of this "PC" Planned Commercial District.
b. Twelve (12) feet from the southern and western boundaries of this "PC" Planned Commercial District.
c. Ten (10) feet from the eastern boundary of this "PC" Planned Commercial District.

C. 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 loading space shall be required for the bowling center.
4. The above required parking shall be reduced by twenty percent (20%) in this "PC" Planned Commercial District.
5. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

D. LANDSCAPE AND TREE REQUIREMENTS

- 1. The developer shall adhere to the Landscape and Tree Preservation requirements of the City of Chesterfield Code.
2. A landscaped buffer strip of the following width shall be provided: ten (10) feet along both sides of the east service road and fifteen (15) feet along both sides of the western north-south access road as well as within the center dividing esplanade of such road. Such buffers strips shall include low growing shrubs and/or grasses and annual flowering plants.
3. The southern buffer strip shall contain a six (6) foot high eight proof wooden fence.

E. 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.

P.Z. 06-2014 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc & Dierbergs Four) Planning Commission April 27, 2015 Planning and Public Works Committee May 21, 2015 City Council June 1 and 15, 2015

- 2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the Missouri Department of Transportation, for sight distance considerations prior to installation or construction.

F. LIGHT REQUIREMENTS

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

G. ARCHITECTURAL

- 1. The developer 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 eight-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.

H. ACCESS/ACCESS MANAGEMENT

- 1. Access to this development shall be as shown on the Preliminary Site Plan and limited to the existing commercial entrances from Olive Boulevard (Missouri 340).
2. Provide cross access easements as needed to provide the adjacent parcels to the east and to the west full access to Olive Boulevard.

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. Any work within MoDOT's right-of-way will require a MoDOT permit.
2. All drainage detention storage facilities must be placed outside of the standard governmental agencies' planning and zoning setbacks, or fifteen (15) feet from the new or existing right-of-way line, whichever is greater.
3. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. Roads shall be kept clear of mud and debris at all times.

P.Z. 06-2014 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc & Dierbergs Four) Planning Commission April 27, 2015 Planning and Public Works Committee May 21, 2015 City Council June 1 and 15, 2015

J. TRAFFIC STUDY

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

K. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

L. STORMWATER

- 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. The adequacy and condition of the existing downstream system(s) shall be verified and upgraded as necessary and as directed by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Missouri Department of Transportation.
2. Storm water quantity management, channel protection, and water quality improvements shall be provided as required by the Metropolitan St. Louis Sewer District, Missouri Department of Transportation, and the City of Chesterfield. The location and types of storm water management facilities shall be identified on all Site Development and Improvement Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as approved by the City of Chesterfield.

- 4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the 100 year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the 100 year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

M. SANITARY SEWER

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

N. 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.

O. MISCELLANEOUS

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

P.Z. 06-2014 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc & Dierbergs Four) Planning Commission April 27, 2015 Planning and Public Works Committee May 21, 2015 City Council June 1 and 15, 2015

- 3. 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 and Saint Louis County Department of Highways and Traffic or MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

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

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

P.Z. 06-2014 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc & Dierbergs Four) Planning Commission April 27, 2015 Planning and Public Works Committee May 21, 2015 City Council June 1 and 15, 2015

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

- 1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals 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 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, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

P.Z. 06-2014 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc & Dierbergs Four) Planning Commission April 27, 2015 Planning and Public Works Committee May 21, 2015 City Council June 1 and 15, 2015

- 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 two (2) feet, 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 Regulation, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. RECORDING

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

VI. ENFORCEMENT

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

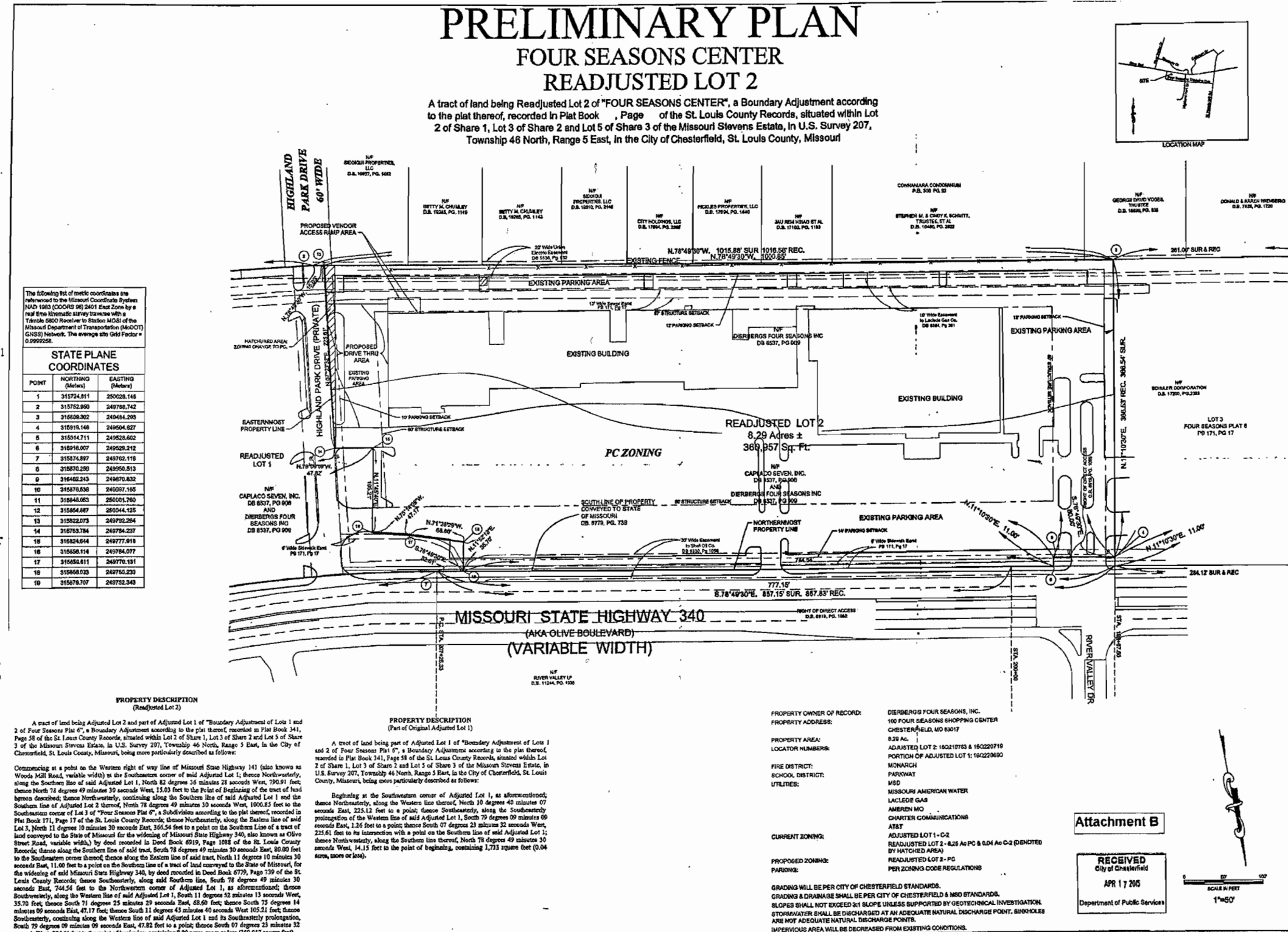
B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

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.

P.Z. 06-2014 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc & Dierbergs Four) Planning Commission April 27, 2015 Planning and Public Works Committee May 21, 2015 City Council June 1 and 15, 2015



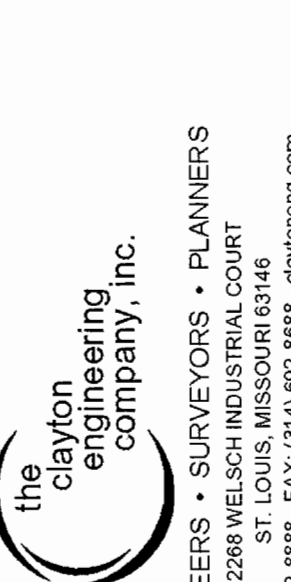
PRELIMINARY PLAN FOUR SEASONS CENTER READJUSTED LOT 2. A tract of land being Readjusted Lot 2 of "FOUR SEASONS CENTER", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri.

STATE PLANE COORDINATES. Table with columns for X, Y, Z, and Description. Includes coordinates for various points on the site.

PROPERTY DESCRIPTION. A list of property parcels and their owners, including 'FOUR SEASONS PLAZA, LOT 2' and 'READJUSTED LOT 2'.

RESERVED FOR CITY OF CHESTERFIELD. A note indicating that the plan is reserved for the City of Chesterfield.

DESIGNED: GMS, DRAWN: GMS, CHECKED: GMS, DATE: 2/10/2016, PROJECT NUMBER: 95128.6, SHEET NUMBER: 2 of 3.



REVISIONS. A table with columns for revision number, description, and date. Includes revisions for 'PLANNING AND PUBLIC WORKS COMMITTEE' and 'CITY COUNCIL'.

CAPITOL LAND COMPANY. 11850 Studi Avenue, St. Louis, Missouri 63141. (314) 991-8900. SITE DEVELOPMENT PLAN. FOUR SEASONS - READJUSTED LOT 2. Prepared for: Greg Mersel Steyer, Professional Engineer (E-28988). MICHAEL STALEY, LICENSED PROFESSIONAL ENGINEER, NUMBER E-28988, EXPIRES 2/02/2016.

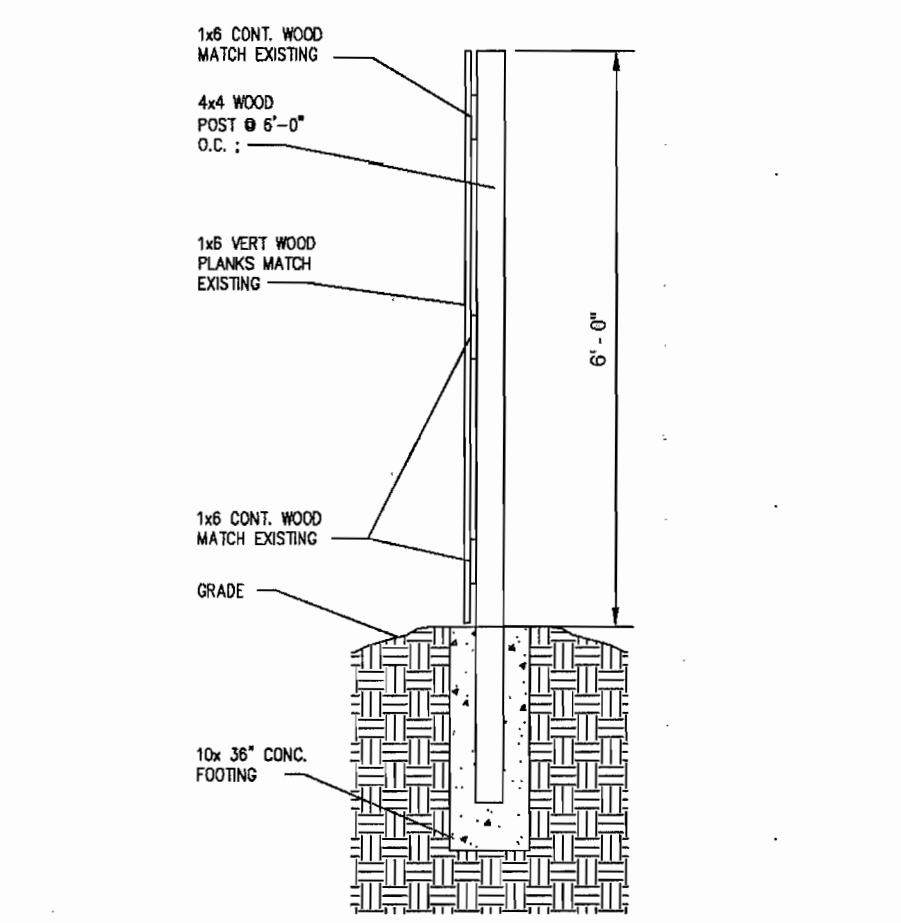


1 PARTIAL PHOTOMETRIC PLAN
PH1 1"=20'-0"

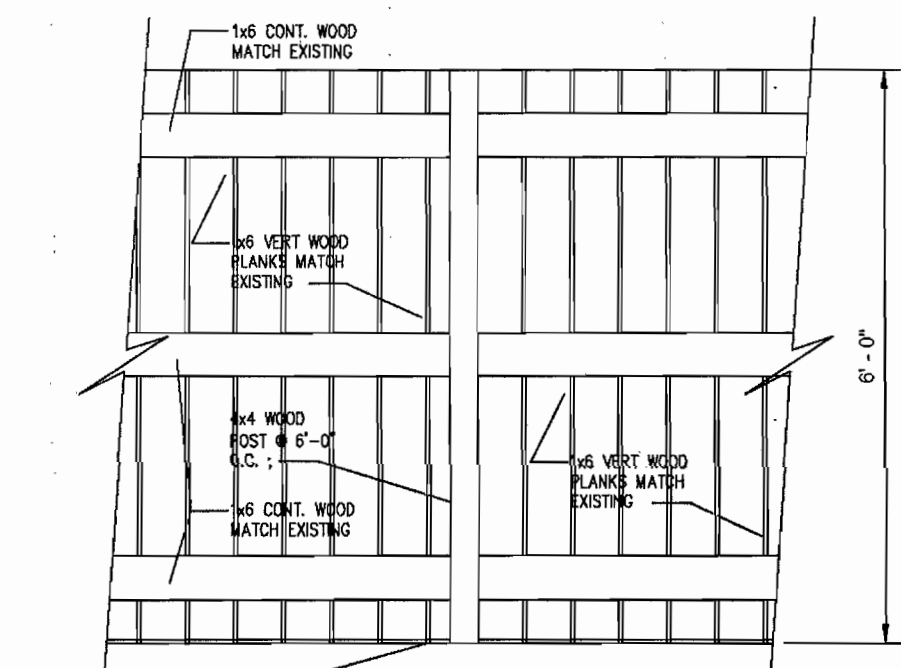
STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE UP AREA	+	2.0 fc	6.9	0.1 fc	69.0:1	21.0:1

PHOTOMETRIC STATISTICS BASED ON ALL EXISTING POLE LIGHTS, NEW POLE LIGHT AND NEW WALL MOUNTED FIXTURES

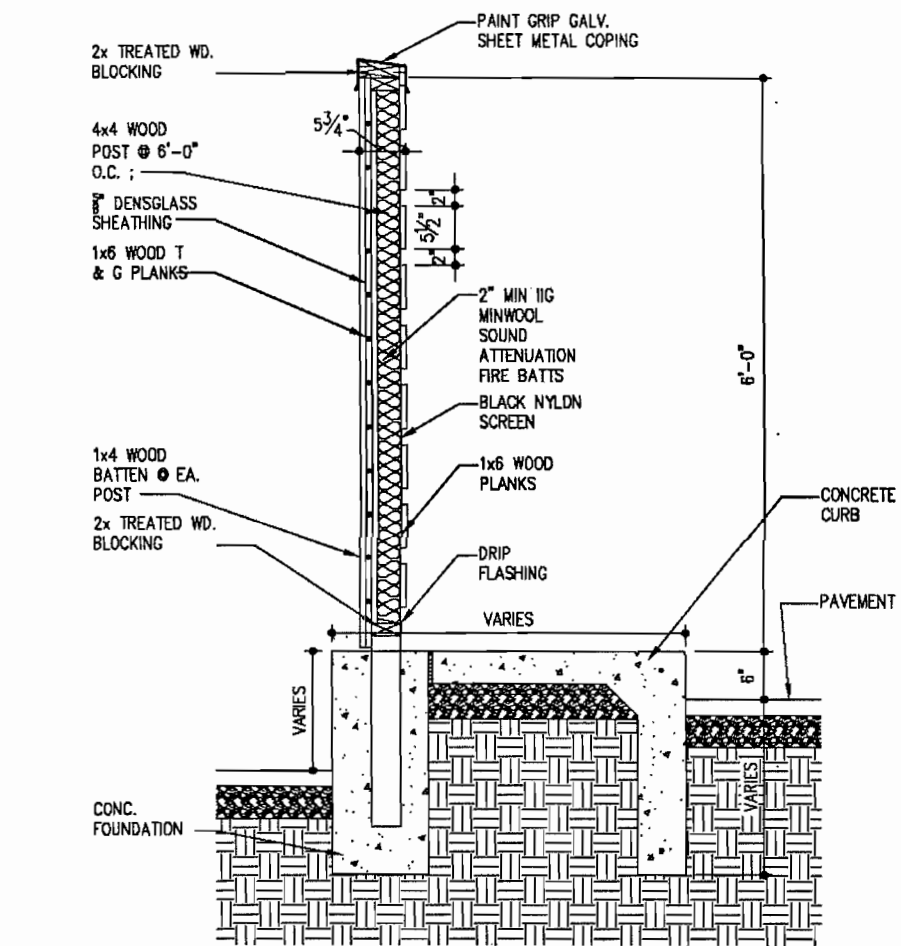
LIGHTING FIXTURE SCHEDULE						
Type	Manufacturer	Catalog Number (note 1)	Lamps (Quantity/Type)	MOUNTING	WATTS PER FIXTURE	Remarks
A	McGraw Edison	#CSM-AM-400-MH-SS-	(1) 400MH	POLE MOUNTED	465	MOUNTED AT 20' AFF
B	AMERLUX EXTERIOR	#WMA2-30-60-60X30-BK	LED	WALL PENDANT	10	---
C	McGraw Edison	#AMF-F-400MH/SV/AM-XX TV/AM-XX	(1) 400MH	POLE MOUNTED	10	WITH TOP, BOTTOM AND SIDE VISORS
D	LURALINE	#261 UD RT BL	(2) 26W CFL	WALL SCIENCE	48	---



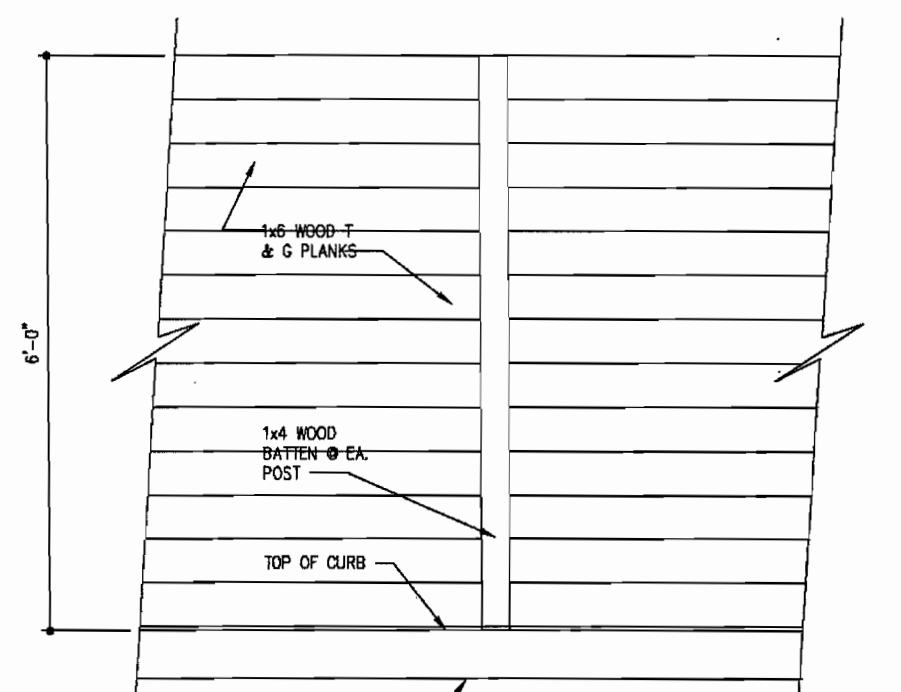
PROPERTY LINE SCREENING / TRASH ENCLOSURE FENCE SECTION
SCALE: 1" = 2'-0"



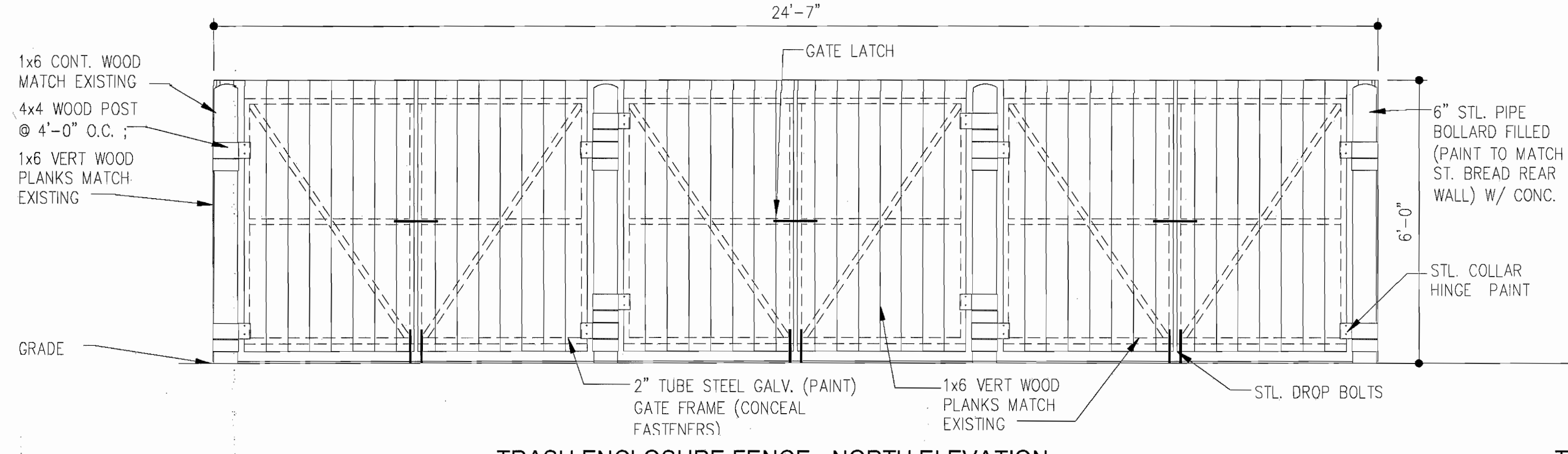
PROPERTY LINE SCREENING / TRASH ENCLOSURE FENCE ELEVATION
SCALE: 1" = 2'-0"



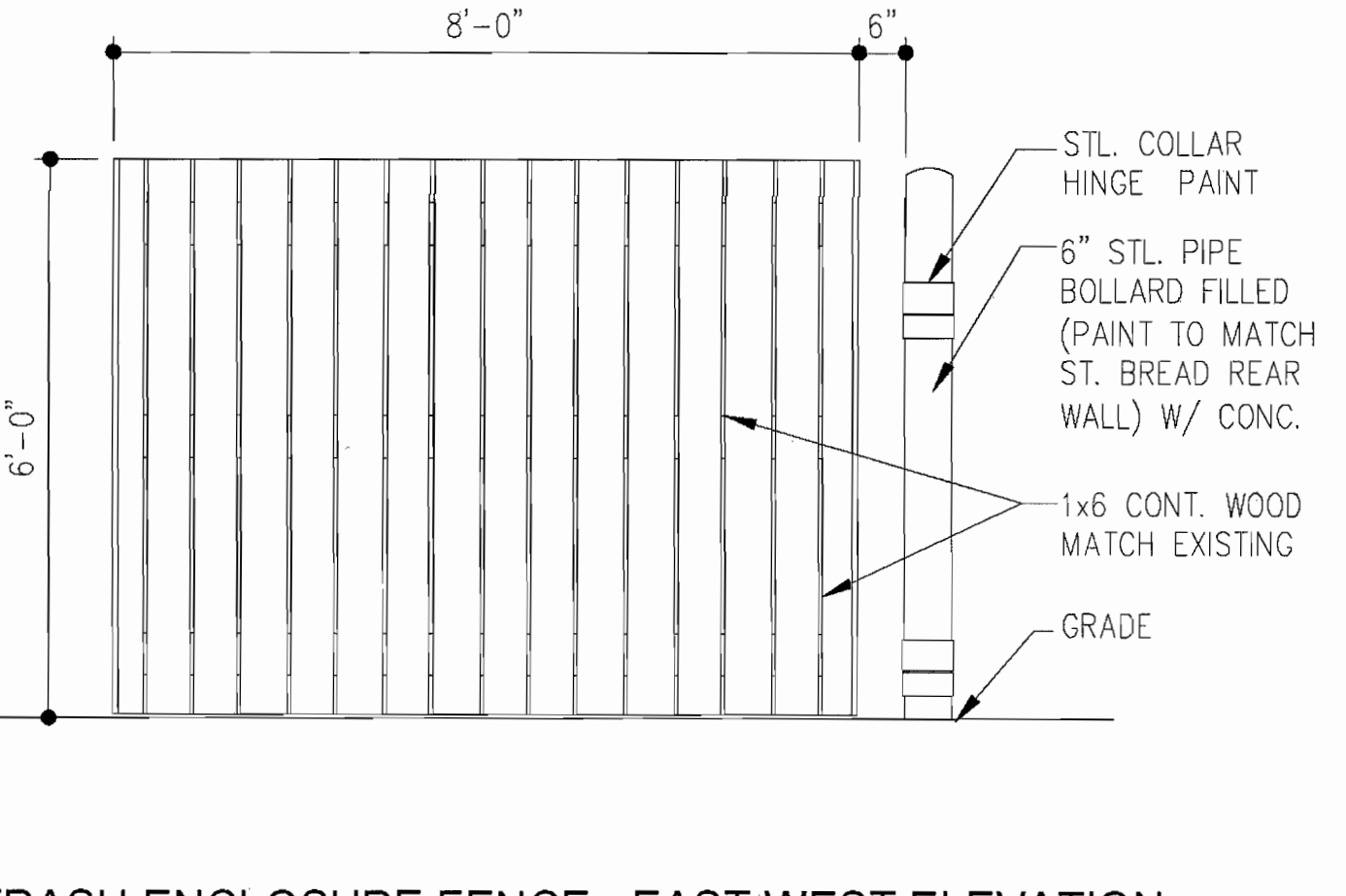
DRIVE-THRU SCREENING FENCE SECTION
SCALE: 1" = 2'-0"



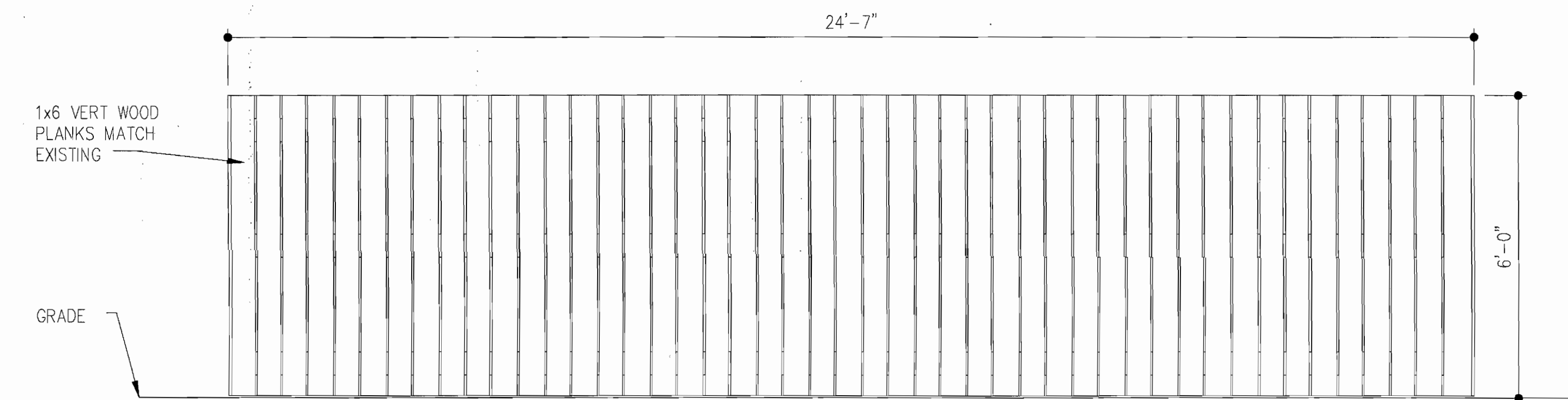
DRIVE-THRU SCREENING FENCE ELEVATION
SCALE: 1" = 2'-0"



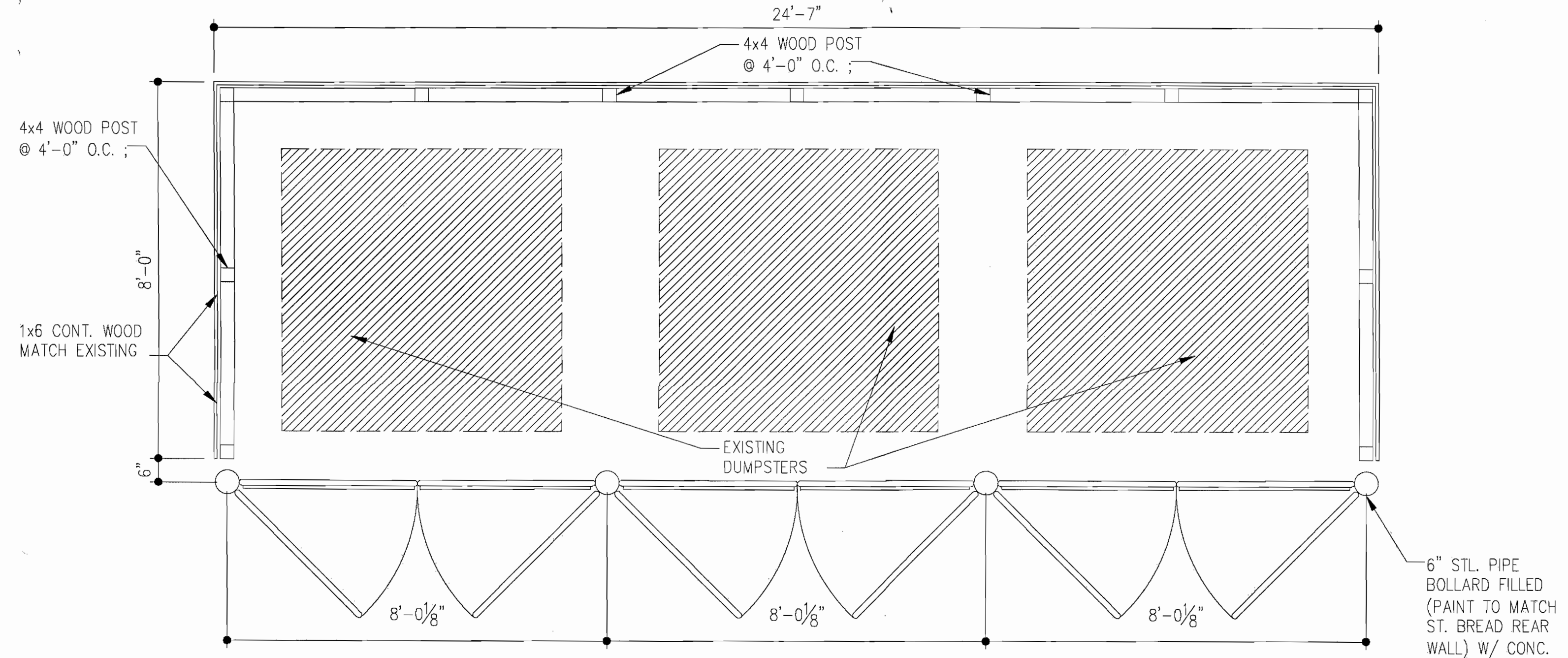
TRASH ENCLOSURE FENCE - NORTH ELEVATION
SCALE: 1" = 2'-0"



TRASH ENCLOSURE FENCE - EAST WEST ELEVATION
SCALE: 1" = 2'-0"



TRASH ENCLOSURE FENCE - SOUTH ELEVATION
SCALE: 1" = 2'-0"



TRASH ENCLOSURE FENCE - PLAN VIEW
SCALE: 1" = 2'-0"

Caplico Seven, Inc., 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 03.04C, "PC" Planned Commercial District of City of Chesterfield 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.

Signature: _____
Name Typed: George K. Capps, President

State of _____)
)SS.
County of _____)

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

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

My term expires _____

Notary Public

Dierbergs Four Seasons, Inc., 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 03.04C, "PC" Planned Commercial District of City of Chesterfield 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.

Signature: _____
Name Typed: Robert J. Dierberg, Chairman

State of _____)
)SS.
County of _____)

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

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

My term expires _____

Notary Public

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

Almea Nassif, AICP
Planning and Development Services Director
City of Chesterfield, Missouri

Vickie Hass, City Clerk
City of Chesterfield, Missouri

the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
2288 WELSH INDUSTRIAL COURT
ST. LOUIS, MISSOURI 63146
314.992.2889 FAX: 314.992.2888 claytoneng.com #000014
MO Cert. of Prof. Reg. #154.000079
E. Dept. Financial & Prof. Reg. Prof. Design & Engineering, Corp. #154.000079

REVISIONS

FILE: 63024500061284_4 SEASONS Site Development Plan.dwg PLOTTED: 2/10/2016 12:31 AM BY: GREG STALEY

Chesterfield, MO 63017

Prepared for:
CAPITOL LAND COMPANY
11850 Studd Avenue
St. Louis, Missouri 63141
(314) 991-8900

SITE DEVELOPMENT PLAN
FOUR SEASONS - READJUSTED LOT 2

Designed: GMS
Drawn: GMS
Checked: GMS
Date: 2/10/2016
Project Number: 95128.6
Sheet Number: 3 of 3

Greg Michael Staley
Professional Engineer (E-28986)
STATE OF MISSOURI
MICHAEL STALEY
NUMBER E-28986
REGISTERED PROFESSIONAL ENGINEER
2/10/2016

